



2023 West 1300 North
Farr West Utah, 84404

PLAN REVIEW

Date: January 31, 2018

Project Name: Opheikens Subdivision

Project Address: 718 N 4700 W, Unicorp. UT 84404

Contractor/Contact: Brian Opheikens, 8019203543 brian.opheikens@hotmail.com

Fee(s):

Property Type	Schedule Rates	Rate/1000 Sq Ft	Square Feet or Number of Res. Units	Total
Type	Rate		Sq Ft or # of Units	Total
Plan Review	Residential			\$50.00
Impact Fee	Residential	244.97		\$328.15
			Total Due	\$378.15

Fee Notice:

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Contact our offices at 801-782-3580 to arrange payments.

Status: APPROVED WITH CONDITIONS

A Written Response Is Not Required

Items **HIGHLIGHTED** in yellow are items that must be specifically addressed by the responsible design professional.

BOTH SPECIFIC AND GENERAL COMMENTS MUST BE READ AND ADHEARED TO.

SPECIFIC COMMENTS:

- S1. Fire Flow: Fire flow for the residential subdivision shall be 1000 GPM.
- S2. Fire Hydrant(s): A fire hydrant must be provided within 400 feet of the furthest most portion of a building or facility (see IFC 507.5.1). The maximum spacing between hydrants in a residential area is 500 ft.
- S3. All required fire hydrants and water systems shall be installed, approved and fully functional and on, prior to any combustible construction (IFC section 507.1 and 3312).
- S4. Fire Suppression Systems: As per the Utah Fire Code Act, "R" occupancies built in accordance with the International Residential Code may require fire suppression systems if any of the following apply:

R Occupancy Built Under IRC Requirements

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



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Structure is located in Urban-Wildland Interface Area	May Require Fire Suppression
Public Water Distribution System with Hydrants Does Not Exist	May Require Fire Suppression
Single Access Road with Grade Greater Than 10% For More Than 500 Linear Feet	May Require Fire Suppression
Structure Is Larger Than 10,000 Square Feet (Total Floor Area of All Floor Levels Within Exterior Walls of Dwelling Unit)	May Require Fire Suppression
Structure Is Larger Than Double the Average Size of The Unsprinklered Homes in The Subdivision (Total Floor Area of All Floor Levels Within Exterior Walls of Dwelling Unit).	May Require Fire Suppression

Weber Fire District strongly encourages the builder/owner to provide a fire suppression system to protect the lives and property of the occupants. These systems have been proven to provide effective lifesaving functions. You are encouraged to visit <http://homefiresprinkler.org/> to learn more. For more information, please contact the Fire Prevention Division at 801-782-3580.

- S5. Fire Access via Driveways: Driveways serving no more than 5 residences shall have a minimum clear width of 16 feet with a minimum of 12 feet of drive-able surface (measured from face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall support a 75,000-pound load. Driveways more than 150 feet shall be provided with turn-arounds. Driveways exceeding 200 feet in length and less than 20 feet in width shall be provided with turnouts in addition to turnarounds. (See driveways- 2006 Wildland Urban Interface Code used as a reference for residential driveway requirements exceeding 150 feet in length). Roads and driveways shall also comply with City/County standards as applicable. *In cases of differing requirements, contact the Fire Marshal for clarification.*
- S6. Dead end fire apparatus access roads more than 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads (See IFC section D103.4)
- S7. All roads shall be designed, constructed, surfaced, and maintained so as to provide an all-weather driving surface. All weather surface may include road-base material however, the roadway must be maintained open and accessible year-round (See IFC section 503.2.3 and D102.1).
- S8. Fire Prevention During Construction: The owner shall designate a person to be the fire prevention program superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project. Where guard service is provided, the superintendent shall be responsible for the guard service. The fire prevention program superintendent shall develop and maintain an approved pre-fire plan. The fire chief and the fire code official shall be notified of changes affecting the utilization of information contained in such pre-fire plans. (see IFC 3308)



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General Requirements:

- G1. Roads and bridges shall be designed, constructed, and maintained to support an imposed load of 75,000 lbs.
- G2. All roads shall be designed, constructed, surfaced, and maintained to provide an all-weather driving surface. All weather surface may include road-base material however, the roadway must be maintained open and accessible year-round (See IFC section 503.2.3 and D102.1).
- G3. 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.
- G4. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
- G5. Fire department apparatus access is required for each lot.

This review was completed using the currently adopted Utah State Fire Code (International Fire Code) and any applicable local resolutions or ordinances.

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 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.

Reviewed By:
David Reed, Deputy Fire Marshal
Weber Fire District
801-782-3580