

FIRE MITIGATION AND ASSESSMENT PLAN

Hester Project, Mara Meadows area

Sagle, ID 83860

Access:

Exit routes include traveling either north or south on Highway 95 access road after leaving development. All development roads must be an unobstructed 20 feet wide, all-weather surface, with a clear height of 13 feet 6 inches. Cul-de-sac ends must be a minimum diameter of 96 feet. Roads will be constructed to support full-size fire engines and water tenders.

All driveways will be at least an unobstructed 12 feet wide with 13 feet 6 inches of clear height. They must be an all-weather surface constructed to support full-size fire engines and water tenders. Driveways will be provided for fire department access so that all points of a structure are within 150 feet. Driveways longer than 150 feet shall have Fire Department approved turn-arounds. Driveways longer than 200 feet may be required to have additional turn-arounds.

The area of this development is considered a Wildland Urban Interface Area. All flammable vegetation planted will be at least 10' from the roads or driveways.

Identification:

All streets will be identified with reflective road signs at intersections. Signs will match Bonner County Road and Bridge standards.

All addresses will be posted on either the house (visible from the street) or at the beginning of the driveway. Address placards will be reflective with 4 inch numbers.

Roof/Structure:

Roofing will consist of asphalt shingles and metal panels. Roof and attic vents will be metal mesh with 1/8 inch openings. Wood burning chimneys will have metal mesh covers of 1/4" or smaller.

Wall, eave, trim, windows and doors will be constructed with concern for flammability and fire spread.

Water supply:

1. Prior to final plat, an approved water and fire hydrant system capable of providing one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or is proposed as part of the development and is capable of delivering the pressurized water supply necessary for delivering fire flows as prescribed by the international fire code, as adopted by the state fire marshal, and such later editions as may be so published and adopted by the state fire marshal, or as amended, modified or superseded, and incorporated herein by reference with a copy on file with the office of the clerk of the board of county commissioners, and hereinafter referred to as IFC.

2. A note on the final subdivision plat stating: "At the time of building location permit or building permit, the lot owner shall install a minimum two thousand (2,000) gallon water storage system, meeting IFC standards". Refill on demand is not required to meet IFC standards.

3. A note on the final subdivision plat stating: "The installation of an approved IFC residential fire suppression sprinkler system is required in all newly constructed residences".

4. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering 250 gallons per minute for 2 hours (30,000 gallons) year-round. This system complies with the ISRB and the IFC.

5. A note on the final subdivision plat stating: "At the time of building permit or building location permit, the lot owner shall install an approved fire suppression method to the satisfaction of Bonner County". (Ord. 501, 11-18-2008; amd. Ord. 607, 7-22-2020)

Landscaping in a Wildland Urban Interface Area:

Defensible space will be maintained for all structures as noted below.

Ember resistant zone (0-3 feet from structure) will be free from flammable vegetation and maintained/watered.

Surface fuel reduction zone (3-30 feet from structure) will be thinned and maintained/watered with ladder fuels eliminated.

Fuel Modification Zone (30-100 feet) will be thinned and managed for resident and Firefighter safety.

Trees will be at least 10' from the homes and roofs. Branches will not overhang roofs.

Yard:

Woodpiles will be at least 30' from the homes or will have a protective barrier/covering.

LPG tanks will be either 30' from the homes or buried.

Storage of any combustibles will be at least 30 feet from all structures.

Decks less than 4 feet from the ground will be screened or enclosed to prevent to build-up of flammable natural debris and the storage of combustibles.

Combustible fences will not be attached to structures.