

Chapter 12.36 GATES AND OTHER BARRIERS¹

12.36.010 Purpose of provisions.

The city council makes the following findings:

- A. From time to time the owners of real property served by private streets, driveways or commercial property desire to erect gates or other barriers restricting vehicular access on such private streets and driveways.
- B. Such gates or barriers will delay response of police, fire, medical and other public services.
- C. Gates or other traffic barriers may be permitted only when adequate provisions are made for access by fire, police, medical emergency and other public services.

(Ord. 2476 § 1 (part), 2006)

(Ord. No. 21-005, § I(Exh. A), 3-15-2021)

12.36.020 Definitions.

Unless otherwise specifically defined, the terms used in this chapter shall have the following meanings:

"City" means the City of Camas.

"Fire chief" means the fire chief of the [Camas Washougal Fire Department](#) ~~fire department of the City of Camas~~ or ~~his~~ authorized designee.

"Gate" means a movable barrier designed and constructed to prohibit or limit motor vehicle access from private property to a public street.

"Public works director" means the director of the public works department of the City of Camas or ~~his~~ authorized designee.

(Ord. 2476 § 1 (part), 2006)

12.36.030 Applicability of provisions.

The provisions of this chapter shall apply to all gates which are designed and constructed on private property and are intended to limit or restrict motor vehicular access to a public street, ~~or~~ [thoroughfare, or commercial property, and shall meet the applicable gate design standards for category A or B, except the following:](#)

- ~~A. —Gates restricting access to where there are no structures or improvements located thereon;~~
- ~~B. —Gates providing access to private property used solely for agricultural or farming purposes;~~
- ~~C. —Gates on private streets or driveways serving less than three residential dwellings;~~
- ~~D. —Gates attended by an operator at all times when the gate is in a closed position;~~

¹Note(s)—Prior ordinance history: Ord. 1907.

~~E. —Gates where there is an alternative and unobstructed access satisfactory to the city.~~

(Ord. 2476 § 1 (part), 2006)

(Ord. No. 16-027, § I, 12-5-2016)

12.36.040 Category A & B Design standards.

Gate Installation Category A means commercial properties.

All gate installations under category A must satisfy the following design standards~~ss~~:

- A. Electric gates shall be equipped with a Knox Key Switch.
- B. Non-electic or non-automatic opening gates shall have a Knox lock box containing gate access key, or utilize an approved padlock.
- C. Other Life Safety automatic adjuncts may be required as life safety needs are identified by the Fire Chief or designee.

Gate Installation Category B means 3 or more residential structures.

- A. A turnaround shall be provided adjacent to the gate. The turnaround shall allow passenger and delivery vehicles to exit the site without backing. The minimum turning radius for the turnaround shall be twenty-five feet.
- B. A sign shall be located at a point visible from the public roadway indicating "locked gate ahead."
- C. All gates shall be equipped with, but not limited to, the following gate opening components:
Strobe activation, ~~key pad~~keypad system, an approved Knox Box key switch, house activation by residents through phone, intercom, magnetic card or other approved system. When the gate is accessed by emergency services using strobe activation, the gate timer shall be set to remain open for a minimum of five minutes.
- D. All gates shall include an activation system for use by private property owners. This system shall operate independently of the emergency access ~~system, and~~system and may utilize ~~key pads~~keypads, magnetic cards, radio transmitters, cameras or other mechanisms approved by the Fire Chief or designee~~city~~.
- E. All gates shall include an auxiliary power supply which shall automatically lock the gate open in the event of a power outage. The date including month and year of battery manufacture date~~installation~~ shall be written on the battery with black permanent marker or other permanent means.
- F. There shall be an unlocked pedestrian access for all residential development gates.
- G. Gate construction shall be of wrought iron or other material approved by the city. The gate and related equipment shall be coated in a manner to prevent corrosion.
- H. The gate shall be constructed in a manner so as to allow viewing of obstructions located within the swing path of the gate.
- I. Pass codes or any other necessary access items shall be furnished at the expense of the homeowner's association as needed by local fire, police and public works departments. An approved ~~four digit~~four-digit pass code shall be provided for police and fire and a separate approved pass code shall be provided for public works. Access using ~~key pad~~keypad pass codes shall not be required to lock the gate open. Required pass codes shall not expire or "Time-Out" from non-use in the gate software program. Protocol Access requirements (#, * etc.) shall be noted/displayed on the access pad with the

use of an engraved metal sign plate or shall be included on a keypad display screen clearly seen and easily read.

~~Protocol Access (#, *) shall be noted/displayed on the access pad.~~

- J. All dwellings or structures accessed behind gates shall have residential fire sprinklers installed per NFPA 13, 13R or 13D.
- K. Tire puncture devices shall be prohibited.
- L. Gate width for each travel lane shall not be less than twelve feet clear opening. A single operating gate covering both travel lanes shall not be less than twenty feet clear opening.
- M. Gate design shall typically conform to the Camas engineering design drawing showing placement of activation ~~key pad~~keypad and dimensions for travel and ~~pull out~~pull-out lanes. Alternate means and methods may be submitted for possible approval.

(Ord. 2476 § 1 (part), 2006)

12.36.050 Permit—Required when—Application.

- A. Any person desiring to install a gate shall ~~obtain~~submit an application ~~form from~~to the public works department and a separate application ~~form from~~to the fire marshal's office. The applications shall contain the following information:
 - 1. A vicinity and site map of the proposed location for the ~~gate~~gate.
 - 2. A plan view and elevation of the gate installation illustrating gate dimensions and the direction of the swing path for the ~~gate~~gate.
 - 3. A plan view of the gate ~~turnaround~~turnaround.
 - 4. The location of the access-control ~~panel~~panel.
 - 5. Control systems information, spec sheets ~~etc.~~etc.
 - 6. The names and addresses of all property owners affected by the restricted access.
 - 7. The name, address and phone number of the ~~applicant~~applicant.
 - 8. The written consent of all property owners affected by the restricted access is required for retro gate installations not included in the original approved recorded plat. A homeowner's association owning and maintaining private roads within a development may consent for its membership. In all other instances, consent must be given individually by each property owner affected by the restricted ~~access~~access.
 - 9. Such other information as may be required by the public works department or the fire marshal's office to help facilitate a permit review.

~~B. The applications shall be signed and dated by the applicant.~~

~~C. Electric gates serving less than three homes or in a commercial application shall have an approved lockbox with toggle or key switch on the main gate.~~

(Ord. 2476 § 1 (part), 2006)

(Ord. No. 21-005, § I(Exh. A), 3-15-2021)

12.36.060 Permit—Fees.

Any person submitting an application for a gate shall pay a fire permit fee and a public works permit fee. These fees shall be in addition to any other permit, development or construction fees for the subject property.

(Ord. 2476 § 1 (part), 2006)

12.36.070 Permit—Issuance conditions.

~~Upon receipt of properly completed applications for a gate installation conforming to the standards of this chapter together with the application fees, the public works director and the fire chief or their designees shall issue permits authorizing the installation, construction and acceptance of the gate.~~ Construction or installation of a gate shall not commence until ~~the~~ public works director and the fire ~~chief~~chief, or their designees have completed reviews, ~~collected fees,~~ and issued permits.

(Ord. 2476 § 1 (part), 2006)

12.36.080 Liability limitations.

The city shall have no liability for any damage to the gate resulting from city vehicles or personnel accessing the property, whether responding to actual or false emergencies. Any damage sustained by city vehicles due to the gate installation shall be the responsibility of the party responsible for maintenance and repair of the gate.

(Ord. 2476 § 1 (part), 2006)

12.36.090 Inspection authority.

The city shall have the right to access the property ~~of Category B gates~~ to inspect the gate on a periodic basis without being liable for trespass. ~~Access to Category A gates will be coordinated with the property or business owner of the commercial property ahead of time in advance.~~

(Ord. 2476 § 1 (part), 2006)

12.36.100 Notification requirements.

- A. Provide plat statement that reads "Privacy gates will cause delays to emergency response agencies (police, fire, medical) increasing their response times to your emergency."
- B. Provide statement in the CC&R's that reads "Privacy gates will cause delays to emergency response agencies (police, fire, medical) increasing their response times to your emergency."
- C. Add addendum in escrow instructions to be signed by all homeowners prior to close of escrow that homeowners are aware that privacy gates will increase response times of emergency service providers such as police, fire and EMS resources and homeowners accept this reduced level of service as part of living in a closed community.
- D. Provide a statement to the plat and to the CC&R's that a yearly gate confidence test is required by a licensed ~~contractor~~ and approved company to ensure that all gate code requirements as noted in the City of Camas gate code are in compliance and in good working order with a copy of the testing results including any repairs to be provided to the fire marshal's office. Any gate that is past due for confidence testing shall be

locked in the open position until confidence testing is ~~completed~~[completed](#), and a copy provided to the fire marshal's office.

(Ord. 2476 § 1 (part), 2006)

12.36.110 Maintenance and repair—Responsibility.

Maintenance and repair of the gate and related equipment shall be the responsibility of the applicant. The applicant may, with the consent of the city, assign the obligation for maintenance and repair of the gate and related equipment to another person or entity, including a homeowner's association.

(Ord. 2476 § 1 (part), 2006)

12.36.120 Maintenance and repair—Time limit.

Upon notification by the city of any defects in the gate installation, the party responsible for maintenance and repair shall affect necessary repairs within ~~30 days~~[seven days](#). Repairs shall not take more than ~~30 days~~[seven](#) days to complete without prior approval from the fire marshal's office. Failure to make repairs within the specified period shall constitute a violation of the terms of the gate permit, and in such event the city may require removal of the gate and related equipment.

Gates that are malfunctioning will be reported to the fire department within seventy-two hours. Notification can be made by the homeowner's association, responsible agency or licensed repair company. Notification shall include time period gate will be inoperable, person or company performing the [repair](#) work, contact number, type of work being performed. Gates shall remain locked open until repairs or maintenance is completed. Failure to make repairs shall constitute a violation of the terms of the gate permit, and in such event the city may require removal of the gate and related equipment. A request for inspection by the fire marshal's office shall occur prior to gate returning to normal operation.

Gates, turnarounds, gate keys, cards, remotes, pass codes or any other gate function or activating device, shall not be changed or altered without prior approval of the fire marshal's office.

(Ord. 2476 § 1 (part), 2006)

12.36.130 Confidence testing [required for Category B gates](#)

Gate confidence testing shall be required to be performed on an annual basis by a [Washington State licensed gate contractor](#), ~~certified and approved~~[approved by the fire marshal](#). ~~Washington licensed installer~~. Confidence testing shall confirm that all requirements outlined in this code are present, functioning and in good working order. Results of the confidence testing including any repairs shall be forwarded to the fire marshal's office for review/documentation. Any gate past due for confidence testing shall be locked in the open position until confidence testing is completed and a copy provided to the fire marshal's office.

(Ord. 2476 § 1 (part), 2006)