Multnomah Rural
Fire Protection
District No. 10

September 21, 2022

Mr. David Peters, P.E.
Bull Run Filtration Project
Portland Water Bureau
1120 SW 5th Ave. 106544
Portland OR 97204

Dear Mr. Peters,

Please find enclosed the completed Fire Service Agency Review Form related to the Portland Water Bureau's proposed water filtration plant within the service area of Multnomah Rural Fire Protection District 10 (RFPD 10).

As you know, the Board of Directors for RFPD 10 authorized the release of the Fire Service Agency Review Form at its September 13, 2022 meeting. Additionally, the Board directed that it be made clear to the Portland Water Bureau and Multnomah county Land Use Planning Division that release of this limited review form should in no way be interpreted as an approval or implied approval of the proposed facility by RFPD 10.

Consistent with the Multnomah County Comprehensive Plan (Strategy 11.17-2), RFPD 10 Directors are continuing to evaluate the proposed plant and its impacts on the service we provide and the health and safety of the residents of the rural community and our first responders. At the appropriate time, RFPD 10 intends to submit testimony for consideration in the land use process.

Submitted on Behalf of the Board

Michael McKeel, Chair

cc: Ms. Lisa Estrin, Multnomah County Land Use Planning Division

P.O. Box 517 | Troutdale, Oregon 97060

Multnomah County
Land Use Planning Division
1600 SE 190th Ave, Ste 116
Portland OR 97233
Ph: 503-988-3043 Fax: 503-988-3389
multco.us/landuse

FIRE SERVICE AGENCY REVIEW

TO THE APPLICANT: Take this form to the Structural Fire Service Provider* that serves your property along with the following:

- ☐ A site plan drawn to scale showing the subject property, its improvements, location of fire hydrants and driveway information; A - Site Plan.pdf
- ☐ A floor plan of the proposed development; and B - Floor Plans.pdf
- ☐ A fire flow report from your water purveyor (if applicable) [Not applicable for Properties served by MCRFD#14 customers] C - Water Supply TM.pdf
- ☐ After the fire official signs this form, include it with your application material. See Fire Code Application Guide for fire-related access standards and fire flow information.

*If your property is not served by a structural fire service provider, your project is to be reviewed by the appropriate building official serving your property.

Address of Site: Unassigned, SE Carpenter Lane (Located across from 35319 SE Carpenter Lane)

Map & Tax Lot: SECTION 22 1S 4E, TL 400 56.87 ACRES; SECTION 22 1S 4E, TL 100 36.62 ACRES 'R' number: R994220980 & R994220820

Description of Proposed Use: Water filtration facility including admin and maintenance buildings, communications facilities, treatment processes, and general, chemical, and equipment storage.

Total Square Footage of Building (including roof projections, eaves & attached structures): varies, see Table in A

Applicant Name: City of Portland Water Bureau - Attn: Lyda Hakes Phone: 503-865-4713

Mailing Address: 1120 SW 5th Avenue Rm 405

City: Portland State: OR Zip Code: 97204 Email: lyda.hakes@portlandoregon.gov

STRUCTURAL FIRE SERVICE AGENCY REVIEW

Fire Agency completing this form: Gresham Fire Emergency Services Date of Review: Jan 25, 2022

- ☑ The subject property is located within our service boundaries or is under contract.
- ☐ The subject property is outside of our service boundaries and will not be providing fire protection services via contract. (Additional review is not needed.)

** Access Review by Structural Fire Service Agency Providing Service **

- ☐ The proposed development is in compliance with the fire apparatus access standards of the Oregon Fire Code standards as implemented by our agency.
- ☑ The following access improvements must be completed prior to issuance of the building permit and be re-inspected by our agency before flammable materials are placed on the property.

See the attached document

- ☐ The proposed development is **not** in compliance with the adopted Fire Service Agency's access standards. The proposed building/structure is required to have a fire sprinkler system installed in compliance with Section 903.1.3 (NFPA 13D) of the Oregon Fire Code.

Fire Official: Please sign or stamp the presented site plan & floor plan and attach it to this form.

Robert Matter DFM II
Signature & Title of Fire Official

See Other Side

STRUCTURAL FIRE SERVICE AGENCY REVIEW, cont.

** Fire Flow by Structural Fire Service Agency Providing Service **

The structure, building or addition is exempt from the fire flow standards of the OFC B-105.2.

☐ The proposed non-commercial structure **is less** than **3,600 sq. ft.** (including the horizontal projections of the roof) and there **is** 1,000 gallons per minute of fire-flow available at 20 psi from public water lines. No mitigation measures are necessary.

☐ The proposed non-commercial structure **is more** than **3,600 sq. ft.** (including the horizontal projections of the roof) and the fire-flow & flow duration at 20 psi is available from public water lines or private well and is in compliance with minimums specified in Appendix B, Table B105.1 of the Oregon Fire Code. No mitigation measures are necessary.

☐ The existing fire-flow & flow duration available from public water lines or private well is not adequate to serve the proposed non-commercial structure in compliance with Appendix B of the Oregon Fire Code. The following mitigation measures are necessary* and must be installed prior to occupancy or use of the structure.

- ☐ A monitored fire alarm must be installed.
- ☐ Class A or non-combustible roof materials must be installed.
- ☐ Defensible space of 30 feet around the structure/building/addition.
- ☐ A defensible space of 100 feet around the structure/building/addition due to slopes greater than 20 %.
- ☐ A fire sprinkler system meeting Section 903.1.3 (NFPA13D) of the Oregon Fire Code shall be installed.
- ☐ Other _____

_____

* The above required structural features are required by the Oregon Fire Code and shall be shown clearly on all building plans.

Commercial/Industrial Buildings & Uses.

☐ The minimum fire flow and flow duration is available from public water lines or private well as specified in Appendix B, Table B105.1. No mitigation measures are required.

☑ The minimum fire flow & flow duration is not available from public water lines or private well as specified in Appendix B, Table B105.1. The following mitigation measures are required:

See attached

Robert D Matter DFM II

Signature & Title of Fire Official

To the Fire Official:

☐ Land Use Planning has determined that the proposed building will qualify as an Exempt Farm Structure and the property owner has indicated that the building will be used solely for farm purposes and they intend on using the provision under ORS 455.315 and will not be obtaining a building permit for its construction.

_____

Multnomah County Land Use Planning

1333 NW Eastman Parkway, Gresham, Oregon 97030-3813
Phone 503-618-2355 • Fax 503-666-8330
GreshamOregon.gov/fire

Fire Service Agency Review:

January 25, 2022

Portland Water Bureau
Filtration Facility
SE Carpenter Lane
Gresham, Oregon

Plan Review Comments / Multnomah County

1. Prior to construction material arriving on site, provide a temporary address of 6" at the property entrance. Prior to building final, a permanent 6" address shall be installed. Refer to the Addressing Guide attached. ***OFC 505 & ORSC319***

2. Access roads shall be a minimum of 20 feet wide, or where the building height exceeds 30 feet to the highest roof surface the fire access roadway shall be 26 feet wide or where a fire hydrant is placed along the fire access roadway. Fire access around buildings that exceed 30 feet in height shall have clear aerial apparatus access that is within 15 feet and no more than 30 feet of the building along the entire length of the buildings over thirty feet in height. A clear height of 13 feet 6 inches shall be provided off the road surface. The roadway shall be all weather driving capabilities and support fire apparatus weighing 75,000lbs. ***503.2***

3. A secondary emergency access road is required based on the size of this project and square footage of the buildings being proposed. The requested or proposed ten-foot road surface and five-foot shoulders is **not allowed for commercial projects** the minimum width of the roadways shall be 20 feet wide and shall be all weather surface and able to support 75,000 lbs. Fire hydrants shall be spaced along this roadway every 1000 feet where no buildings are built and then the roadway with shall be increase to 26 feet wide twenty feet on each side of the fire hydrant. Two separate fire access roads are required and shall be separated by at least ½ the diagonal lot distance **See appendix D**

4. The fire access roadway grade shall not exceed 10%. ***503.2.7***

5. Required fire flow from the nearest fire hydrant is 1,500 gpm at 20 psi for 3 hours for the buildings being protected per 903.3.1.1 NFPA 13 based 28,614 square feet V-B building square feet. Fire flow is calculated from the Oregon Fire Code App B. Please keep in mind the required fire flow is required to be on site and approved prior to the building being built and or combustible materials come on site for building the buildings. ***507.3 & Appendix B***

6. If a gate is installed across the driveway, it must meet the Gresham Fire Gate Policy. Fire access will need to be reviewed and approved prior to gate installation. A Knox lock box is to be required where the gate is a power operated gate or where a manual gate is used shall have a Knox pad lock installed and a gate keeper style multiple pad lock device installed where more than one pad lock is installed. ***503.5***

7. Fire Lane marking will be required along the fire access roads and shall either be sign and or painted curbs or a combination of both. The layout shall be approved by GFES. OFC D103.

Thanks,

Robert Mottice
Captain DFM II
Gresham Fire & Emergency Services
GFES@GreshamOregon.gov
503-618-2355

Multnomah County
Land Use Planning Division
1600 SE 190th Ave, Ste 116
Portland OR 97233
Ph: 503-988-3043 Fax: 503-988-3389
multco.us/landuse

FIRE SERVICE AGENCY REVIEW

TO THE APPLICANT: Take this form to the Structural Fire Service Provider* that serves your property along with the following:

- ☐ A site plan drawn to scale showing the subject property, its improvements, location of fire hydrants and driveway information;
- ☐ A floor plan of the proposed development; and
- ☐ A fire flow report from your water purveyor (if applicable) [Not applicable for Properties served by MCRFD#14 customers]
- ☐ After the fire official signs this form, include it with your application material. See Fire Code Application Guide for fire-related access standards and fire flow information.

*If your property is not served by a structural fire service provider, your project is to be reviewed by the appropriate building official serving your property.

Address of Site: 33304 SE Lusted RD

Map & Tax Lot: SECTION 21 1S 4E, TL 900 (35.56 ac) 'R' number: R342513

Description of Proposed Use: Finished water intertie in the northeast corner of the taxlot. The intertie will include below-grade vault with piping and valving, an above-ground electrical support building, parking area, and landscaping.

Total Square Footage of Building (including roof projections, eaves & attached structures): Vault = 5,349 sf; Electrical bldg = 1,022 sf

Applicant Name: City of Portland Water Bureau - Attn: Lyda Hakes Phone: 503-865-4713

Mailing Address: 1120 SW 5th Avenue Rm 405

City: Portland State: OR Zip Code: 97204 Email: Lyda.Hakes@portlandoregon.gov

STRUCTURAL FIRE SERVICE AGENCY REVIEW

Fire Agency completing this form: Gresham Fire / Fire District 10 Date of Review: 7-12-2022

- ☑ The subject property is located within our service boundaries or is under contract.
- ☐ The subject property is outside of our service boundaries and will not be providing fire protection services via contract. (Additional review is not needed.)

**** Access Review by Structural Fire Service Agency Providing Service ****

- ☑ The proposed development is in compliance with the fire apparatus access standards of the Oregon Fire Code standards as implemented by our agency.
- ☐ The following access improvements must be completed prior to issuance of the building permit and be re-inspected by our agency before flammable materials are placed on the property.

See attached comments

- ☐ The proposed development is **not** in compliance with the adopted Fire Service Agency's access standards. The proposed building/structure is required to have a fire sprinkler system installed in compliance with Section 903.1.3 (NFPA 13D) of the Oregon Fire Code.

Fire Official: Please sign or stamp the presented site plan & floor plan and attach it to this form.

Robert Mathews Captain DFM II
Signature & Title of Fire Official

See Other Side

STRUCTURAL FIRE SERVICE AGENCY REVIEW, cont.

** Fire Flow by Structural Fire Service Agency Providing Service **

The structure, building or addition is exempt from the fire flow standards of the OFC B-105.2.

- ☐ The proposed non-commercial structure **is less** than **3,600 sq. ft.** (including the horizontal projections of the roof) and there **is** 1,000 gallons per minute of fire-flow available at 20 psi from public water lines. No mitigation measures are necessary.
- ☐ The proposed non-commercial structure **is more** than **3,600 sq. ft.** (including the horizontal projections of the roof) and the fire-flow & flow duration at 20 psi is available from public water lines or private well and is in compliance with minimums specified in Appendix B, Table B105.1 of the Oregon Fire Code. No mitigation measures are necessary.
- ☐ The existing fire-flow & flow duration available from public water lines or private well is not adequate to serve the proposed non-commercial structure in compliance with Appendix B of the Oregon Fire Code. The following mitigation measures are necessary* and must be installed prior to occupancy or use of the structure.
  - ☐ A monitored fire alarm must be installed.
  - ☐ Class A or non-combustible roof materials must be installed.
  - ☐ Defensible space of 30 feet around the structure/building/addition.
  - ☐ A defensible space of 100 feet around the structure/building/addition due to slopes greater than 20 %.
  - ☐ A fire sprinkler system meeting Section 903.1.3 (NFPA13D) of the Oregon Fire Code shall be installed.
  - ☐ Other _____

_____

* The above required structural features are required by the Oregon Fire Code and shall be shown clearly on all building plans.

Commercial/Industrial Buildings & Uses.

- ☑ The minimum fire flow and flow duration is available from public water lines or private well as specified in Appendix B, Table B105.1. No mitigation measures are required.
- ☐ The minimum fire flow & flow duration is not available from public water lines or private well as specified in Appendix B, Table B105.1. The following mitigation measures are required:

_____

_____

_____

Robert Mottau Captain DFM II

Signature & Title of Fire Official

To the Fire Official:

- ☐ Land Use Planning has determined that the proposed building will qualify as an Exempt Farm Structure and the property owner has indicated that the building will be used solely for farm purposes and they intend on using the provision under ORS 455.315 and will not be obtaining a building permit for its construction.

_____

Multnomah County Land Use Planning

1333 NW Eastman Parkway, Gresham, Oregon 97030-3813
Phone 503-618-2355 • Fax 503-666-8330
GreshamOregon.gov/fire

Fire Service Agency Review:

July 12, 2022

Portland Water Bureau
Finished Water Intertie
33304 SE Lusted Rd
Gresham, Oregon

Plan Review Comments / Multnomah County / Finished Water Intertie

1. Prior to construction material arriving on site, provide a temporary address of 6" at the property entrance. Prior to building final, a permanent 6" address shall be installed. Refer to the Addressing Guide attached. ***OFC 505 & ORSC319***

2. Access roads shall be a minimum of 20 feet wide, or where the building height exceeds 30 feet to the highest roof surface the fire access roadway shall be 26 feet wide or where a fire hydrant is placed along the fire access roadway. Fire access around buildings that exceed 30 feet in height shall have clear aerial apparatus access that is within 15 feet and no more than 30 feet of the building along the entire length of the buildings over thirty feet in height. A clear height of 13 feet 6 inches shall be provided off the road surface. The roadway shall be all weather driving capabilities and support fire apparatus weighing 75,000lbs. ***503.2***

3. The fire access roadway grade shall not exceed 10%. ***503.2.7***

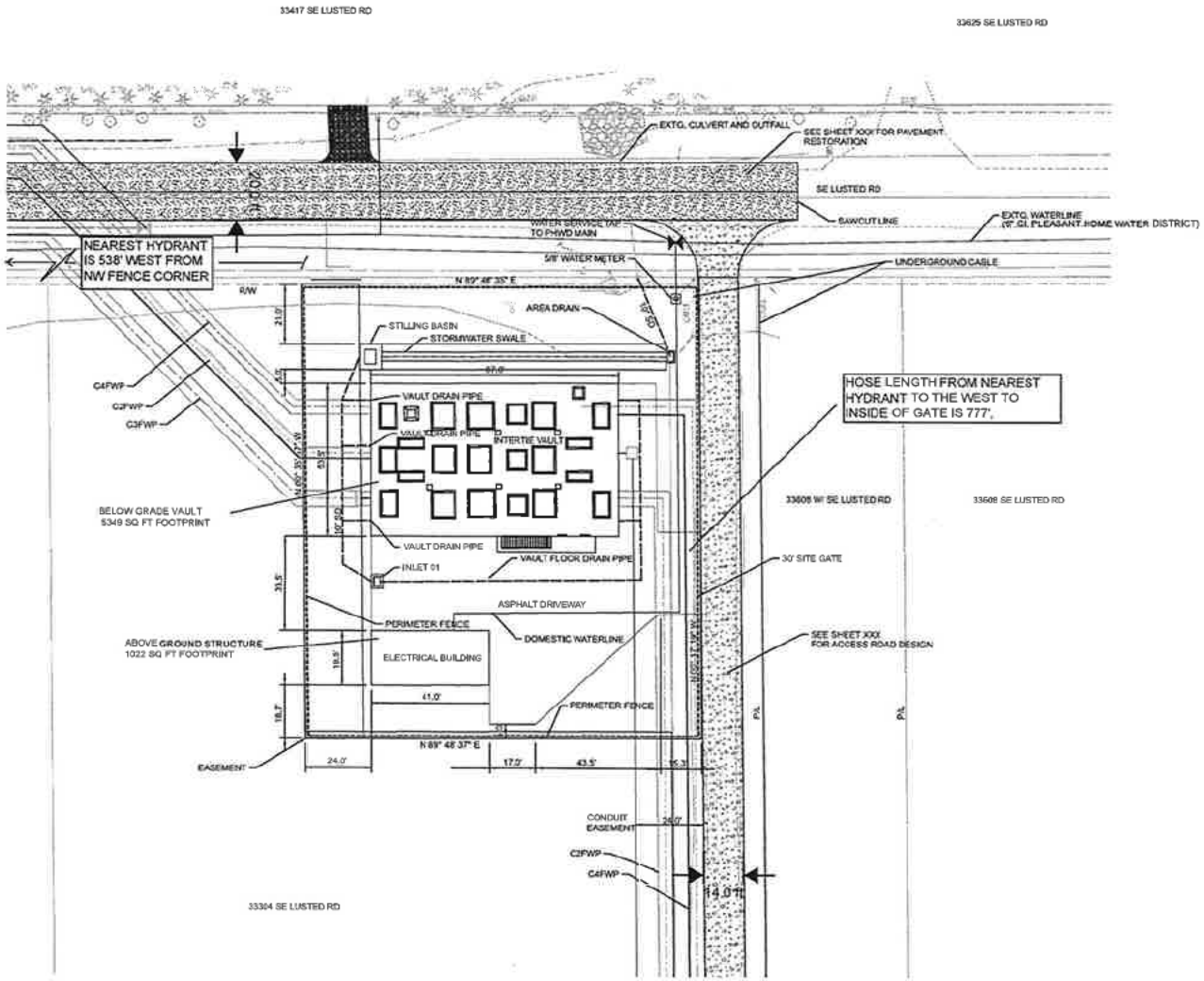
4. Required fire flow from the nearest fire hydrant is 1,500 gpm at 20 psi for 3 hours for the buildings being protected per 903.3.1.1 NFPA 13 based 28,614 square feet V-B building square feet. Fire flow is calculated from the Oregon Fire Code App B. Please keep in mind the required fire flow is required to be on site and approved prior to the building being built and or combustible materials come on site for building the buildings. ***507.3 & Appendix B***

    a. Hydrant(s) is in 538 feet to the west. Provides the required fire flow.

5. If a gate is installed across the driveway, it must meet the Gresham Fire Gate Policy. Fire access will need to be reviewed and approved prior to gate installation. A Knox lock box is to be required where the gate is a power operated gate or where a manual gate is used shall have a Knox pad lock installed and a gate keeper style multiple pad lock device installed where more than one pad lock is installed. ***503.5***

Thanks,

Robert Mottice
Captain DFM II
Gresham Fire & Emergency Services
GFES@GreshamOregon.gov
503-618-2355



GENERAL SHEET NOTES

1. SEE ARCHITECTURAL SHEETS FOR INTERTIE VAULT DETAILS
2. SEE ELECTRICAL SHEETS FOR ELECTRICAL BUILDING DETAILS
3. SEE PIPING SHEETS FOR CONDUIT PROFILES AND DETAILS
4. SEE LANDSCAPE SHEETS FOR PLANTED YARD AREAS

△ CONSTRUCTION NOTES

1. SHEET KEYNOTES APPLY TO SPECIFIC DRAWING ELEMENTS ON THE SHEET THEY ARE LOCATED.

⬡ SHEET KEYNOTES

1. CONSTRUCT ROAD, SEE SHEET XXX
2. CONSTRUCT DRIVEWAY APPROACH

LEGEND

- ACP FULL DEPTH RECONSTRUCTION MATCH COUNTY STANDARD SECTION OR MATCH EXISTING, WHICHEVER IS GREATER
- GRAVEL
- CONCRETE
- STORM DRAINAGE CULVERT

N

0 20 40 60
Scale In Feet

No	Date	Description	Appd
		Revision	
Survey			

EMERIO

PRELIMINARY NOT FOR CONSTRUCTION

Designed By | Program Mgr
Drawn By | Const Mgr
Checked By | Const Super
Project Mgr | Date 11/24/21

WARNING
0 1"
If this bar does not measure 1" then the drawing is not to scale

PORTLAND WATER BUREAU
FROM FOREST TO FAUCET

XXX XXX — Date
XXX XXX — Date

Bull Run Filtration Pipelines
FINISHED WATER INTERTIE
CIVIL
SITE PLAN

Solid Waste Proposal No. W02563
Tax Section
Sheet No. FWI-C-1001
of

16-NOV-2021 15:42
W02563_FWI-C-1001.dgn

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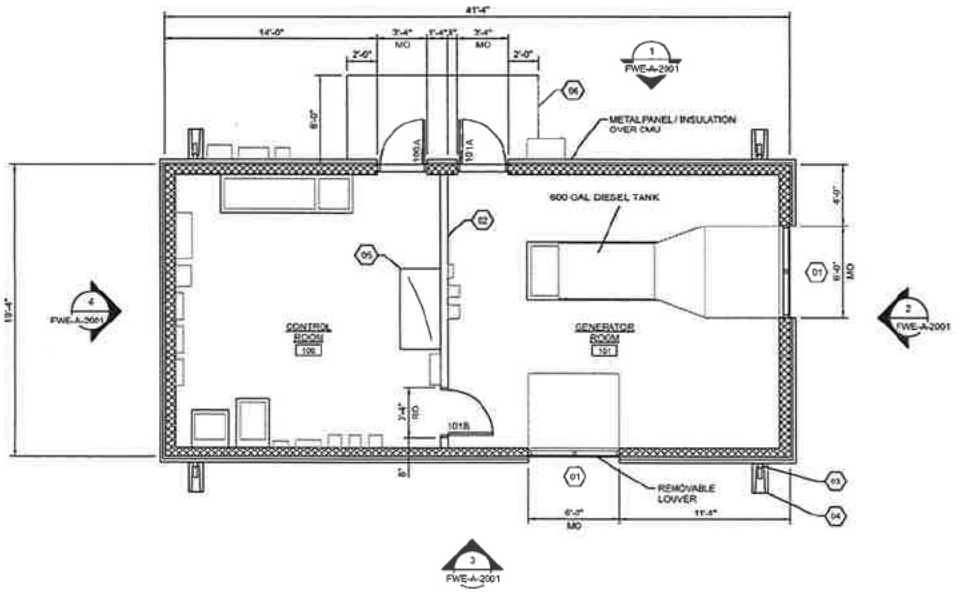

N

GROUND FLOOR PLAN

1/4"=1'-0"

GENERAL SHEET NOTES

1. SERVICE AREAS: THERE ARE NO KNOWN SERVICE AREAS FOR THIS PROJECT SITE OTHER THAN GENERATOR REPLACEMENT.
2. LANDSCAPING - SEE LANDSCAPING PLAN.
3. ACCESSIBILITY - SPECIAL PROVISIONS FOR ACCESSIBILITY ARE NOT PROVIDED IN THIS PROJECT. THIS FACILITY IS NOT OPEN FOR PUBLIC USE.
4. PROPOSED GROUND DISTURBANCE: SEE CIVIL PLAN.

KEYNOTES

01. ALUMINUM LOUVER.
02. 1-HR RATED METAL STUD WALL. FILL WITH BATT INSULATION.
03. SQUARE METAL DOWNSPOUT - TYPICAL OF 4.
04. PREFORMED CONCRETE SPLASHBLOCK - TYPICAL OF 4.
05. DESK STATION.
06. CONCRETE LANDING.

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16-NOV-2021 18:19

No	Date	Description	Apprd
		Revision	
Survey			

Jacobs

PRELIMINARY NOT FOR CONSTRUCTION

Designed By | Program Mgr | XXX
Drawn By | Const Mgr | XXX
Checked By | Const Supvr | XXX
Project Mgr | Date 11/24/21 | XXX

WARNING
0 1"
If this bar does not measure 1" then the drawing is not to scale

PORTLAND WATER BUREAU
FROM FOREST TO FAUCET

XXX XXX Date
XXX XXX Date

Bull Run Filtration Pipelines
FINISHED WATER INTERTIE
ARCHITECTURAL
GROUND FLOOR PLAN

WIP Project No W02563
Unit Section
Sheet No FWE-A-1010
of

REUSE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN ("DOCUMENTS"), AS AN INSTRUMENT OF PROFESSIONAL SERVICE, WAS PREPARED BY JACOBS SOLELY FOR THE PURPOSE OF THIS PROJECT AND DESIGN CRITERIA. JACOBS IS RELEASED FROM ANY AND ALL LIABILITY OF ANY KIND ARISING OUT OF OR RELATING TO THE REUSE OF THE DOCUMENTS, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR EXTENSIONS OF THIS PROJECT.

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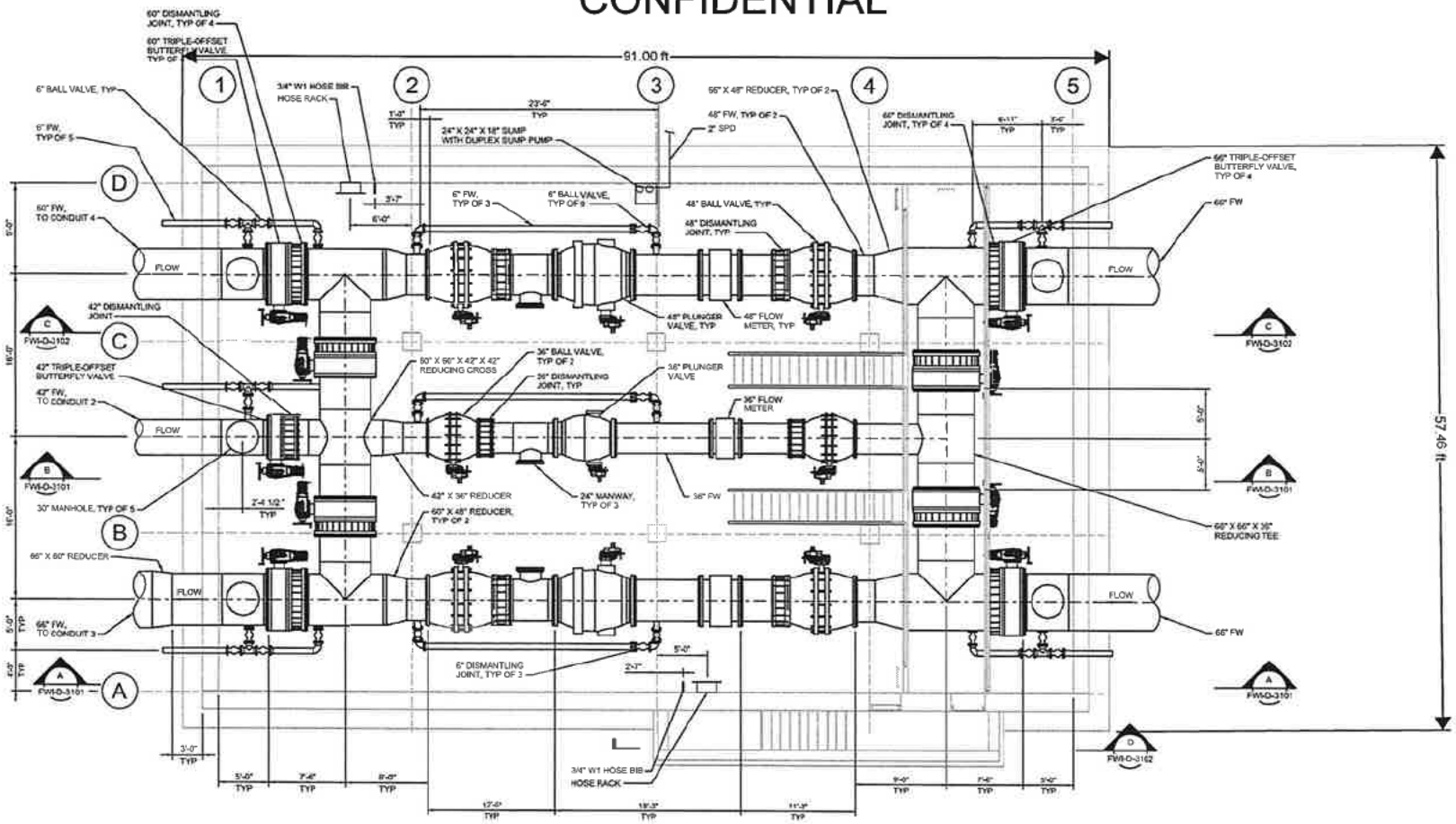
CONFIDENTIAL

GENERAL SHEET NOTES

1. FOR PIPING SCHEDULE, SEE DRAWING GEN-D-0090.



N

PLAN
3/16"=1'-0"

CONFIDENTIAL

No	Date	Description	Appd
		Revision	
Survey			

Jacobs

PRELIMINARY NOT FOR CONSTRUCTION

Designed By | Drawn By | Checked By | Project Mgr | Program Mgr | Const Mgr | Const Super | Date 11/24/21

WARNING
0 1"
If this bar does not measure 1" then the drawing is not to scale

PORTLAND WATER BUREAU
FROM FOREST TO FAUCET

XXX.XXX Date
XXX.XXX Date

Bull Run Filtration Pipelines
FINISHED WATER INTERTIE PROCESS MECHANICAL
VAULT PLAN

W02563
FWI-D-1110

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MULTNOMAH COUNTY
LAND USE & TRANSPORTATION PROGRAM
1600 S.E. 190TH AVENUE
PORTLAND OR 97233
503-988-3043 FAX 503-988-3389
www.co.multnomah.or.us/dbcs/LUT/land_use

CERTIFICATION OF WATER SERVICE

Take this form to the Water District that serves the property.

Address of Site 33304 SE Lusted Road, Gresham, OR 97080 (existing house – not related to our facility)
Map & Tax Lot Number SECTION 21 1S 4E, TL 900

If Residential Use, Total Number of Units N/A

Applicant's Name ChristopherBowker@PortlandOregon.gov
Mailing Address 1120 SW 5th Ave, Rm 405 City Portland
State Or Zip Code 97204

-TO THE APPLICANT-

Approval of most land uses involving a new or expanded use or involving creation of a new parcel requires a determination that the water system is adequate.
If you propose to use a public water system, deliver this form to the appropriate water district prior to making any land use application. After the water district fills in the following section and returns it to you, include this form with your application.
If you will be using a private water system, complete the bottom section of this form.

-TO BE COMPLETED BY A DISTRICT OFFICAL AND RETURNED TO THE APPLICANT-

The District will provide service from a 6 inch line located on the south side of Lusted Rd

The proposed use should be required to make the following water system improvements: None

Name of District Pleasant Home Water District Name of Official Dan Fraijo

Date 12/10/2021 Office held by Official Manager

-TO BE COMPLETED BY THE APPLICANT IF A PRIVATE WATER SYSTEM WILL BE USED-

If you propose to use a private water system, a determination that the system is adequate must be made to satisfy Comprehensive Plan Policy 37. There are two different times that determination can be made:

(1) In the initial review of your proposal if the on-site well or other form of private system is existing at the time of the land use application, OR
(2) After the initial review but before issuance of a building permit when documentation is provided to the Planning Director that a water system is in place. At that time public notification will again be given which may result in a new public hearing.

Describe Water Source, Including Location

Describe Supply of Water Available (i.e., Gallons Per Minute)

PLEASANT HOME WATER DISTRICT

December 10, 2021

Dear Mr. Akerman,

Regarding: Fire Flow at 33234 SE Lusted Rd, Gresham

The following information is for the hydrant located at 33234 SE Lusted Rd.

The available fire flows during peak daily demands with no pumps running are as follows:

Static Pressure – 80 psi
Flow – 1,300 gpm
Residual Pressure – 23 psi (at the lowest point in the distribution system)

Please contact me if you have any questions.

Dan Fraijo
Manager
Pleasant Home Water District