

(Effective July 1, 2023)

WAC 51-54A-3307 Fire department site and water supply.

3307.1 Required access. Approved vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30,480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

3307.1.2 Key boxes. Key boxes shall be provided as required by Chapter 5.

3307.1.3 Stairways required. Where building construction exceeds 40 feet (12,192 mm) in height above the lowest level of fire department vehicle access, a temporary or permanent stairway shall be provided. As construction progresses, such stairway shall be extended to within one floor of the highest point of construction having secured decking or flooring.

3307.1.4 Maintenance. Required means of egress and required accessible means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building.

EXEMPTION: Approved temporary means of egress and accessible means of egress systems and facilities.

3307.2 Water supply for fire protection. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible building materials arrive on the site, on commencement of vertical combustible construction and on installation of a standpipe system in buildings under construction, in accordance with Sections 3307.2.1 through 3307.4.

EXCEPTION: The fire code official is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical.

3307.2.1 Combustible building materials. When combustible building materials of the building under construction are delivered to a site, a minimum fire flow of 500 gallons per minute (1893 L/m) shall be provided. The fire hydrant used to provide this fire-flow supply shall be within 500 feet (152 m) of the combustible building materials, as measured along an approved fire apparatus access lane. Where the site configuration is such that one fire hydrant cannot be located within 500 feet (152 m) of all combustible building materials, additional fire hydrants shall be required to provide coverage in accordance with this section.

3307.2.2 Vertical construction of Types III, IV, and V construction. Prior to commencement of vertical construction of Type III, IV, or V buildings that utilize any combustible building materials, the fire flow required by Sections 3307.2.2.1 through 3307.2.2.3 shall be provided, accompanied by fire hydrants in sufficient quantity to deliver the required fire flow and proper coverage.

3307.2.2.1 Fire separation up to 30 feet. Where a building of Type III, IV, or V construction has a fire separation distance of less than 30 feet (9144 mm) from property lot lines, and an adjacent property has an existing structure or otherwise can be built on, the water supply shall provide either a minimum of 500 gallons per minute (1893

L/m) or the entire fire flow required for the building when constructed, whichever is greater.

3307.2.2.2 Fire separation of 30 feet up to 60 feet. Where a building of Type III, IV, or V construction has a fire separation distance of 30 feet (9144 mm) up to 60 feet (18,288 mm) from property lot lines, and an adjacent property has an existing structure or otherwise can be built on, the water supply shall provide a minimum of 500 gallons per minute (1893 L/m) or 50 percent of the fire flow required for the building when constructed, whichever is greater.

3307.2.2.3 Fire separation of 60 feet or greater. Where a building of Type III, IV, or V construction has a fire separation of 60 feet (18,288 mm) or greater from a property lot line, a water supply of 500 gallons per minute (1893 L/m) shall be provided.

3307.3 Vertical construction, Type I and II construction. If combustible building materials are delivered to the construction site, water supply in accordance with Section 3307.2.1 shall be provided. Additional water supply for fire flow is not required prior to commencing vertical construction of Type I and II buildings.

3307.4 Standpipe supply. Regardless of the presence of combustible building materials, the construction type or the fire separation distance, where a standpipe is required in accordance with Section 3307, a water supply providing a minimum flow of 500 gallons per minute (1893 L/m) shall be provided. The fire hydrant used for this water supply shall be located within 100 feet (30,480 mm) of the fire department connection supplying the standpipe.

3307.5 Standpipes. In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 40 feet (12,192 mm) in height above the lowest level of fire department vehicle access. Such standpipes shall be provided with fire department hose connections at locations adjacent to stairways complying with Section 3307.1.3. As construction progresses, such standpipes shall be extended to within one floor of the highest point of construction having secured decking or flooring.

3307.5.1 Buildings being demolished. Where a building is being demolished and a standpipe is existing within such a building, such standpipe shall be maintained in an operable condition so as to be available for use by the fire department. Such standpipe shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished.

3307.5.2 Detailed requirements. Standpipes shall be installed in accordance with the provisions of Section 905.

EXCEPTION: Standpipes shall be either temporary or permanent in nature, and with or without a water supply, provided that such standpipes comply with the requirements of Section 905 as to capacity, outlets, and materials.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 22-13-093, § 51-54A-3307, filed 6/14/22, effective 7/1/23.]