



COMMENT LETTER

Date: 3/25/2022
Project File #: REVII22-001
Project Location: 3618 W. Mukilteo Blvd

The following comments are being provided to assist with outlining potential requirements for your project and are based on the information provided at this time. With further details, additions, or changes to your project, additional comments and/or requirements may be issued and enforced at the plane review stage. Please refer to the International Fire Code (IFC) with Washington State Amendments, International Building Codes (IBC) with Washington State Amendments, and City of Everett Municipal Codes 16.03 & 16.01.



Address Posting (Single-Family Homes)

Code Requirement:

Address posted for single-family homes shall comply with the following:

- The address shall be posted in a conspicuous place as necessary to easily locate the building and easily visible from the street or road fronting the property.
- Address numbers and/or letters shall be contrasting with the color of the building and shall not be obstructed from view at any time.
- Address numbers and/or letters on the front of single-family home shall be a minimum of four inches high.
- Where the building is not visible from the street or a single access road or private roadway serves more than one building, provision shall be made to clearly identify which driveway or roadway serves the appropriate address.



Vertical Clearance (Emergency Access)

Code Requirement:

Fire Apparatus Access Roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.



Grade (Emergency Access)

Code Requirement:

Fire Apparatus Access Roads shall not exceed 10 percent (10%) in grade longitudinally. Cross Slope of a road section or within a turnaround area shall not exceed five percent (5%). In order to accommodate proper angles of approach and departure, the gradient in fire access roads shall not exceed a five percent (5%) change along any ten (10) foot section.



Road Width

Code Requirement:

Fire Apparatus Access Roads shall have a minimum unobstructed width (exclusive of shoulder) of not less than the following:

| WIDTH (FEET) | | |
|--------------|--------------------------------|----------------------------------|
| No parking | Parking on One Side (Parallel) | Parking on Both Sides (Parallel) |
| 20 | 26 | 32 |

Exceptions:

- Dead-end fire apparatus access roads in excess of 501 feet shall be a minimum unobstructed width of 26 feet.
- Where Aerial Fire Apparatus Access Roads are required.
- Where a fire hydrant is located on a fire apparatus access road, the minimum unobstructed road width shall be 26 feet.



Turning Radius

Code Requirement:

Fire Apparatus Access roads shall be designed to accommodate the following turning radius;

- 35 foot minimum inside turning radius
- 55 foot minimum outside turning radius.



Fire Apparatus Access roads / Fire Lane Signs

Code Requirement:

Fire Lane Signs shall comply with the following:

- Metal construction 12 inches wide by 18 inches high
- Red letters on a white reflective background
- Sign shall read “NO PARKING – FIRE LANE – TOW AWAY ZONE – EMC 46.28.130”
- The letters indicating “NO PARKING” and “FIRE LANE” shall be no less than 2 inches in height.
- The letters indicating “TOW AWAY ZONE” shall be no less than 1 inch in height.
- The letters indicating “EMC 46.28.130” shall be no less than ¾ inch in height.

Placement of signs shall comply with the following:

- One at the beginning of the restriction (one arrow pointing towards the restriction zone).
- One at the end of the restriction (one arrow pointing back into restriction zone).
- In most cases, both sides of the access road shall be marked. Where long drives are to be marked, the repetitions shall alternate sides of the drive.
- Signs shall be evenly spaced with a maximum distance between signs no greater than 75 feet.



Fire Lane Curb Striping / Lettering on Curbs

Code Requirement:

All Curb Striping shall be done using Red Traffic Paint, and the striping method shall comply with the following;

- Curbs – 6-inch-wide stripe on the top and front
- Rolled Curbs – 6-inch-wide stripe on curb

- Without curbs – 6-inch-wide stripe on the pavement

Lettering on Curbs

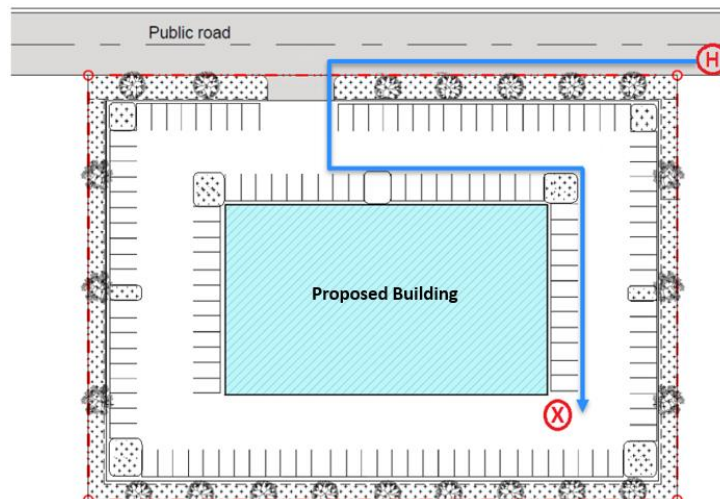
- “FIRE LANE NO PARKING” lettering shall be painted in White Traffic Paint
- Lettering shall be a minimum of 3 ½” X ½” lettering
- Stencil shall be centered on curb face between fire lane signs
- When a Fire Hydrant is present the stencil shall be centered directly in front of the hydrant.



Fire Hydrant (On-Site & On-Street)

Code Requirement:

Additional fire hydrant(s) will be required for the proposed project. All portions of the proposed building shall be within 200 feet of an approved fire hydrant, as measured by an approved route around the exterior of the facility or building. To satisfy this requirement, one or a combination of both on-street and/or on-site fire hydrants can be added. The illustration below is an example of an approved route measured from a fire hydrant to the farthest point of a building.



Locations & Placement of Fire Hydrants

Code Requirement:

The Fire Code Official shall determine the locations of fire hydrants based upon determination of utility, topography, and building location.



Identification (Fire Hydrants)

Code Requirement:

Fire hydrants shall be painted in the following colors.

- Public hydrants shall be painted with two coats of high gloss caterpillar yellow, Luxlite #6100-516 or “Rust-Oleum” #7448 or approved equal. The port caps will be painted black.

- Private hydrants shall be painted with two coats of high gloss “SAFETY RED”. The port caps will be painted black.



Fire Flow Requirements (Fire Hydrants)

Code Requirement:

The fire flow requirements are determined by the Everett Fire Department and Appendix B of the International Fire Code. The Public Works Department will evaluate whether the existing system will meet that requirement or if system improvements are required. Design and construction of water distribution system improvement necessary to meet minimum fire flow requirements for a proposed development shall be the responsibility of the developer or owner of the proposed development. The flow rate of a water supply, measured at 20 pounds per square inch (psi) residual pressure, that is available for firefighting.