

**Planning Commission
Interdepartmental Comment Form
Planning Commission Meeting Date: June 1, 2026**

Please review the plans for your department's area of concern and respond back by 5/21/2026

<i>PC office use only</i>	<i>Sent to:</i>	<i>Date Returned</i>
Inspections	<input checked="" type="checkbox"/>	_____
Engineering	<input checked="" type="checkbox"/>	_____
Police	<input checked="" type="checkbox"/>	_____
Fire	<input checked="" type="checkbox"/>	_____
Service	<input checked="" type="checkbox"/>	_____
Forester	<input checked="" type="checkbox"/>	_____
Finance	<input type="checkbox"/>	_____

Project Name: Westlake Flex Condos development plan
 Parcel #: 21201013
 Street Address: 28820 Ranney Parkway
 Date received: 4/29/2026
 Date distributed: 4/29/2026

Name	Michael Freeman	Date	5/5/2026
Title	Assistant Chief	Department	Fire

Please provide your comments (if you have no comments you do not need to respond):

1. Type V construction is not allowed within the city of Westlake. WCO 1303.06
 - Identify the type of construction
2. Construction will not interfere with access for emergency vehicles and/or fire department personnel. 2025 OFC 503.4
3. A Knox Box (approved locking key box) is required to be installed in an approved location determined by the Fire Department 2025 OFC 506.1.
 - At each tenant space entry door
4. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inch (12.7 mm). 2025 OFC Section 505.1
5. Emergency Responder Radio coverage shall be provided in all new buildings in accordance with 2025 OFC 510.1
6. Fire hydrants are required on private property, in conformity with the WCO/Building Code, and shall be installed and in working order before beginning construction on the permanent structure for which the building permit has been issued. WCO 1371.02
7. The building and hydrant locations shall comply with Westlake Codified Ordinance 1371.03. "All buildings and structures shall be so located that all parts thereof are not more than 250 feet from

at least two readily accessible public or private Fire Department hydrants. Such distance shall be measured along the centerline of the streets, roadways or driveways.”

- **Submit the proposed private hydrant locations for review and approval**

8. All fire hydrants, new or replacements shall have a 5” Integral Storz Pumper Connection on the fire hydrant pumper nozzle and 2½” Cleveland Standard thread on the remaining ports. Hydrants shall be Mueller, Kennedy, or the equivalent. WCO 1371.04
9. Private hydrant barrel/base shall be painted “RUST-OLEUM” Safety Yellow, caps painted “RUST-OLEUM” White, or the equivalent. 2025 OFC 507.5.7
10. The 25’/50’ turning radii shall be maintained throughout the site for emergency access. 2025 OFC 503.2.4
 - **Show turns as 25:50 (no autoturn drawing)**
11. Fire apparatus access roads/fire lanes shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. 2025 OFC 503.2.1
12. Approved fire apparatus access roads/fire lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road/fire lane shall extend within 150 feet of ALL portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility. 2025 OFC 503.1.1
 - **Proposed buildings are not compliant as shown, there is no access to the north side of the proposed buildings**
13. Fire apparatus access roads/fire lanes shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. 2025 OFC 503.2.3
14. Approved signs shall be provided for fire apparatus access roads/fire lanes to identify such roads or prohibit the obstruction thereof. 2025 OFC 502.3