

From: Dave Mortier <DaveM@nwcodepros.com>
Sent: Tuesday, February 28, 2023 11:54 AM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>; Eric Rines <eric.rines@ci.florence.or.us>
Cc: Jeremy Austin <jeremy.austin@ci.florence.or.us>
Subject: Re: Clarification on Phase II Fairway Estates recommendation

Hi,

Upon reviewing the proposed expansion of the Fairway Estates subdivision and the need for a second access road. In lieu of that road you have proposed uniform Alternate construction standard as allowed in 918-480-0125. This states that:

"The building official, acting in conformance with these rules, may choose to apply one or more Uniform Alternate Construction Standards after a determination by a fire official with authority over water supply and apparatus access, that the water supply, apparatus access, or both are inadequate at a site. A building official shall give consideration to advice of the State Fire Marshal or local fire official that does not conflict with this rule but shall retain the authority to make final decisions. Decisions to consider a Uniform Alternate Construction Standard and the selection of one or more Uniform Alternate Construction Standards by a building official are final.

Uniform Alternate Construction Standards for One and Two Family Dwellings. Uniform Alternate Construction Standards are limited to one or more of the following fire suppression and fire containment components:

- (a) Installation of an NFPA Standard 13D fire suppression system;
- (b) Installation of additional layers of 5/8 inch, Type-X gypsum wallboard;
- (c) Installation of fire-resistive compartmentalization of dwellings to limit the spread of fire by use of fire-resistant building elements, components or assemblies. Fire-resistance ratings shall be determined in accordance with the Oregon Structural Specialty Code;
- (d) Installation of fire-resistive exterior wall covering and roofing components; or
- (e) Exhibit V Provide fire separation containment in accordance with the default standards as set forth in the Wildland-Urban Interface rules adopted by the Oregon Department of Forestry (see OAR 629- 044-1060 (Default Standards))."

I as the Building Official have determined that either the installation of an NFPA Standard 13D fire suppression system or the Installation of fire resistive exterior wall covering and roof components. This having no standards set shall comply with section R327 of the Oregon Residential Specialty Code. This code section is clear, concise & easily enforceable. Without much deviation from the way the houses are currently being constructed. Both of these options will not result in additional inspection fees.

If you do not wish to follow my determination, please have a Fire Protection Engineer come up with a proposed alternative. Please feel free to contact me if you have any questions or comments.

Yours In Building Safety,



Dave Mortier, CBO

Building Official

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