

Residential Accessory or Agricultural Structure Fire Sprinkler Access & Water Supply Checklist

The Department of Local Services, Permitting Division requires most permit applications for construction of residential accessory and agricultural structures be evaluated for Fire Access and Water Supply. This checklist applies to all non-habitable structures such as detached garages, barns or other outbuildings.

Accessory/Agricultural Structure		
Is the accessory use structure or agricultural building over 2,500 square feet?	Yes	No
If the fire access roads leading to the parcel are 20 feet wide but the on-site access is not, King County Code 17.04.270, permits the Fire Marshal to allow alteration to the driving surface width requirements. This may be reduced to as narrow as 12 feet if the request is submitted to the local fire chief for comment before the decision to approval or deny the alternative is granted. Has the local fire official (fire chief or his/her designee) reviewed the on-site access?	Yes	No
Fire Access Checklist		
Are all roads between the closest fire station and the parcel at least 20 feet wide? Includes private roads and driveways needed to meet minimum distance access as outlined in Appendix A.	Yes	No
Is overhead clearance on roads and access driveways at least 13' 6"?	Yes	No
Are all road and driveways at grades of 15% or less?	Yes	No
Are the road and driveway capable of supporting 25 tons in all weather conditions?	Yes	No
Are all parts of the exterior walls of the structure (at grade) within 150 feet of access to approved fire equipment? The distance must be measured along a direct walking path around the building, considering obstructions such as retaining walls. These requirements apply to all access roads and driveways between the nearest fire station and the residence. See diagram in Appendix A.	Yes	No

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Is a fire access turn-around provided? A dead-end access roadway may not be longer than 150 feet in length unless it has an approved means of turning the fire equipment around. An approved turn around must either be a cul-de-sac at least 80 feet in diameter with minimum turning radiuses of 20 feet inside and 40 feet outside, or an approved “hammerhead” turn-around. See diagram in Appendix A	Yes	No
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If an answer to any of the checklist items above is “No”, then fire sprinklers will be required, or the minimum access criteria will need to be met. For example, a driveway may need to be widened to 20 feet to meet the access requirements.

Note that changes to a site plan, such as widening a driveway, may trigger additional reviews for drainage, clearing and grading, and/or critical areas.

Water Supply Exemptions		
In an urban-zoned area, is the residence less than 2,500 square feet in area (including attached garage)?	Yes	No
In rural zones, is the residence on a lot larger than 35,000 sq. ft. in area?	Yes	No
Does the residence have an approved fire sprinkler system?	Yes	No

If the answers to any of the checklist items above is “Yes”, you do not need to complete the Water Supply Checklist below.

Water Supply Checklist		
Is there a fire hydrant within 350 feet (vehicular travel distance) of the residence? Vehicular travel distance is measured from the hydrant to the property fire access point ¹ .	Yes	No
A Water Availability Certificate is required to confirm minimum fire flow, at the hydrant, availability of 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for at least 2 hours. Is the flow on the water verification form marked as 1,000 gpm or more?	Yes	No

If the answer to any of the Water Supply Checklist items above is “No”, then fire sprinklers will be required.

Site Plan

All information provided on this form must be reflected on the submitted site plan. If driveways, easements, or other access outside of the county road is being improved in order to remove the fire sprinkler requirement, then this information must be accounted for in Drainage and Critical Areas plans and reviews.

¹ Fire access point is the closest location to the structure designated for access by fire equipment.

Residential Accessory or Agricultural Structure Fire Sprinkler Access & Water Supply Checklist, continued

Additional Resources

King County [Department of Local Services, Permitting Division](#)

[Fire Permit: Sprinkler, Residential Information](#)

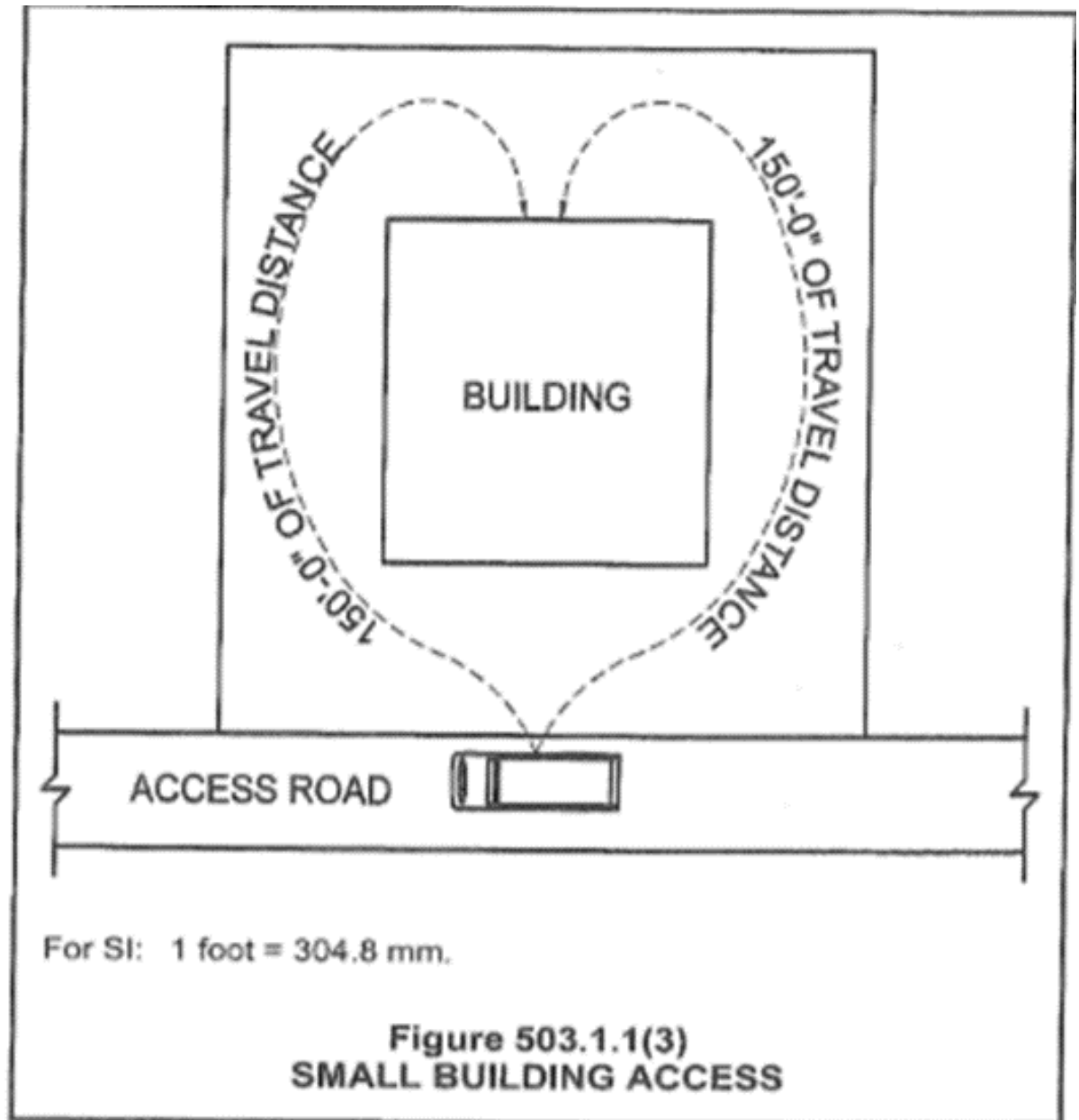
[Residential Site Plan Requirements](#)

[Water Availability Certificate](#)

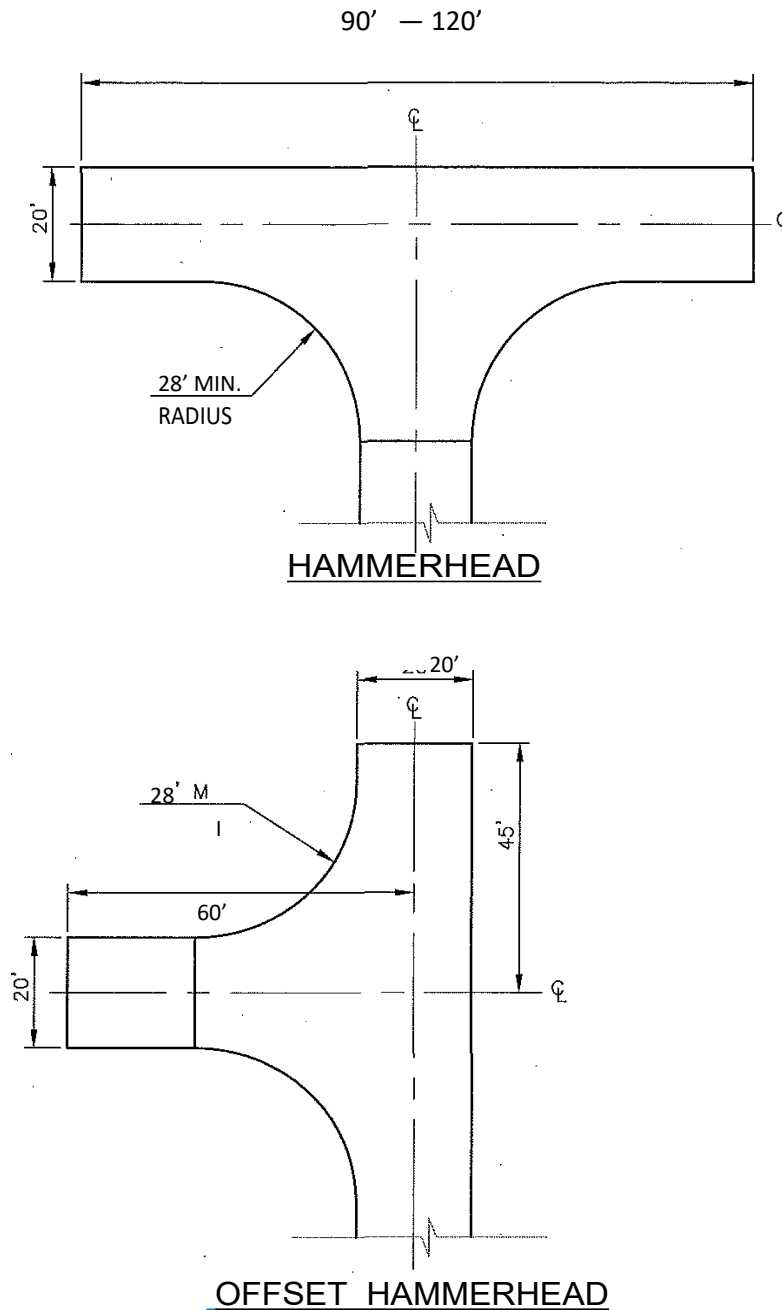
[King County iMap](#) (for zoning information) and [Property Research Video](#)

[Permit Fees](#)

Appendix A – Access Diagrams



Residential Accessory or Agricultural Structure Fire Sprinkler Access & Water Supply Checklist, continued



NOTES:

1. HAMMERHEAD WIDTH RANGES BETWEEN 90' TO 120', DEPENDENT UPON ROADWAY LENGTH. SIDEWALKS AND UTILITIES MAY BE LOCATED WITHIN PUBLIC EASEMENTS.
2. ALTERNATIVE DESIGNS BY APPROVAL OF THE COUNTY ROAD ENGINEER AND FIRE MARSHAL.
3. TURNAROUND FACILITIES CANNOT BE LOCATED ON DRIVEWAYS.
4. ALL STREET ENDS SHALL BE SIGNED PER THE MUTCD.

Source: Department of Local Services, Roads Division, 2016 Design & Construction Standards