

Exhibit F

FIRE PREVENTION STANDARDS FOR THE NORTH WHIDBEY ENTERPRISE AREA

CONSTRUCTION, EXPANSION AND REMODELING

The following policies apply to the North Whidbey UGA enterprise area. Island County and the City of Oak Harbor have prepared them jointly. See attached exhibit for map of the area.

Fire Prevention Standards:

- **Fire Code** - The Fire Code as adopted and amended by the State Building Code Council shall be used as the basis for most protection standards in the enterprise area. The exception is fire flow and hydrant spacing. City standards for fire flow and hydrant spacing will be used in the enterprise area.
- **Fire flow** - The enterprise area will use the City Fire Flow Standards, which includes location, type, spacing and number of fire hydrants for a minimum of 1500 gallons per minute for 2 hours at a minimum 20-psi residual pressure.
- **Fire Sprinklers** - The Fire Code shall determine the standards for new construction.
- **Fire Access** – Fire Apparatus Access Roads
 1. Fire apparatus access roads shall be provided for every facility, building or portion of a building when any portion of an exterior wall of the first story is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility.
Exceptions:
 - 1-When buildings are completely protected with an approved fire sprinkler system the provisions may be modified by the chief.
 - 2- When access roads cannot be installed due to location on property, topography, or nonnegotiable grades the chief may require additional fire protection systems.
 2. More than one fire apparatus access road shall be required when it is determined by the chief that access by a single road might be impaired by vehicle congestion or other factors that could limit access.
 3. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches.
Exception:

Vertical clearance may be reduced when approved and signs are installed and maintained indicating the established vertical clearance.

4. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus as necessary and shall be provided with an all weather driving surface. Inside the City, a paved surface is required. A time period for paving fire access may be established at time of annexation.
 5. Fire apparatus access roads shall have a turning radius of not less than 40 feet and a maximum grade of 10 percent.
 6. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for turning around of fire apparatus.
 7. Bridges used as part of fire apparatus access roads shall be approved and maintained in accordance with nationally recognized standards. Vehicle load limits shall be posted at both entrances to bridges.
 8. When required by the chief approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit obstruction by parking or other obstructions.
See general operating provisions.
- **Fire Alarms** - The Fire Code shall determine the standards for new construction.
 - **Remodel and Reconstruction Cost Determination** - Thresholds for remodel and reconstruction within the Enterprise Area shall comply with Uniform Building Code and Uniform Fire Code (UBC/UFC) as adopted by the State. A consistent standard will be used by the City and the County for sixty percent (60%) of the replacement value. The replacement cost will be defined as the replacement cost as defined in the current Building Standards Magazine table for Building Valuation Data. See attached exhibit.
 - **Non-conforming Structures and Uses.** - Buildings legally in existence at the time of adoption of this agreement or at time of annexation into the city will have their existing use or occupancy continued with the original fire prevention standards as required at time of building or occupancy permit if such use or occupancy was legal at the time of adoption of this agreement or annexation, provided such continued use is not dangerous to life. Upon annexation, the Oak Harbor Fire Department shall complete an inspection of all structures and require that all life safety requirements be met. As long as the building use has not changed and the building conforms to the codes for the building as permitted, the City of Oak Harbor will accept it as is without retrofit.

Example: If a building was approved with a spray area for non-flammable materials, the Oak Harbor Fire Department completes an inspection and finds the business is now spraying flammable materials, the Oak Harbor Fire Department would require a fire suppression system. If

the spray area continues to use non-flammable materials, the use will continue without a fire suppression system.

- **Limitation of use** - These provisions do not affect uses or development outside of the Enterprise Area for Island County or the City of Oak Harbor.

General Operating Provisions

- **Plan Review** – Fire flow plans and applications will be reviewed by the Oak Harbor Fire Department and approved by the jurisdiction where the property is located. *Three sets of plans are required for City review to include fire, engineering and public works departments.*

Exhibit G

STREET STANDARDS FOR THE NORTH WHIDBEY ENTERPRISE AREA

INDUSTRIAL STREETS

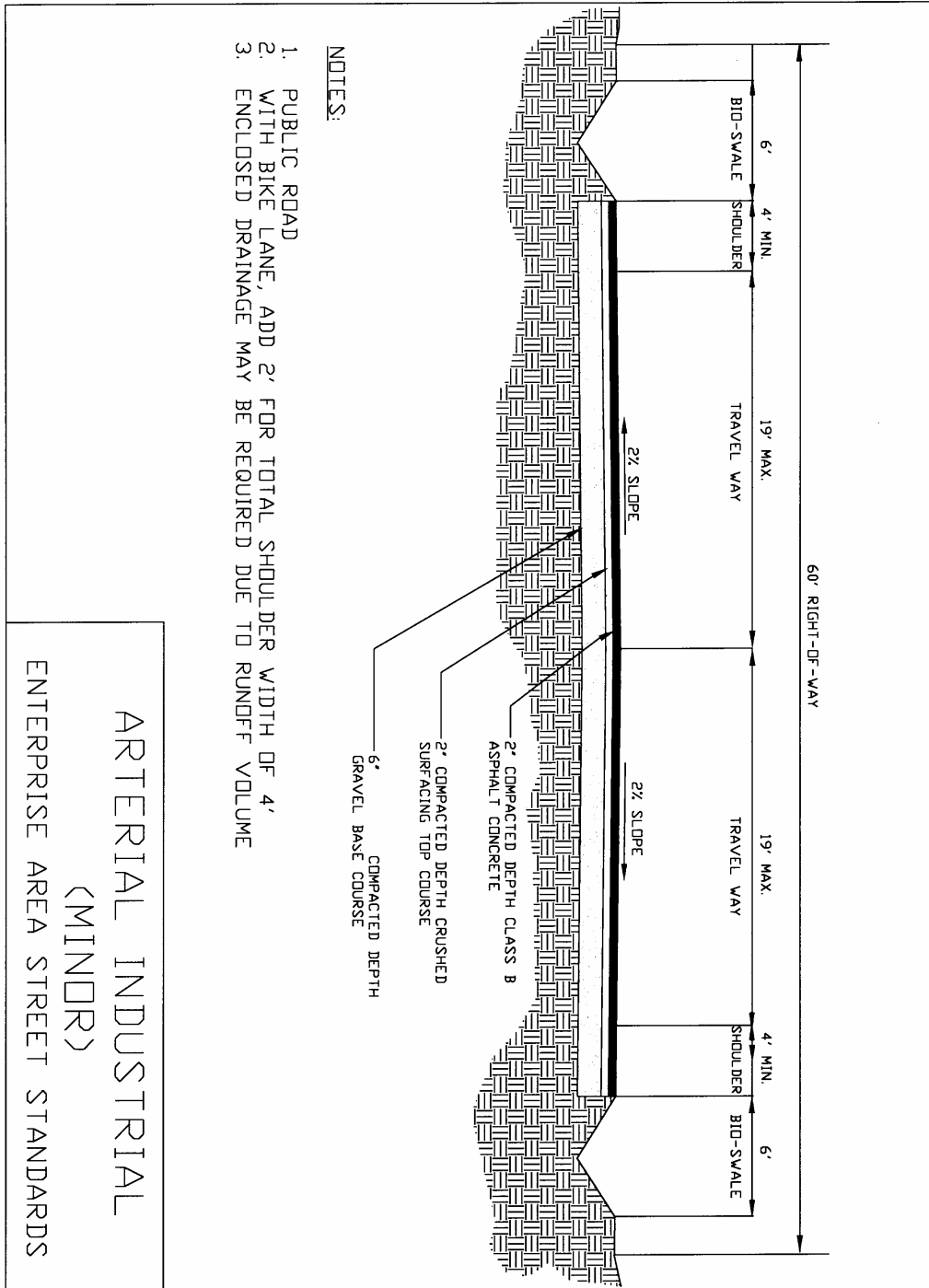
Street Right-of-way Requirements

	Right-of -way width (in ft.)	Width of pavement (in ft.)	Sidewalk width (in ft.)
Arterial Industrial	60	46	none
Collector Industrial	50	30	none
Local Industrial	50	30	none

Increased right-of-way requirements:

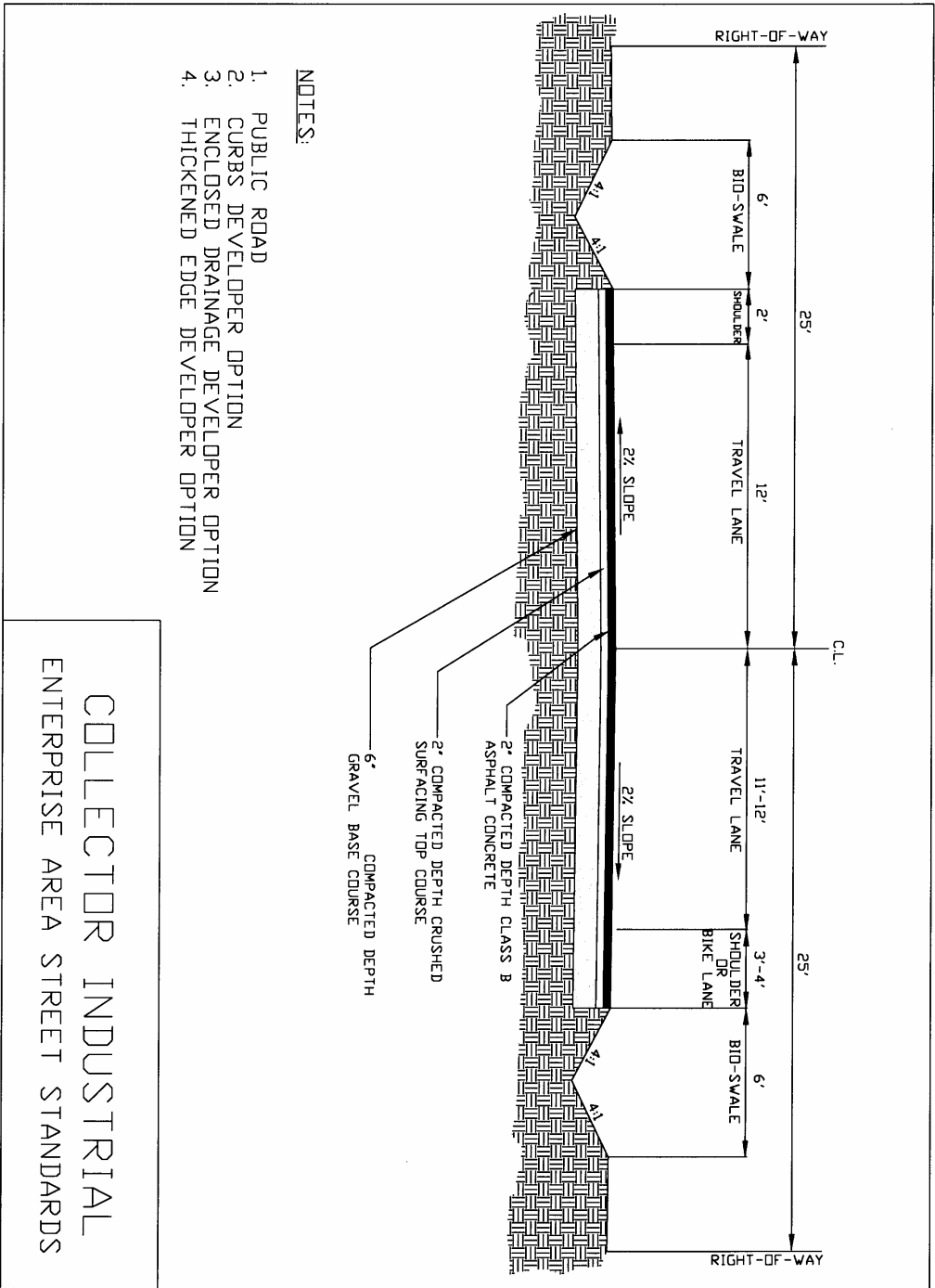
The city or county may require additional right-of-way for cut slopes or other engineering needs when recommended based on a traffic study

Cross Sections



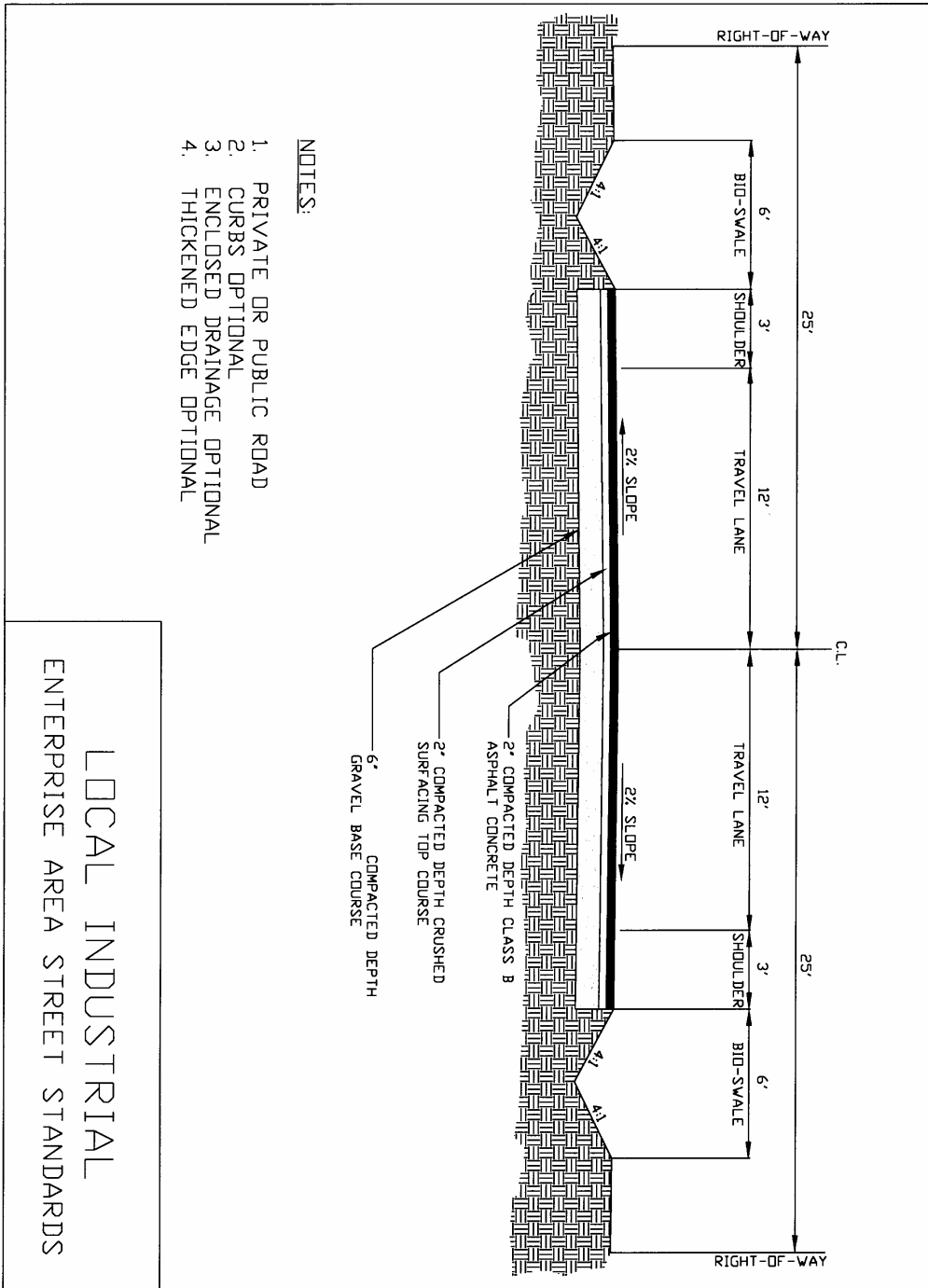
- NOTES:**
1. PUBLIC ROAD
 2. WITH BIKE LANE, ADD 2' FOR TOTAL SHOULDER WIDTH OF 4'
 3. ENCLOSED DRAINAGE MAY BE REQUIRED DUE TO RUNOFF VOLUME

ARTERIAL INDUSTRIAL
 (MINDR)
 ENTERPRISE AREA STREET STANDARDS



- NOTES:**
1. PUBLIC ROAD
 2. CURBS DEVELOPER OPTION
 3. ENCLOSED DRAINAGE DEVELOPER OPTION
 4. THICKENED EDGE DEVELOPER OPTION

COLLECTOR INDUSTRIAL
ENTERPRISE AREA STREET STANDARDS



- NOTES:**
1. PRIVATE OR PUBLIC ROAD
 2. CURBS OPTIONAL
 3. ENCLOSED DRAINAGE OPTIONAL
 4. THICKENED EDGE OPTIONAL

LOCAL INDUSTRIAL
ENTERPRISE AREA STREET STANDARDS

Exhibit H

Open Space Corridors Map