

RESOLUTION NUMBER 126

A RESOLUTION OF THE TOWN OF GIG HARBOR ADOPTING THE ATTACHED  
STANDARDS OF THE PIERCE COUNTY FIRE MARSHAL AS TOWN POLICY FOR  
ALL CONSTRUCTION WITHIN THE TOWN LIMITS OF THE TOWN OF GIG HARBOR.

Adopted by the Town Council, Town of Gig Harbor, this 11th day  
of April, 1977.

Jack D. Bujacich, Jr.

Jack D. Bujacich, Jr.  
Mayor

Attested By:

Donald J. Avery

Donald J. Avery  
Clerk-Treasurer

Copy to Council

# PIERCE COUNTY

2401 SOUTH 35TH STREET



TACOMA, WASHINGTON 98409

BOARD OF COUNTY COMMISSIONERS

Patrick J. Gallagher  
Joe Stortini  
Clay Huntington

FIRE PREVENTION BUREAU

Fred C. Smith, Fire Marshal

Telephone: (206) 593-4615

March 8, 1977

Town Council  
Town of Gig Harbor  
P. O. Box 145  
Gig Harbor, Washington 98335

Gentlemen:

The town of Gig Harbor currently is experiencing an unprecedented surge of building that is taxing the town's capability to provide adequate water for fire protection purposes. This seems to be true particularly in some of the more desirable building areas such as near the waterfront and hillside view properties.

We have been, and are, receiving numerous plans for review for construction in areas not currently served by a modern water distribution system. During the normal course of plan review, requirements for water flows and fire hydrants have been placed as conditions of approval for these developments. Subsequently, we have been informed, usually by the developer, that it is impossible to meet the required fire flow requirements. This has resulted in a series of meetings with the developers, town officials, fire officials, etc., in an effort to resolve the problems. It is our opinion that these efforts to compromise have not been satisfactory. Generally they have resulted in either interim storage systems that are substandard at best, or the acceptance of substandard water systems.

In order to clarify the standards for development within the limits of the town of Gig Harbor, the attached policy is presented for your consideration and approval. My assistant, Kenneth Mosley, and I would be happy to attend a meeting with the council members to further explain these policies and to answer any questions you might have.

Sincerely,

Fred C. Smith  
Fire Marshal

FCS/KEM/pk  
cc: Pierce County F.P.D. #5

March 8, 1977

The recent unprecedented growth in the town of Gig Harbor has brought about increased demands on the town's ability to provide the necessary quantities of water known as fire flows. Steps are being taken to alleviate this problem, and some of the actions necessary can be termed short-range while others would be part of long-range programs. During the interim, it is going to be necessary to adopt certain standards as guidelines for development within the town limits. In order to provide these standards for the benefit of the entire community, the following is adopted and shall be known as the "Policy for Providing Required Water Mains, Fire Hydrants and Fire Flows for the Town of Gig Harbor".

1. The standard for fire flows shall be the document known as "Guide for Determination of Required Fire Flow", specifically the document dated December 1974, a copy of which is attached. The application of this guide will be by the fire authority having jurisdiction for plan review of fire and life safety requirements.

2. In order that the fire flow may be properly used and applied, it is necessary that fire hydrants be provided at a spacing appropriate, based on the intensity of use. The spacing outlined below is considered the minimum for the intensity specified. Wherever possible, hydrants will be installed at street corners, driveway entrances, or other locations deemed most advantageous for their use. Therefore, the spacing given is the maximum distance, and more intensive concentrations may be required.

- a) Single family dwellings and duplexes on individual lots - fire hydrant spacing shall be 700 feet maximum with no major portion of the building more than 350 feet from a fire hydrant.
- b) Multi-family, low density (12 units or less per acre average) - fire hydrant spacing shall be 500 feet maximum with no major portion of any building more than 250 feet from a fire hydrant.

- c) Multi-family, high density (more than 12 units per acre average) and light commercial (neighborhood convenience stores, etc.) - fire hydrant spacing shall be 400 feet maximum with no major portion of the project more than 200 feet from a fire hydrant.
- d) Heavy commercial (shopping centers, etc.), industrial, hospitals, and other high intensity uses - fire hydrant spacing shall be 300 feet maximum with no major portion of the complex or project more than 150 feet from a fire hydrant.
- e) All premises where buildings or portions of buildings (other than single family and duplex dwellings) are constructed and located more than 150 feet from a public street providing access to such premises shall be provided with approved fire hydrants connected to a water system capable of supplying the fire flow required. The location of such hydrants shall be as designated by the fire authority having plan review responsibility. Paved access to fire hydrants shall be provided and maintained to accommodate fire fighting apparatus.

3. Experience has shown that buildings under construction are extremely vulnerable to damage or loss from fire. During the framing stages, and prior to enclosure with fire resistive materials, they are especially vulnerable. Therefore, all buildings constructed within 150 feet of any other building that would be exposed in the event of fire shall have the required fire hydrants and water mains installed and operable, capable of providing the required fire flow, prior to commencement of any construction using combustible materials. Buildings not so exposed shall have the required fire hydrants and water mains installed not later than the placement of roof covering on the building.

4. Where the town of Gig Harbor water department is not able to provide the required fire flows, and where the developer does install the fire hydrants and water mains required, development may be allowed when the following requirements are met:

- a) Single family and duplex dwellings on individual lots where 50% of the required fire flow can be provided at the time of construction, and where the town will be able to provide at least 100% of the required fire flow within five years.
- b) All other buildings where 70% of the required fire flow can be provided at the time of construction, and where the town will be able to provide at least 100% of the required fire flow within five years.

In any area where the town of Gig Harbor water department determines that the above conditions cannot be met, no further building shall be permitted until it has been determined that the requirements can be met by increased water availability or a reduced fire flow demand.

5. In consideration of the adoption of these standards, and in order to provide the town of Gig Harbor with the proper information to adopt long-range plans for water availability, the Fire Chief of Pierce County Fire Protection District #5, the Fire Prevention Bureau of Pierce County, the Engineering, Water and Building Departments shall each be represented to study the planning aims of the town for the purpose of determining the ultimate fire flow requirements by area or district. They shall within 90 days of the adoption of these standards report back to the Town Council with their recommendations.

After review, study and adoption of these recommendations, they shall serve as the guidelines for any future improvement of the water main and distribution system.