
The comments of this pre-app are preliminary in nature and subject to change based upon the submittal of additional or different information. The Planning Commission or City Council are the final decision making authority of the City, and are not bound by the comments made by the Staff as part of this pre-application.

**ASHLAND PLANNING DEPARTMENT
PRE-APPLICATION CONFERENCE
COMMENT SHEET**
October 16, 2024

SITE: Iowa Street Tax Lot 500
APPLICANT: KSW Architects
REQUEST: Site Design Review for 2.5 story
multifamily unit

Planning Division Comments

This pre-application conference is intended to highlight significant issues of concern to staff and bring them to the applicant's attention prior to their preparing a formal application submittal.

Summary and Proposal: The proposal is located on a vacant, flag lot near Iowa Street and Wightman Street. The lot was created through a 1989 land partition as shown on Jackson County Survey 11530. The property is zoned R-3 high density multifamily residential and is 0.37 acres. The base density for R-3 zoned properties is 20 dwelling units per acre. The base density for the subject property is 7.4 dwelling units per acre.

Proposed site improvements include:

- Four large four-bedroom apartments and two small two-bedroom apartments for a total of 20 bedrooms.
 - Levels one and level two apartments (4 units) each: four individual private bedrooms and bathrooms with shared living, dining and kitchen space
 - Level 3 apartments (2 units) each: two individual private bedrooms and bathrooms with downstairs access to shared living, dining, and kitchen space
- Full height storage basement with shared access
- Building proposed to be constructed as two and a half stories tall with 8:12 roof slope; average height of thirty feet measured from average grade
- Eight proposed parking spaces including one ADA space
- Footprint for future 560 square foot dwelling unit

Staff are generally supportive of the proposal to construct a two and a half story multifamily apartment with a basement. Per Ashland Municipal Code (AMC) definition of “family” and because the level two and level three units together have 6 bedrooms with shared living, dining and kitchen spaces, the proposal aligns more with the definition of “group living - room and board facilities” or “dormitory” apartments.

Additional Notes and Definitions:

The future 560 square foot dwelling unit will require further Site Design Review prior to development.

It appears that the lot is approximately eight feet lower than the street height, therefore, staff

recommends that the applicant contact the City of Ashland Public Works Sewer Department to determine if there are any potential requirements for pumping to a city sewer main.

Definitions from AMC Chapter 18.6:

Family - An individual or two or more persons related by blood, marriage, legal adoption, or guardianship; or not more than five persons who are not related by blood, marriage, legal adoption, or guardianship.

Dwelling - A structure conforming to the definition of a dwelling under applicable building codes and providing complete, independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking, and sanitation. Buildings with more than one set of cooking facilities are considered to contain multiple dwelling units unless the additional cooking facilities are clearly accessory to the primary use, such as an outdoor grill or wet bar.

Group Living - Group living is characterized by the long-term residential occupancy of a structure by a group of people. The size of the group typically is larger than the average size of a household. Group Living structures do not include self-contained units but rather have common facilities for residents including those for dining, social and recreational, and laundry. Residential Care Homes, Residential Care Facilities, and Room and Board Facilities are types of Group Living.

- **Room and Board Facility** - Group living establishment located in a dwelling or part thereof, other than a travelers' accommodation or hotel, where lodging, with or without meals, is provided for compensation for a minimum period of 30 days. Personal care, training, and/or treatment is not provided at a room and board facilities. Examples include dormitories, fraternities, sororities, and boarding houses.

As the applicant works to prepare final submittal materials, key items which should be considered and included in the application materials are addressed below.

Site Design Review (18.5.2.020.B): The construction of attached (common wall) single-family dwellings (e.g., townhomes, condominiums, rowhouses) in any zoning district must receive Site Design Review approval and must demonstrate compliance with the following criteria.

A. Underlying Zone. *The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.*

- **Density & Density Bonus:** The base density for R-3 zoned properties is 20 dwelling units per acre. For the subject property, this equates to 0.37 acres x 20 du/acre = 7.4 dwelling units pre acre as a base density.
- **Lot Coverage:** Within the R-3 zone, the maximum allowed lot coverage is 75 percent. Lot coverage includes the total area of a lot covered by buildings, parking

areas, driveways, and other solid surfaces that will not allow natural water infiltration to the soil. Landscaping, including living plants, vegetative ground cover, and mulch, which allows natural soil characteristics and water infiltration, and retention is not considered lot or site coverage. As proposed and shown on the preliminary plans, 48 percent lot coverage will meet lot coverage allowances.

- **Height:** The height limit within the R-3 zone is 35 feet or 2½-stories, whichever is less. The final application submittal should demonstrate compliance with this requirement.
- **Setbacks:** Property line setbacks and solar setbacks should be clearly shown on the final materials submitted.

B. Overlay Zones. *The proposal complies with applicable overlay zone requirements (part 18.3).*

The subject property is within the Wildfire overlay zone, and as such the standards as outlined in AMC Chapter 18.3.10.100, Development Standards for Wildfire Lands, should be addressed in the application materials.

C. Site Development and Design Standards. *The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.*

For new multifamily residential developments, careful design should be considered to ensure development is compatible with the surrounding neighborhood.

- **Crime Prevention and Defensible Space:** Submitted materials should show how all applicable elements of AMC Chapter 18.4.2.030.A, have been incorporated into the site design.
- **Building Placement, Orientation & Design:** The final application should address the Building Placement, Orientation and Design Standards for Residential Development found in AMC Chapter 18.4.2.030.C. The final application will need to include scalable elevation drawings of all sides of the building demonstrating compliance with these standards.
- **Parking:** Where automobile parking is voluntarily provided, it must meet the requirements of AMC Chapter 18.4.3.080 for Vehicle Area Design. Chapter 18.4.3 also contains requirements for bicycle parking, vehicle and pedestrian access, circulation, and connectivity. Per AMC Chapter 18.4.3.040 the maximum number of voluntary provided off-street parking spaces is two spaces for each 3 guest rooms. In dormitories, 100 square feet shall be equivalent to a guest room. In this instance, 12 parking spaces is the maximum allowed. The submitted plans show that eight off-street parking spaces are proposed.

In addition, under Chapter 18.4.3.080.B.5, Parking areas of more than seven parking spaces shall meet the following standards:

a. Use one or more of the following strategies for the surface parking area, or put 50 percent of parking underground. For parking lots with 50 or more spaces the approval authority may approve a combination of strategies.

i. Use light colored paving materials with a high solar reflectance (solar reflective index (SRI) of at least 29) to reduce heat absorption for a minimum of 50 percent of the parking area surface.

ii. Provide porous solid surfacing or an open grid pavement system that is at least 50 percent pervious for a minimum of 50 percent of the parking area surface.

iii. Provide at least 50 percent shade from tree canopy over the parking area surface within five years of project occupancy.

iv. Provide at least 50 percent shade from solar energy generating carports, canopies or trellis structures over the parking area surface.

b. Design parking lots and other hard surface areas in a way that captures and treats runoff with landscaped medians and swales.

c. Parking lot areas include all parking spaces, driveways and circulation and maneuvering areas.

Additional applicable standards pertaining to parking lot areas to be addressed in the final submitted materials are “parking lot landscaping” or “parking lot trees” referenced in Chapter 18.4.3.080.B.6.c. This requirement is not determined by the number of spaces provided, rather it is intended for all proposed parking lots. This is a statewide requirement.

c. Parking lot designs shall incorporate the strategies identified in subsections 18.4.3.080.B.5.a and 18.4.3.080.B.5.b above, and further incorporate the following:

i. Parking lot trees shall be planted and maintained to maximize their root health and chances for survival, and maintained to 2021 American National Standards Institute (ANSI) A300 standards including having ample high-quality soil, space for root growth, and reliable irrigation according to the needs of the species, or as amended by ANSI.

ii. A parking lot tree canopy plan for parking lots shall be prepared by a licensed landscape architect or International Society of Arboriculture (ISA) certified arborist and include certification that the plan is consistent with ANSI A300 standards and was prepared in coordination with the local electrical utility. Prior to final inspection or occupancy approval, written certification from a licensed landscape architect or ISA-certified arborist that the planting was completed according to the approved plans shall be provided.

iii. Canopy coverage is measured from a plan view based on expected canopy diameter 15 years after planting. Existing mature trees to be preserved may be

counted at their existing diameter. Paved areas not for use by passenger vehicles, such as loading areas or outdoor storage of goods or materials, may be exempted from the canopy coverage calculation.

- **Pedestrian Access and Circulation:** The final site plan should show safe, direct, and convenient walkway connections between buildings and parking areas, and connection to public street access. The final site plan should clearly show all connections on site and should consider defining a pedestrian access or walkway to the public street (reference AMC Chapter 18.4.3.090).
- **Bicycle Parking:** Twenty bedrooms require four sheltered bicycle parking spaces (or one per five guest rooms in dormitories). Bicycle parking is subject to the design standards per AMC Chapter 18.4.3.070. The proposal states that bicycle parking would be provided in the basement storage area, and that any exterior parking will be provided meeting the City of Ashland Land Use Ordinance design standards.
- **Landscape/Irrigation Plan:** The final site design review application submittals will need to include a landscape plan which addresses the requirements of AMC Chapter 18.4.4 which deals with landscaping, lighting and screening standards. A final irrigation plan can be deferred until building permit submittal. Landscape and irrigation plan requirements are detailed in AMC Chapter 18.4.4.030.
- **Recycling and Refuse Disposal Areas:** The final site plan should reflect the placement of required refuse and recycling containers/areas (Chapter 18.4.4.040).
- **Outdoor lighting:** The final site plan should show that the standards for outdoor lighting are in compliance with AMC Chapter 18.4.4.050.
- **Fencing Details:** Fencing is permitted separately, but it would be beneficial to include specific fencing details in the application if fencing is part of the development plan. See AMC Chapter 18.4.4.060.
- **Open Space Requirements:** For residential site design review, eight percent of the site is required to be provided in open space as detailed in Chapter 18.4.4.070. Open space calculations should be shown on the final application materials. The preliminary plan shows a 20 foot by 20 foot required yard area.
- **Solar Access:** Solar access standards limit the shadow that can be cast over the north property line to no more than what would be cast by a six-foot fence built on the property line. The final application will need to include demonstration of compliance with the solar access standards as detailed in AMC 18.4.8 (i.e. calculations in the form of $[(\text{Shadow Producing Height (H)} - 6) / (0.445 + \text{Average Slope (S)})] \times 150\text{-feet to the north} = \text{Required Solar Setback (SSB)}$) with the shadow-producing point(s) and their height(s) to natural grade clearly labeled. Solar setback calculations on the preliminary submitted plan show a required 57 foot and seven inches solar setback and a provided 63 foot eight inches setback.

D. City Facilities. *The proposal complies with the applicable standards in section 18.4.6 Public Facilities, and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property, and adequate transportation can and will be provided to the subject property.*

In the application describe how the proposal complies with the applicable standards in section [18.4.6](#) Public Facilities, and show that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property, and adequate transportation can and will be provided to the subject property. See above additional notes section regarding sewer connection.

E. Exception to the Site Development and Design Standards. *An exception to the requirements Site Development and Design Standards must follow the procedures and approval criteria adopted under section [18.4.1.030](#), unless authorized under the procedures for a major amendment to plan.*

No exceptions have been requested in this preliminary application.

Procedure: This proposal is subject to a “Type I” Site Design Review procedure in which decisions are made by the Staff Advisor, following public notice and a public comment period. Type I decisions provide an opportunity for appeal to the Planning Commission (AMC 18.5.2.030.A).

Neighborhood Outreach: Projects involving changes to established neighborhood patterns can be a concern for neighbors; staff always recommends that applicants approach the affected neighbors, make them aware of the proposal, and try to address any concerns as early in the process as possible. Notices are typically sent to neighbors within a 200-foot radius of the property.

Written Findings/Burden of Proof: This pre-application conference is intended to highlight significant issues of concern to staff and bring them to the applicant’s attention prior to their preparing a formal application submittal. Applicants should be aware that written findings addressing the ordinance and applicable criteria are required, and are heavily depended on when granting approval for a planning action. In addition, the required plans are explained in writing below. The burden of proof is on the applicant(s) to ensure that all applicable criteria are addressed in writing and that all required plans, written findings, and other materials are submitted even if those items were not discussed in specific, itemized detail during this initial pre-application conference.

Other City of Ashland Department Comments

BUILDING: No comments at this time. Please contact the Building Division for any building code related questions at 541-488-5305 or via email to building@ashlandoregon.gov.

CONSERVATION: No comments. For information on available conservation programs, including any available appliance rebates or financial or technical assistance for energy efficient construction, please contact Conservation Analyst/Inspector Dan Cunningham at 541-552-2063 or via email to dan.cunningham@ashlandoregon.gov.

ENGINEERING: *See attached comments.* Please contact Karl Johnson of the Engineering Division for any Public Works/Engineering information at 541-552-2415 or via email to karl.johnson@ashlandoregon.gov.

FIRE: Summary of *attached comments*.

- A fire hydrant will be required within 300 feet. With the installation of an approved sprinkler system, the distance to the hydrant can be increased to 600 feet.
- Parking restrictions will be required (for) the length of the driveway and the curb adjacent to the building in the parking lot.
- Provide a designed fire apparatus turnaround area.
- The proposed building exceeds 24 feet in height, requiring aerial fire apparatus access requirements.

Please contact Mark Shay from the Fire Department for any Fire Department related information at 541-552-2217 or via email to mark.shay@ashlandoregon.gov.

WATER AND SEWER SERVICE: No comments. For any questions regarding water and/or sewer utilities, please contact Mike Morrison at 541-552-2325 or email michael.morrison@ashlandoregon.gov.

ELECTRIC SERVICE: *“Electric Approves. Please contact Electric Utility for High voltage electric lay-out and fill out a Commercial service application if approved.”* Please contact Rick Barton in the Electric Department for service requirements and connection fee information at (541) 552-2082 or via email to rick.barton@ashlandoregon.gov.

Other Agency and Committee Comments

OREGON DEPARTMENT OF TRANSPORTATION (ODOT): ODOT replied to the City of Ashland’s request for comments in an email dated August 29, 2024, stating that there are no comments on this proposal.

Application Requirements

Submittal Information

The application is required to include all of the following information.

- a. The information requested on the application form at <http://www.ashland.or.us/Files/Zoning%20Permit%20Application.pdf>.
- b. Plans and exhibits required for the specific approvals sought (see below).
- c. A written statement or letter explaining how the application satisfies each and all of the relevant criteria and standards in sufficient detail (see below).
- d. Information demonstrating compliance with all prior decision(s) and conditions of approval for the subject site, *as applicable*.
- e. The required fee (see below).

The Ashland Land Use Ordinance, which is Chapter 18 of the Municipal Code, is available online in its entirety at: <https://ashland.municipal.codes/LandUse>

Written Statements

Please provide written statements explaining how the application meets the approval criteria from the sections of the Ashland Municipal Code listed below. These written statements provide the Staff Advisor or Planning Commission with the basis for approval of the application:

- **Site Design Review:** AMC 18.5.2

Plans & Exhibits Required

Please provide legible electronic exhibits (plans or drawings) addressing the submittal requirements from the sections of the Ashland Municipal Code listed below. These exhibits are used to copy the Planning Commission packets and for notices that are mailed to neighbors. Provide electronic plan sets that can be printed to 11 inches by 17 inches are reproducible and drawn to a standard architect’s or engineer’s scale.

- **Type I Site Design Review:** AMC 18.5.2
- **Parking Lot Plans/Design:** AMC 18.4.3.
- **Landscaping Plan:** AMC 18.4.4

Planning Application Fees:

Type I Site Design Review	\$1,315.50 + \$87.25 per unit
---------------------------	-------------------------------

NOTE: Applications are accepted on a first come-first served basis. All applications received are reviewed and must be found to be complete before being processed or scheduled at a Planning Commission meeting. Applications will not be accepted without a complete application form signed by the applicant(s) and property owner(s), all required materials and full payment. Applications are reviewed for completeness in accordance with ORS 227.178.

For further information, please contact:

Jennifer Chenoweth, *Associate Planner*

October 16, 2024

City of Ashland, Department of Community Development

Phone: 541-552-2045 or email: jennifer.chenoweth@ashlandoregon.gov

Public Works /Engineering Comments

Public Works Conditions of Approval

1. Engineered Plans - Where public improvements are required or proposed, the applicant's engineer shall submit design plans for approval of all public improvements identified on the approved plan or as specified in the conditions of approval. One set of these civil plans **MUST** be submitted **DIRECTLY** to the Public Works/Engineering Department. All design plans must meet the City of Ashland Public Works Standards. Engineered construction plans and specifications shall be reviewed and signed by the Public Works Director, prior to construction. All public facilities within the development will be designed to the City of Ashland Engineering Design Standards for Public Improvements. The engineered plans shall also conform to the following:
 - If drawings are submitted to the City of Ashland digitally, they shall be true scale PDF drawings. If AutoCAD drawings are also submitted, they shall be compatible with the AutoCAD release being used by the City at that time and shall be located and oriented within the Oregon State Plain Coordinate System (NAD83-89).
 - Drawings sizes shall comply with ANSI-defined standards for page width and height. Review drawings **MUST** be submitted in B size (11x17). Bidding and construction documents **MUST** also be printed at B size; however, all final as-constructed drawings **MUST** be submitted to scale on D-size (24x36) Mylar. Digital files of the as-constructed drawings **MUST** also be submitted. Drawings **MUST** be drawn such that reduction of plans from full size (D sized) to half size (B sized) can be done to maintain a true scale on the half-sized plans.
2. Street Improvement – No additional street improvements, beyond those necessary to comply with City Street Standards, will be required at this time.
3. Right of Way – No additional right of way dedication, beyond that necessary to comply with City Street Standards, will be required at this time.
4. Sanitary Sewer - The property is currently served by a 6-in sanitary sewer main in Iowa Street. The applicant proposed improvements must be reviewed, approved and permitted by the City of Ashland Engineering Department.
5. Water - The property is currently served by a 6-in water main in Iowa Street. City of Ashland Water Department shall tap existing water main and install any new water services and water meter boxes that are proposed by development. City of Ashland Water Department must be contacted for availability, placement and costs associated with the installation of the new water service. Service & Connection Fees will also be required for any new water services installed as part of this project.
6. Storm Drainage - The property is currently served by a 10-in storm sewer main in Iowa Street. City of Ashland Engineering Department must review an engineered storm drainage plan.

Storm Water Facility Design Requirements

Applicant **MUST** follow the guidance and requirements set forth in the current Rogue Valley Stormwater Quality Design Manual which can be found at the following website:

<https://www.rvss.us/stormwater-quality-documents-information>

All stormwater calculations, reports, drawings, etc. shall be submitted to the City of Ashland Engineering Department for review.

1. Erosion & Sediment Control - The following requirements shall be met:
 - All ground disturbances exceeding 2,500 square feet shall implement an Erosion and Sediment Control Plan (ESCP).
 - A 1200-C permit will be secured by the developer where required under the rules of the Oregon State DEQ. City of Ashland Engineering Department must receive a copy of this permit before any construction shall begin.
 - Erosion Prevention and Sediment control measures that meet the minimum standards set forth by the City of Ashland Public Works/Engineering Standard Drawing CD282 must be in place before any construction related to the project begins.
 - Pollution, track out, and sediment dumping into storm water are strictly prohibited per AMC 9.08.060.
 - Drainage from automotive use areas shall be limited to oil concentrations of 10 mg/l by a pre-approved means.
 - Trash storage areas shall be covered or provide additional storm water treatment by an approved means.
 - Off street parking areas shall conform to Ashland Municipal Code 18.4.3.080.B.5, including provisions to minimize adverse environmental and microclimatic impacts.
2. Driveway Access – No additional improvements/requirements will be requested at this time, but the applicant proposed improvements must be reviewed and permitted by the City of Ashland Engineering Department.
3. Permits – Any construction or closure within the public right of way will require a Public Works permit and before any work in the right of way commences all necessary permits **MUST** be obtained.
4. As-Builts - Where public improvements are required or completed, the developer shall submit to the City of Ashland, reproducible as-built drawings and an electronic file of all public improvements constructed during and in conjunction with this project. Field changes made during construction shall be drafted to the drawings in the same manner as the original plans with clear indication of all modifications (strike out old with new added beside). As-built drawings shall be submitted prior to final acceptance of the construction, initiating the one-year maintenance period.



AF&R Pre-Application Report

PreApp/Land Development Review Inspection Result

Inspected by
Mark Shay

Completed at
10/08/2024

Address	Suite	City	State	Zip
Iowa Street	--	Ashland	OR	97520
Business Name				
--				

This project is approved with the conditions noted below. This plan review is based on information provided only. Fire department comments are based upon the 2022 Oregon Fire Code as adopted by the Ashland Municipal Code, and Ashland Land Use Laws. This plan review shall not prevent the correction of errors or violations that are found to exist during construction.

Information:

ITEM: LD File #:

RESULT: PREAPP-2024-00438

ITEM: Applicant:

RESULT: KSW Architects

ITEM: Site Name:

RESULT: Iowa Street

ITEM: LD Description:

RESULT: The proposed project includes (4) large Apartments. The two lower units have (4) individual private small bedroom/bathrooms and shared living/dining/kitchen; while the upper 2 units have bedrooms/baths and shared living/dining/kitchen. There will be a full hgt storage basement with shared access for individual bicycle and misc. storage. Proposal includes a total of (20) bedrooms within the (4) Apts. The proposed Apartment Building is 2.5 stories tall with an 8:12 roof slope and

average hgt of 30' measured from avg grade to ½ way up roof slope and attic level
dormer windows to break up the roof plane.

Water Supply:

✘ Correction Required

ITEM: Fire Hydrants Provided?

REMARK:

A fire hydrant will be required within 300 feet. With the installation of an approved sprinkler system, the distance to the hydrant can be increased to 600 feet.

CODE: AF&R - AF&R 5 - Fire hydrant installation timing - When fire hydrants are required, the approved water supply for fire protection (hydrants) is required to be installed prior to construction when combustible material arrives at the site. In addition, blue reflective fire hydrant markers are required to be installed on the road surface to identify fire hydrant locations at night. Plans and specifications for fire hydrant system shall be submitted to Ashland Fire & Rescue for review and approval prior to construction. Submittal shall include a copy of this review (OFC 501.3).

AF&R - AF&R 7 - Fire Hydrant Distance to Structures - Hydrant distance is measured from the hydrant, along a driving surface, to the approved fire apparatus operating location. Hydrant distance shall not exceed 300 feet. Hydrant distance can be increased to 600 feet if approved fire sprinkler systems are installed.

OFC - 507.5 - Fire hydrant systems. - Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6. See Appendix C.

Fire Department Road Access:

✘ Correction Required

ITEM: Fire Department Road Access to Buildings and Facilities Provided?

CODE: OFC - 503.1.1 - Buildings and facilities. - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exceptions: 1. The fire code official is authorized to modify Sections 503.1 and 503.2 where any of the following conditions occur: 1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. 1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. 1.3. There are not more than two nonsprinklered one- and two-family dwellings or Group R-3 occupancies, or Group U occupancies. 2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

✘ Correction Required

ITEM: Parking Restrictions Provided - Public Streets?

REMARK:

Parking restrictions will be required the length of the driveway and the curb adjacent to the building in the parking lot.

CODE: OFC - 503.4 - Obstruction of fire apparatus access roads. - Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.

OFC - 2022 - D103.6 - Signs - Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

OFC - 503.3 - Marking. - Where required by the fire code official, approved signs or other approved notices or markings that include the words “NO PARKING—FIRE LANE” shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

✘ Correction Required

ITEM: Fire Department Turn-Around(s) Provided?

REMARK:

Provide a designated fire apparatus turn around area.

CODE: AF&R - AF&R 4 - Fire Apparatus Turn Around - Fire Apparatus Turn Around -An approved fire apparatus turnaround may be required for this project. Fire apparatus access roads greater than 150 feet in length are required to provide a fire apparatus turn around. The turnaround must be identified in an approved manner with "No Parking-Fire Lane" signs and must remain clear at all times. Please refer to the City of Ashland Minimum Turn-Around Standards diagram to determine which layout works best for your project (OFC 503.2.5).

OFC - 503.2.5 - Dead ends. - Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

✘ Correction Required

ITEM: Aerial Apparatus Access Road(s) Provided?

REMARK:

The proposed building exceeds 24 feet in height, requiring aerial fire apparatus access requirements.

CODE: AF&R - AF&R 15.28.070 - Aerial Ladder Fire Apparatus Access Roads - Aerial Ladder Fire Apparatus Access Roads –Where the vertical distance between the grade plane and the highest roof surface exceeds 24 feet, approved aerial fire apparatus access roads shall be provided. 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 parapet walls, whichever is greater. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway or between the aerial fire access road and the building. These access roads are required to be 26 feet in width in the immediate vicinity of the building. OFC Appendix D 105 as amended by AMC 15.28.070 Q & R.

Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

This project/development shall comply with access and water supply requirements in accordance with the Oregon Fire Code in effect at the time of development submittal. Fire apparatus access roads are required to be installed prior to the time of construction. The approved water supply for fire protection (fire hydrants) is required to be installed prior to construction when combustible material arrives at the site. Specific fire protection systems may be required in accordance with the Oregon Fire Code. Design and installation shall meet the Oregon requirements of the International Fire, Building, Mechanical Codes and applicable NFPA Standards. Final determination of fire hydrant distance, fire flow, and fire apparatus access requirements will be based upon plans submitted for Building Permit review. Changes from plans submitted with this application can result in further requirements. Any future construction must meet fire code requirements in effect at that time. The fire department contact for this project is Fire Marshal Mark Shay. He may be contacted at (541) 552-2217 or mark.shay@ashland.or.us.

Ashland Fire & Rescue, 455 Siskiyou Blvd, Ashland OR 97520

541-482-2770 www.ashland.or.us