



2023 West 1300 North
Farr West Utah, 84404

PLAN REVIEW

Date: December 20, 2017

Project Name: Terakee Farm Cluster Subdivision Phase – Review #2

Project Address: 700 North 3600 West Weber County

Contractor/Contact: Brad Blanch bradblanch@gmail.com 801-668-8565

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	206 Lot Subdivision			\$150.00
Impact Fee				\$0.00
			Total Due	\$150.00

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: MAKE CORRECTION

A Written Response Is Required. Please address each item.

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:

Taylor West Weber Water is requiring a 12" water line be pulled from the West Weber Elementary School to the development site to serve the full 206 units. 10" water lines will be ran throughout the development site. Gardner Engineering, who represents Taylor West Weber Water will provide water supply analysis with final engineering.

S1. 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

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



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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.

S2. Fire Flow: Fire flow for the residential subdivision shall be 1000 GPM.

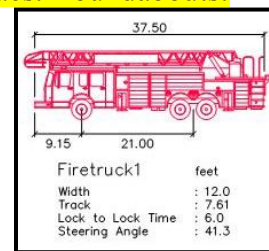
S3. Fire Hydrant(s): The plans submitted only show hydrants for Phase 1. Please submit the following: **The updated preliminary engineering drawings show fire hydrant locations.**

- a. Drawing showing all hydrants for the development. This is needed to verify distance between all hydrants. The maximum spacing between hydrants in a residential area is 500 ft.
- b. The plans do not indicate any hydrants located along the “ROW PRIVATE” road. In areas where there are no structures, hydrants shall be provided every 1000 ft. (See IFC Appendix C, Table C102.1- Footnote C.)

S4. The plans indicate there are to be islands in the cul-de-sacs. 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: **An auto-turn model is included with updated preliminary engineering drawings.**

- a. Width: 12.0 Ft
- b. Track: 7.61
- c. Lock to Lock Time: 6.0
- d. Steering Angle: 41.3



S5. Access: The 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.*

- e. *Per the response emailed by Brad Blanch, “all structures built within the development will have fire suppression systems installed...”*

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).

- a. *Per response email from Brad Blanch, the roadways “throughout Terakee Farm PRUD will be 32’ or greater in width”.*

G2. 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;



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3310; and D102.1).

G3. 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).

G4. Gates:

- a. Knox key switches are required for any electronic/electric gate. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 503.6)
- b. Knox padlock is required for any manually operated mechanical gate. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 503.6)

G5. 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.*

G6. 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)

G7. Roads and bridges shall be designed, constructed, and maintained to support an imposed load of 75,000 lbs. (See IFC section D102.1)

G8. 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).

G9. 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)

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:

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



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Brandon Thueson, Fire Marshal
Weber Fire District
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