



## PRE-APPLICATION MEETING NOTES

Camas Fire Station

PA25-1062

Thursday, July 10, 2025 @ 10:00am

Virtual meeting with City staff

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<b>Applicant:</b>	MacKay Sposito Steven McAtee
<b>City of Camas attendees:</b>	Lauren Hollenbeck, Senior Planner Robert Maul, Planning Manager Alan Peters, Community Development Director Curleigh Carothers, City Engineer Brian Smith, Building Official Randy Miller, Fire Marshall
<b>Location:</b>	528 NE 4 <sup>th</sup> Avenue Camas, WA 98607 Parcel Number: 78100000
<b>Zoning:</b>	DC (Downtown Commercial)
<b>Description:</b>	Construction of a fire station

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**NOTICE:** Notwithstanding any representation by City staff at a pre-application conference, staff is not authorized to waive any requirement of the City Code. Any omission or failure by staff to recite to an applicant all relevant applicable code requirements shall not constitute a waiver by the City of any standard or requirement. [CMC 18.55.060 (C)] This pre-application conference shall be valid for a period of 180 days from the date it is held. If no application is filed within 180 days of the conference or meeting, the applicant must schedule and attend another conference before the City will accept a permit application. [CMC 18.55.060 (D)] Any changes to the code or other applicable laws, which take effect between the pre-application conference and submittal of an application, shall be applicable. [CMC 18.55.060 (D)]. A link to the Camas Municipal Code (CMC) can be found on the City of Camas website, <http://www.cityofcamas.us/> on the main page under "Business and Development".

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### PLANNING DIVISION

**LAUREN HOLLENBECK (360) 817-7253**

Applicable codes for new development include Title 16 Environment, Title 17 Land Development and Title 18 Zoning of the Camas Municipal Code ("CMC"), which can be found on the website. Please note it remains the applicant's responsibility to review the CMC and address all applicable provisions. The following pre-application notes are based on application materials and site plan submitted to the City on June 4, 2025:

**PLEASE NOTE:** Land use applications are now required to be submitted and paid on-line at [www.cityofcamas.us/com-dev](http://www.cityofcamas.us/com-dev). Select **Site Plan Review** as your main application submittal type for the consolidated review. If you need assistance, contact the Planning Department.

## Application Requirements

Your proposal will need to comply with the general application requirements per **CMC Section 18.55.110** as follows:

1. A completed city application form and required fee(s);

Fees will be based on the adopted fees at the time of land use application submittal. The current fees include the following:

1. Major Variance	\$1,646.00
2. Boundary Line Adjustment	\$131.00
3. Site Plan Review	\$3,654.00 + \$79.00 per 1000sf of GFA
4. Design Review	\$3,017.00
5. SEPA	\$1,029.00
6. Archaeological Review	\$174.00
7. Fire Department Review	\$284.00

Fees for building permit are collected at the time of the building permit submittal. Fees for engineering are collected at time of engineering plan approval.

8. Building Permit and Plan Review	based on the valuation of the project
9. Engineering Review	3% of estimated construction costs

2. A complete list of the permit approval sought by the applicant;
3. A current (within thirty days prior to application) mailing list and mailing labels of owners of real property within three hundred feet of the subject parcel, certified as based on the records of the Clark County assessor;
4. A complete and detailed narrative description that describes the proposed development, existing site conditions, existing buildings, public facilities and services, and other natural features. The **narrative shall also explain how the criteria are or can be met**, and address any other information indicated by staff at the pre-application conference as being required;
5. Necessary drawings and reports- three full size paper copies of the site plan drawings. All other documents and reports shall be provided with the on-line application submittal;
6. Copy of the preapplication meeting notes (Type II and Type III)

## Boundary Line Adjustment

A narrative demonstrating compliance with the approval criteria in CMC 17.07.040 for boundary line adjustments shall be submitted in addition to the application submittal requirements listed in CMC 17.07.030.

## Site Plan Review

The site development approval process will be considered under a Type II site plan. This is an administrative review process and does not require a public hearing. The application for Site Plan Review shall contain information outlined in CMC 18.18.040 (A-J). The application shall address in a narrative the **criteria of approval** CMC 18.18.060 (A-F). Building height, setback and lot coverage are located in CMC 18.09.030 Table 1.

## Design Review (major)

Development in commercial zones is subject to Design Review and reviewed by the Design Review Committee. The standards applicable to this property for Design Review are found in the Downtown Design Review Manual including the applicable *Standard Principles* and *Specific Principles* for Commercial & Mixed Use in the Design Review Manual to include but not limited to the following:

- Service/trash collections area and roof mounted equipment shall be screened.
- Outdoor seating will require an encroachment permit if in the public right of way.

- Glazing fronting the street shall be utilized on a minimum of 40%, to a maximum of 80% of the ground floor elevation abutting the public right of way.
- Rain protection shall be provided along the public right of way consisting of a 5-foot-wide minimum cover along 90% of the building façade. The building may not cantilever into the public right of way to achieve rain protection.
- Architectural detailing and materials shall be compatible with the existing downtown area.

A submittal for design review should include a site plan drawing, a landscape plan, exterior elevation, building materials and colors, lighting specs and plan, and sign plan (optional). A final design review decision may be consolidated and issued with the Site Plan Permit decision.

Public art is reviewed by the Design Review Committee along with the exterior review. As discussed at the meeting, the City is open to a creative interpretation of public art, such as murals, fountains, artistic and unique benches, etc. The art must be valued at 1% of the construction cost.

### **Landscaping**

Per CMC 18.13.020, landscaping standards apply to governmental uses. A landscape plan must be submitted pursuant to the applicable landscaping standards in CMC 18.13.050 and the landscaping requirements in the Downtown Design Manual to include but not limited to the following:

- Downtown commercial zone properties are not required to meet tree density minimums per CMC 18.13.025.E.
- Street trees are required every 30-feet and included an ADA tree grate that is 6' square per the Downtown Design Manual.

### **Parking Regulations**

The proposed use will need to meet the automobile parking requirements pursuant to CMC Chapter 18.11 and comply with the minimum number of off-street parking spaces in Table 18.11-1. However, no parking is proposed with the proposed site plan. Staff finds the off-street parking requirements cannot be waived because the project is larger than half a block in the DC district per CMC 18.11.010.

### **Major Variance**

If the applicant requests to reduce the parking requirement, the applicant will need to apply for a Major Variance pursuant to CMC 18.45.040.B. A Major Variance is a Type III review which requires a public hearing before the Hearings Examiner and shall be submitted as a separate stand-alone application concurrently with the consolidated Site Plan Review submittal. The following shall be submitted with the Major Variance application:

- A narrative demonstrating compliance with the Major Variance criteria in CMC 18.45.040.B (1-3).
- Provide an alternative analysis as to why this site was chosen.
- A Site Plan showing a breakdown of the parking calculation based on the proposed uses.
- A map showing how to offset the parking that is to be removed.

### **SEPA**

Your proposal may not categorically exempt from the requirements of the State Environmental Policy Act (SEPA) per CMC Section 16.07.020.A if the proposal contains more than 500 CY of landfill and excavation.

### **Archaeological Review**

The subject property is located within an area of high probability for the presence of archaeological objects. As such, an archaeological predetermination is required per CMC 16.31.070.A and proof of mailing or emailing the tribes per CMC 16.31.160.

Planning Division's responses to applicant's questions:

**Planning Department**

1. What land use procedures are required for this project? [See pre-application meeting notes](#). What is the timing of the required land use procedures? [TC review is 28-days, Type II and III reviews are 120-days, Appeal period is 14-days. Also, the review clock may pause if additional application information is requested by staff for review.](#)
2. Please describe any additional committee review requirements, such as design review committee. [See pre-application notes](#).
3. Are there any upcoming code changes? [Yes. Likely end of this year/early next year.](#)
4. A passenger [drop](#) off space is provided. Is this acceptable, or is parking required? If required, what are the ADA accessibility and EV charging station requirements? [See Building division pre-app notes.](#)
  - a. Is the project exempt from providing EV charging stations per WAC 427.1?
5. Please describe the timing of the BLA with respect to the street vacation. The property line that the BLA will move does not currently exist. Once the street is vacated, the BLA will then relocate a portion of that line. If the street vacation takes longer than the BLA, can the BLA simply be conditioned on finalizing the street vacation? [Discuss with Engineering.](#)
6. Are any variances or exceptions required? [Yes, a Major Variance is required for the parking reduction request.](#)
7. Will the City require a public pedestrian easement between NE 3rd and NE 4th Avenues? Is there a minimum width requirement for a ped path? [Discuss with Engineering.](#)

**ENGINEERING DIVISION**

**ANITA ASHTON** [aashton@cityofcamas.us](mailto:aashton@cityofcamas.us) (360) 817-7231

**CURLEIGH CAROTHERS** [ccarothers@cityofcamas.us](mailto:ccarothers@cityofcamas.us)

Vacation Requirement:

1. The vacation process is a separate process from the land-use application and decision.
2. The timing and any limitations for vacation process is noted in the Vacation packet.
3. The applicant will be required to contact all utility companies located in and above NE Everett Street between NE 4<sup>th</sup> Avenue and NE 3<sup>rd</sup> Avenue.
4. Public utilities, e.g. gas, power, communication, etc. are to be relocated.
5. Per CMC 17.19.040.C.1 all utilities to serve the proposed development are to be placed underground.
6. There are existing overhead utilities located along the east side of NE Everett Street. The utility lines from the existing poles to serve the proposed development on the west side are to be placed underground.
7. There is an existing streetlight on the west side of NE Everett Street that will need to be removed.
8. The applicant is required to relocate any conflicting underground city utilities, such as water, sewer, and storm that are located in NE Everett Street.
9. An access and maintenance easement to the city is to be recorded over and under the water, sewer, and storm mains in NE Everett Street.

General Requirements:

1. Civil site improvement plans shall be prepared in accordance with the Camas Design Standards Manual (CDSM) and CMC 17.19.040, by a Washington State licensed Civil.
2. **Civil plans required with the Land-use application are to include the sizes of all existing utility mains, e.g. water, sewer, storm, and sizes of proposed on-site utility mains, e.g. water, sewer, and storm, when applicable.**
3. **Final civil construction plans are submitted after Planning issues the land-use decision.**
4. **After the land-use decision is issued, the applicant is to submit the Civil construction plans via the online portal at [www.cityofcamas.us/Permits](http://www.cityofcamas.us/Permits).**

- a. Final civil construction documents are to be submitted via the 'Civil Construction Application'.**
- 5. Building permit applications are NOT to be submitted prior to the issuance of the Land-use decision and the 'Civil Construction Application'.**
  - 6. Building permits are not to be issued prior to engineering plan approval.**
  7. CDev Engineering Dept. is responsible for plan review (PR) and construction inspection (CI) of the civil site improvements outside of building footprints.
  8. A 3% PR&CI fee is collected by engineering for all infrastructure improvements.
    - a. A stamped preliminary engineer's estimate shall be submitted with the submittal of the site improvement plans for first review.
    - b. Engineering staff will review and approve the engineer's estimate, prior to invoicing.
    - c. Payment of the 1% plan review (PR) fee shall be due prior to the start of the first review.
    - d. Payment of the 2% construction inspection (CI) fee shall be due prior to civil plan approval and release of approved plans to the applicant's consultant.
    - e. Under no circumstances will the applicant be allowed to begin construction prior to construction plan approval.
  9. **Final acceptance is issued by the Community Development Engineering Dept.**
  10. Regulations for installation of public improvements, improvement agreements, bonding, final platting, and final acceptance can be found at CMC 17.21.
  11. The applicant will be responsible for ensuring that private utilities; underground power, telephone, gas, CATV, interior street/parking lighting, and associated appurtenances are installed.

**Traffic/Transportation:**

1. A transportation impact analysis (TIA) may be required if the development generates 199 average daily trips (ADTs) or more.
  - The applicant is to provide a summary of generated trips prepared by a Traffic Engineer for the proposed development, including the proposed public meeting room.
2. The traffic engineer is also to provide a memo addressing:
  - Site distance at the egress from the site onto NE 3<sup>rd</sup> Avenue.
  - Address movement conflicts with existing nearby intersections, which may include analysis for additional emergency traffic signaling.
  - Provide a circulation plan showing the wheel path of the largest emergency vehicle that would ingress and egress the site from NE 3<sup>rd</sup> Avenue.
    - i. Apparatus maneuvering shall not encroach into NE 3<sup>rd</sup> Avenue aka SR 500.
  - Provide trip AM and PM Peak distribution to and from the site based on the proposed use.
3. The applicant is to contact WSDOT concerning the following:
  - Emergency egress from the proposed development onto NE 3<sup>rd</sup> Avenue may need controller adjustments to the existing signals at NE 3<sup>rd</sup> Avenue and NE Dallas Street.
  - A westbound signal may be required on the west side of NE Everett Street at the intersection of NE 3<sup>rd</sup> Avenue.
4. WSDOT has requested that pedestrian access control be considered for the crossing of NE 3<sup>rd</sup> Avenue at NE Everett Street. The WSDOT contact is Martin Fuest, martin.fuest@wsdot.wa.gov.

**Streets:**

1. The proposed development is located on NE Everett Street between NE 3<sup>rd</sup> and NE 4<sup>th</sup> Avenues.
2. The applicant is proposing to vacate NE Everett Street between NE 3<sup>rd</sup> and NE 4<sup>th</sup> Avenues.

3. The applicant will be required to meet CMC 17.19.040.B.1 and B.2 as it relates to streets, which about the perimeter of the proposed development. These improvements are as follows:
  - a. NE 3<sup>rd</sup> Avenue:
    - i. The applicant is to maintain an ADA accessible pedestrian pathway on the north side of NE 3<sup>rd</sup> Avenue along the proposed frontage improvements.
    - ii. The applicant is required to install directional curb ramps on the north side of NE 3<sup>rd</sup> Avenue to align with the receiving ramps on the south side of NE 3<sup>rd</sup> Avenue and NE Everett Street.
  - b. NE 4<sup>th</sup> Avenue:
    - i. The applicant is to maintain an ADA accessible pedestrian pathway on the south side of NE 4<sup>th</sup> Avenue along the proposed frontage improvements and along the east side of the proposed improvements.
4. Provide an exception request for the substandard spacing between the ingress and egress driveways on NE 3<sup>rd</sup> Avenue. The minimum spacing on an arterial is 660 feet. The code reference for the exception request is CMC 17.19.040.B.11.b.

#### Stormwater:

1. The site of the proposed development is 37,026 sf (0.85 acres) in size, which includes a portion of NE Everett that is proposed to be vacated, per the applicant.
2. The applicant shall submit a preliminary stormwater report (PTIR) in accordance with CMC 14.02 Stormwater Control and Ecology's *2024 Stormwater Management Manual for Western Washington (2024 SWMMWW)*.
3. Stormwater treatment and detention shall be designed in accordance with the latest edition of Ecology's *Stormwater Management Manual for Western Washington (2024 SWMMWW)*.
4. Refer to Ecology's *Figure I-3.2 Flow Chart for Determining Requirements for Re-Development (Vol. I, Chapter 3, Page 110)*.
  - a. All re-development projects shall comply with Minimum Requirement (MR) #2 – submittal of Stormwater Pollution Prevention Plan (SWPPP). Contact Building Department for a copy of the *Abbreviated Construction SWPPP* form.
  - b. If the project adds 2,000 sf or more, of new plus replaced hard surface area or if the land disturbing activity totals 7,000 sf or greater, then Minimum Requirements (MR) 1- 9 will apply.
  - c. Provisions are to be made for roof downspout controls. Stormwater from downspouts is not to be directed onto adjoining parcels. Reference Ecology's latest edition of the SWMMWW for roof downspout controls.
5. The applicant is to address any impacts to stormwater runoff on NE 3<sup>rd</sup> Avenue along the proposed frontage improvements and any impacts to NE Everett Street.
6. A designated concrete washout area (BMP C154, Vol. II, Chap. 4, pgs. 363-367) is to be shown on the site plans. The washout area is to be removed prior to issuance of final occupancy.

#### Erosion Control

1. The parcel is 37,026 sf (0.85 acres) in size per the applicant.
2. This parcel is less than one acre. Therefore, it will not require an Erosion Control Bond or an NPDES Construction Stormwater General Permit from Ecology.
3. The applicant will be responsible for all erosion and sediment control measures to ensure that sediment laden water does not leave the site or impact adjacent parcels.
4. Mud tracking onto the road surface is discouraged and any mud tracking is to be cleaned up immediately.

#### Water:

1. There is an existing 6-inch ductile iron water main located on the south side of NE 3<sup>rd</sup> Avenue.

2. There is an existing 1-inch water service and meter from the main in NE 3<sup>rd</sup> Ave that services the existing Annex building, the applicant is proposing to use this existing service for domestic water.
  - a. If the existing service is not sufficiently sized to supply water to the proposed development, the applicant will be required to abandon the existing water service, upsize, and tap a new domestic water service.
3. There is an existing 12-inch cast iron water main located on the north side of NE 4<sup>th</sup> Avenue.
4. There is an existing 2-inch water service and meter from the water main in NE 4<sup>th</sup> Ave that also serves the annex building, the applicant is proposing to use this service for the fire line.
  - a. If the existing service is not sufficiently sized for the fire line, the applicant will be required to abandon the existing water service, upsize and tap a new water service for the fire line.
5. The applicant shall demonstrate that there are adequate fire flows available for the development.
6. Trenching and surface restoration on the adjacent streets is to be per CDSM Details G2 and G2A.
7. A 10-foot separation shall be maintained, within the right-of-way, between water services and sanitary sewer laterals.
8. Taps are to be performed by a tapping contractor approved by the City's Water/Sewer

#### Sanitary Sewer:

1. There is an existing 8-inch HDPE gravity sewer main located near the center of NE 3<sup>rd</sup> Avenue.
2. There are (2) existing 6-inch sanitary laterals to the existing property from the sewer main in NE 3<sup>rd</sup> Avenue.
3. There is an existing 8-inch HDPE gravity sewer main located on the west side of NE Everett Street.
4. There is an existing 6-inch sanitary lateral to the existing property from the sewer main in NE Everett Street.
5. The applicant is to verify that the existing sewer laterals have sufficient capacity to serve the proposed development.
6. If the existing sewer laterals are undersized for the proposed development, the applicant will be required to abandon the existing sanitary sewer laterals and tap a new sanitary sewer lateral.
7. The proposed solid waste enclosure will be required to have a drain connected to the sanitary sewer system.
8. Trenching, backfill, and surface restoration on NE 3<sup>rd</sup> Avenue will be required, per CDSM Detail G2 and G2A.
9. A 10-foot separation shall be maintained between water and sanitary sewer lines.

#### City Approved Tapping Contractors:

1. A&A Drilling Services, Inc (water & pressure sewer):  
16734 SE Kens Ct. #B, Milwaukie, OR 97267, 800-548-3827,  
<http://www.aadrilling.com>
2. Ferguson Waterworks (water only):  
14103 NW 3rd Court, Vancouver, WA 98685, 360-896-8708,  
<https://www.ferguson.com/branch/nw-3rd-ct-vancouver-wa-waterworks>

#### Garbage and Recycling:

1. Garbage and recycling receptacles are to be located at the public right-of-way for pickup.

#### Parks/Trails:

1. Not applicable.

**Impact Fees & System Development Charges (SDCs):**

1. This development is in the South District.
2. Impact fees and SDCs are collected at time of building permit issuance.
3. The impact fees and SDCs noted below are for informational purposes only.
4. **Impact fees and SDCs are adjusted on January 1<sup>st</sup> of each year.**

**Impact Fees for 2025 (South District):****Commercial:**

1. Traffic Impact Fees (TIF) - \$4,143.00 per PM Peak Hour Trip
  - a. Fees calculated based on Land Use Code (LUC)
2. School Impact Fees (SIF) – Not applicable
3. Park/Open Space (PIF) – Not applicable
4. Fire (FIF) - \$0.92 psf

**System Development Charges (SDCs) – 2025 Charges:**

1. Water – Commercial
  - a. ¾" meter - \$9,337.00 + connection fee
  - b. 1" meter - \$15,560.00 + connection fee
  - c. 1.5" meter - \$31,119.00 + connection fee
2. Sewer – Commercial based on water meter size
  - a. ¾" meter - \$7,407.00 + inspection fee
  - b. 1" meter - \$12,344.00 + inspection fee
  - c. 1.5" meter - \$24,688.00 + inspection fee

<b><u>BUILDING DIVISION</u></b>	<b><u>BRIAN SMITH (360) 817-7243 bsmith@cityofcamas.us</u></b>
<ol style="list-style-type: none"> <li>1. The structure will be reviewed under the most current building codes as adopted by the State of Washington.</li> <li>2. A demo permit is required for the demolition of the existing building.</li> <li>3. The structural plans shall be prepared and stamped by a <u>Structural</u> Engineer licensed by the State of Washington.</li> <li>4. The Fire Station will be considered Risk Category IV buildings per IBC Table 1604.5.</li> <li>5. A copy of the geo technical report is required at time of the building permit submittal.</li> <li>6. The architectural plans shall be prepared and stamped by a State of Washington licensed architect.</li> <li>7. Separate permits from the Camas/Washougal Fire Marshal's office may be required, contact the Fire Marshal's Office to confirm.</li> <li>8. Impact fees and System Development charges will be applicable.</li> </ol>	

**Building Division Responses to Questions Proposed by Applicant****Planning Department**

4. A passenger drop off space is provided. Is this acceptable, or is parking required? If required, what are the ADA accessibility and EV charging station requirements?

**Building Division Response: Accessible parking will be reviewed based on new parking provided in accordance with 1106 of the IBC.**

a. Is the project exempt from providing EV charging stations per WAC 427.1?

**Building Division Response: EV Charging is required by IBC 429**



## **Building Department**

a. Verify the following approach is acceptable:

i. The firefighter kitchen and toilet/showers are designed to be “adaptable for future ADA compliance”. The kitchen counter will be designed for future lowering to provide an ADA compliant sink and workspace (36” to 34”). Blocking will be installed at showers for the future installations of ADA compliant grab bars and seats. The “adaptable approach” is consistent with the Department of Justices’ “Guidance on 2010 Standards “Title ii” (page15) which is specific to the residential nature of the fire station.

**Building Division Response: Submit the DOJ guidance to the Building Official for review prior to building permit submittal.**

ii. Mixed Occupancy Types: B, R-3, S-1 & S-2

**Building Division Response: No objection, will be reviewed under the building permit.**

iii. Using IBC 508.3 Nonseparated Occupancy Approach

**Building Division Response: No objection will be reviewed under the building permit.**

iv. Per IBC 420.2 and 708 Fire Partitions are required between sleeping rooms – ½ hour for sprinkler reduction. A ½ hour assembly is required at the sleeping room floors and for separation of occupancies below.

**Building Division Response: If the building is V-B Construction and sprinklered per NFPA 13, per IBC 708.3, 1/2 HR Rating okay.**

v. One-hour fire-resistive assemblies between sleeping rooms and apparatus bay per WAC 296-305-06507

**Building Division Response: If the provisions of WAC 296-305-06507 are more stringent than the requirements found in the IBC under WAC 51-50, traditionally speaking the more stringent requirements would apply.**

vi. IBC Table 1020.1 Corridor for sleep rooms is not required to be rated as we have less than 10 sleep rooms per floor.

**Building Division Response:**

b. The owner seeks an exception to the 2021 WSEC for heating of the apparatus bay garage. Natural Gas-fired radiant heat is the most efficient and effective way to heat this unique space. This system heats the objects in the space, not the air. A fire station apparatus bay garage is a space where vehicle bay doors open regularly for emergency response. A heat pump system would heat the air and that air would be lost every time the firefighters responded to a call. The owner is asking for a modification to 2021 WSEC C403.1.4 per Exception 9 as the apparatus bay garage cannot be practically served by a heat pump.

**Building Division Response: No objection to this request.**

c. Will the exterior egress path from the admin wing to the south need to be ADA accessible?

**Building Division Response: Accessible means of egress is required per IBC 1009.1. Each accessible means of egress shall be continuous to a public way per IBC 1009.2.**

d. Is a deferred submittal for the fire alarm acceptable?

**Building Division Response: Yes, deferred submittals for Fire Alarms, Sprinklers, Plumbing and Mechanical permits are acceptable.**

e. Confirm grease interceptor is not required for kitchen sink

**Building Division Response: A grease interceptor is not specifically required by the uniform plumbing code.**

f. What is the required number and adjacencies of drinking fountains?

**Building Division Response: Required per IBC 2902.5.**

g. Is the apparatus bay considered a wet location requiring GFI protection? If so, is an exception possible for the OH receptacles serving apparatus?

**Building Division Response: Electrical per Labor and Industries.**

h. Is the commissioning plan required to be included in the permit submittal?

**Building Division Response: Okay to defer plan per C408.**

i. Cooking will be residential in nature and only by and for the firefighters. Will a residential range be acceptable?

**Building Division Response: Further discussion with owner and design team will be required prior to building permit submittal.**

j. Is a certificate of water availability and fire flow available?

**Building Division Response: Contact Camas/Washougal Fire Marshals Office.**

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#### **FIRE DEPARTMENT**

**RANDY MILLER (360) 834-6191 FMO@cityofcamas.us**

No building or structure regulated by the building and/or fire code shall be erected, constructed, enlarged, altered, repaired, moved, converted or demolished unless a separate permit for each building or structure has first been obtained from the CWFMO Camas Municipal Code 15.04.030.D.12.a

Any inadvertent omission or failure to site or include any applicable codes or code language by the Fire Marshals office or the City shall not be considered a waiver by the applicant.

- 1) Multiple permits with the Camas-Washougal Fire Marshals Office (CWFMO) will be required as this project advances. The following is a list of potential permits, other permits may be needed based on the new construction submittal.
- 2) Please coordinate with our office (360-834-6191 option 5, DFM Randy Miller or [FMO@cityofcamas.us](mailto:FMO@cityofcamas.us)) the dates for demolition so that our fire crews may have the opportunity to do skills training that may involve destructive evolutions to the building.

#### **Required and Potential Permits with the Camas Washougal Fire Marshals Office**

- a. Site Plan submitted through planning.
- b. New Construction Permit required including spec sheets and any explanatory materials necessary to facilitate the review.
- c. Underground Storage Tank decommissioning permit if tanks discovered on property.
- d. NFPA 24 Fire Main Underground Permit required **MINIMUM LEVEL "U" LICENSE OR GREATER REQUIRED FOR ONSITE INSTALLATION**. NO Exceptions Level three fire sprinkler contractor minimum design.
- e. NFPA 13 Above Ground Fire Sprinkler System Permit required. WA State licensed contractor minimum level III fire sprinkler certification required.
- f. Flow Test Permit required with the CWFMO to establish accurate numbers for fire sprinkler design. Numbers shall not be provided from the City of Camas. Numbers to be established

- by a WA State level three fire sprinkler contractor, Fire Protection Engineer or other approved entity.
- g. NFPA 72 Fire Alarm System Permit required. WA State Minimum level III fire sprinkler contractor required. NICET II for acceptance testing.
    - i. A voice evac system is **strongly** encouraged for ease of annual testing, decreased stress on fire crews during annual testing or on alarm. The cost difference between traditional three temporal horns and horn strobes is minimal according to contractors we have researched with and the elimination of low frequency notifiers required in dorm rooms replaced by voice evac devices also helps to offset the cost of these devices.
  - h. If installed an NFPA 110 Generator Permit with the CWFMO is required.
  - i. IFC 510 Emergency Responder Radio Coverage System Permit, this likely will not apply however it is a possibility you need to consider and be prepared for.
  - j. NFPA 17A Hood Suppression system permit required..
  - k. When applicable CO2 permit required typically utilized for beverage dispensing.
  - l. IFC CH 33, Fire Safety during construction. Contractor will be responsible to develop and implement a fire prevention program throughout the construction process.
  - m. Operational permit for any hot-work performed onsite.
  - n. Any onsite refueling operations for equipment.