EXHIBIT 9.p: City Building/Fire Code Official Access and Emergency Egress Review memo (8/19/26)

City of Poulsbo

Building Department

(360) 394-9882 Fax: (360) 697-8269

Fire Access and Emergency Egress Review

08/19/2026

To Nikole Coleman

Project: Pinnacle at Liberty Bay
Permit: P-06-20-25-03

RE: Fire Access and Emergency Egress

Dear Applicant:

In response to the submittal dated July 21, 2026, I have reviewed the proposed fire apparatus access and emergency egress for the Pinnacle at Liberty Bay development and provide the following comments:

Fire Access and Emergency Egress

In accordance with Section D107.1 of the 2021 International Fire Code (IFC), as adopted and amended by the State of Washington under Chapter 51-54A WAC and locally adopted under PMC 15.04, developments of one- or two-family dwellings exceeding 30 dwelling units are required to provide two separate and approved fire apparatus access roads, subject to the exceptions provided in Section D107.1.

The purpose of providing two separate fire apparatus access roads is to ensure that fire apparatus can reach all dwelling units within the development during emergency conditions and to reduce the potential for a single blocked or inaccessible roadway to impede emergency response. Providing two separate access roads also provides redundancy and improves the reliability of fire suppression, rescue, and emergency operations. Given the steep hillside terrain of the proposed development, two separate and reliable fire apparatus access roads are particularly important to ensure adequate emergency access to and from the development.

It is the interpretation of the Fire Code Official that a second access point to the development is required at the southwest corner of the project, providing a connection to the Baywatch development. This additional access is necessary to satisfy the requirements of Section D107.1 of the 2021 International Fire Code (IFC), as adopted and amended by the State of Washington under Chapter 51-54A WAC, and to provide a reliable means of emergency access, ingress, and egress.

The proposed Pinnacle development is located on steep terrain, and it may be physically impracticable for fire apparatus or other emergency vehicles to safely exit the development during inclement weather conditions. A secondary connection to the Baywatch development is therefore necessary to provide an alternate emergency access route and improve emergency response reliability.

In accordance with Section D107.2 Remoteness

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. The two proposed access points do not satisfy the remoteness requirements of Section D107.2. See engineering memorandum for additional comments.

Please provide revised plans and supporting documentation demonstrating compliance with Sections D107.1 and D107.2, of the 2021 International Fire Code (IFC), as adopted and amended by the State of Washington under Chapter 51-54A WAC,. Alternatively, provide a proposed alternative design for review and approval by the Fire Code Official.

Sincerely,

Matt Logue
Building Official, Fire Code Official
City of Poulsbo

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