

ORDINANCE NO. 874

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO FIRE AND EMERGENCY VEHICLE ACCESS ASSOCIATED WITH NEW DEVELOPMENTS; REQUIRING PROPERTY OWNERS TO PROVIDE THE CITY WITH EXECUTED, RECORDABLE EASEMENTS WHERE EMERGENCY VEHICLES MUST ACCESS OVER PRIVATE PROPERTY AND REQUIRING EXECUTED, RECORDABLE EASEMENTS FROM PRIVATE PROPERTY OWNERS IN SITUATIONS WHERE WATER FACILITIES CROSS PRIVATE PROPERTY, FOR PURPOSES OF CITY FIRE FLOW MAINTENANCE; AMENDING SECTIONS 15.12.060, 15.12.080 AND 15.12.040 OF THE GIG HARBOR MUNICIPAL CODE.

WHEREAS, the City Council has determined that access should be provided and maintained to all properties within the City of Gig Harbor for fire fighting purposes; and

WHEREAS, the City Council has determined that access should be provided and maintained to fire protection systems on all properties within the City of Gig Harbor;

NOW, THEREFORE, THE GIG HARBOR CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Section 15.12.060 of the Gig Harbor Municipal Code is hereby amended to read as follows:

15.12.060 Amendment to UFC Section 902.2.2.1. Section 902.2.2.1 of the Uniform Fire Code is amended as follows:

902.2.2.1 Dimensions.

Fire apparatus roads shall have an unobstructed vehicle width of not less than 20 feet (6,096 mm) and an unobstructed vertical clearance of not less than 13 feet six inches (4,115 mm).

The minimum cleared vehicular roadway, driveway, or street width shall be 12 feet (3,658 mm) from shoulder to shoulder for one single-family residence. The minimum cleared vehicular roadway, driveway, or street width shall be 15 feet (4,572 mm) from shoulder to shoulder for one-way traffic and 24 feet (7,315 mm) minimum driving

surface for two-way traffic in all developments other than one single-family residence.

In those situations in which emergency vehicles must cross private property from a public right-of-way, the property owner shall grant an emergency vehicle access easement to the City of Gig Harbor and Pierce County Fire District No. 5 for such purposes. The form of the easement shall be approved by the City attorney and recorded against the property at the property owner's expense.

EXCEPTIONS:

1. Private roadways which serve less than 10 living units may be 20 feet (6,096 mm) in width from shoulder to shoulder for two-way traffic when the roadway serves only R-1 or R-3 occupancies as defined in the Uniform Building Code and the buildings and site improvements comply with the special hazards section of the currently adopted Uniform Fire Code.
2. Upon approval by the fire marshal, vertical clearance may be reduced, provided such reproduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance.
3. The use of fire protection features to reduce the required fire apparatus access may be considered by the fire marshal if a review by the fire department indicates that the use of fire protection features would provide an equivalent fire protection to that which would be provided had the full fire apparatus access be provided in accordance with this code. A site plan and letter stating the proposed method of fire protection shall be submitted to the fire marshal and fire department. The fire department must indicate approval of the proposed method of fire protection or an alternate method to that proposed before the fire marshal may approve the alternate method of fire protection.

Vertical clearances or widths shall be increased when, in the opinion of the city of Gig Harbor fire marshal, vertical clearances or widths are not adequate to provide fire apparatus access.

Section 2. Section 15.12.080 of the Gig Harbor Municipal Code is amended to read as follows:

15.12.080. Section 903.3 of the Uniform Fire Code is amended to read as follows:

A. Water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. In setting the requirements for fire flow, the City of Gig Harbor fire marshal shall use Appendix III-A of the Uniform Fire Code.

B. In those situations in which water is provided to private property from facilities located in the public-right-of way, but such water facilities must cross private property owned by third parties, the property owner shall obtain easement(s) in favor of the City of Gig Harbor, allowing the City access for maintenance of the fire flow system. The form of the easement shall be approved by the City Attorney and recorded against the property at the property owner's expense.

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Section 3. Section 15.12.040 of the Gig Harbor Municipal Code is hereby amended to read as follows:

15.12.040 Amendment to UFC Article 2. Article 2 of the Uniform Fire Code is amended as follows:

* * *

2(a). "Accessible" means capable of being reached safely and quickly for operation, maintenance, repair or inspection, without requiring the person performing any inspections, repair or maintenance to climb over or remove obstacles, or to resort to the use of portable access equipment.

2(b). "Building valuation data" means the Building Standards monthly publication issued by the International Conference of Building Officials.

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Section 4. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.


Section 3. Effective Date. A summary of this Ordinance consisting of the title shall be published in the City's Official Newspaper, and shall take effect and be in full force five (5) days after the date of its publication.

PASSED BY THE GIG HARBOR CITY COUNCIL, GIG HARBOR, WASHINGTON,
and APPROVED BY ITS MAYOR at a regular meeting of the Council held on this 26th
day of February, 2001.



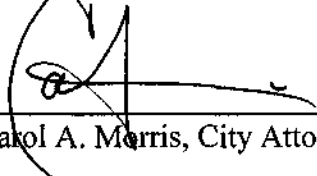
GRETCHEN WILBERT, MAYOR

ATTEST:



Molly Towslee, City Clerk

APPROVED AS TO FORM:



Carol A. Morris, City Attorney

Filed with the City Clerk: 2/7/01
Passed by the City Council: 2/26/02
Date published: 3/7/01
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