



# Josephine County, Oregon

## Community Development – Planning Division

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Dear Property Owner:

This packet contains the requirements of Article 76 - Wildfire & Emergency Service Safety Standards for new dwellings and the relocation or replacement of existing dwellings in any zone other than forest zones.

Attached is information about the wild fire risk in the county, a *Checklist* form, a *Certification of Fire Protection Service* form, and a *Fire Safety Illustrations* page.

Applications for new dwellings shall self certify compliance with all of the applicable standards of Article 76. Applications for relocation or replacement of existing dwellings shall demonstrate compliance with the standards for construction, fire protection service, and vegetation mitigation only. Improvements to existing dwellings shall only comply with the standards for construction, with the exception of roofing requirements. Should you desire to change, or fail to meet the standards, a Planning Director determination (Modification) is required.

### **The Planner will identify the information required for the review to obtain a Development Permit from the following list:**

- ▶ Access Permit - from Public Works or Oregon Department of Transportation  
(*Note: only for new, relocated, and replacement dwellings.*)
- ▶ Plot Plan with Primary Safety Zone
- ▶ Proof of water supply - well report from State Water Resources
- ▶ Proof of fire protection - from a Fire District or a Fire Service Provider

### **For proof of fire protection, you may contact one of the following depending on your location:**

**County Fire Department**  
220 Peach Street, Ste A  
Merlin OR 97532  
Tel: 541-479-6636

**Illinois Valley Fire Department**  
681 Caves Highway  
Cave Junction OR 97523  
Tel: 541-592-2225

**Rural Metro Fire Department**  
807 NE 6<sup>th</sup> Street  
Grants Pass OR 97526  
Tel: 541-474-1218

**Applegate Valley Fire Department**  
1095 Upper Applegate Road  
Jacksonville OR 97530  
Tel: 541-899-1050

**Wolf Creek Rural Fire Dept**  
PO Box 1  
Wolf Creek OR 97497  
Tel: 541-866-2584

**Williams Fire Department**  
PO Box 81  
Williams OR 97544  
Tel: 541-846-7644



*You are at risk!*

**Josephine County Wildlands Burn.** Trees, brush and grass are fuel for wildfire. The structures you build in the county are also fuel for wildfires. The provisions of Article 76 of the land use code will reduce the risk of your structure burning in a wildfire.

Your first step is to visit your **fire service provider** which may be an established fire district or a private fire service. They need to know that you are there in order to be able to provide emergency services. They are also an excellent source of information on how to reduce the risk of wildfire burning your property.

You need to place clearly visible **address signs** where your driveway leaves the main road and at every intersection thereafter. Firefighters and emergency medical personnel cannot help you if they cannot find you. Finding your property quickly and putting out a fire early is the best chance of saving your life and property in the event of a fire.

Your **driveway**, including bridges and culverts, must be built to carry heavy fire equipment. If your driveway is too steep or poorly surfaced, fire equipment may not be able to reach your home. Gates must be wide enough to allow passage of fire equipment. Turnouts along long driveways will allow fire equipment to reach your home while your family is escaping a fire. Vehicle turnaround areas near your home allow fire equipment to maneuver safely and allow firefighters to exit if the fire becomes too intense.

You can reduce the risk of your home becoming fuel for a wildfire by reducing the existing fuel (trees, brush and grass) around your home. A **fire safety zone** (fuel break), an area where flammable vegetation is selectively removed, will slow down a wildfire's approach and reduce its intensity. Fire equipment cannot always access your home during wildfires. Having a home that can survive a wildfire on its own will allow firefighters to fight the fire. If the fire equipment is available and can access your property, a fire safety zone provides firefighters an area to work safely. The fire safety zone will also help prevent a structure fire on your property from starting a wildland fire.

**Construction materials** can also reduce the chance of your home becoming fuel for a wildfire. Burning embers from wildfires can be blown a mile ahead of the fire. Wood roofing is easily ignited by embers and is often the cause of ignition during wildfires. For this reason, all roofing material must have fire rating class A or B (no wood roofing is allowed) and all chimneys must have spark arresters.

*Find more fire safety information at:*

[www.co.josephine.or.us/wildfire/](http://www.co.josephine.or.us/wildfire/)

[www.firewise.org](http://www.firewise.org)



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## Article 76 – Wildfire and Emergency Service Safety Standards Requirements

The following list is meant to guide you through the various elements of a wildfire safety plan. The list summarizes each requirement. This list is not a part of the plan that must be submitted with the pre-application materials, but these requirements will need to be met prior to the issuance of your Certificate of Occupancy from the Josephine County Building Department. *(You will receive a checklist from the Planning Office, by mail, after you have received your final inspection from the Building Department. At that time, you will need to complete the form, sign it, and return it to the Planning Department in order to receive your Certificate of Occupancy.)*

### **TYPE OF DWELLING:**

- New Dwelling or structures to unimproved land (need to meet all safety standards unless not applicable).
- Relocated or Replacement Dwelling (need to meet safety standards from sections “B” through “F” **only**).
- Improvement to an Existing Dwelling (need to meet safety standards from sections “D” and “F” **only**).

### **A. ACCESS:**

- Driveway development that disturbs areas with slopes at or above 15% or in granitic soils meets an approved erosion control plan prepared by a registered engineer.
- The driveway is developed to within 50' of all habitable structures and 150' of non-habitable structures.
- The driveway is at least 12' wide in straight sections and at least 14' wide in all curves that have a centerline radius at any point less than 150'.
- Driveway curves have a minimum curve radius of 48'.
- The driveway approach has an inner radius of 20' or more in both directions.
- No portion of the driveway has grades that exceed 15%, except where grades increase to 18% for intervals of not more than 100' and there are no more than three 100' sections in excess of 15% per 1,000' of driveway.
- All driveway curves that have a centerline radius of less than 150' do not exceed a 15% grade.
- Any change in the driveway grade does not exceed 1% in 3'.
- The driveway over the entire length and width is clear and will be kept clear of obstructions for a minimum vertical distance of 13.5'.
- A strip at least 2' wide along both sides of the driveway is, and will be, kept clear of obstructions that are more than 6" in height.

- Driveways on slopes below 15% are constructed with a base course of 6" - 8" of pit run rock, and a leveling course of 2" - 3" of 3/4" minus angular gravel, and compacted by proof-rolling the rocked and graveled courses with a fully loaded 10 cubic yard dump truck or other vehicle with equivalent weight; **or** constructed to standards specified by a registered engineer certifying that the surface, as built, will support 50,000 pounds, provide adequate drainage and traction and prevent significant degradation or deterioration as a result of rain or freezing and thawing.
- Driveways on slopes 15% or greater are constructed to standards specified by a registered engineer certifying that the surface, as built, will support 50,000, pounds, provide adequate drainage and traction and prevent significant degradation or deterioration as a result of rain or freezing and thawing.
- Driveway transitions from dirt, rock or gravel to a hardened surface have a hardened surface extended 25' beyond the change in slope to minimize dig outs and other deterioration of the surface.
- Driveway structures or fills and culverts crossing live streams, ravines, gullies, irrigation ditches and similar features have the same width as the width required for the driveway.
- All bridges are certified by a registered engineer as being capable of supporting at least 50,000 pounds.
- All culverts are a minimum of 12" in diameter and carry an American Association of State Highway and Transportation Officials (AASHTO) HS-20 Loading rating.
- Driveways leading to structures or water sources used for fire suppression terminate in a turnaround that is surfaced consistent with the surface requirements for the driveway and have a minimum inner radius of 27' and a minimum outer radius of 42'.
- Driveways in excess of 600' have vehicle turnouts immediately adjacent to the driveway that are 12' wide by 25' long at a maximum spacing of every 400' and surfaced with the same surface as the driveway.
- Gates are set back at least 30' from a public road or highway and have a clear opening of at least 12' on straight stretches or 14' on curves.
- Driveways will be maintained to the above standards for accessibility and protection of fire fighters and other emergency personnel.

**B. SIGNS:**

- Address and direction signs with numbers or letters at least 3 inches high of light reflective material are permanently posted and will be maintained at driveway entrances, at any intersections, and to the location of any water sources used for fire suppression so that they clearly and effectively direct approaching emergency vehicles.

**C. SLOPES:**

- Home sites on slopes above 40% have been developed only after the disturbance or alteration was authorized by the requirements for Modification of Standards contained in Article 76.090 of the *Rural Land Development Code (RLDC)*.

**D. CONSTRUCTION MATERIALS:**

- Roofing materials are Fire Rating Class A or B.
- Chimneys and stovepipes are capped with a spark arrester.
- Areas under porches, decks and balconies 3' or less above the ground are enclosed with 1/4" or smaller, non-combustible, corrosion resistant metal mesh.

- Areas under decks, porches, etc. greater than 3' above the ground are free of combustible materials.
- Attic openings, soffit vents, foundation louvers and vents and other direct openings in outside walls, overhangs and roofs are no larger than 144 square inches and are covered with 1/4" noncombustible, corrosion resistant metal mesh.

**E. FIRE SAFETY ZONES (fuel breaks):**

- A primary fire safety zone is in place for a distance of 50' in all directions from structures as measured along the ground from the farthest extension of the structure, to include attached carports, decks or eaves.
- Ground cover in the primary safety zone consists of asphalt, bare soil, concrete, rock or other nonflammable material; **or** dead grass cut to 4" or less, leaves, needles, twigs and other similar flammable materials, provided such materials are at least 4' away from structures; **or** an area of low growing vegetation species such as green grass, ivy, succulents and other similar species in a green condition and substantially free of dead plant material; **and** single specimens or isolated groupings of native trees and shrubs, and fire resistant ornamental trees, shrubs and other plants, in a green condition and substantially free of dead plant material and pruned and maintained so that crowns are separated by a distance of 15' and limbs below 8' in height are removed. (Live fruit trees are exempt from crown separation distances and limb height above the ground.)
- Vegetation is pruned and maintained so that no limbs touch a structure, or overhang a roof or are within 15' of a chimney or stovepipe.
- Open firewood storage is at least 30' from all structures.
- A secondary fire safety zone is in place around the primary fire safety zones for an additional 50' in all directions. On sites on which the slope abutting any structure exceeds 20%, the secondary fire safety zones extend an additional 50' in all directions. Trees within the secondary safety zone are pruned and maintained so that a distance of 15' separates trunks and any branches below 8' in height are removed. Live fruit trees are not required to meet these spacing and limbing requirements. Under the remaining trees, small trees, brush, dead vegetation and other debris have been removed.

**F. FIRE SERVICE PROTECTION:**

- **In a Fire District:** Applegate, Illinois Valley, Williams, or Wolf Creek.

**OR**

- **Have a Fire Service Contract with:** County Fire Department or Rural Metro Fire Department.



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## Article 76 Certification of Fire Protection Service

Name: \_\_\_\_\_

Assessor's Map Number: TWN \_\_\_\_\_, RNG \_\_\_\_\_, SEC \_\_\_\_\_, QTR \_\_\_\_\_, Tax Lot(s) \_\_\_\_\_

Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip code \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

*I certify that the above property is being provided fire protection services by:*

\_\_\_\_\_

*Fire district or Fire service provider*

starting: \_\_\_\_\_  
*Date*

Fire Official Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_