



Water Supply and Hydrant Standards

Disclaimer: The following information is not an exhaustive list and may be modified by staff at any time. This document is intended only as a guide. Please consult with City of Redmond staff if further instruction and/or clarification is necessary.

Standard Information

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| <input type="checkbox"/> | Water System improvements shall be consistent with the City of Redmond Water Plan |
| <input type="checkbox"/> | Residential areas shall be master planned to provide a minimum of 1500 gpm |
| <input type="checkbox"/> | Most commercial areas shall be master planned to provide a minimum 3500 gpm |
| <input type="checkbox"/> | Hydrants must be capable of providing sufficient fire flow to meet the required flow of the project as calculated by the Fire Marshal. |
| <input type="checkbox"/> | Any one hydrant shall be capable of providing a minimum of 1500 gpm and any two or three hydrants (depending upon demand) flowing simultaneously shall be capable of providing the demand flow. |
| <input type="checkbox"/> | A fire flow report may be required. If required, it may consist of: <ul style="list-style-type: none"> ✓ Results of a functional flow test performed by a fire protection consultant. ✓ The test shall record pitot gauge readings for all ports opened, flow calculations for each port flowed, static and residual pressure readings, location of the test (identify specific hydrants used and what each was used for), calculated flow at 20 psi residual, and a flow graph. ✓ A hydraulically modeled fire flow estimate from the City of Redmond Water Utility. This flow estimate shall be the gallons per minute available at 20 psi residual for the maximum instantaneous peak. ✓ The water pressure zone(s) shall be identified. Any peculiarities of the water supply system at the location should also be noted. |
| <input type="checkbox"/> | Hydrants shall be located in relation to the building or area they serve. |
| <input type="checkbox"/> | The Fire Marshal may consider existing hydrants within 300-feet of a single-family residential project as providing some portion of coverage. |
| <input type="checkbox"/> | Maximum hydrant spacing is 300-feet on center for commercial, multi-family, or single family residential 6,000 square feet or more. |
| <input type="checkbox"/> | Maximum hydrant spacing is 600-feet on center for surface parking lots, and single-family residential 6000 square feet or more. |
| <input type="checkbox"/> | Where structures on a dead-end street access are over 150-feet from a hydrant, an additional hydrant may be required within 150-feet and placed in relation to the overall development and existing hydrant layout. |
| <input type="checkbox"/> | Proposed hydrant and FDC locations and existing hydrant locations shall be shown. Hydrant locations must be coordinated with and approved by both the water supplier and the Redmond Fire Department. |
| <input type="checkbox"/> | Hydrants shall be no closer than 12' to a carport, garage, building or dumpster. Planter islands or peninsulas for hydrants require a minimum diameter of 8 feet. Four feet is to be maintained between face of curbs and fire protection equipment and if applicable between hydrants, FDCs and PIVs. If closer to the curb, approved protective posts are required. |
| <input type="checkbox"/> | Hydrants, FDCs and PIVs should be a minimum of 40 feet from other structures and on the opposite side of the access from the building they serve, unless approved otherwise. |
| <input type="checkbox"/> | FDCs and PIVs shall be located adjacent to a hydrant, unless approved otherwise. |
| <input type="checkbox"/> | Bollards are required around natural gas meters if the driving surface is within 20 feet. |