



2023 West 1300 North
Farr West Utah, 84404

PLAN REVIEW

Date: December 20, 2017

Project Name: Copier Subdivision- Review 2

Project Address: 1563 South 7500 West Ogden Utah 84404

Contractor/Contact: Kevin Murray

1561 South 7500 West

Ogden Utah 84404

801-690-2195 kevinmurray09@gmail.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	1 Lot Subdivision (Flag Lot)			\$50.00
Impact Fee	Residential	328.15		\$328.15
			Total Due	\$378.15

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 Not Required.

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. Fire Flow: Fire flow for the residential subdivision shall be 1000 GPM.
- S2. 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

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- 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 opt 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).

Per the response letter dated 12-20-2017, the developer has asked for the allowance of a residential fire suppression system in lieu of installation of a fire hydrant within 600 feet of the home. This request has been reviewed and approved.

S3. 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 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.*

Per the response letter dated 12-20-2017, the developer has indicated that they will provide 18 feet of drivable surface with a turn around. Provide documentation of load bearing capacity prior to final occupancy.

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 Detection and Suppression Systems:

S5. 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



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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 Levels Within Exterior Walls Of Dwelling Unit).	May Require Fire Suppression

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. For more information, please contact the Fire Prevention Division at 801-782-3580.

Fire Department Access:

- S6. 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 with a minimum of 4” (four inches) in height with a .5” (half inch) stroke and be in contrasting colors from the background. All suites shall have number/letter designation on the doors meeting the same size requirements and contrasting color. (See IFC 505.1) (See IFC 505.1).
- S7. 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).

General Comments:

- G1. 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.*
- G2. Roads and bridges shall be designed, constructed, and maintained to support an imposed load of 75,000 lbs. (See IFC section D102.1)
- G3. 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).

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.

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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:
Brandon Thueson, Fire Marshal
Weber Fire District
801-782-3580