



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

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## PLAN REVIEW

**Date:** July 12, 2017

**Project Name:** Edelweiss Haus Bed and Breakfast

**Project Address:** 2548 N Nordic Valley Dive Eden Utah

**Contractor/Contact:** Charles James 801-290-0725 [jamesgang1971@hotmail.com](mailto:jamesgang1971@hotmail.com)

**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	Commercial			\$100.00
Impact Fee	Commercial	244.97		\$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 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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NOTES: This project is a proposed bed and breakfast in an existing home located in the Nordic Valley area. The plans indicate two guest rooms in the home with the lower level being the area used by the family.

The challenge associated with this is that it is an existing occupancy which will now be used for guest occupancy and guest sleeping areas. The 2015 International Fire Code and Building Code classifies this use as an R1 occupancy, which constitutes a change of use for the building. This review is based upon this change of use and the requirements for an R1 occupancy apply. It would be in the best interest of the applicant to consult with a design professional (such as a licensed architect) regarding this project.

BG] Residential Group R-1. Residential Group R-1 occupancies containing sleeping units where the occupants are primarily transient in nature, including:  
Boarding houses (transient) with more than 10 occupants  
Congregate living facilities (transient) with more than 10 occupants  
Hotels (transient)  
Motels (transient)

A] 102.3 Change of use or occupancy. Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the International Building Code. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all of the requirements of this code and the International Building Code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

**Status: MAKE CORRECTIONS**

**Specific Comments:**

1. An automatic fire suppression system will be required to be installed throughout the entire building as required by section 903.2.8.
2. A fire alarm system will be required to be installed throughout the entire building as indicated by section 907.1.8.
3. SEPERATE SUBMITAL NOTICE: Fire suppression systems and fire alarm systems require a separate submittal. A permit shall be applied for before any installation of either fire suppression system or fire alarm system. The permit shall be on the job site and be available for review by any inspector. The APPROVED STAMPED set of plans shall also be on the job site and available for review by any inspector. If there is no permit and/or approved stamped plans on the job site, there will be a Stop Work Order issued until both are on the job site. Submit plans at Weber Fire District, 2023 W. 1300 N. Farr West.
4. 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 a minimum of four inches in height with a 1/2 inch stroke and be in contrasting colors from the background.
5. Provide a working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height in front of electrical service equipment. If the electrical equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. There shall be no storage within the designated working space.
6. Fire extinguishers shall be provided so that the travel distance to any extinguisher does not exceed 75 feet. Extinguishers shall have a minimum rating of 2A10BC.
- 7.
8. If the building is equipped with a 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).
9. If the building is equipped with a fire department connection (FDC) there shall be

a cement pad measuring 3 ft x 3 ft under the FDC (coordinate with fire inspector regarding this).

10. Locking Knox FDC caps are required for the FDC. These may be ordered at [www.knoxbox.com](http://www.knoxbox.com). Please select WEBER FIRE DISTRICT as your jurisdiction.

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.

Brandon Thueson  
Fire Marshal

cc: File