



CITY OF MERCER ISLAND WASHINGTON

Fire Marshal's Office

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10/13/2022

McCullough Architects
C/o Devlin Rose
5601 6th Ave S. Ste. # 371
Seattle, WA 98108

Re: SUB21-008 Submission

Dear Applicant,

Provided below are comments related to short plat application SUB21-008. These represent the current adopted code standards in relation to the International Fire Code and amendments listed under MICC 17.07.020. Please respond to each comment regarding the submitted documents and how you can align your project proposal with current code.

Fire Access- Does not meet current standards:

MICC Amended (17.07.020 SS) IFC Appendix D: Where required. Appendix D, Section 101.1. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the International Fire Code. The requirements in this appendix may be modified by the fire code official if the building is provided with an approved automatic fire sprinkler and/or other approved fire protection features.

Access width- Does not meet current standards

IFC 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Roads more than 500' feet shall be 26' wide (D103.1)

Dead end- Does not meet current standards

IFC 503.2.5 Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.

IFC Section D103.1 Design Standards for fire apparatus turn arounds.

Fire Flow- This is determined at time of building permit submittal

IFC Section B105.2= Chart

MICC Amended Code Section (17.07.020 PP)- Amended to decrease the fire flow for single family residential structures to 50% of the required water flow if equipped with an approved fire sprinkler system per Chapter 9 of the IFC.

Note- all new construction is required to install an approved fire sprinkler system per R313.2.

Hydrant spacing- Proposed Fire Hydrant, must meet standards

IFC C102 Number of Hydrants and spacing required. Hydrants shall be located within 250 feet from the hydrant to the fire department access. Additionally, fire hydrants shall be located within 300 feet from the furthest point of the residence (w/o fire sprinkler system) and 600 feet (with sprinkler system).

Waterflow- Does not meet standards

This may be corrected with the installation of the proposed fire hydrant. The hydrant shall be calculated/modeled to provide at least 1500gpm. Additional flow may be required depending on the house size and construction as listed in IFC B102.

Fire Turn Around- Does not meet standards

IFC 503.2.4 The required turning radius of a fire apparatus access road shall be determined by the fire code official. (See Appendix B)

Grade (14%)- Does not meet current standards

IFC D103.2 Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire code official (Code Alternative)

If you have any further questions, please don't hesitate to contact our office.

Sincerely,

Jeromy Hicks, Fire Marshal
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206-275-7966-office