



Weber Fire District

Plan Review

Date: October 26, 2016

Project Name: Terakee Farm Cluster Subdivision

Project Address: ~700 N 3600 W, Weber County

Contractor/Contact: Brad Blanch 801-668-8565

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.

CONDITIONAL USE PERMIT: APPROVED WITH CONDITIONS

SPECIFIC COMMENTS:

1. Water Supply Analysis Required: Prior to any construction being done, a water supply analysis shall be completed and submitted by an engineering firm or a fire protection engineer. This water supply analysis must include:
 - a. Building Construction Type
 - b. Available Water for fire-fighting purposes
 - i. Static Flow Rates
 - ii. Residual Flow Rates
 - iii. Flowing GPM
 - iv. Duration of flowing GPM available.
 - c. Statement of conformance/non-conformance to 2012 International Fire Code section 507 and Appendix B as adopted by Weber Fire District (See Resolution 04-2014 at <http://weberfiredistrict.com/services/fire-prevention>).
 - d. If deficiency exists, proposed method to obtain conformance with adopted codes and Resolution 04-2014.
2. Fire Hydrant(s): The maximum spacing between hydrants in a residential area is 500 ft.
3. Fire Flow: Fire flow for the subdivision shall be 1000 GPM.
4. Access: The concept plan indicates a single access road. Per the 2015 International Fire Code, appendix D, two approved fire access roads are required if there are more than 30 one or two family dwellings (see section D107). *There is an exception to this requirement which allows a single access road IF all the dwellings are equipped with a fire suppression system.*

It has been indicated in discussions with Mr. Blanch that a second emergency access may be possible but that the roadway would be desired to be gated. This may be possible but the secondary access must meet the requirements for load bearing and an all-weather surface. The roadway must also be a minimum of 20 feet in width. Any gates shall either have a Knox padlock or a Knox key switch if



Weber Fire District

Plan Review

- an electric gate is used.
5. Fire Access roads to any property shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000 pound load. Roads that are less than 26 feet in width shall be posted with "NO PARKING FIRE LANE" on both sides of the roadway. Roads more than 26 but less than 32 feet in width shall be posted on one side of the roadway. (Roadways and signage shall comply with appendix D of the 2015 International Fire Code as adopted by Weber Fire District).
 6. Roads shall have a maximum grade of 10% unless specifically approved as outlined by the International Fire Code.
 7. Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
 8. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
 9. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
 10. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
 11. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.

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.

Reviewed by: Brandon Thueson
Fire Marshal

cc: File