



Received
Planning Division
02/28/2020

Beaverton

O R E G O N

May 20, 2019

Angelo Planning
Attn.: Frank Angelo
921 SW Washington Street, Suite 468
Portland, OR 97205

Subject: Pre-Application Summary Notes for West Sylvan Middle School Field Improvements

Dear Mr. Angelo,

Thank you for attending the Pre-Application Conference held on April 24, 2019. We are pleased to provide you with the following notes prepared in response to your proposal.

Comments prepared by staff are reflective of the proposal considered at the Pre-App. A copy of your proposal was also sent to other members of staff who did not attend the Pre-App. Please feel free to contact anyone who provided comments. Contact names, telephone number and e-mail addresses are listed herein.

Following every Pre-App, staff understands that there may be changes to the plan or use considered. If these changes effectively re-design the site plan or involve a change to a use not discussed, please be advised that such change could require different land use application(s) than were identified by staff at the Pre-App. It's also possible that different issues or concerns may arise from such change. In these cases, we highly encourage applicants to request a second Pre-App for staff to consider the change and provide revised comments accordingly.

In part, the Pre-App is intended to assist you in preparing plans and materials for staff to determine your application(s) to be "complete" as described in Section 50.25 of the City Development Code. For your application(s) to be deemed complete on the first review, you must provide everything required as identified on the Application Checklist(s) (provided at the Pre-App) in addition to any materials or special studies identified in the summary notes hereto. If you have questions as to the applicability of any item on the checklist(s) or within this summary, please contact me directly.

On behalf of the staff who attended the Pre-App, we thank you for sharing your proposal with us. If we can be of further assistance, please do not hesitate to call.

Sincerely,

Steve Regner
Senior Planner
(503) 526-2675

PRE-APPLICATION CONFERENCE

MEETING SUMMARY NOTES

Prepared for

West Sylvan Middle School Field Improvements

PA2019-0028, April 24, 2019

The following pre-application notes have been prepared pursuant to Section 50.20 of the Beaverton Development Code. All applicable standards, guidelines and policies from the City Development Code, Comprehensive Plan and Engineering Design Manual and Standard Drawings identified herein are available for review on the City's web site at: www.beavertonoregon.gov. Copies of the Development Code and Comprehensive Plan are also available for review at the City's Customer Service Kiosk located within the Community Development Department. Copies of these documents are also available for purchase.

The following is intended to identify applicable code sections, requirements and key issues for your proposed development application. Items checked are to be considered relevant to your proposed development.

PRE-APPLICATION CONFERENCE DATE: April 24, 2019

PROJECT INFORMATION:

Project Name: **West Sylvan Middle School Field Improvements**

Project Description: Improvements to Athletic Fields

Property/Deed Owner: Portland Public Schools
501 North Dixon Street
Portland, OR 97227

Site Address: 8111 SW West Slope

Tax Map and Lot: Tax Map: 1S1112BB, Tax Lot: 100

Zoning: R7 Residential Urban Standard Density

Comp Plan Designation: Neighborhood Residential – Standard Density (NR-SD)

Site Size: Approximately 13.56 acres

APPLICANT INFORMATION:

Applicant's Name: Portland Public Schools
501 North Dixon Street
Portland, OR 97227

Applicant's Rep: Angelo Planning
Attn.: Frank Angelo
921 SW Washington Street, Suite 468
Portland, OR 97205

Phone: 503-227-3679

PREVIOUS LAND USE HISTORY: The property is developed with a middle school and association parking and play areas. The middle school was permitted and developed in Washington County, with an expansion in 1989, and portables added in 2001 and 2002. The property was annexed in the City of Beaverton in 2005. City staff were unable to find Conditional Use Permit issued for the school in a residential zone in either jurisdiction.

SECTION 50.25 (APPLICATION COMPLETENESS):

The completeness process is governed by Section 50.25 of the Development Code. The applicant is encouraged to contact staff to ask any questions or request clarification of any items found on the application checklists that were provided to the applicant at the time of the pre-application conference. In addition, the applicant should be aware that staff is not obligated to review any material submitted 14 days or later from the time the application has been deemed "complete" that is not accompanied with a continuance to provide staff the necessary time to review the new material.

APPLICATION FEES:

Based on the plans/materials provided, the identified application fees (**land use only**) are as follows:

Design Review Two or Three	\$2,687 or \$5,909
New Conditional Use Permit	\$4,262

*See **Key Issues/Considerations** herein for description of applications and associated process. Application fees above are effective as of the date of this memo.

SECTION 50.15. CLASSIFICATION OF APPLICATIONS:

Applications are subject to the procedure (Type 3) specified by the City Development Code. Per Section 50.15.2 of the Code, when an applicant submits more than one complete application for a given proposal, where each application addresses separate code requirements and the applications are subject to different procedure types, all of the applications are subject to the procedure type which requires the broadest notice and opportunity to participate. In this case, a proposal that includes two applications, ***including a New Conditional Use*** application, is subject to a **Type 3** procedure.

SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):

A Neighborhood Review Meeting is required for **Type 3** applications.

CHAPTER 20 (LAND USES):

Zoning: R7 Residential Urban Standard Density

Applicable Code Sections: 20.05.15 – Site Development Standards and 20.05.20 – Land Uses.

Minimum parcel area: 7,000 square feet
Front setback: 17 feet
Max Bldg. Height: 35 feet

Rear setback: 25 feet
Side setback: 5 feet

CHAPTER 30 (NON-CONFORMING USES):

Proposal subject to compliance to this chapter?

Yes No

CHAPTER 40 (PERMITS & APPLICATIONS):

Facilities Review Committee review required?

Yes No

Please Note: Applicant's written response to Section 40.03 (Facilities Review) should address each criterion. If response to criterion is "Not Applicable", please explain why the criterion is not applicable.

Applicable Application Type(s):

	<u>Application Description</u>	<u>Code Reference</u>	<u>Application Type</u>			
1.	New Conditional Use (Threshold #1)	<u>40.15.15.3</u>	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
2.	Possible Design Review Two (Threshold #6)	<u>40.20.15.2</u>	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
3.	Possible Design Review Three (Threshold #8)	<u>40.20.15.3</u>	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> Type 3	<input type="checkbox"/> Type 4

Comments: In order for your application(s) to be deemed complete, a written statement necessary, supported by substantial evidence in response to all applicable approval criteria. Specifically, your application narrative(s) will need to explain how and why the proposed application meets the applicable approval criteria for the land use applications identified above. Approval criteria and development regulations in effect at the time an application is received will control. Approval criteria and development regulations are subject to change.

CHAPTER 60 (SPECIAL REGULATIONS):

The following special requirements when checked are applicable to your development. You should consult these special requirements in the preparation of written and plan information for a formal application:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Section 60.05 (Design Review Principles Standards and Guidelines) | <input type="checkbox"/> Section 60.07 (Drive-Up Window Facilities) |
| <input type="checkbox"/> Section 60.10 (Floodplain Regulations) | <input type="checkbox"/> Section 60.15 (Land Division Standards) |
| <input type="checkbox"/> Section 60.20 (Mobile & Manufactured Home Regulations) | <input type="checkbox"/> Section 60.25 (Off-Street Loading) |
| <input checked="" type="checkbox"/> Section 60.30 (Off-Street Parking) | <input type="checkbox"/> Section 60.33 (Park and Recreation Facilities) |
| <input type="checkbox"/> Section 60.35 (Planned Unit Development) | <input checked="" type="checkbox"/> Section 60.40 (Sign Regulations) |
| <input type="checkbox"/> Section 60.45 (Solar Access Protection) | <input checked="" type="checkbox"/> Section 60.50 (Special Use Regulations) |
| <input checked="" type="checkbox"/> Section 60.55 (Transportation Facilities) | <input checked="" type="checkbox"/> Section 60.60 (Trees and Vegetation) |

Section 60.65 (Utility Undergrounding)

Section 60.67 (Significant Natural Resources)

Section 60.70 (Wireless Communication)

Comments: For the application(s) to be deemed complete, written analysis will need to identify and explain how the proposal meets all applicable provisions/requirements as checked above.

OTHER DEPARTMENT/AGENCY CONTACTS:

Your project may require review by other City departments and outside agencies. Please plan to contact the following staff persons at the City of Beaverton or other agencies when their name is checked. In some instances, some or all of these staff persons may submit written comments for the pre-application conference. These comments may be discussed at the pre-application conference and will be attached to this summary:

Recommended Clean Water Services

contact for
further
information
if checked



(CWS not sent copy of Pre-Application materials)

The Clean Water Services (CWS) is the agency that regulates sanitary sewer, storm and surface water management within Washington County and the City of Beaverton. CWS Design and Construction Standards, adopted by Resolution & Order (R&O) 04-09, effective March 1, 2004, establish new technical requirements for the design and construction of sanitary and surface water management systems built as part of residential or commercial development. Pursuant to City Development Code Section 50.25.1.F, in order for the application to be deemed complete the applicant is required to submit documentation from CWS stating that water quality will not be adversely affected by the proposal. For most development proposals, CWS typically issues a "Service Provider Letter". Alternatively, CWS may issue a statement indicating no water quality sensitive areas exist on or within 200 feet of the subject site. Development activity subject to CWS review is defined in Section 1.02.14 of the CWS Design & Construction Standards. For more information contact: **Lindsey Obermiller** (503) 681-3653 / ObermillerL@CleanWaterServices.org.



Tim Boatwright, Building, City of Beaverton
(503) 526-2524 / bboatwright@beavertonoregon.gov

Comment: Plans reviewed. Building permits will be required for structures.



Steve Brennen, Operations, City of Beaverton
(503) 526-2200 / sbrennen@beavertonoregon.gov

Comment: No written comments provided to date / not expected.



Silas Shields, Site Development, City of Beaverton
(503) 350-4055 / sshields@beavertonoregon.gov

Plan reviewed. Comments attached.



Jabra Khasho, Transportation, City of Beaverton
(503) 526-2221/ Jkhasho@beavertonoregon.gov

Plan reviewed. Comments included in Key Issues/Considerations.

KEY ISSUES/CONSIDERATIONS:

Staff has identified the following key development issues, or design consideration or procedural issues that you should be aware of as you prepare your formal application for submittal. The identification of these issues or considerations here does not preclude the future identification of other key issues or considerations:

1. **Land Use Applications.** The Design Review Two application is required for modification of landscaping above 15% of the site, and/or new construction of non-habitable buildings in commercial, industrial, multiple use zones, or for approved Conditional Uses in residential zones, larger than 1,000 square feet in gross building area. A Design Review Three application is required if any applicable Design Standard isn't met. Staff identifies the 20' B3 Buffer requirement as an applicable standard that may be difficult to meet. See item below for more detail.

The New Conditional Use application is required for new schools in residential zones. New Conditional Use Permits are also required for the expansion of square footage or an increase in trips to a school in a residential zone that does not have a Conditional Use Permit. The middle school was permitted and developed in Washington County, with an expansion in 1989, and portables added in 2001 and 2002. The property was annexed in the City of Beaverton in 2005. City staff were unable to find Conditional Use Permit issued for the school in a residential zone in either jurisdiction. Therefore, a New Conditional Use Permit is required. As the school and playfield are existing, the scope of the review for the new Conditional Use Permit will be focused on the changes and impacts related to the proposed changes, not the existing operations of the school.

2. **Landscape Buffer.** Landscape buffers shall be provided consistent with Table 60.05-2 in Chapter 60 of the Development Code. Non-residential land use and parks in Residential zoning districts are subject to a 20' minimum width B3 Buffer (see note 7 of above referenced table.) The B3 buffer is described, in part, as "This buffer is intended to provide a high degree of visual screening between zones. This buffer consists of minimum six (6)-foot high fully sight obscuring fences or walls with an adjoining landscape area on the interior of the fence when the fence is proposed within three (3) feet of the property line." For the full description, see BDC 60.05.25.13.D. The inability to provide the full buffer along the west and south property lines would elevate the Design Review to a Type 3 application.
3. **Lighting.** Outdoor lighting should be designed to limit impacts to the abutting residential neighborhoods. Lighting shall be consistent with the technical lighting standards described in Table 60.50-1. Please note the exemption for public outdoor recreation spaces in subsection F.
4. **Public Address System.** The submitted materials indicate the plan to install and operate a public address system. Staff are concerned with the impacts this will cause to the adjacent residential neighborhoods. As this application includes a Conditional Use Permit, neighborhood compatibility and impacts to the neighborhood will be considered. Staff recommends considering the importance of the PA system, as the Planning Commission and staff may have trouble making positive findings to support a proposal with this element. At minimum, staff recommends including analysis from a sound engineer demonstrating the impacts of the PA system on the adjacent neighborhoods.
5. **Field Orientation.** While not a specific design requirement, staff expressed concerns about the possibility of balls landing in neighbors yards. If the orientation remains as is, staff recommends an analysis of the neighbors being impacted by stray balls.
6. **Preliminary Utility Plan.** Preliminary Utility Plan is to show how the proposed building connects to all critical facilities (water, sewer and storm drainage). All existing on-site overhead utilities (poles and wires) must be placed underground per Section 60.65 of the Development Code. See attached notes provided by Silas Shields, Site Development Engineer.

7. Transportation.

- a. Since your proposal is to improve the existing fields on the subject site to accommodate more afterschool programs, a traffic engineer needs to determine if the proposal will increase vehicle trips by 300 or more per day warranting a Traffic Impact Analysis. This determination will need to provide clarification on the activities and hours associated with these new improvements to determine the potential changes to the vehicular trips on the site. If a Traffic Impact Analysis is needed then it will need to meet the requirements in Section 60.55.
- b. A parking analysis is required to show how the proposal will continue to provide the required parking for the entire development.
- c. Indicate how walkways between the new fields and the parking areas will ensure safe and efficient pedestrian connection if activity on the site is increased.

8. Service Provider Letters (SPL). The City of Beaverton requires service provider letters from special districts who provide services to the subject site. Service Provider Letters are required prior to your application being deemed complete in the land use process. Staff has identified the following service provider letters as applicable to your proposal:

- a. **Clean Water Services (CWS):** All development within the City requires a Clean Water Services SPL for environmental review. Information can be found at Clean Water Services Website <https://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/>
- b. **Tualatin Valley Fire & Rescue (TVF&R):** TVF&R requires an SPL to address fire code issues related to development. The SPL form is attached to these notes.
- c. **Water Service:** Water services are provided by the West Slope Water District. Prior to construction permit issuance, an SPL from West Slope Water will be required. At the land use review stage, only written correspondence, such as an email, indicating West Slope's ability to serve the site is required.

9. Electronic Plan Review. The City of Beaverton offers electronic plan submission for Planning, Site Development, and Building permit review. For more information please visit our Apply for Permits page at <https://www.beavertonoregon.gov/2047/Apply-for-Permits> or contact staff.

10. System Development Charges. The Washington County Transportation Development Tax (TDT) will be due for developments prior to issuance of building permits, in addition to other System Development Charges. The SDC charges are not assessed or evaluated through the land use application review process.

The TDT is based on the estimated traffic generated by each type of development. The TDT is collected prior to the issuance of a building permit; or in cases where no building permit is required (such as for golf courses or parks), prior to final approval of a development application.

To estimate the tax please use Washington County's TDT Self Calculation Form: www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm. For more information please contact Jabra Khasho, City of Beaverton Transportation Engineer, at (503) 526-2221 or jkhasho@BeavertonOregon.gov.

For information regarding sanitary sewer, storm sewer, water, park, Metro construction excise, School District construction excise, and other applicable fees please use the Building Division link: <http://www.beavertonoregon.gov/DocumentCenter/Home/View/605> or contact the Building Department at cddmail@BeavertonOregon.gov.

Applicant Instructions – TVF&R Service Provider Letter

City of Beaverton

1. Complete the TVF&R Permit Application. The form is fillable at
<https://www.tvfr.com/Permit-Application>
2. Complete the Fire Department Access and Water Supply Permit Checklist.
3. Prepare one plan sheet (labeled FS-1) that clearly shows all access and water supply requirements of the Fire Department Access and Water Supply Permit Checklist.
4. Send electronically to jeremy.foster@tvfr.com, or mail/drop off (2) copies to:
TVF&R
C/O Jeremy Foster
11945 SW 70th Ave.
Tigard, OR 97223
5. Once approved, one paper copy or an electronically stamped and approved plan will be returned. The approved plan and permit application will need to be submitted with your land use application to the City of Beaverton Land Use Department.

If you have any questions, please contact Deputy Fire Marshal Jeremy Foster at 503-259-1400, or jeremy.foster@tvfr.com.

FIRE CODE / LAND USE / BUILDING REVIEW APPLICATION



North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577
Fax: 503-642-4814

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-259-1500
Fax: 503-259-1520

REV 10-23-2018

Project Information

Applicant Name: _____

Address: _____

Phone: _____

Email: _____

Site Address: _____

City: _____

Map & Tax Lot #: _____

Business Name: _____

Land Use/Building Jurisdiction: _____

Land Use/ Building Permit # _____

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

Permit/Review Type (check one):

- Land Use Review
- Site/Civil Project
- Building Permit Review
- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
- Explosives Blasting (Blasting plan is required)
- Other Hazardous Materials (Exterior)
- TVFR/Fire Code Review (other)
- Tents, Canopies, or Temporary Membrane Structures (in excess of 1,200 square feet)
- Temporary Haunted House or similar
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # _____

Permit Type: _____

Submittal Date: _____

Assigned To: _____

Due Date: _____

Approval/Inspection Conditions (For Fire Marshal's Office Use Only)

This section is for application approval only

Fire Marshal or Designee _____ Date _____

Conditions: _____

See Attached Conditions: Yes No

Site Inspection Required: Yes No

Call 503-259-1414 for inspections

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature Emp ID Date



www.tvfr.com

**Command & Business Operations Center
and North Operating Center**
11945 SW 70th Avenue
Tigard, Oregon 97223-8566
503-649-8577

South Operating Center
8445 SW Elligsen Road
Wilsonville, Oregon
97070-9641
503-649-8577

Training Center
12400 SW Tonquin Road
Sherwood, Oregon
97140-9734
503-259-1600

FIRE DEPARTMENT ACCESS AND WATER SUPPLY PERMIT CHECKLIST

Project Name	Address and/or Legal Description	TVF&R Permit #
Description of Proposed Work:		Jurisdiction:
Bldg. Square Footage:	Type of Construction:	Fire Sprinklers: Y <input type="checkbox"/> N <input type="checkbox"/>
Fire Alarms: Y <input type="checkbox"/> N <input type="checkbox"/>	Bldg. Height: (Measured to gutter line or top of parapet)	

Complete checklist below if the submittal involves constructing or altering a building.

ITEM #	PROVIDED	N/A	REQUIREMENT	CODE REF
1	Y <input type="checkbox"/> N <input type="checkbox"/>		Fire service plans shall have all information on one plan sheet and labeled as FS-1.	OFC 105.4.2
2	Y <input type="checkbox"/> N <input type="checkbox"/>		Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1)	OFC 503.1.1
3	Y <input type="checkbox"/> N <input type="checkbox"/>		Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. Diagrams can be found in the corresponding guide located at: http://www.tvfr.com/DocumentCenter/View/1296 .	OFC 503.2.5 & D103.1
4	Y <input type="checkbox"/> N <input type="checkbox"/>		Buildings exceeding 30 feet in height or three stories in height shall have at least two separate means of fire apparatus access.	D104.1
5	Y <input type="checkbox"/> N <input type="checkbox"/>		Buildings or facilities having a gross building area of more than 62,000 square feet shall have at least two approved separate means of fire apparatus access. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.	OFC D104.2
6	Y <input type="checkbox"/> N <input type="checkbox"/>		Multifamily projects having more than 100 dwelling units shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2. Projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus roads regardless of whether they are equipped with an approved automatic sprinkler system.	OFC D106
7	Y <input type="checkbox"/> N <input type="checkbox"/>		Buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For the purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of	OFC D105.1, D105.2

ITEM #	PROVIDED	N/A	REQUIREMENT	CODE REF
			the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement.	
8	<input type="checkbox"/> Y	<input type="checkbox"/> N	Developments of one- or two-family dwellings, where the number of dwelling units exceeds 30, shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3. Exception: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.	OFC D107
9	<input type="checkbox"/> Y	<input type="checkbox"/> N	At least one of the required aerial access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the Fire Marshal. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building.	OFC D105.3, D105.4
10	<input type="checkbox"/> Y	<input type="checkbox"/> N	Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served (as identified by the Fire Marshal), measured in a straight line between accesses.	OFC D104.3
11	<input type="checkbox"/> Y	<input type="checkbox"/> N	Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants and an unobstructed vertical clearance of not less than 13 feet 6 inches).	OFC 503.2.1 & D103.1
12	<input type="checkbox"/> Y	<input type="checkbox"/> N	The fire district will approve access roads of 12 feet for up to three dwelling units (Group R-3) and accessory (Group U) buildings.	OFC 503.1.1
13	<input type="checkbox"/> Y	<input type="checkbox"/> N	Where access roads are less than 20 feet and exceed 400 feet in length, turnouts 10 feet wide and 30 feet long may be required and will be determined on a case by case basis.	OFC 503.2.2
14	<input type="checkbox"/> Y	<input type="checkbox"/> N	Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background.	OFC D103.6
15	<input type="checkbox"/> Y	<input type="checkbox"/> N	Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background.	OFC 503.3
16	<input type="checkbox"/> Y	<input type="checkbox"/> N	Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant.	OFC D103.1
17	<input type="checkbox"/> Y	<input type="checkbox"/> N	Where access roads are less than 20 feet and exceed 400 feet in length, turnouts 10 feet wide and 30 feet long may be required and will be determined on a case by case basis.	OFC 503.2.2
18	<input type="checkbox"/> Y	<input type="checkbox"/> N	Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested.	OFC 503.2.3
19	<input type="checkbox"/> Y	<input type="checkbox"/> N	The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point.	OFC 503.2.4 & D103.3
20	<input type="checkbox"/> Y	<input type="checkbox"/> N	Fire apparatus access roadway grades shall not exceed 15%. Alternate methods and materials may be available at the discretion of the Fire Marshal (for grade exceeding 15%).	OFC D103.2
21	<input type="checkbox"/> Y	<input type="checkbox"/> N	Turnarounds shall be as flat as possible and have a maximum of 5% grade with the exception of crowning for water run-off.	OFC 503.2.7 & D103.2

ITEM #	PROVIDED	N/A	REQUIREMENT	CODE REF
22	<input type="checkbox"/> Y	<input type="checkbox"/> N	Intersections shall be level (maximum 5%) with the exception of crowning for water runoff.	OFC 503.2.7 & D103.2
23	<input type="checkbox"/> Y	<input type="checkbox"/> N	Portions of aerial apparatus roads that will be used for aerial operations shall be as flat as possible. Front to rear and side to side maximum slope shall not exceed 10%.	OFC D103.2
24	<input type="checkbox"/> Y	<input type="checkbox"/> N	Gates securing fire apparatus roads shall comply with all of the following: <ol style="list-style-type: none"> 1. Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width). 2. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved. 3. Electric gates shall be equipped with a means for operation by fire department personnel. 4. Electric automatic gates shall comply with ASTM F 2200 and UL 325. 	OFC D103.5, & 503.6
25	<input type="checkbox"/> Y	<input type="checkbox"/> N	Private bridges shall be designed and constructed in accordance with the State of Oregon Department of Transportation and American Association of State Highway and Transportation Officials Standards <i>Standard Specification for Highway Bridges</i> . Vehicle load limits shall be posted at both entrances to bridges when required by the Fire Marshal.	OFC 503.2.6
26	<input type="checkbox"/> Y	<input type="checkbox"/> N	Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project.	OFC Appendix B
27	<input type="checkbox"/> Y	<input type="checkbox"/> N	Where a portion of a commercial building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided.	OFC 507.5.1
28	<input type="checkbox"/> Y	<input type="checkbox"/> N	Where the most remote portion of a residential structure is more than 600 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the structure(s), on-site fire hydrants and mains shall be provided.	OFC 507.5.1
29	<input type="checkbox"/> Y	<input type="checkbox"/> N	Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway unless approved by the Fire Marshal.	OFC C102.1
30	<input type="checkbox"/> Y	<input type="checkbox"/> N	Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided.	OFC 507.5.6 & OFC 312
31	<input type="checkbox"/> Y	<input type="checkbox"/> N	FDCs shall be located within 100 feet of a fire hydrant (or as approved). Hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle, fully visible, and recognizable from the street or nearest point of the fire department vehicle access or as otherwise approved.	OFC 912.2.1 & NFPA 13
32	<input type="checkbox"/> Y	<input type="checkbox"/> N	In new buildings where the design reduces the level of radio coverage for public safety communications systems below minimum performance levels, a distributed antenna system, signal booster, or other method approved by TVF&R and Washington County Consolidated Communications Agency shall be provided. http://www.tvfr.com/DocumentCenter/View/1296 . <ul style="list-style-type: none"> • Emergency responder radio system testing and/or system installation is required for this building. Please contact me (using my contact info below) for further information including an alternate means of compliance that is available. If the alternate method is preferred, it must be requested from TVF&R prior to issuance of building permit. • Testing shall take place after the installation of all roofing systems; exterior walls, glazing and siding/cladding; and all permanent interior walls, partitions, ceilings, and glazing. 	OFC 510, Appendix F, & OSSC 915
33	<input type="checkbox"/> Y	<input type="checkbox"/> N	A Knox box for building access may be required for structures and gates. See Appendix B for further information and detail on required installations. Order via	OFC 506.1

ITEM #	PROVIDED	N/A	REQUIREMENT	CODE REF
			www.knoxbox.com or contact TVF&R for assistance and instructions regarding installation and placement.	