



## 2. Pre-Application Conference Report



## PRE-APPLICATION MEETING NOTES

Camas Woods

PA23-30

Thursday, November 16, 2023

1:30pm, City Hall (meeting via zoom)

616 NE 4<sup>th</sup> Ave. Camas, WA. 98607

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<b>Applicant:</b>	Camas Woods, LLC
<b>City of Camas:</b>	Madeline Sutherland, Planner Robert Maul, Planning Manager Anita Ashton, Project Manager Engineering Brian Smith, Building Official Randy Miller, Fire Marshal
<b>Location:</b>	Parcel Numbers: 17814000, 178108000, 178169000, 178159000
<b>Zoning:</b>	North Shore Mixed Use, NS Residential-High Density, NS Residential-Low Density, Parks/ Open Space
<b>Description:</b>	The applicant is proposing to construct a 229 lot subdivision, mixed use buildings with 64 apartment units, and associated street and other site improvements.

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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

**MADELINE SUTHERLAND (360) 817-1568**

Applicable codes for this proposal include Title 16 Environment, Title 17 Land Development, and Title 18 Zoning of the Camas Municipal Code (CMC), which can be found on the city 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 October 26, 2023:

### 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. Preliminary Subdivision Review	\$7,848 + \$250 per lot
2. Site Plan Review	\$4,435 + 34 per unit + \$68 per 1,000sf of GFA
3. Major Design Review	\$2,598
4. SEPA	\$886
5. Critical Areas Review ( <i>for each type</i> )	\$848
6. Archaeological Review	\$150
7. Fire Department Review	\$460

Fees for building permit are collected at the time of the building permit application. 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 approvals 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 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 sets and an electronic copy (send as a PDF by email or on a disc).
6. Copy of the pre-application meeting notes.
7. A development sign must be posted on site per CMC Section 18.55.110.H (1-5).

### Subdivision Preliminary Plat

The preliminary plat for a subdivision is a Type III permit process, where the examiner renders the final decision. A complete application must include the materials in CMC 17.11.030. The narrative must address the approval criteria in Subsection D. The following comments are based on the submittal:

- The lots must meet the dimensional standards for the north shore zones,
- The boundaries of each zone should be shown on the preliminary plat as reference,
- Stormwater facilities may not be located in the park and open space zones,
- A pedestrian connection to the school may be required to meet cross-circulation requirements.

### Site Plan Review

Per CMC 18.24.020.A, "*All new development within the Mixed Use (MX) zone shall submit a site plan review application in accordance with CMC Chapter 18.18 Site Plan Review of this title.*" The site development approval process will be considered under a Type II site plan, which is an administrative process. The application for Site Plan Review shall contain the information outlined in CMC 18.18.040(A-J). The application shall address in a narrative the criteria for approval CMC 18.18.060 (A-F). Building height, setback, and lot coverage can be found in CMC 18.09.0030 Table 1.

### Major Design Review

Design Review is required for all new development within mixed use zones and multifamily development per CMC 18.19.020. The standards applicable to this property for Design Review are found in the North Shore Design Review Manual.

A submittal for Design Review should include a site plan drawing, a detailed landscape plan, exterior building materials and colors, elevation views and lighting specifications and plan. A final design review decision may be consolidated and issued with the Site Plan Review decision.

### Landscaping Regulations and Tree Retention

Landscaping standards shall apply to all new land divisions per CMC 18.13.020.B.1. A Landscape, Tree and Vegetation plan must be submitted pursuant to CMC 18.13.040.A. A Tree Survey is required per CMC 18.13.040.B and must be prepared by a certified arborist or professional forester pursuant to the requirements outlined in CMC 18.13.045. A minimum 30-unit tree density per net acre is required in the Northshore area and needs to be incorporated in the overall landscape plan per CMC 18.13.051.A.

CMC 17.19.030.C.1, Buffer Between Uses. *“Where single-family residential lots are to be adjacent to multiple-family, commercial or industrial land use districts, and where natural separation does not exist, adequate landscape buffer strips and/or solid fences for purposes of buffering sound, restricting access, pedestrian safety and privacy shall be provided.”*

### Critical Areas

Clark County GIS mapping identifies wetlands within the subject property. As such, a critical areas report is required if the proposed development is within or adjacent to (within 200-feet) a critical area per CMC Section 16.51.130. The general requirements for a critical areas report are found in CMC Section 16.51.140. The City’s code contains additional requirements for each type of critical area.

- The critical areas report requirements for wetlands are found in CMC 16.53.030. The report shall be prepared by a qualified professional such as a biologist.
  - A preliminary mitigation plan is required if there will be impacts to the critical area.

### SEPA

The proposed development is not categorically exempt from the requirements of the State Environmental Policy Act (SEPA) per CMC Section 16.07.020.A as the proposed is more than ten multi-family residential units. The current SEPA environmental checklist is on the website.

### Archaeological Review

The site is located in an area of low-moderate probability for the presence of archaeological objects and therefore an archaeological predetermination is required if there are artifacts located within a 1/4 mile per CMC Section 16.31.070.A. Submit proof of mailing or emailing the tribes per CMC 16.31.160.

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### ENGINEERING DIVISION

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

#### General Requirements:

1. The proposed development will be located in the North District and subject to the North Shore design standards, as well as the *Camas Design Standards Manual (CDSM)* and CMC 17.19.040.
2. Civil site construction plans shall be prepared by a licensed Washington State Engineer.
3. The Community Development Engineering Dept. is responsible for plan review (PR) and construction inspection (CI).
4. A 3% PR&CI fee is collected by engineering for all infrastructure improvements.

- a. A stamped preliminary engineer's estimate shall be submitted to the CDEV Engineering Dept prior to or with submittal of plans for first review.
    - i. The first review submittal shall consist of three (3) full size sets and one (1) half size set of the engineering plans, and one (1) hard copy of the final TIR.
  - b. Payment of the 1% plan review (PR) fee shall be due prior to the start of the first review.
  - c. Payment of the 2% construction inspection (CI) fee shall be due prior to construction plan approval and release of approved plans to the applicant's consultant.
  - d. Under no circumstances will the applicant be allowed to begin construction prior to construction plan approval.
5. **Engineering site improvements plans are not to be submitted until after the land-use decision is issued.**
6. **Per CMC 17.21.060.H Except for one sales office or one model home, building applications will not be accepted until after Final Acceptance has been issued for all infrastructure improvements.**
7. **Final acceptance is issued by the Community Development Engineering Dept.**
- 8. Any existing wells, septic tanks, and septic drain fields shall be decommissioned in accordance with State and County guidelines per CMC 17.19.020 (A3).
  - 9. The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting, and traffic control markings for the proposed development.
  - 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 Impact Studies:**

- 1. A transportation impact study (TIA) is required as the proposed development will result in 200 vehicle trips per day (VPD) or more.
- 2. The transportation impact study (TIA) shall be prepared in accordance with the City's adopted *Traffic Impact Study Guidelines* as outlined in the CDSM Chapter I Support Documentation and the latest edition of the *ITE Manual* (11<sup>th</sup> Edition).
- 3. Developments generating 700 VPD or more on internal roads shall be required to provide for a Neighborhood Traffic Management Plan (NTM) in accordance with the CDSM.
- 4. The applicant will be required to have a traffic engineer analyze the following:
  - a. Site distance access (es) at the intersections of:
    - i. NE Everett Street (SR 500) and SE 8th Street.
    - ii. NE Everett Drive and NE Everett Street (SR 500).
    - iii. NE Everett Drive and SE 9<sup>th</sup> Street.
  - b. A traffic circulation plan showing on-site movements, and ingress and egress to the proposed development, per CMC 17.19.040 (B.10.a).
  - c. Address movement conflicts with nearby intersections, left-turn pocket analysis on NE Everett Street (SR 500) at SE 8<sup>th</sup> Street and NE Everett Drive at the proposed access locations, and applicable private driveways along NE Everett Street (SR 500) and NE Everett Drive.

- d. Analyze turn movements at both accesses, including storage lanes for turns.
5. Provide trip AM and PM Peak distribution to and from the site.
6. Camas requires offsite intersections to be analyzed based on the trip distribution out to a threshold of 20 new trips per intersection.
7. WSDOT requires all offsite intersections to be analyzed based on the trip distribution out to a threshold of 10 new trips per intersection along SR 500.
8. The City of Vancouver requires trip distributions:
  - a. NE 13<sup>th</sup> Street and NW Goodwin Road.
  - b. NE 13<sup>th</sup> Street and NE 192<sup>nd</sup> Avenue.
  - c. NE 192<sup>nd</sup> Avenue south to SR 14.
  - d. NE 192<sup>nd</sup> Avenue north to NE 18<sup>th</sup> Street.
9. The preliminary TIA will be reviewed by both City of Vancouver and WSDOT.

Streets:

1. On-site street improvements will be subject to the North Shore Design Standards, which will be added to the design standards manual.
2. WSDOT Design Standards Manual 1300 Section 5 to be followed if pavement additions required for SR500 improvements.
3. The proposed development is located on the east side of NE Everett Street (SR 500) and NE Everett Drive.
4. NE Everett Street (SR 500) is classified as an existing 2-lane arterial in the vicinity of the proposed development per the City's *2016 Transportation Comp Plan*.
  - a. NE Everett Drive is classified as an existing 2-lane local road per the City's *2016 Transportation Comp Plan*.
  - b. SE 8<sup>th</sup> Street is an unimproved private road to several existing single-family residences.
5. Per CMC 17.19.040.B.1, the applicant will be required to:
  - a. SE 8<sup>th</sup> Street is to be full width, full depth road improvement from the proposed development to NE Everett Street (SR 500).
  - b. Construct full depth half-width street improvements along:
    - i. NE Everett Drive frontage,
    - ii. Proposed SE 9th Street with minimum 24-feet-wide paved surface,
    - iii. Proposed Road F where they abut adjacent parcels with a minimum 24-feet-wide paved surface.
  - c. All half-width street improvements are to be constructed with a minimum 24-foot-wide paved surface to allow for 2-way traffic movements.
  - d. Proposed interior roads are required to meet the minimum public road standards per the CDSM, Table 2 Public Roadways.
  - e. As shown, the proposed 52-foot ROW width and 28-feet paved surface requires approval from the city engineer, which limits on-street parking to one side only.
  - f. A 60-foot ROW width and 36-feet of paved surface would allow for parking on both sides of the street.
6. Per CMC 17.19.040.B.5, the applicant will be required to:
  - a. Dedicate sufficient right-of-way for full depth half-width street improvements along NE Everett Drive, proposed Road F, and SE 9th Street.

- b. Dedicated the minimum 60-foot right-of-way width along SE 8<sup>th</sup> Street if the right-of-way as shown on Clark GIS has not been dedicated.
  - c. Right-of-way dedication for the proposed interior roads shall be per the CDSM, Table 2 Public Roadways.
  - d. Dedicate right-of-way and/or construct a future road stub to the Camas High School property.
- 7. Per CMC 17.19.040.B.6 Extension, the proposed SE 8<sup>th</sup> Street shall be full width full depth street improvements from the western property line of the proposed development to the frontage of NE Everett Street (SR 500).
  - a. SE 8<sup>th</sup> Street shall be improved per Table 17.19.040-2, Street B.
  - b. Applicant to determine ownership status of SE 8<sup>th</sup> Street that appears to be dedicated 60-foot right-of-way.
- 8. Per CMC 17.19.040.B Table 17.19.040-1 - Minimum Private Street Standards:
  - a. C. Access to five or more dwelling units, over 100-feet and under 300-feet as measured from the centerline of the adjacent road to the center of the cul-de-sac, requires 42-foot tract, 28-feet pavement, sidewalks and planter strips on both sides, and parking on one side only.
  - b. Proposed Tract D as shown is to meet minimum Private Street Standard C.
  - c. Per CMC 17.19.040.B.9 Proposed Tract D is to be at a perpendicular alignment to SE 8<sup>th</sup> Street.
- 9. Per CDSM, Table 3 - Access Spacing Standards:
  - a. The minimum intersection setback from an arterial is 300-feet, as measured from the centerline of the adjacent street to the proposed access road.
  - b. As proposed, the intersection of SE 9<sup>th</sup> Street at NE Everett Drive is approximately 200-feet from the centerline of NE Everett Street (SR 500).
  - c. The proposed intersection of NE 9<sup>th</sup> Street at NE Everett Drive does not meet the minimum setback standard from NE Everett Street (SR 500) and is not supported by staff nor WSDOT.
  - d. The intersection of NE Everett Drive and SE 9<sup>th</sup> Street is to be located a minimum of 300-feet from NE Everett Street (SR 500) and NE Everett Drive.
- 10. Proposed public Road D as shown exceeds the maximum block length of 600-feet. Per CMC 17.19.040.B.10.b.i a midway pedestrian connection shall be provided.
- 11. SE 8<sup>th</sup> Street and proposed SE 7<sup>th</sup> Street should align at proposed Webberley Road.
- 12. Proposed SE 6<sup>th</sup> Street and proposed Road F do not meet CMC 17.19.040.B.9 alignment requirements.
- 13. As shown the northwest leg of proposed SE 6<sup>th</sup> Street is in excess of 300-feet to the end of the cul-de-sac, which would require a pedestrian/bicycle connection to the nearest available street or pedestrian oriented use.
- 14. What is the applicant's intent where proposed Webberley Road is shown leaving the applicant's property and extended across parcel number 178105000? Who owns the triangle?
- 15. Street tree planting is required in accordance with CMC 17.19.030 (F).
- 16. Off-street parking requirements are to be per CMC 18.11.100.
- 17. LED street lighting is to be installed along all street frontages within and adjacent to the proposed development, in accordance with CDSM.

Stormwater:

1. The site of proposed development is approximately 36.12 acres.
2. The applicant shall design a stormwater treatment and detention system and a preliminary stormwater report (TIR) in accordance with CMC 14.02 Stormwater Control and the most current edition of **Ecology's Stormwater Management Manual for Western Washington** (*latest edition 2019 SWMMWW*).
3. Refer to Ecology's *Figure I-3.1 Flow Chart for Determining Requirements for New Development (Vol. I, Chapter 3)*.
  - a. As the project will result in 5,000 sf, or greater, of new plus replaced hard surface area; than Minimum Requirements (MR) #1- #9 will apply.
4. Per CMC 17.19.040.C.3.a Stormwater facilities are to be placed in a Tract, with right-of-entry to the City for inspection purposes.
5. Per CMC 14.02.090 ownership and maintenance of onsite stormwater facilities will be the responsibility of the Owner/HOA, per CMC 17.19.040 (C3).
6. Public and private storm easements, if required, are to be shown on the construction drawings.
7. Provisions are to be provided for roof downspout controls. Stormwater from downspouts is not to be directed onto adjoining parcels. Reference Ecology's latest edition of the SWMMWW (2019) for roof downspout controls and CMC 14.02 and 17.19.040.C.

Erosion Control

1. The site of proposed development is approximately 36.12 acres.
2. As the land-disturbing activities are greater than one acre, the applicant will be required to obtain an *NPDES Construction Stormwater General Permit* from Ecology, which includes the *Stormwater Pollution Prevention Plan (SWPPP)*.
  - a. Copies of both are to be submitted to Engineering prior to any land-disturbing activities.
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. Per CMC 17.21.030.B an erosion and sediment control (ESC) bond, in the amount 200% of the engineer's estimate for ESC measures, is to be submitted prior to any land-disturbing activities.
5. Mud tracking onto the road surface is discouraged and any mud tracking is to be cleaned up immediately.

Water:

1. There is an existing 10-inch ductile iron water main located in NE Everett Street (SR 500).
2. There is an existing water easement that bisects the proposed development.
  - a. The applicant is to work with staff to determine if the existing waterline located in the easement can be relocated or abandoned.
3. The applicant will be required to design and construct a minimum 8-inch ductile iron water main from NE Everett Street (SR 500) to serve the proposed development.
4. Per CMC 17.19.040.C.4.a the applicant shall provide a separate 1-inch water service and install water meter boxes for each of the single-family residential lots located within this development.



5. Per CMC 17.19.040.C.4.c the applicant shall provide a separate water service for each of the proposed multi-family buildings and commercial improvements.
6. There is an existing fire hydrant on the intersection of NE Everett Street (SR 500) and SE 8<sup>th</sup> Street, and at the intersection of NE Everett Drive and SE 9<sup>th</sup> Street.
  - a. The applicant will be required to provide new fire hydrants located within the proposed development, per the CDSM and the FMO.
7. An onsite water sampling station will be required.
8. Separate irrigation services, irrigation meters, and backflow prevention devices will be required.
  - a. Irrigation meters are to be owned by the HOA and/or commercial and multi-family improvements.
9. Applicant shall demonstrate that there are adequate fire flows available for the development.
10. The tap on the existing water main is to be performed by a tapping Contractor approved by the City's Water/Sewer Dept. Approved list of Contractor's provided below.
11. Trenching, backfill, and surface restoration on all existing roads will be required, per CDSM Detail G2 and G2A.
12. A 10-foot separation shall be maintained between water and sanitary sewer lines.

#### Sanitary Sewer:

1. There is an existing 10-inch sanitary sewer force main on the north side of NE Everett Street (SR 500), approximately 760-feet south of the intersection of NE Everett Street (SR 500) and NE Everett Drive.
  - o Staff is not in support of extending and discharging into the existing 10-inch force main in NE Everett Street (SR 500), as indicated on the preliminary utility plan.
2. There is an existing 8-inch conventional sanitary sewer force main near the intersection of NE Everett Street (SR 500) and SE Leadbetter Road, approximately 1,800-feet south of the intersection of NE Everett Street (SR 500) and NE Everett Drive.
3. Staff is in support of an on-site conventional gravity sewer system with lift station to serve the proposed development.
  - o The proposed STEP system and STEP tanks to serve the proposed development are not supported by staff.
4. Trenching, backfill, and surface restoration on all impacted roadways are required, per CDSM Detail G2 and G2A.
5. 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 3<sup>rd</sup> Court, Vancouver, WA 98685, 360-896-8708,  
<http://www.ferguson.com/branch/nw-3rd-ct-vancouver-wa-waterworks>

Parks/Trails:

1. See the 2022 Parks & Open Space Plan

Garbage & Recycling:

1. Garbage and recycling receptacles for SFR are to be placed at the city right-of-way/sidewalks for pickup.
2. Locations for garbage and recycling receptacles for multi-family and commercial sites are to be approved by the garbage and recycling providers.

Impact Fees & System Development Charges (SDCs):

1. The proposed development is in the North District.
2. Impact Fees and SDCs are collected at the time of building permit issuance.
3. Impact fees and SDCs are adjusted on January 1<sup>st</sup> of each year.

Impact Fees for 2023:

1. Single Family Detached:
  - a. Traffic Impact Fees (TIF) - \$9,983.00
  - b. School Impact Fees (SIF) (Camas) – \$6,650.00
  - c. Park/Open Space Impact Fees (PIF) – \$5,801.00
  - d. Fire Impact Fees (FIF) - \$0.68 sf
2. Apartment (per DU):
  - a. Traffic Impact Fees (TIF) - \$5,748.00
  - b. School Impact Fees (SIF) (Camas) – \$6,650.00
  - c. Park/Open Space Impact Fees (PIF) – \$5,801.00
  - d. Fire Impact Fees (FIF) - \$0.37 sf
3. Commercial:
  - a. Traffic Impact Fees (TIF) - \$10,084.00 per PM Peak Hour Trip
  - b. School Impact Fees (SIF) (Camas) – N/A
  - c. Park/Open Space Impact Fees (PIF) – Calculated
  - d. Fire Impact Fees (FIF) - \$0.88 sf

System Development Charges (SDCs) for 2023:

1. Water - SFR
  - a. 3/4" meter - \$8,975.00 + \$435.00 connection fee
2. Sewer - Residential
  - a. Residential - \$7,120.00

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1. Water – Apartment Building / Commercial
    - a. 1" meter - \$14,958.00 + \$485.00 connection fee
    - b. 2" meter - \$47,817.00 + \$2,075.00 connection fee
  2. Sewer - Commercial
    - a. 1" - \$11,866.00
    - b. 2" – \$37,971.00

**BUILDING DIVISION****BRIAN SMITH (360) 817-7243**

1. If any existing structures are to be removed, they'll need an asbestos survey and demolition permit.
2. Decommissioning of septic tanks and drain fields through Clark County Department of Health
3. Property corners shall be established by a licensed surveyor.
4. The structures will be reviewed under the most current building codes as adopted by The State of Washington.
5. The placement of buildings and structures on or adjacent to slopes steeper than one unit vertical in three units horizontal shall conform to Sections R403.1.7.1 through R403.1.7.4. A geotechnical report may be required.
6. The required fire distance between buildings and property line shall be in accordance with the International Residential Code and International Building Code, as applicable.
7. The required fire suppression system shall be in accordance with IBC and other applicable codes standards and shall be reviewed by the Camas Fire Marshal's office.
8. Storm water from adjacent properties and existing developments should be taken into consideration.
9. Storm sewer disposal and connections shall be identified on the approved plans.
10. Developer shall provide a designated concrete wash out area.
11. Street Naming and Addressing will need to comply with the City of Camas Street Naming Manual and CMC 12.24 & 12.28
12. An approved monument sign for posting addresses shall be provided at all Flag lots, the monument sign, location and design a shall be noted on the Plat.
13. Building Permit applications made after March 15, 2024, will be required to comply with the 2021 Wildland Urban Interface Code as amended by the state of Washington.
14. Impact fees and System Development charges shall be applicable.
15. Estimated review for building plan review is currently 4 – 6 weeks.

**FIRE DEPARTMENT****RANDY MILLER (360) 834-6191**

- 1) Any existing structures scheduled for demolition may be considered for use as a fire department training burn. Contact DFM Randy Miller at the FMO for further information. 360-834-6191
- 2) Fire Sprinklers Required
  - a. NFPA 13D Residential Fire Sprinklers required in all new dwellings. Additionally, it is recommended or may be required to mitigate access or turnaround issues, to install fire sprinklers in the garages. Contact the FMO for further information.
  - b. NFPA 13R Fire Sprinklers Required in all multifamily apartment buildings.
  - c. NFPA 13 Fire Sprinkler system may be required in all new commercial buildings.
    - i. Level "U" minimum license or Level three fire sprinkler license required to bid and install the NFPA 24 Fire Main Underground.
- 3) In relation to NFPA 13D systems, if a larger water meter is required to meet fire flow and the larger meter is not required for reasons of the international residential code/building department, the SDC up-charges are waived and the minimal cost difference in the actual meter shall be paid.
- 4) In relation to 13D systems A flow switch is optional but recommended to tie into the homes security system along with an outside bell.
- 5) In relation to 13D Systems if a PRV is needed for pressures over 80 PSI on the domestic supply, it shall be installed after the fire line supply. If the pressure is over 80 PSI a PRV may be needed on the toilet supply line supplied from the fire sprinkler system.

- 6) For 13D systems, an inside bell or horn strobe is recommended (If system is not tied into a security system) Contact Randy Miller in the FMO for more information.
- 7) The water supply line from the meter into the structure shall be sized per the fire sprinkler contractors design calculations.
- 8) A new construction permit is required with the FMO for any commercial structure or apartment building. Additional permits may be required with the FMO and will be noted on the new construction permit review notes.
- 9) NFPA 72 Fire Alarm required to monitor any commercial fire sprinkler system. A fire alarm system is also required in all commercial structures 5000 sq ft or larger.
- 10) Fire Hydrants will be confirmed for FD desired locations when further design work is closer to the final product. IFC Appendix B and C provides our general guidelines for the placement of hydrants.
- 11) Witnessed hydrant flushing required with the FMO on any new fire hydrant installation.
- 12) Access roads or flag lots to be a minimum 12-foot wide paved with a 20-foot wide clearance and a minimum 13.6-foot vertical clearance. These minimums may be greater per city of Camas engineering department.
- 13) Approved Fire Department turnaround required for dead end streets or access driveway over 150 ft measured from the center line of where the access road leaves the public street.
- 14) Provide approved radiuses to access roads/driveways for tracts, flag lots, access approaches etc.
- 15) Obstructed access plan required for all private roads or flag lots serving more than one home or access tracts. Towing signs are the recommended plan unless an alternate method is provided and approved.
- 16) Any discovered underground oil or fuel storage tank requires a decommissioning permit through the Fire Marshal Office.
- 17) A propane Permit is required with the Fire Marshals Office for any tank installation over 124 gallons.
- 18) Approved address monuments required for any flag lot or access driveway. Contact the FMO for approval.
- 19) Temporary Addresses required at all times for each structure/lot until permanent address numbers are installed, please give attention to making the numbers extremely visible from the street and unlikely to be blocked by parked vehicles so emergency services can easily see and read.
- 20) To request inspections, contact the Fire Marshal's Office via *Camas Connect*. Otherwise, please call our inspection line at 360-891-6191 x1.
- 21) Please do not hesitate to contact the FMO if you have any questions. 360-834-6191 or [FMO@cityofcamas.us](mailto:FMO@cityofcamas.us)