

Cascade Rural Fire Protection District

Residential Driveway and Private Road Access Standards

These standards are established to ensure adequate emergency vehicle access for fire apparatus and emergency medical services responding within the Cascade Rural Fire Protection District.

All driveways and private roads serving residential structures shall comply with the following requirements.

1. Minimum Roadway Width

All access roads and driveways serving dwellings shall have a **minimum improved driving surface width of 20 feet**.

The width must be maintained for the entire length of the driveway and must remain free of obstruction.

2. Surface Requirements

Access roads should provide an **all-weather driving surface** capable of supporting emergency vehicles.

Existing Driveways Serving a Second Residence

Existing driveways that are expanded to serve an additional residence shall have:

- **4 inches of ¾-inch minus gravel base, OR**
- **Recycled Asphalt Pavement (RAP)** of equivalent strength

The surface shall be **graded and compacted** to create a **20-foot-wide driving surface**.

New Driveways Over 150 Feet

Driveways longer than **150 feet** shall be constructed with the following:

Subbase

- **9 inches of uncrushed aggregate (pit run)**

Base Course

- **4 inches of ¾-inch minus gravel, OR**
- **Recycled Asphalt Pavement (RAP)**

The surface must be **graded and compacted** to provide a **20-foot-wide all-weather driving surface**.

3. Apparatus Load Requirements

All access roads and bridges shall support a **minimum fire apparatus weight of 75,000 pounds**.

Where bridges or engineered roadways are present:

- The structure must be **designed by an engineer**
- The road or bridge must be **inspected and certified prior to issuance of a Certificate of Occupancy**

4. Vertical Clearance

Driveways shall maintain a **minimum vertical clearance of 13 feet 6 inches** for the entire width of the roadway.

This includes clearance from:

- Tree limbs
- Power lines
- Gates
- Any other overhead obstruction

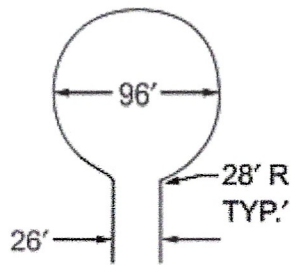
5. Turnaround Requirements

If the driveway exceeds **150 feet in length**, an **approved turnaround** shall be provided **within 150 feet of the residence**.

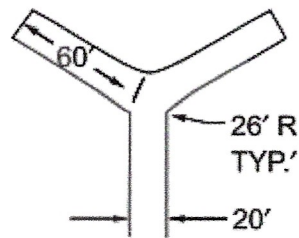
Turnarounds must allow fire apparatus to **enter and exit the driveway without backing excessive distances**.

Approved turnaround designs include the following examples.

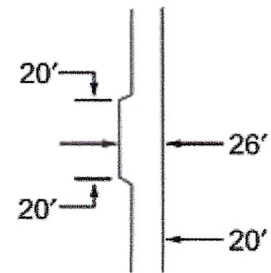
6. Approved Turnaround Examples



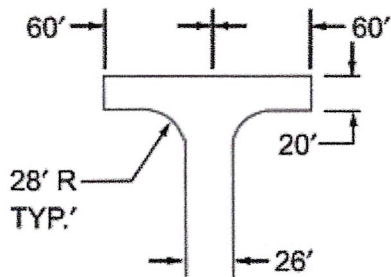
96' DIAMETER
CUL-DE-SAC



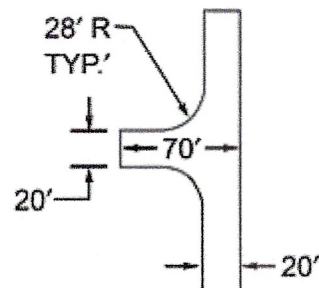
60-FOOT "Y"



MINIMUM CLEARANCE
AROUND A FIRE
HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD

7. Shared Driveways and Private Roads

Driveways serving **two or more properties**, and all **private roads**, shall have a **recorded Road User Maintenance Agreement**.

The agreement shall include:

- Responsible parties for **construction and maintenance**
- Responsibilities for **repairs and ongoing upkeep**
- Provisions for **future improvements if additional access is added**
- Documentation of any **construction warranties**

The agreement must be **recorded with the county**.

8. Gates (Recommended Addition)

Where gates are installed on access roads:

- Minimum **clear opening width: 20 feet**
- Gates must be **set back at least 30 feet from the roadway**
- Gates must allow access for emergency vehicles (key switch, Knox system, or approved alternative)