



2023 West 1300 North  
Farr West Utah, 84404

## PLAN REVIEW

**Date:** September 25, 2018

**Project Name:** Sunset Equestrian Cluster Subdivision Phase 2

**Project Address:** 4300 W 2200 S, Ogden, Ut 84401

**Contractor/Contact:** Doug Nosler

**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				
			<b>Total Due</b>	<b>\$50.00</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.

**Status: APPROVED WITH CONDITIONS**

**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:**

- 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 Flow: The required fire flow for this building is based upon the construction type and the square footage. The fire flow shall be 1500 GPM for 2 Hours. Additional hydrants may be required to meet fire flow requirement. (See IFC Appendix B, B105.1(2)).
- S4. 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).

#### Fire Department Access:

- S5. Provide a temporary address marker at the building site during construction. The address numbers, whether on the building or the sign, shall be legible font. (See IFC 505.1) (See IFC 505.1).
- S6. 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).
- S7. Fire Access to buildings and facilities: Fire access roads are required for all facilities, buildings, or portions of buildings. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route. (See IFC 503.1)
- S8. Flag Lot Access and hydrant(s): Flag lots pose difficulties for the fire department for both access and water supply. As such they shall comply with:
  - a. Access: Flag lots must meet the access requirements for “Fire Access via Driveways”.
  - b. Hydrant(s): Hydrants shall be provided within 600 feet of the home (measured as the fire vehicle would drive- IFC 507.5.1- Exception 1).
    - i. Where waterlines capable of supporting a hydrant are available to connect to, a hydrant shall be provided within 600 feet of the building (measured as the fire vehicle would drive).
    - ii. In cases where a hydrant cannot be provided due to a lack of supporting waterlines, the owner/developer may propose to provide the home with a residential fire suppression system. The owner/developer shall request this exception in writing. The request is subject to review and approval by the Fire Marshal. (See IFC 507.5.1- Exception 1 & 2).
- S9. 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



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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.*

**S10. Gates:**

- a. 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)
- b. 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:**

**General Comments:**

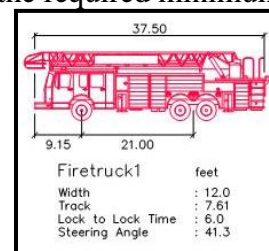
G1. Fire Access roads to any property shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000-pound load. Roads that are less than 26 feet in width shall be posted with “NO PARKING FIRE LANE” on 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. Roads shall have a maximum grade of 10% unless specifically approved. Approval requires both the Fire Marshal’s approval and Weber County Engineering approval (See IFC section 503.2.7; D103.2; and Weber County ordinances).

G3. 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.*

G4. 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:

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



G5. 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)

G6. For subdivisions with more than 30 single family residences, a second fire



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- apparatus access road required. Access roads shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the development area/property to be served (See IFC section D106).
- 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. Cul-de-sacs shall be a minimum of 80 feet in diameter, from the face of curb to the face of curb, or there shall be another type of turn around provided. Any islands inside the cul-de-sac shall be such that they do not interfere with the turning capacity of a fire apparatus. (See IFC D103.4)
- G10. 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:  
David Reed, Fire Marshal  
Weber Fire District  
801-782-3580