



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

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## PLAN REVIEW

**Date:** December 19, 2017

**Project Name:** Edgewater Beach Resort Ph 3

**Project Address:** 5598 Ogden Canyon, Huntsville, UT 84317

**Contractor/Contact:** Brock Loomis, [brock@jfcapital.com](mailto:brock@jfcapital.com) 801-814-1914

**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	Subdivision		23 Lots	\$100.00
Impact Fee				\$0.00
			<b>Total Due</b>	<b>\$100.00</b>

### 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.

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### **Status: APPROVED WITH CONDITIONS**

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:**

#### Water Supply:

- S1. Fire Flow: Fire flow for the residential subdivision shall be 1000 GPM.
- S2. Fire Hydrant(s): 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).

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

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#### Fire Department Access:

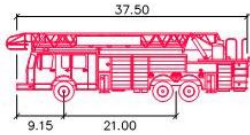
- S4. Provide a temporary address marker at the building site during construction. The address numbers, whether on the building or the sign, shall be Arabic font with a minimum of 4" (four inches) in height with a .5" (half inch) stroke and be in contrasting colors from the background. All suites shall have number/letter designation on the doors meeting the same size requirements and contrasting color. (See IFC 505.1) (See IFC 505.1).
- S5. 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 (See IFC section 503.2.3; 3310; and D102.1).
- S6. Gates:
- Knox key switches are required for any electronic/electric gate. These may be ordered at [www.knoxbox.com](http://www.knoxbox.com). Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 503.6)
  - Knox padlock is required for any manually operated mechanical gate. These may be ordered at [www.knoxbox.com](http://www.knoxbox.com). Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 503.6)

#### Building Comments:

- S7. There shall be an address on the building or on a sign visible from the street. If the address is on a sign-monument the sign-monument shall meet the requirements of the appropriate city/county planning department. The address numbers, whether on the building or the sign, shall be Arabic font with a minimum of 4" (four inches) in height with a .5" (half inch) stroke and be in contrasting colors from the background. All suites shall have number/letter designation on the doors meeting the same size requirements and contrasting color. (See IFC 505.1)

#### General Comments:

- G1. 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).
- G2. Radius on all corners shall be a minimum of 28'-0". Roads and driveways shall also comply with City/County standards as applicable. *In cases of differing requirements, contact the Fire Marshal for clarification.*
- G3. Roundabouts: Roundabouts in roadways shall maintain the required minimum width of 20 feet. Wider roadways may be required to provide turning radius for fire apparatus. An auto-turn model shall be completed and submitted for review. The following vehicle information shall be used for this purpose:



Firetruck1	feet
Width	: 12.0
Track	: 7.61
Lock to Lock Time	: 6.0
Steering Angle	: 41.3

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- b. Track: 7.61
- c. Lock to Lock Time: 6.0
- d. Steering Angle: 41.3

- G4. 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 (See IFC section D103.4)
- G5. Roads and bridges shall be designed, constructed, and maintained to support an imposed load of 75,000 lbs. (See IFC section D102.1)
- G6. 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).
- G7. 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. The fire prevention program superintendent shall have the authority to enforce the provisions of this chapter and other provisions as necessary to secure the intent of this chapter. 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 in cooperation with the fire chief. 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)

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 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.

Reviewed By:  
 David Reed  
 Deputy Fire Marshal