



City of Canby

Public Works

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Utility Notes – DRAFT COAs Manzanita Church Apartment Conversion February 1, 2023

Canby Fire Department – Jim Walker

Manzanita Apartment Conversion

Sqft: 13,200

23-unit multi-family

1. Fire Safety during construction, Oregon Fire Code Chapter 33: Approved vehicle access for firefighting shall be provided during and after construction. An approved water supply shall be made available as soon as combustible material arrives on site.
2. Fire Apparatus Access Roads shall be provided and maintained in accordance with sections 503.1 through 503.1.3 and Appendix D of the 2019 Oregon Fire Code. Access roads shall be marked with permanent NO PARKING – FIRE LANE & Signed. Aerial Fire Apparatus Access Road Section D105.1 thru D105.4 shall have a minimum unobstructed width of 26 feet, exclusive of the shoulders. Exception 19' around west side of building due to current set back requirements.
3. Per 2019 Oregon Fire Code, Appendix B and C, based on the square footage 13,200 and type of construction requires fire flow of 3,000 gallons and a flow duration of 3 hours. Project requires 3 hydrants with a minimum spacing of 400 feet between hydrants and maximum distance from any point on street or road frontage to hydrant 225 feet. A new hydrant must be placed with the FDC must be located in the green space off of the parking lot adjacent to the driveway approach to N Manzanita Street. Existing hydrants, on NE 14th Avenue and NE 15th Avenue can count towards the required hydrants.
4. Fire Department Connection Section 912.1 thru 912.7 shall be installed in accordance with the NFPA standard applicable to the system design. The location of the FDC shall be approved by the fire official.
5. Fire Protection and Utility Equipment Identification and Access. Section 509.1-509.2. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department.
6. Premises Identification Section 505.1-505.2. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters 24" minimum shall contrast with their background.

ATTACHMENT H

7. Canby Fire is requesting to have the alleyway left hardscaped and have removable bollards installed for fire access from the parking lot to NE 14th Avenue.
 - a. Update – Pursuant to fire’s conversation with Planning Staff, applicant to provide fire truck turning radii consistent with Canby Fire specs for proposed driveway accesses to be used as fire access instead of an alleyway.

Curran-McLeod Engineering – Curt McLeod

1. Remove and replace all existing curb line along all the frontages and install sidewalks according to Public Works Design Standards.
2. All driveway approaches will be commercial designed as per our Public Works Design Standards.

Public Works – Spencer Polack

1. If additional sewer lateral is need by developer, they will come off of NE 15th Avenue, follow Public Works Design Standards.

Canby Utility Water – Lonnie Benham and Brian Hutchins, Veolia

1. Need to know the fixture count for the apartments and how large of a domestic line size.
2. The FDC will have a double check detector device assembly.
3. The current 1” supply is likely inadequate for proposed occupancy.

Canby Utility Electric – Josh Muravez

1. Canby Utility will be adding an additional transformer, which will be adjacent to the existing transformer.
2. We will need to know if the apartments will be individually metered or gang metered.
3. We will need to know the load information as soon as we can, due to equipment availability.
4. Additional street lights will be needed on NE 14th, NE 15th and N Manzanita Street, as per the luminal standards.

DirectLink – Matt Downs

1. We will need to know if the apartments will be individually metered.
2. We will need to know how the apartments will be addressed for Clackamas County 911.
3. We there be a communications room?
4. If each apartment will have their own service (internet/telephone), we would like to work with your electrician to provide low voltage panels and Cat 6 wire.

Public Works – Stormwater- Daryll Hughes

1. All private stormwater will stay on site, they have two private drywells and we will need a stormwater report including the capacity of the existing private drywells.