



# Weber Fire District

## Plan Review

**Date:** March 2, 2016

**Project Name:** The Bridges at Wolf Creek Hillside Review

**Project Address:** 4945 E Snowflake Drive Eden

**Contractor/Contact:** Eric Householder 801-389-0040 [eric@thg-cs.com](mailto:eric@thg-cs.com)

**Fees:**

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	Hillside Review			\$50.00
Residential Impact Fee	328.15			\$0.00
				\$0.00
				\$0.00
			<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 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.**

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### REVIEW STATUS: MAKE CORRECTIONS AND RESUBMIT

### SPECIFIC COMMENTS:

1. The concept plan indicates many long cul-de-sacs. The design appears to meet the requirements of the fire code but it does create many dead end roadways. It would be beneficial to interconnect some of these longer cul-de-sacs so that in the event of an emergency responders and citizens could move more easily throughout the development area.
2. Some of the long cul-de-sacs have more than 30 homes on them. While the development area has two means of access, these longer cul-de-sacs with more than 30 homes is questionable if it meets the requirements of the fire code section D107.1 which requires two fire access roads if there are more than 30 residences. An option is that all the homes may be required to be protected with automatic fire suppression systems (fire



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sprinklers).

3. The concept indicates an area called the “Grove Cabins”. The roadways into this area must meet the requirements of the county and the fire code. Any dead end roadway longer than 150 feet in length must have an approved turn-around. The roadway dead ends near cabin #30 and 31 and must be provided with a turn-a-



round.

4. 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.
5. Fire Flow: All dwellings structures over 5000 sq. ft. which do not meet the fire flow requirements, shall be equipped with an NFPA 13D compliant fire sprinkler system or be provided with area separations compliant with the IBC/IRC. For more information regarding fire flow, please contact Fire Marshal Thueson at 801-782-3580.
6. Provide a temporary address marker at the building sites during construction.
7. Roads shall have a maximum grade of 10% unless specifically approved as outlined by the International Fire Code.
8. Radius on all corners shall be a minimum of 28'-0".
9. 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.
10. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
11. All roads shall be designed, constructed, surfaced and maintained so as to provide



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- an all-weather driving surface.
12. 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.
  13. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
  14. If the building is equipped with an fire suppression system, there shall be a weather proof horn/strobe device located on the street side of the building as approved by the Fire Prevention Division (coordinate with fire inspector regarding location).

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.

Reviewed by: Brandon Thueson  
Fire Marshal

cc: File