



Oregon

Tina Kotek, Governor

Oregon of State Fire Marshal
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Date: June 2, 2025

Location: Elm Dr, La Pine

RE: PA 25-0004, Create 3 lot partition

From: Clara Butler, Deputy State Fire Marshal

If there are questions regarding Fire Code issues, please contact Deputy State Fire Marshal Clara Butler at 541-233-9938 or email at clara.butler@osfm.oregon.gov

Findings: Comments not accurate, no site plan provided. All fire code requirements shall be met.

WATER:

- **Fire Safety during Construction – 2022 OFC 501.4**

- Approved fire department access roads, required water supply, fire hydrants, and safety precautions shall be installed and serviceable prior to and during the time of construction. The requirements of NFPA 241 shall be followed until project is complete.

Area with Fire Hydrants:

- **Water Supply – 2022 OFC B105.1**

- The minimum fire-flow requirements for one- and two- family dwellings having a fire-flow calculation area which does not exceed 3,600 sq ft (including the garage) shall be 1,000 gpm at 20 psi residual flow. Dwellings exceeding 3,600 sq ft shall use Table B105.4
- Exception:
 - A reduction in required fire flow of up to 50 %, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.3 (NFPA 13D) of the OFC.

- **Fire Hydrant – 20122 OFC 507.5.1**

- Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site hydrants and mains shall be provided where required.
 - Exception: For Group R3 occupancies, the distance requirement shall be 600 ft.

Protecting people, property, and the environment from fire and hazardous materials

- **Area Separation – 2022 OFC B104.2**
 - Portions of buildings which are separated by fire walls without openings constructed in accordance with the International Building Code are allowed to be considered as separate fire flow calculation areas.
- **Obstruction & Protection of Fire Hydrants – 2022 OFC 507.5.4 – 507.5.6**
 - A 3 foot clear space shall be maintained around the circumference of fire hydrant. When exposed to vehicular damage, concrete curbing, sidewalks, or 4 inch concrete filled bollards placed 3 feet from hydrant shall suitably protect fire hydrants.
- **Note: Before the application can be deemed complete, a stamped engineered fire flow analysis will be required.**

ACCESS:

- **Premises Identification – 2022 OFC 505.1**
 - Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background and visible at night. Number/letter shall be a minimum of 4” high and a .5 “stroke width.
- **Required Access – 2022 OFC 504.1**
 - Exterior doors and openings shall be made readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided.
- **Fire Apparatus Access Roads – 2022 OFC 503 & Appendix D**
 - Fire apparatus access **roads shall extend to within 150 ft of all portions of the building** as measured by an approved route around the exterior of the building.
 - Fire apparatus access roads shall have an unobstructed width of **not less than 20 feet** and an unobstructed vertical clearance of not less than 13 feet 6 inches.
 - Fire apparatus roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide **all-weather driving** capabilities.
 - The required **turning radius** of a fire apparatus access road shall determined by the *fire code official*. The **grade** of the fire apparatus access roads shall be within the limits established by the fire code official.

- The angles of approach and departure for fire apparatus access roads shall be within the limits established by the *fire code official* based on the fire department's apparatus.
- Traffic calming devices shall be prohibited unless *approved* by the *fire code official*.
- **Authority – 2022 OFC 503.2.2**
 - The fire code official shall have the authority to modify the dimensions specified in 503.2.1.
- **Fire Lanes – 2022 OFC 503.3 & D103.6**
 - Approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Such signs or notices shall be kept in legible conditions at all times. The stroke shall be 1 inch with letters 6 inches high and read **“No Parking Fire Lane”**. Spacing for signage shall be every 50 feet.
 - Recommended to also paint fire lane curbs (in addition to Fire lane signs) in bright red paint with white letters.
 - **D103.6.1 Roads 20-26 Ft. Wide:** Shall have Fire Lane signs posted on both sides of a fire lane.
 - **D103.6.2 Roads more than 26 Ft. Wide:** Roads 26-32 ft wide shall have Fire Lane signs posted on one side of the road as a fire lane.
- **Dead-Ends – 2022 OFC 503.2.5 and D103.4**
 - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
 - D 103.4 Table: Length of Dead end: greater than 500 ft shall meet the turnaround requirements and the width of the road shall be a minimum of 26 ft clear for fire apparatus.
- **Additional Access – 2022 OFC 503.1.2**
 - The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, conditions or terrain, climatic conditions or other factors that could limit access.
- **Emergency Access Road Gates – 2022 OFC D103.5**
 - Minimum 20 feet wide.
 - Gates shall be swinging or sliding type.
 - Shall be able to be manually operated by one person.

- Electric gates shall be equipped with a means of opening by emergency personnel & approved by fire official.
 - Locking devices **may** be padlocks.
 - Section 503.3: Install a sign on the gate “Emergency Access”
- **Key Boxes – 20122 OFC 506.1**
 - An approved key box **may** be installed on all structures equipped with a fire alarm system and /or sprinkler system.

If you have any questions or require clarification on any of these items please let me know.

Clara Butler
Deputy State Fire Marshal
Deschutes County