

CM Flannigan Motion

I move to amend the Conditional Overlay as follows:

A. Building materials:

- a. Exterior walls of residential structures shall be constructed with one of the following materials:
 - i. Materials approved by the Fire Marshal for not less than 1-hour fire-resistance-rated construction on the exterior side.
 - ii. Non-combustible materials approved by the Fire Marshal.
 - iii. Fire-retardant-treated wood on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the International Building Code.
 - iv. Ignition-resistant materials on the exterior side.
- b. Materials shall extend from the top of the foundation to the underside of the roof sheathing.

B. Wildfire Fuels:

- a. In the area up to 30' from any structure:
 - i. Trees must maintain a minimum 18 feet between crowns and be pruned to a height of 10' from the ground or 1/3 the height of the tree crown, whichever is less
 - ii. Lawns, native grasses, and other vegetation should be limited in height
- b. In an area up to 100' from any structure:
 - i. Trees must maintain a minimum 12 feet between crowns (or 30' between the crown of a group of trees) and be pruned to a height of 10' from the ground or 1/3 the height of the tree crown, whichever is less
 - ii. Lawns, native grasses, and other vegetation should be limited in height

C. Water:

- a. The point at which a water source is available for use shall be located not more than 1,000 feet from structures and be approved by the Fire Marshal.
- b. Adequate water supply shall be determined for purposes of initial attack and flame front control as follows:
 - i. One- and two-family dwellings. The required water supply for one- and two-family dwellings having a fire flow calculation area that does not exceed 3,600 square feet shall be 1,000 gallons per minute for a minimum duration of 30 minutes. The required water supply for one- and two-family dwellings having a fire flow calculation area in excess of 3,600 square feet shall be 1,500 gallons per minute for a minimum duration of 30 minutes. A reduction in the required flow rate of 50 percent is allowed where the building is provided with an approved automatic sprinkler system.
 - ii. Buildings other than one- and two-family dwellings. The required water supply for buildings other than one- and two-family dwellings shall not be less than 1,500 gallons per minute for a minimum duration of 2 hours. A reduction in the required flow rate of 75 percent is allowed where the building is provided with an approved automatic sprinkler system. The resulting flow rate shall not be less than 1,500 gallons per minute.

D. Streets:

- a. Access roads shall be a minimum width of 20 feet and a clear height of 13 feet 6 inches; shall be designed to accommodate the loads and turning radii for fire apparatus; and shall have a gradient negotiable by the fire apparatus as required by the adopted fire code. An all-weather road surface shall be any surface material acceptable to the Fire Marshal that would allow for the passage of emergency service vehicles and fire apparatus.
- b. Access roads and other public or private streets within this development must be reviewed and approved by the Fire Marshal for the appropriate travel lane width of both the arrival of emergency vehicles and the evacuation of residential vehicles.

E. Connectivity:

- a. In this section:
 - i. ACCESS STREET means a street that provides access to a subdivision or residential development by connecting to an external street.
 - ii. EXTERNAL STREET means a street that is outside the boundaries of a subdivision or residential development, and that is:

1. a publicly maintained street;
 2. a street that is offered for dedication and for which a construction performance bond is posted pending acceptance of the dedication; or
 3. a private street that complies with the requirements of this Code and each applicable criteria manual.
- b. Except as otherwise provided in this section:
- i. a new subdivision or residential development must have at least two access streets; and
 - ii. access streets must connect to at least two different external streets.
- c. A new subdivision or residential development may have only one access street if the director determines that:
- i. The new subdivision or residential development includes not more than 30 residential units; or
- d. A new subdivision or residential development may have only one access street if the director determines that:
- i. additional emergency access is provided to the subdivision or residential development by all-weather emergency access that has been approved by the Fire Marshal; and
 - ii. The access street does not exceed the 1,200 vehicles per day as required in LDC 25-6-116.