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## County of Hawai'i PLANNING DEPARTMENT

Michael Yee  
Director

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Deputy Director

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March 23, 2020

Paula L. Alu Trust  
P.O. Box 4614  
Kailua-Kona, HI 96745-4614

Dear Ms. Alu:

**SUBJECT: VARIANCE DECISION - VAR-20-000571**  
**Applicant: PAULA L. ALU, TRUST**  
**Owners: LAUPAMA & SHAWNA FUGA/PAULA L. ALU, TRUST**  
**Request: Variance from Article 3, Division 4, Street Design, Section 23-41, Minimum Right-of-Way and Pavement Widths; Article 6, Division 2, Improvements Required, Sections 23-86, Requirements for Dedicable Street**  
**Tax Map Key: (3) 7-2-006:004 (SUB-17-001699)**

Upon review of your variance application, the Planning Director certifies the **approval** of Variance VAR-20-000571 subject to variance conditions. The variance grants relief for subdivision SUB-17-001699 from constructing minimum County dedicable roadway improvements as required by Hawai'i County Code (HCC), Chapter 23 (Subdivisions).

The variance is from the proposed subdivision's minimum requirements pursuant to HCC, Chapter 23 (Subdivisions), Article 3, Division 4, Street Design, Section 23-41, Minimum Right-of-way (r-o-w) and Pavement Widths, Article 6, Division 2, Improvements Required, Sections 23-86, Standard for Dedicable Street, 23-93, Street Lights, & 23-95, Right-of-way Improvement.

### **BACKGROUND**

1. **Location.** The referenced property, being Lot 70, of Pu'ukala-Kaulana Homesteads, Being also Grant 4102, containing approximately 10.995 acres, is situated in Pu'ukala, North Kona, Island of Hawai'i, Hawai'i.
2. **County Zoning.** Agricultural, five acres (A-5a).
3. **State Land Use.** Agricultural (A).

4. **General Plan.** Land Use Pattern Allocation Guide (LUPAG) map designates the property as Extensive Agriculture(ea).
5. **Subdivision Code Requirements.** Hawai'i County Code, Chapter 23, Subdivisions requires that subdivisions in the A-5a zoning district be served by minimum r-o-w and paving widths of 50-feet and 20-feet, respectively, in compliance with the Department of Public Works (DPW) Standard Detail (Std. Det.) R-39 (now R-25, 2017 Edition).
6. **Subdivision Request/PPM.** Subdivision application SUB-17-001699 was submitted to subdivide the subject TMK property. Action on the subdivision application has been deferred pursuant applicant's attempts to comply with Condition No. 3) of the letter of Tentative Approval dated August 19, 2019 regarding road improvement requirements in the subdivision file.
7. **Variance Application.** The variance request from roadway improvements was acknowledged by Planning Department letter dated February 11, 2020. This variance application includes background history and circumstances and information regarding the pending subdivision application. Narrative evidence of the existing roadway condition was presented in support of the request.

Existing conditions within the easement within Parcel 7-2-009:014 (40-foot wide r-o-w), allows access from Pu'u kala Road to the Homestead Road leading to the subject property is an existing 12-foot wide paved travel way within the 40-foot wide r-o-w. **The applicant proposes to retain the 40-foot r-o-w and widen the pavement to 20-feet, in keeping with the spirit of DPW Std. Det. R-25.**

8. **Variance Application (VAR-20-000571) Agency Comments and Requirements.**
  - a. Department of Public Works (DPW): See attached memorandum dated March 4, 2020. **(Exhibit A)**
  - b. County of Hawai'i Fire Department (HFD): See attached memorandum dated March 2, 2020. **(Exhibit B)**
9. **Notice to Surrounding Owners/Posted Sign.** The applicant submitted evidence, dated February 1, 2020, regarding the posting of a public notification sign on the subject property pursuant to Section 23-17(c) of the Hawai'i County Code (HCC). A picture of the posted sign was also submitted. Evidence submitted throughout this variance application process also indicates that the surrounding property owners were informed as required by Section 23-17(a).
10. **Comments from Surrounding Property Owners or Public.** There was much negotiation with the neighborhood regarding this issue.

### ANALYSIS OF GROUNDS FOR VARIANCE

No variance will be granted unless it is found that:

- (a) *There are special or unusual circumstances applying to the subject real property which exist either to a degree which deprives the owner or applicant of substantial property rights that would otherwise be available or to a degree which obviously interferes with the best use or manner of development of that property.*

The Variance application meets criterion (a) for the following reasons(s):

There is no practical way to further expand the width of the access easement as a dwelling has been constructed in such location as to render that alternative impractical. Installing a roadway to dedicable County standards would require acquiring additional r-o-w, relocation of a newly constructed dwelling and would be an extremely cost prohibitive undertaking for this low density development.

The existing easement, with 12-foot wide paved travel way within the 40-foot wide r-o-w, **after widening to a 20-foot pavement**, should be adequate for this 2-lot subdivision.

The above special and unusual circumstances would deprive the applicant from developing this property and interferes with the best use of this property.

- (b) *There are no other reasonable alternatives that would resolve the difficulty.*

The Variance application meets criterion (b) for the following reasons(s):

There is no practical way to widen the r-o-w and improve the roadway to County dedicable standards. The 12-foot wide paved travel way, **widened to 20-foot pavement**, with compacted gravel shoulders will allow for infrequent 2-way travel on the low-use road and should be adequate for the purposes of this low density subdivision.

Given the projected low volume, low speed of traffic created by this 2-lot subdivision, there should be minimal 2-way traffic. As such, the widened 20-foot wide paved road and compacted graveled shoulders should be sufficient.

- (c) *The variance will be consistent with the general purpose of the district, the intent and purpose of this chapter, and the County general plan and will not be materially detrimental to the public welfare or cause substantial, adverse impact to an area's character or to adjoining properties.*

The Variance application meets criterion (c) for the following reasons(s):

The roadway variance authorizing use of a privately owned road, will not be detrimental

to public welfare or burden County resources. The subdividers' plans are consistent with the existing land uses and will not have any adverse impact on the area's character or on neighboring properties.

The proposed lots meet the minimum lot size for the A-5a zoning. The project is consistent with the intent and purpose of the Zoning and Subdivision Codes. The project is designed with lots for additional residential/agricultural use in keeping with the zoning. The Owners' plans are consistent with these designations.

### **DETERMINATION-VARIANCE CONDITIONS**

The variance to permit the proposed 2-lot subdivision of the subject TMK property without providing a County dedicable roadway, and in lieu, utilizing a privately owned non-dedicable road is hereby **approved** subject to the following variance conditions:

1. The applicant, owners, their assigns, or successors shall be responsible for complying with all stated conditions of approval.
2. Should the Council adopt a Unified Impact Fees Ordinance setting forth criteria for the imposition of exactions or the assessment of impact fees, conditions included herein shall be credited towards the requirements of the Unified Impact Fees Ordinance.
3. The owners, their assigns, or successors shall file a written agreement document with the Planning Department within one (1) year from the issuance of this variance approval. This written agreement shall contain deed language, being covenants, conditions, and restrictions affecting the lots created by the proposed subdivision which are not serviced by a County dedicable roadway and instead utilizing the privately owned alternative roadway. The agreement shall specify that if a Homeowners' or Maintenance Association is created for purposes of upkeep of, and required repairs to the roadway improvements, that the owners of the subdivided lots shall participate in said association.

The agreement shall be duly recorded with the State of Hawai'i Bureau of Conveyances by and at the cost and expense of the owners. A copy of the recorded document shall be supplied to the Planning Department for our files.

In the event that there are any amendments or changes to the subdivision after the agreement is recorded, the applicant shall be responsible for informing the County Planning Department of such amendments or changes so that the agreement can be amended concomitantly. Further, the recorded agreement shall be binding upon the owner(s), their successors or assigns and shall be incorporated as an exhibit and made part of each agreement of sale, deed, lease, or similar documents affecting the title of the approved subdivided buildable lots.

4. The subdivider and all grantees, successors, and assigns acknowledge that the parcels were created by a variance from the normal subdivision requirements of Hawai'i County, and that

there are no longer any special or unusual circumstances applying to the property, and hence, no grounds exist or will exist for another variance from the Subdivision Code to permit further subdivision of the subdivided properties.

It is also understood that they will use and maintain the privately owned roadway on their own without any expectation of governmental assistance to maintain the improvements. They shall also indemnify and defend the State of Hawai'i or County of Hawai'i from any and all liability arising out of vehicular access to and from the subject properties utilizing the private r-o-w.

5. Upon written demand of the County of Hawai'i, the applicant and/or owners, their assigns, or successors shall agree to participate and pay their fair share percentage of any improvement district adopted for the purpose of roadway improvements serving the proposed lots. Should the improvement district require acquisition of any privately owned right-of-ways fronting the lots, such right-of-ways shall be dedicated to the County without cost and the value of the dedication credited to the fair share contribution of the respective lot owner(s).
6. No condominium property regime will be allowed, nor will an 'Ohana Dwelling Unit be permitted or allowed.
7. The pending subdivision application's (SUB-17-001699) final plat map shall meet all the requirements of the Hawai'i County Zoning Code and the Subdivision Code that are not covered by this variance.
8. The subdivider, owner(s), their assigns or successors shall pay any outstanding real property taxes and comply with all other applicable State statutes and County ordinances pertaining to building improvements and land use.

Should any of the foregoing conditions not be complied with, the Planning Director may proceed to declare this Variance Permit null and void.

Sincerely,

  
MICHAEL YEE  
Planning Director

JRH:jaa

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Encls.: Agency Comments, Exhibits A-B

Paula L. Alu Trust  
March 23, 2020  
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xc: DPW  
HFD  
A. Surprenant, KCDP PPM (via e-mail)  
SUB-17-001699

Chrystal Thomas Yamasaki, LPLS  
Wes Thomas Associates  
75-5749 Kalawa Street  
Kailua-Kona, HI 96740-1818

xc w/encls.: G. Bailado, GIS Section (via email)



Harry Kim  
Mayor

David Yamamoto, P.E.  
Director

Roy Takemoto  
Managing Director

Allan G. Simeon, P.E.  
Deputy Director

**County of Hawai'i**  
**DEPARTMENT OF PUBLIC WORKS**  
Aupuni Center  
101 Pauahi Street, Suite 7 · Hilo, Hawai'i 96720-4224  
(808) 961-8321 · Fax (808) 961-8630  
public\_works@hawaiiicounty.gov

**MEMORANDUM**

**Date:** March 4, 2020  
**To:** Michael Yee, Planning Director  
**From:** Department of Public Works, Engineering Division *[Signature]*  
**Subject:** Application: VARIANCE – 20-000571  
Applicant: Paula L. Alu, Trust  
Owners: Laupama & Shawna Fuga/Paula L. Alu, Trust  
Request: Variance from Article 3, Division 4, Street Design, Section 23-41, Minimum Right-of-Way and Pavement Widths; Article 6, Division 2, Improvements Required, Section 23-86, Requirements for Dedicable Street  
Tax Map Key: (3) 7-2-006:004 (SUB-17-001699)

2020 MAR 5 pm 2 30  
PLANNING DEPARTMENT  
COUNTY OF HAWAII

We have reviewed the subject application and our comments are as follows:

The application states, "in Article 6, Division 2, Sec 23-88 a subdivision of 2 lots can have a non dedicable street or private dead-end to have a minimum right of way of 16 feet with 12 feet of pavement". This requirement is valid for access to residential lots and agricultural lots zoned for less than three acres. This requirement is not applicable to the subject subdivision as the current zoning is Ag-5a (5 acre lots). Access to areas zoned Ag-3 and over, as is the case of this subdivision, shall follow the agricultural street requirement shown in the Department of Public Works (DPW) Standard Detail R-39.

DPW, however, does not have an objection to allowing access to be within a 40-foot Right-of-Way (ROW) in lieu of the required 50-foot ROW. The other requirements of DPW Standard Detail R-39 still apply (20-foot wide agricultural roadway with shoulders and swales, etc.). Where grades exceed 8% or greater, the roadway section shall be paved per DPW Standard Detail R-34. All other Access and Roadway Improvements requirements stated in the Tentative Approval shall still apply. The agricultural road is non-dedicable.

It does not appear that a variance is being requested from Section 23-86, Requirements for Dedicable Street.

Should there be any questions concerning this matter, please feel free to contact Natalie Whitworth of our Kona Engineering Division office at 323-4853.

NW

Copy: ENG-HILO/KONA

EXHIBIT  
A

131850

Harry Kim  
Mayor



Darren J. Rosario  
Fire Chief

Lance S. Uchida  
Deputy Fire Chief

County of Hawai'i  
**HAWAI'I FIRE DEPARTMENT**  
25 Aupuni Street • Suite 2501 • Hilo, Hawai'i 96720  
(808) 932-2900 • Fax (808) 932-2928

March 2, 2020

**TO:** MICHAEL YEE, PLANNING DIRECTOR

**FROM:** DARREN J. ROSARIO, FIRE CHIEF

**SUBJECT:** Application: Variance – VAR-20-000571  
Applicant: Paula L. Alu, Trust  
Owners: Laupama & Shawna Fuga/Paula L Alu Trust  
Request: Variance from Article 3, Division 4, Street Design, Section 23-41,  
Minimum Right-of-Way and Pavement Widths; Article 6, Division 2  
Improvements required, Section 23-86, requirements for decidable  
street  
Tax Map Key: (3) 7-2-006:004 (SUB 17-001699)

In regards to the above-mentioned Variance application, the following shall be in accordance:

**NFPA 1, UNIFORM FIRE CODE, 2006 EDITION**

*Note: Hawai'i State Fire Code, National Fire Protection Association 2006 version, with County of Hawai'i amendments. County amendments are identified with a preceding "C~" of the reference code.*

Chapter 18 Fire Department Access and Water Supply

**18.1 General.** Fire department access and water supplies shall comply with this chapter.

For occupancies of an especially hazardous nature, or where special hazards exist in addition to the normal hazard of the occupancy, or where access for fire apparatus is unduly difficult, or areas where there is an inadequate fire flow, or inadequate fire hydrant spacing, and the AHJ may require additional safeguards including, but not limited to, additional fire appliance units, more than one type of appliance, or special systems suitable for the protection of the hazard involved.

**18.1.1 Plans.**

**18.1.1.1 Fire Apparatus Access.** Plans for fire apparatus access roads shall be submitted to the fire department for review and approval prior to construction.

EXHIBIT  
B

*Hawai'i County is an Equal Opportunity Provider and Employer.*



**18.1.1.2 Fire Hydrant Systems.** Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.

**C~ 18.1.1.2.1 Fire Hydrant use and Restrictions.** No unauthorized person shall use or operate any Fire hydrant unless such person first secures permission or a permit from the owner or representative of the department, or company that owns or governs that water supply or system. Exception: Fire Department personnel conducting firefighting operations, hydrant testing, and/or maintenance, and the flushing and acceptance of hydrants witnessed by Fire Prevention Bureau personnel.

## **18.2 Fire Department Access.**

**18.2.1** Fire department access and fire department access roads shall be provided and maintained in accordance with Section 18.2.

### **18.2.2\* Access to Structures or Areas.**

**18.2.2.1 Access Box(es).** The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security.

**18.2.2.2 Access to Gated Subdivisions or Developments.** The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.

**18.2.2.3 Access Maintenance.** The owner or occupant of a structure or area, with required fire department access as specified in 18.2.2.1 or 18.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access.

### **18.2.3 Fire Department Access Roads. (\*may be referred as FDAR)**

#### **18.2.3.1 Required Access.**

**18.2.3.1.1** Approved fire department access roads shall be provided for every facility, building, or portion of a building hereafter constructed or relocated.

**18.2.3.1.2** Fire Department access roads shall consist of roadways, fire lanes, parking lots lanes, or a combination thereof.

**18.2.3.1.3\*** When not more than two one- and two-family dwellings or private garages, carports, sheds, agricultural buildings, and detached buildings or structures 400ft<sup>2</sup> (37 m<sup>2</sup>) or less are present, the requirements of 18.2.3.1 through 18.2.3.2.1 shall be permitted to be modified by the AHJ.

**18.2.3.1.4** When fire department access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, the AHJ shall be authorized to require additional fire protection features.

#### **18.2.3.2 Access to Building.**

**18.2.3.2.1** A fire department access road shall extend to within in 50 ft (15 m) of at least one exterior door that can be opened from the outside that provides access to the interior of the building. Exception: 1 and 2 single-family dwellings.

**18.2.3.2.1.1** When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.1 shall be permitted to be increased to 300 feet.

**18.2.3.2.2** Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

**18.2.3.2.2.1** When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m).

**18.2.3.3 Multiple Access Roads.** More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

#### **18.2.3.4 Specifications.**

##### **18.2.3.4.1 Dimensions.**

**C~ 18.2.3.4.1.1** FDAR shall have an unobstructed width of not less than 20ft with an approved turn around area if the FDAR exceeds 150 feet. **Exception:** FDAR for one and two family dwellings shall have an unobstructed width of not less than 15 feet, with an area of not less than 20 feet wide within 150 feet of the structure being protected. An approved turn around area shall be provided if the FDAR exceeds 250 feet.

**C~ 18.2.3.4.1.2** FDAR shall have an unobstructed vertical clearance of not less then 13ft 6 in.

**C~ 18.2.3.4.1.2.1** Vertical clearances may be increased or reduced by the AHJ, provided such increase or reduction does not impair access by the fire apparatus, and approved signs are installed and maintained indicating such approved changes.

**18.2.3.4.1.2.2** Vertical clearances shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus.

**C~ 18.2.3.4.2 Surface.** Fire department access roads and bridges shall be designed and maintained to support the imposed loads (25 Tons) of the fire apparatus. Such FDAR and shall be comprised of an all-weather driving surface.

**18.2.3.4.3 Turning Radius.**

**C~ 18.2.3.4.3.1** Fire department access roads shall have a minimum inside turning radius of 30 feet, and a minimum outside turning radius of 60 feet.

**18.2.3.4.3.2** Turns in fire department access road shall maintain the minimum road width.

**18.2.3.4.4 Dead Ends.** Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.

**18.2.3.4.5 Bridges.**

**18.2.3.4.5.1** When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with county requirements.

**18.2.3.4.5.2** The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.

**18.2.3.4.5.3** Vehicle load limits shall be posted at both entrances to bridges where required by the AHJ.

**18.2.3.4.6 Grade.**

**C~ 18.2.3.4.6.1**The maximum gradient of a Fire department access road shall not exceed 12 percent for unpaved surfaces and 15 percent for paved surfaces. In areas of the FDAR where a Fire apparatus would connect to a Fire hydrant or Fire Department Connection, the maximum gradient of such area(s) shall not exceed 10 percent.

**18.2.3.4.6.2\*** The angle of approach and departure for any means of fire department access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.

**18.2.3.4.6.3** Fire department access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire lane.

**18.2.3.4.7 Traffic Calming Devices.** The design and use of traffic calming devices shall be approved the AHJ.

**18.2.3.5 Marking of Fire Apparatus Access Road.**

**18.2.3.5.1** Where required by the AHJ, approved signs or other approved notices shall be provided and maintained to identify fire department access roads or to prohibit the obstruction thereof of both.

**18.2.3.5.2** A marked fire apparatus access road shall also be known as a fire lane.

**18.2.4\* Obstruction and Control of Fire Department Access Road.**

**18.2.4.1 General.**

**18.2.4.1.1** The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.

**18.2.4.1.2** Minimum required widths and clearances established under 18.2.3.4 shall be maintained at all times.

**18.2.4.1.3\*** Facilities and structures shall be maintained in a manner that does not impair or impede accessibility for fire department operations.

**18.2.4.1.4** Entrances to fire departments access roads that have been closed with gates and barriers in accordance with 18.2.4.2.1 shall not be obstructed by parked vehicles.

**18.2.4.2 Closure of Accessways.**

**18.2.4.2.1** The AHJ shall be authorized to require the installation and maintenance of gates or other approved barricades across roads, trails, or other accessways not including public streets, alleys, or highways.

**18.2.4.2.2** Where required, gates and barricades shall be secured in an approved manner.

**18.2.4.2.3** Roads, trails, and other access ways that have been closed and obstructed in the manner prescribed by 18.2.4.2.1 shall not be trespassed upon or used unless authorized by the owner and the AHJ.

**18.2.4.2.4** Public officers acting within their scope of duty shall be permitted to access restricted property identified in 18.2.4.2.1.

**18.2.4.2.5** Locks, gates, doors, barricades, chains, enclosures, signs, tags, or seals that have been installed by the fire department or by its order or under its control shall not be removed, unlocked, destroyed, tampered with, or otherwise vandalized in any manner.

### **18.3 Water Supplies and Fire Hydrants**

**18.3.1\*** A water supply approved by the county, capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the AHJ. For on-site fire hydrant requirements see section 18.3.3.

#### **EXCEPTIONS:**

1. When facilities or buildings, or portions thereof, are completely protected with an approved automatic fire sprinkler system the provisions of section 18.3.1 may be modified by the AHJ.
2. When water supply requirements cannot be installed due to topography or other conditions, the AHJ may require additional fire protection as specified in section 18.3.2 as amended in the code.
3. When there are not more than two dwellings, or two private garage, carports, sheds and agricultural. Occupancies, the requirements of section 18.3.1 may be modified by AHJ.

**18.3.2\*** Where no adequate or reliable water distribution system exists, approved reservoirs, pressure tanks, elevated tanks, fire department tanker shuttles, or other approved systems capable of providing the required fire flow shall be permitted.

**18.3.3\*** The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on a fire apparatus access road on the site of the premises or both, in accordance with the appropriate county water requirements.

**18.3.4** Fire Hydrants and connections to other approved water supplies shall be accessible to the fire department.

**18.3.5** Private water supply systems shall be tested and maintained in accordance with NFPA 25 or county requirements as determined by the AHJ.

**18.3.6** Where required by the AHJ, fire hydrants subject to vehicular damage shall be protected unless located within a public right of way.

**18.3.7** The AHJ shall be notified whenever any fire hydrant is placed out of service or returned to service. Owners of private property required to have hydrants shall maintain hydrant records of approval, testing, and maintenance, in accordance with the respective county water requirements. Records shall be made available for review by the AHJ upon request.

**C~ 18.3.8** Minimum water supply for buildings that do not meet the minimum County water standards:

Buildings up to 2000 square feet, shall have a minimum of 3,000 gallons of water available for Firefighting.

Buildings 2001- 3000 square feet, shall have a minimum of 6,000 gallons of water available for Firefighting.

Buildings, 3001- 6000 square feet, shall have a minimum of 12,000 gallons of water available for Firefighting.

Buildings, greater than 6000 square feet, shall meet the minimum County water and fire flow requirements.

Multiple story buildings shall multiply the square feet by the amount of stories when determining the minimum water supply.

Commercial buildings requiring a minimum fire flow of 2000gpm per the Department of Water standards shall double the minimum water supply reserved for firefighting.

Fire Department Connections (FDC) to alternative water supplies shall comply with 18.3.8 (1)-(6) of *this code*.

**NOTE: In that water catchment systems are being used as a means of water supply for firefighting, such systems shall meet the following requirements:**

- 1) In that a single water tank is used for both domestic and firefighting water, the water for domestic use shall not be capable of being drawn from the water reserved for firefighting;
- 2) Minimum pipe diameter sizes from the water supply to the Fire Department Connection (FDC) shall be as follows:
  - a) 4" for C900 PVC pipe;
  - b) 4" for C906 PE pipe;
  - c) 3" for ductile Iron;
  - d) 3' for galvanized steel.

- 3) The Fire Department Connection (FDC) shall:
  - a) be made of galvanized steel;
  - b) have a gated valve with 2-1/2 inch, National Standard Thread male fitting and cap;
  - c) be located between 8 ft and 16 ft from the Fire department access. The location shall be approved by the AHJ;
  - d) not be located less than 24 inches, and no higher than 36 inches from finish grade, as measured from the center of the FDC orifice;
  - e) be secure and capable of withstanding drafting operations. Engineered stamped plans may be required;
  - f) not be located more than 150 feet of the most remote part, but not less than 20 feet, of the structure being protected;
  - g) also comply with section 13.1.3 and 18.2.3.4.6.1 of *this code*.
- 4) Commercial buildings requiring a fire flow of 2000gpm shall be provided with a second FDC. Each FDC shall be independent of each other, with each FDC being capable of flowing 500gpm by engineered design standards. The second FDC shall be located in an area approved by the AHJ with the idea of multiple Fire apparatus' conducting drafting operations at once, in mind.
- 5) Inspection and maintenance shall be in accordance to NFPA 25.
- 6) The owner or lessee of the property shall be responsible for maintaining the water level, quality, and appurtenances of the system.

**EXCEPTIONS TO SECTION 18.3.8:**

- 1) Agricultural buildings, storage sheds, and shade houses with no combustible or equipment storage.
- 2) Buildings less than 800 square feet in size that meets the minimum Fire Department Access Road requirements.
- 3) For one and two family dwellings, agricultural buildings, storage sheds, and detached garages 800 to 2000 square feet in size, and meets the minimum Fire Department Access Road requirements, the distance to the Fire Department Connection may be increased to 1000 feet.
- 4) For one and two family dwellings, agricultural buildings, and storage sheds greater than 2000square feet, but less than 3000 square feet and meets the minimum Fire Department Access Road requirements, the distance to the Fire Department Connection may be increased to 500 feet.

Michael Yee  
March 2, 2020  
Page 9

- 5) For buildings with an approved automatic sprinkler system, the minimum water supply required may be modified.

If there are any questions regarding these requirements, please contact the Fire Prevention Bureau at (808) 932-2911.



DARREN J. ROSARIO  
Fire Chief

CB:ds