



2023 W. 1300 N.
Farr West, UT 84404
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PLAN REVIEW

Date: March 18, 2015

Project Name: Pine Canyon Lodge- Review #3 March Revisions

Project Address: 3497 North Nordic Valley Way, Eden

Contractor/Contact: Greg Jensen

Fee(s):

Property Type	Schedule Rates	Square Foot Rate	Square Feet or Number of Res. Units	Total
Type	Rate	Rate/ Sq Ft	Sq Ft or # of Units	Total
Plan Review	Commercial			\$100.00
Impact Fee	Multi Family Residential Units	295.20	56	\$16,531.20
Impact Fee	Commercial Use	244.97	11629	\$2,848.76
			Total Due	\$19,479.96

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

Status: APPROVED

Specific Comments:

1. This is a mixed use occupancy consisting of B, R2 and an S2 parking area.
2. 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

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

adopted codes and Resolution 04-2014.

3. Fire Access: The revised site plan indicates a fire access lane on the south side of the property extending to the west end of the building, ending in a turn-around with a fire hydrant in the area of the turn-around. The design of the plaza on the north side does not allow for a fire access roadway completely around the building, so other accommodations have been required and the developer has agreed to provide the following in lieu of a fire access road on the north side of the building:
 - a. The fire suppression system shall be an NFPA 13 system throughout the building.
 - b. There shall be wet standpipes installed in each stairwell. Standpipes shall meet requirements of the IFC.
 - c. There shall be a fire command room as outlined in section 508 of the IFC.
 - d. The fire alarm system shall be an addressable system and meet the requirements of section 907.2.13.2
4. Fire Hydrants: The fire hydrants indicated on the site plan are acceptable. Other hydrants may be needed in order to meet fire flow requirements (see #2).
5. Fire Flow: Fire flow for the proposed building is 3125 GPM for 2 hours (this is allowing for a 50% reduction in required fire flow as the building will be equipped throughout with an NFPA 13 system as allowed by section B105 of the IFC).
6. Standpipe System: A standpipe system is required in the building per section 905.3.1 of the International Fire Code. Standpipe may be connected to and be a part of the fire suppression system (again easier to do with a NFPA 13 system).
7. Fire Alarm System: A full automatic fire alarm system is required as outlined by section 907.2.9.
8. Trees and plantings: The building is in the Wildland Interface area. The trees and plants must conform to the 2007 Wildland-Urban Interface Code as adopted by Weber County. See appendix B for list of Utah Fire Resisitive Species. The pine trees must be located at least 30 feet from the building.
9. Gas meters shall be protected from vehicular damage. If the gas meter is in a traffic area, bollards shall be provided as per the International Fire Code.
10. Fire suppression systems for kitchen hoods shall have the plans approved by the fire department before installation and a test of the system shall be preformed for the fire department for approval.

NOTE: This review is for the Conditional Use Permit. Additional reviews and requirements may be necessary.

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.