



2023 West 1300 North
Farr West Utah, 84404

PLAN REVIEW

Date: March 13, 2018

Project Name:

Project Address: 7914 E Heartwood Dr., Summit

Contractor/Contact: Won Shim, won@lloyd-arch.com 8013283245

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	Residential			\$50.00
Impact Fee	Residential	244.97		\$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:

- S1. Fire Flow: Fire flow for the residential subdivision shall be 1000 GPM.
- S2. Fire Flow: The required fire flow for this building is based upon the construction type and the square footage. The fire flow shall be 1000 GPM for 2 Hours. Additional hydrants may be required to meet fire flow requirement. (See IFC Appendix B, B105.1(2).
- S3. Fire Flow Reduction: A 50% reduction in fire flow has been granted for this project due to the building being equipped with a fire suppression system.
- S4. Fire Hydrant(s): One new 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.
- S5. All required fire hydrants and water systems shall be installed, approved and fully

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functional and on, prior to any combustible construction (IFC section 507.1 and 3312).

- S6. With limited access and road grade of Powder Mountain Road this home will need a residential sprinkler system.
- S7. 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 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. You are encouraged to visit <http://homefiresprinkler.org/> to learn more. For more information, please contact the Fire Prevention Division at 801-782-3580.

- S8. The property location and structure are within the Wildland Urban Interface and is therefore subject to the requirements of the 2006 Utah Wildland-Urban Interface Code. This code can be viewed here: http://sanpete.com/downloads/building/Utah_Wildland.pdf
- a. Provide the following documentation:
- Completed “Fire Hazard Severity Form” (Appendix C).
 - Statement of conformance signed by the architect.
 - Any applicable alterations to comply the WUI code.
- S9. 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).
- S10. 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 meets the requirements of the appropriate city/county planning department. The address numbers, whether on the building or the sign, shall be Arabic 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



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designation on the doors meeting the same size requirements and contrasting color. (See IFC 505.1)

S11. Gates:

- a. Knox key switches are required for any electronic/electric gate. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 503.6)
- b. Knox padlock is required for any manually operated mechanical gate. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 503.6)

S12. 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.

S13. Roads shall have a maximum grade of 10% unless specifically approved.

Approval requires both the Fire Marshal's approval and Weber County Engineering approval (See IFC section 503.2.7; D103.2; and Weber County ordinances).

S14. Dead end fire apparatus access roads more than 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads (See IFC section D103.4)

S15. For subdivisions with more than 30 single family residences, a second fire apparatus access road required. Access roads shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the development area/property to be served (See IFC section D106).

S16. All roads shall be designed, constructed, surfaced, and maintained so as 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).

S17. Rooftop garden shall be maintained as outlined in section 317 of the International Fire Code as listed below:

2015 International Fire Code

SECTION 317

ROOFTOP GARDENS AND LANDSCAPED ROOFS

317.1 General.

Rooftop gardens and landscaped roofs shall be installed and maintained in accordance with Sections 317.2 through 317.5 and Sections 1505.0 and 1507.16 of the International Building Code.

317.2 Rooftop garden or landscaped roof size.

Rooftop garden or landscaped roof areas shall not exceed 15,625 square feet (1,450 m²)

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in size for any single area with a maximum dimension of 125 feet (39 m) in length or width. A minimum 6-foot-wide (1.8 m) clearance consisting of a Class A-rated roof system complying with ASTM E 108 or UL 790 shall be provided between adjacent rooftop gardens or landscaped roof areas.

317.3 Rooftop structure and equipment clearance.

For all vegetated roofing systems abutting combustible vertical surfaces, a Class A-rated roof system complying with ASTM E 108 or UL 790 shall be achieved for a minimum 6-foot-wide (1.8 m) continuous border placed around rooftop structures and all rooftop equipment including, but not limited to, mechanical and machine rooms, penthouses, skylights, roof vents, solar panels, antenna supports, and building service equipment.

317.4 Vegetation.

Vegetation shall be maintained in accordance with Sections 317.4.1 and 317.4.2.

317.4.1 Irrigation.

Supplemental irrigation shall be provided to maintain levels of hydration necessary to keep green roof plants alive and to keep dry foliage to a minimum.

317.4.2 Dead foliage.

Excess biomass, such as overgrown vegetation, leaves and other dead and decaying material, shall be removed at regular intervals not less than two times per year.

317.4.3 Maintenance plan.

The fire code official is authorized to require a maintenance plan for vegetation placed on roofs due to the size of a roof garden, materials used, or when a fire hazard exists to the building or exposures due to the lack of maintenance.

General Requirements:

- G1. Fire Access roads to any property shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall can support a 75,000-pound load. Roads that are less than 26 feet in width shall be posted with "NO PARKING FIRE LANE" on both sides of the roadway. Roads more than 26 but less than 32 feet in width shall be posted on one side of the roadway. (Roadways and signage shall comply with appendix D of the 2015 International Fire Code as adopted by Weber Fire District).
- G2. Roads shall have a maximum grade of 10% unless specifically approved. Approval requires both the Fire Marshal's approval and Weber County Engineering approval (See IFC section 503.2.7; D103.2; and Weber County ordinances).
- G3. 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.*
- G4. Roads and bridges shall be designed, constructed, and maintained to support an



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imposed load of 75,000 lbs.

- G5. 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).
- G6. Cul-de-sacs shall be a minimum of 80 feet in diameter, from the face of curb to the face of curb, or there shall be another type of turn around provided. Any islands inside the cul-de-sac shall be such that they do not interfere with the turning capacity of a fire apparatus. (See IFC D103.4)
- G7. 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.
- G8. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
- G9. Fire department apparatus access is required for each lot.
- G10. 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).
- G11. 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).

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.

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:
David Reed, Deputy Fire Marshal
Weber Fire District
801-782-3580