

E. Private Roads/Streets and Fire Apparatus Accesses

This section applies to roads/streets that are privately owned, generally within an easement providing direct access to private land(s) for local traffic movement and connect to local public access, collectors or arterial roads/streets. Private roads/streets are maintained with private funds and where the county, municipality or WSDOT performs no maintenance.

Criteria for Authorization: Private roads/streets may be permitted when so provided in appropriate ordinances or at the discretion of the County Engineer when:

1. Covenants have been approved and recorded with the County which provide for maintenance of the private roads/streets and associated parking areas by the owners in the development, including placing of liens for non-payment of fees, and/or road maintenance agreement(s) on the face of the Long Plat, Short Plat, or Binding Site Plan.
2. Provision is made for the roads/streets to be open at all times for emergency and public service vehicle use.
3. The private road is not needed as a public road and will not obstruct public street circulation.
4. Intersection spacing between private roads shall be consistent with the spacing shown in Section 505.M.
5. The roads are within a private community with a corporate identity or Homeowners Association, as identified by the State of Washington under RCW 64.38.

6. Fire Apparatus Access Roads (Private Roads/Streets and Driveways)

- a) County fire code requirements for "Fire Apparatus Access Roads" are contained in WCC 15.04.010 and as amended in WCC 15.04.040.
- b) Criteria. The following criteria apply to Fire Apparatus Access Roads serving residential use:
 - Geometrics.

Private Roadway or Driveway								
ADT	Setting	Incremental Grade, %	Minimum Surface Treatment	Width, ft	Unobstructed Minimum Vertical Clearance, ft	Minimum Turning Radii, ft		See also Standard Drawing(s) ⁽⁵⁾
						Inside	Outside	
≤ 20	Rural & Urban	< 12	CSTC ⁽¹⁾	12 (minimum)	13.5	25	40	505.E-6
		12 - 14	Paved ⁽²⁾					
		15 - 18	Heated grooved PCC ⁽³⁾					
> 20	Rural	< 12	CSTC ⁽¹⁾	18 - 40 ⁽⁵⁾	13.5	25 ⁽⁶⁾	43 ⁽⁶⁾	505.E-1,
		12 - 14	Paved ⁽²⁾					
		15 - 18	Heated grooved PCC ⁽³⁾					
	Urban	< 12	HMA ⁽⁴⁾	18 - 32 ⁽⁵⁾	13.5	25 ⁽⁶⁾	43 ⁽⁶⁾	505.E-2,
		12 - 14	Paved ⁽²⁾					
		15 - 18	Heated grooved PCC ⁽³⁾					

⁽¹⁾Crushed surfacing top course

⁽²⁾Either Portland cement concrete (PCC) or Hot mix asphalt (HMA)

⁽³⁾Portland cement concrete

⁽⁴⁾Hot mix asphalt

⁽⁵⁾ See 505 Road Type and Geometrics, Table 1 - Arterial Roads & Table 2 - Residential Roads

⁽⁶⁾ See also 505.I.3 - Horizontal Curves

- Turnouts - For driveways and roadways less than 20 feet wide, see Standard Drawing 505.E-5.
- Turnarounds - Establish turnarounds for driveways and roadways greater than 150 feet in length per Standard Drawing 505.E-6, 505.L-1, or 505.L-2 as applicable (Subject to other related codes and standards, i.e. Title 20.80).

- Fire Hydrants - Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum roadway width shall be 26 ft. for a length of 40 ft. centered on the fire hydrant.
- Bridges - At the discretion of the Fire Marshal all bridges shall meet the requirements in Section 513 *Bridges and Associated Retaining Walls*.
- Security Gates and Emergency Accesses - The County Fire Marshal requires a separate permit for any security gate or emergency access restricting device/system.
- Access Approach Surfacing Requirements - All fire apparatus access approaches shall have an approved paved/hard surfaced apron unless otherwise directed pursuant to this section and Section 508 *Roadside Features*.
- Additional or Alternative measures - The County Fire Marshal may consider or require additional or alternative fire protection measures on a case by case basis.

Criteria for Construction: Private roads/streets shall conform to the applicable sections of these Standards. See also Drawings 505.E-1 and 505.E-2.