



Weber Fire District

Plan Review

Date: July 12, 2017

Project Name: Big Sky Estates Lot 26- R Moore

Project Address: 2230 North Panorama Circle Liberty Utah

Contractor/Contact: Ryan Moore 410-627-1320 ryanscottmoore@hotmail.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
			Total Due	\$50.00

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.**

REVIEW STATUS: APPROVED WITH CONDITIONS

SPECIFIC COMMENTS:

1. Fire Hydrant(s): If there is a waterline available to connect to, a 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.
2. Fire Flow: Fire flow for the subdivision shall be 1000 GPM.
3. Fire Suppression Systems: As per the Utah Fire Code Act, "R" occupancies built in accordance with the International Residential Code may require fire suppression systems if any of the following apply:

R Occupancy Built Under IRC Requirements

Structure is located in Urban-Wildland Interface Area	May Require Fire Suppression
Public Water Distribution System With Hydrants Does Not Exist	May Require Fire Suppression
Single Access Road With Grade Greater Than 10% For More Than 500 Linear Feet	May Require Fire Suppression
Structure Is Larger Than 10,000 Square Feet (Total Floor Area Of All Floor Levels Within Exterior Walls Of Dwelling Unit)	May Require Fire Suppression
Structure Is Larger Than Double The Average Size Of The Unsprinklered Homes In The Subdivision (Total Floor Area Of All Floor	May Require Fire Suppression



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Levels Within Exterior Walls Of Dwelling Unit).	
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Weber Fire District strongly encourages the builder/owner to provide a fire suppression system to protect the lives and property of the occupants. These systems have been proven to provide effective lifesaving functions. You are encouraged to visit <http://homefiresprinkler.org/> to learn more. For more information, please contact the Fire Prevention Division at 801-782-3580.

4. The property location and structure is within the Wildland Urban Interface and is therefore subject to the requirements of the 2006 Utah Wildland-Urban Interface Code. Provide the following documentation:
 - a. Completed "Fire Hazard Severity Form" (Appendix C).
 - b. Statement of conformance signed by the architect.
 - c. Any applicable alterations to comply the WUI code.
5. Provide a temporary address marker at the building site during construction.

General Requirements:

- All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
- Fire department apparatus access is required for each lot.
- 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).
- 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).

A written response for this review is required.

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