

Occupancy Type

Design Standard
(Normal Code Requirement)

Possible Alternate Method
Design Standard Proposal

R-1

Hotels-Motels

NFPA 13 (OSSC 903.2.7)

None

R-2

Multifamily Dwellings (1-3 Stories)

NFPA 13R (OSSC Appendix N, AN109.2)

NFPA 13 (OFC 503)

Multifamily Dwellings (4 Stories)

NFPA 13R (OSSC 903.2.7)

NFPA 13 (OFC 503)

Multifamily Dwellings (>4 Stories)

NFPA 13 (OSSC 903.2.7)

None

Condominiums (No property lines)

NFPA 13R (OSSC Appendix N, AN109.2)

NFPA 13 (OFC 503)

R-3

Single Family Residences

None

NFPA 13D (OFC 503)

Manufactured Homes

None

NFPA 13D (OFC 503)

Duplexes

None

NFPA 13D (OFC 503)

Townhouses/Rowhouses (Vertical property lines)

None

NFPA 13D (OFC 503)

R-4

Assisted Living (6-16 Occupants)

NFPA 13 (OSSC 903.2.7)

None

SR-

1 (17+ residents)

NFPA 13 (OSSC Appendix SR, SR107.2)

None

2 (6+ residents, assist self preservation)

NFPA 13 (OSSC Appendix SR, SR107.2)

None

3 (5 or fewer residents)

NFPA 13D (OSSC Appendix SR, SR107.2)

NFPA 13 (OFC 503)

4 (6 to 16 residents)

NFPA 13R (OSSC Appendix SR, SR107.2)

NFPA 13 (OFC 503)

Common Applicable Code Sections

Building Proximity

Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 (see Appendix D).

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Road Width

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).



Road Grade

Fire apparatus access roads shall not exceed 10 percent in grade.

On-Street Parking

Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.

Under what situations can a developer propose an alternate method to the Building/Fire Officials utilizing fire sprinklers as the alternate method?

A developer can propose an alternate method in lieu of any of the following:

Adequate fire department road access which may include:

- Building proximity to fire department apparatus access
- On-street parking
- Reduced access road width
- Increased grade
- Fire department turn-arounds
- Required aerial apparatus
- Additional access roads

Adequate Water Supply

- Proximity of buildings to fire hydrants
- Firefighting water supply
- Rural firefighting water supply

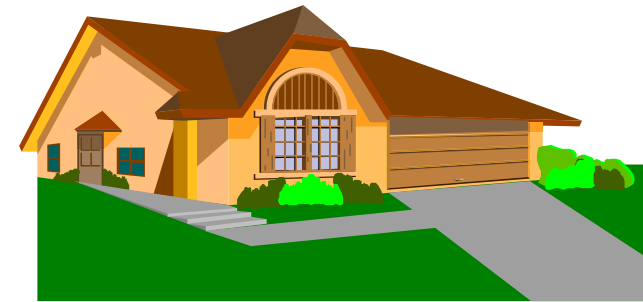
What is the procedure to propose an alternate method?

A “Request for Approval of Alternate Method” form must be submitted to the Building Department for approval by the Building Official and the Fire Marshal.

References: OFC 104.9
OAR 918-480 (100-120) and ORS 455.610 (6-7)

This brochure is being provided as a resource. If you need a copy of the references cited in this brochure or want more information, go to our website at www.ci.medford.or.us/fire or contact the Medford Fire Department Prevention Bureau.

Developer’s Guide to Residential Fire Sprinkler Systems and Utilizing Them as Alternate Methods



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