



Driveway Standards for Skagit County

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A driveway to serve residential *or* commercial uses must meet the following standards from the International Fire Code.¹ These standards are the minimum and apply to all building permits. Roads within a new subdivision must comply with the [Skagit County Road Standards](#).

When Fire Access is Required

You must provide a fire apparatus access road for every facility, building, or portion of a building constructed or moved into or within the jurisdiction when the facility is over 150 feet from a fire apparatus access. Exceptions may be made for minor additions or accessory buildings to existing dwellings when in the opinion of the Fire Marshal the addition or accessory building may not create significantly dangerous situations.

General Design Standards

The standards on the left apply to driveways serving 1-2 residential lots. The standards on the right apply to private roads that serve more than two lots must comply with the Skagit County Road Standards.

	1-2 residential lots	3 or more residential lots or commercial use
Width	12'	20'
Vertical Clearance	13'6"	13'6"
Turning Radius—Inside	20'	20'
Turning Radius—Outside	50'	50'
Turnouts	20' wide and 30' long every 300'	N/A
Road Terminus (for roadways exceeding 150 ft)	Acceptable means of turning around fire apparatus approved by the Fire Marshal	96' cul-de-sac standards or as approved by the Fire Marshal
Bridges	Pursuant to Skagit County Road Standards	Pursuant to Skagit County Road Standards

Standards Based on Grade

All residential and commercial driveways must meet these standards

Grade	Surface	Fire Suppression System	Water Storage
≤ 12%	gravel or equivalent; or concrete, asphalt, or equivalent	Not required	Not required
> 12% and ≤ 14%	concrete, asphalt, or equivalent	Not required	Not required
> 14% and ≤ 16%	gravel or equivalent; or concrete, asphalt, or equivalent	NFPA 13D system required	Not required
> 16%	gravel or equivalent; or concrete, asphalt, or equivalent	NFPA 13D system required	10,000-gallon water storage tank with dry hydrant required for each residence

Notes

- The Fire Marshal may make modifications to these standards if the road is not buildable because of topography, waterways, non-negotiable grades, or similar conditions. These modifications are based on the building being protected by NFPA 13D automatic sprinkler systems, and additional fire protection as required by the Fire Marshal.
- For roads accepted or platted by Skagit County prior to June 11, 1990, the Fire Marshal may modify these standards if firefighting or rescue operations would still be possible.
- For lots not in a fire district and accessible only by water, the access road requirement may be waived if the project meets all of the other requirements of Skagit County Unified Development Code to qualify for a building permit.
- Emergency vehicle access roads or driveways may not be obstructed in any manner, including vehicle parking. Width and clearance requirements consistent with these standards must be maintained at all times.
- Security gates across fire access roads must be approved by the Skagit County Fire Marshal. Security gates must have an approved means of emergency operation by fire personnel.

¹ SCC 15.04.030(2)(f).