



2023 W. 1300 N.
Farr West, UT 84404
(801) 782-3580
Fax (801) 782-3582

PLAN REVIEW

Date: November 17, 2014

Project Name: Pine Canyon Lodge

Project Address: 3497 North Nordic Valley Way, Eden

Contractor/Contact: Greg Jensen

Fee(s):

Property Type	Schedule Rates	Square Foot Rate	Square Feet or Number of Res. Units	Total
Type	Rate	Rate/ Sq Ft	Sq Ft or # of Units	Total
Plan Review	Commercial			\$100.00
Impact Fee	Multi Family Residential Units	295.20	54	\$15,940.80
Total Due				\$16,040.80

Fee Notice:

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time of inspections or when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Make checks payable to: Weber Fire District.

Status: MAKE CORRECTIONS

******WRITTEN RESPONSE REQUIRED******

Specific Comments:

1. This is a mixed use occupancy consisting of B, R2 and an S2 parking area.
2. Fire Access: Fire access roads must be provided so that fire vehicles may access within 150 feet of all portions of the building, as outlined in section 503 of the International Fire Code. The building site plan indicates a large plaza and pool area on the north side of the building which creates a situation where an access road on the north side is not possible. Options exist within the code to accommodate the desired site plan. It would be best to discuss these options in person with the developer, architect and Fire Marshal.
3. Fire Hydrants: The utility plan does not indicate the location of fire hydrants. Hydrants must be placed so that they are within 250 feet of the building, and one hydrant must be within 100 feet of the fire department connection for the fire suppression system. Additional hydrants may be needed based upon fire flow requirements for the building.
4. Fire Flow: It is not possible to determine fire flow for the building as I do not have enough information to do so. Please provide the building construction type. (Fire flow information is derived from table B105.1 of the International Fire Code).

Chief, David L. Austin - Deputy Chief, Paul Sullivan - Fire Marshal, Brandon Thueson

5. Fire Suppression System: A fire suppression system is required throughout the building as outlined by section 903.2.8. As the building is a mixed occupancy, two different types of systems could be utilized however, it may be simpler to install a NFPA 13 compliant system throughout. Consult with a fire suppression contactor.
 - a. Residential areas: The residential area may be equipped with a NFPA 13R system (13R systems are limited to four stories in height maximum).
 - b. Commercial Areas and Parking Garage: These areas must have a NFPA 13 compliant system.
6. Standpipe System: A standpipe system is required in the building per section 905.3.1 of the International Fire Code. Standpipe may be connected to and be a part of the fire suppression system (again easier to do with a NFPA 13 system).
7. Fire Alarm System: A full automatic fire alarm system is required as outlined by section 907.2.9.
8. Parking Garage (S2):
 - a. The parking garage must be equipped with a NFPA 13 compliant fire suppression system as outlined by section 903.2.10.
 - b. Egress travel distances appear to be exceeded. Maximum common path of egress travel within a sprinkle red S2 parking garage is 100 feet per section 1014.3. Some areas within the parking structure are not within this distance to an exit enclosure or access point.
9. Gas meters shall be protected from vehicular damage. If the gas meter is in a traffic area, bollards shall be provided as per the International Fire Code.
10. Fire suppression systems for kitchen hoods shall have the plans approved by the fire department before installation and a test of the system shall be preformed for the fire department for approval.

General Comments:

SEPERATE SUBMITAL NOTICE: Fire suppression systems and fire alarm systems require a separate submittal. A permit shall be applied for before any installation of either fire suppression system or fire alarm system. The permit shall be on the job site and be available for review by any inspector. The APPROVED STAMPED set of plans shall also be on the job site and available for review by any inspector. If there is no permit and/or approved stamped plans on the job site, there will be a Stop Work Order issued until both are on the job site. Submit plans at Weber Fire District, 2023 W. 1300 N. Farr West.

There shall be a fire hydrant located not more than 250 feet from any lot frontage. Fire hydrant locations shall be approved by the fire marshal before installation. Fire Hydrant spacing shall not exceed 500 feet.

Every effort has been made to provide a complete and thorough review of these plans. This review DOES NOT relieve the owner, contractor and/or developer from compliance with any and all applicable codes, and standards.

Any change or revision of this plan will render this review void and will require submittal of the new, or revised, layout for fire department review. If you have any questions, please contact me at 801-782-3580.