



Planning Commission Agenda

Wednesday, March 17, 2021 at 7:00 PM

City Hall Council Chambers

700 Highway 2, Leavenworth, WA

Join the Zoom Meeting using one of the three options:

(1) connect via the Zoom app: Meeting ID: 864 4996 7372 Passcode: 224455

(2) use the web link:

<https://us02web.zoom.us/j/86449967372?pwd=NVM3Y0tCenk5bVhMNEcxRUxMTC9UQT09> OR

(3) call in: 1-253-215-8782. Alternative call-in phone numbers may be used, visit zoom website for more information: <https://us02web.zoom.us/u/kOFTNV2hD>

The public is encouraged to attend via zoom. If that is not possible, please contact City Hall, at least one day prior to the meeting for special arrangements.

Staff will open the zoom hosting site approximately 10 minutes prior to the meeting for people to assemble. The public is encouraged to submit written comments prior to the meeting by sending to the Development Services Manager - dsmanager@cityofleavenworth.com; comments via email will need to be submitted by no later than 6:00 PM on the meeting day, in order for them to be received and prepared for submission into the record. Comments received through US Mail or delivered to City Hall will be included if they are received prior to the meeting.

1. Call Meeting to Order, 7:00 pm

2. Roll Call: *Planning Commission Chair: Andy Lane (position #3 – expiration 2024)*

Planning Commission Commissioners: Steven Booher (#1 - 2022), Kenny Renner-Singer (#2 - 2023), Pete Olson (#4 - 2021), Angie Harrison (#5 - 2021), Colin Forsyth (#6 - 2022) and Alison Miller (#7 - 2022)

3. Review and approval of Minutes – March 3, 2021 (sent separately)

4. Wildland Urban Interface (WUI) Codes - Workshop

5. Housing Recommendations Update

6. Future Meeting Considerations

a. April 7, 2021 Meeting: Public Hearing Wildland Urban Interface (WUI) code, Public Hearing District Use Chart and Public Hearing Code Consistencies

b. April 21, 2021 Meeting: Shoreline Master Program, Housing Recommendations Next Steps

7. Open Discussion Items, at the Chair's discretion

8. Adjournment

All Planning Commission meetings are open to the public

NEW CODE CHAPTER 15.06 Wildland-Urban Interface Building Standards

15.06.010 Purpose

15.06.020 Applicability

15.06.030 Conformity

15.06.040 Authority of the Code Official

15.06.050 Design and Construction Regulations

15.06.060 Access Regulations

15.06.070 Chelan County Fire District #3 Recommended Checklist

15.06.010 Purpose

The purpose of this code is to establish minimum regulations consistent with nationally recognized good practice for the safeguarding of life and property protection and to establish required construction materials, methods and planning associated with a structures ability to withstand exposure to wildfire events consistent with RCW 19.27.560 and Chelan County Fire District #3 recommendations.

15.06.020 Applicability

The provisions of this chapter shall apply to all development within the City limits, as specified in 15.06.050.

15.06.030 Conformity

The design and construction of structures shall comply with the provisions of this chapter along with the current provisions contained within the International Fire Code, International Building Code, International Residential Code and Leavenworth Municipal Code. Should any provision within this chapter conflict with any other provision of the Leavenworth Municipal Code, then this code shall control.

15.06.040 Authority of the Code Official

The Building Official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in accordance with the intent and purpose of this chapter and in conformance with guidelines referenced in the ICC International Wildland-Urban Interface Code.

15.06.050 Design and Construction Regulations

The provisions of this section shall apply to all new construction and alteration, movement, repair or maintenance when such alteration, repair or maintenance modifies any of the following components. The provisions of this section no not apply to storage sheds exempt from a building permit.

(A) Roof covering – (RCW 19.27.560.i.a)

1. Roofs shall have a roof assembly that complies with class A rating when testing in accordance with American society for testing materials E 108 or underwriters laboratories 790. For roof

coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers, or have one layer of seventy-two pound mineral-surfaced, nonperforated cap sheet complying with American society for testing materials D 3909 installed over the combustible decking.

2. The roof covering on buildings or structures in existence prior to the adoption of the wildland urban interface code under this chapter that are replaced or have fifty percent (50%) or more replaced in a twelve-month (12) period shall be replaced with a roof covering required for new construction.
3. The roof covering on any addition to a building or structure shall be placed with a roof covering required for new construction.

(B) Protection of eaves, soffits, and fascias. (IWUIC 504.3)

Eaves and soffits shall be protected on the exposed underside by ignition-resistant materials or by materials approved for not less than 1-hour fire-resistance-rated construction, 2-inch nominal dimension lumber, or 1-inch nominal fire-retardant-treated lumber or $\frac{3}{4}$ inch nominal fire-retardant-treated plywood, identified for exterior use and meeting the requirements of Section 2303.2 of the International Building Code. Fascias are required and shall be protected on the backside by ignition-resistant materials or by materials approved for not less than 1-hour fire-resistance-rated construction or 2-inch nominal dimension lumber.

(C) Gutters and downspouts. (IWUIC 504.4)

Gutters and downspouts shall be constructed of noncombustible material. Gutters shall be provided with an approved means to prevent the accumulation of leaves and debris in the gutter.

(D) Exterior walls – (RCW 19.27.560.ii)

Exterior walls of buildings or structures shall be constructed with one of the following methods. Such materials shall extend from the top of the foundation to the underside of the roof sheathing.

1. Materials approved for not less than one-hour fire-resistance rated construction on the exterior side;
2. Approved noncombustible materials;
3. Heavy timber or log wall construction;
4. Fire retardant-treated wood on the exterior side. The fire retardant-treated wood shall be labeled for exterior use and meet the requirements of section 2303.2 of the International Building Code; or
5. Ignition-resistant materials on the exterior side.

(E) Replacement or repair of siding. *(added to address fire exposure WAC 51-54A-8200 Appendix N: Additions or alterations. Additions or alterations may be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided the addition or alteration conforms to that required for a new building or structure.)*

Siding coverings on buildings or structures in existence prior to the adoption of this code that are replaced or have fifty percent (50%) or more replaced in a twelve-month (12) period shall be replaced with a siding material as required for new construction based on the requirements listed in LMC 15.06.040(B).

(F) Underfloor enclosure. (IWUIC 504.5)

Buildings or structures shall have underfloor areas enclosed to the ground with exterior walls in accordance with LMC 15.06.050 (D).

Exception: Complete enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction or fire-retardant treated wood. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the International Building Code.

(G) Appendages and projections – (RCW 19.27.560.iii)

1. Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall not be less than one-hour fire-resistance rated construction, heavy timber construction, or constructed of one of the following:
 - a) Approved noncombustible materials;
 - b) Fire retardant-treated wood identified for exterior use and meeting the requirements of section 2303.2 of the International Building Code; or
 - c) Ignition-resistant building materials in accordance with section 503.2 of the International Wildland Urban Interface Code.

This section does not apply to an unenclosed accessory structure attached to buildings with habitable spaces and projections, such as decks, attached to the first floor of a building if the structure is built with building materials at least two inches nominal depth and the area below the unenclosed accessory structure is screened with wire mesh screening to prevent embers from coming in from underneath or exterior wall construction defined in 15.06.060 (B) to within six inches of the ground (Per RCW 19.27.560).

(H) Vents. – (IWUIC 504.10)

Attic ventilation openings, foundation or underfloor vents, or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/8 inch (per International Residential Code R408.2), or shall be designed and approved to prevent flame or ember penetration into the structure.

Air intake into structures shall be covered with metal wire mesh with openings that do not exceed 1/8 inch. Such air intake openings shall connect to 26 gauge metal ducts for a minimum of 6 feet in length from the intake. Exhaust termination shall be metal with an integral backdraft damper at the termination point.

(I) Vent Location – (IWUIC 504.10.1)

All vents shall meet the requirements of item H, above, and the following:

1. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas.
2. Gable end and dormer vents shall be located not less than 10 feet from lot lines.
3. Underfloor ventilation openings shall be located as close to grade as practical.

Exceptions – Attic ventilation openings in soffits, eave overhangs, between rafters at eaves or in other overhang areas that meet flame and ember resistant listed vents complying with ASTM E2886 or CalFire SFM12-7A.

15.06.060 Access Regulations – *(RCW 19.27.560.b) may move to LMC 14.*

Driveways shall be provided where any portion of an exterior wall of the first story of the building is located more than one hundred fifty feet from a fire apparatus access road. Driveways in excess of three hundred feet in length shall be provided with turnarounds and driveways in excess of five hundred feet in length and less than twenty feet in width shall be provided with turnouts and turnarounds. The Development Services Manager, in consultation with the Fire District, will define the requirements for a turnout or turnaround as required in this subsection.

15.06.070 Chelan County Fire District #3 Recommended Checklist

The following Wildland Urban Interface home hardening recommendations for fire resistant structures and landscapes will be provided to property owners in the City who are encouraged to take minimum steps to improve resiliency of their property in case of fire. These actions DO NOT ensure that a structure will survive a wildfire, but they can help.

- **Location Access:**
 - **Street Address** is clearly marked and visible from the street with reflective numbers. Chelan County Fire District #3 can assist with ordering blue address signs with reflective numbers.
- **Additional Building Standards:**
 - **Enclose** soffits, attic vents and other openings with at least 1/8 - inch metal screening.
 - **Enclose** under decks with a solid skirt or lattice backed with at 1/8 - inch metal screening.
 - **Separate** wood fences from structure with a 4 -foot section of nonflammable fencing.
- **Minimum Landscaping Recommendations:**
 - **Remove** leaves and debris from gutters, roofs, overhangs and under decks.
 - **Keep Yards Free** of dead leaves, twigs, and branches. Mow dead weeds and grass early.
 - **Prune** overhanging branches and branches touching your roof to create at least a 10 - foot separation.
 - **Maintain** a 5 - foot radius clear of flammable vegetation around structures. Reference, Fire-Resistant Plants for Home Landscapes, 2006 Pacific Northwest Extension publication.
 - **Plant** fire resistive vegetation without wood mulch, outside the 5 - foot radius of structures.
 - **Stack** firewood and flammable materials at least 10-feet away from structures.