



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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Attachment 7

OFFICE OF THE FIRE MARSHAL

Date: June 27, 2017

To: Julie Thompson, Planner III
San Juan County Community Development

From: RJ Myers, San Juan County Fire Marshal

Re: PCUP00-17-0018, 27 Aeroview Lane TPN: 271158011000
Locate 30,000 gallon propane storage tank and propane storage and distribution center
Inter-Island Propane

I have reviewed the above referenced application and have the following comments:

Use/Occupancy Requirements

Propane is a liquefied petroleum gas that is defined as a “Flammable liquefied gas” for the purposes of regulation under the International Fire Code (IFC). The storage container and distribution facility is subject to the requirements of Chapters 50, 57, and 61 of the IFC, and NFPA 58. Per NFPA 58, a facility that stores LPG in containers of more than 4,000 gallons is a “Bulk Plant”.

Recommended Conditions of Approval:

- 1) Prior to any construction activities on the site, the following is required:
 - a) A building permit that includes construction plans for the foundation and the container shall be submitted and approved by the Department of Community Development.
 - b) An operational fire permit is required to be submitted to and approved by the Fire Marshal for the Bulk Plant. A written operations and maintenance manual (O&M) meeting the requirements of NFPA 58 chapter 14 shall be submitted to the Fire Marshal’s Office prior to an operational permit being issued. The O&M requirements include Fire Response.
 - c) Installation of the container, the container specifications and valves, filling station, and equipment on trucks utilizing the site shall meet the requirements of National Fire Protection Association (NFPA) 58 and the IFC.
- 2) The container shall meet the setbacks from property lines and public ways per IFC Table 6104.3. A 30,000 gallon container is required to be setback at least 50 feet from all property lines and public ways per IFC Table 6104.3.

- 3) A designated fire truck turn-around/fire lane must be provided on site.
- 4) Bollards or other approved collision prevention devices must be installed in compliance with NFPA 58 and the IFC.
- 5) Prior to Occupancy, a Fire and Life Safety Inspection is required. This will be conducted after or concurrently with acceptance testing on the site in the presence of the Fire Marshal and a designee of the Orcas Island Fire and Rescue Fire Chief.
- 6) Prior to Occupancy, hydrants shall be installed meeting the requirements of SJCC 13.08 including:
 - a) A hydrant installed on the corner of Seaview and Aeroview to fulfill the hydrant distance minimums outlined in SJCC 13.08.080.
 - b) The hydrant must be tested and demonstrate that it can meet the commercial hydrant flow must be met for this site per SJCC 13.08.010 which is 500 gallons per minute for 60 minutes.
- 7) If the property is to be gated or fenced, a Knox key box system shall be installed allowing firefighters access to the site.

Additional Recommendations:

- 1) A fire suppression system to apply water to cool the container in the event of fire is recommended. This would supplement the efforts of firefighters and would likely reduce the magnitude of an emergency, should one arise. This recommendation is due to Orcas Island Fire District's dependence on volunteer firefighters, in conjunction with the consideration that mutual aid is not readily available due to our island location. This system should be designed in such a manner as to allow firefighters to unlock a valve to a suppression system and activate the water cooling system.