



2023 West 1300 North  
Farr West Utah, 84404

## PLAN REVIEW

**Date:** June 24, 2019

**Project Name:** The Retreat Townhomes

**Project Address:** 5230 E 3900 N, Eden, Ut 84310

**Contractor/Contact:** Kyle Ashworth, 801-382-9340, kyle@redcloud.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	Residential		61 Units	\$100.00
Impact Fee	Residential	328.15	61 Units	\$20,017.15
			<b>Total Due</b>	<b>\$20,117.15</b>

### 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 Required. Please address each item.**

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. Water Supply Analysis Required: Prior to any construction being done, a water supply analysis shall be completed and submitted by an engineering firm or a fire protection engineer. This water supply analysis must include:

- a. Building Construction Type
- b. Available Water for fire-fighting purposes
  - i. Static Flow Rates
  - ii. Residual Flow Rates
  - iii. Flowing GPM
  - iv. Duration of flowing GPM available.
- c. Statement of conformance/non-conformance to 2012 International Fire

**Chief, Paul Sullivan - Deputy Chief, Britt Clark - Fire Marshal, David Reed**



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Code section 507 and Appendix B as adopted by Weber Fire District (See Resolution 04-2014 at <http://weberfiredistrict.com/services/fire-prevention>).

- d. If deficiency exists, proposed method to obtain conformance with adopted codes and Resolution 04-2014.
- S2. Fire Flow: Fire flow for the residential subdivision shall be 1000 GPM.
- S3. Fire Hydrant(s): A fire hydrant must be provided within 600 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.
- 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 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 non-sprinklered Homes in The Subdivision (Total Floor Area of All Floor Levels Within Exterior Walls of Dwelling Unit).	May Require Fire Suppression
Fire flow less than 1000 GPM from nearest hydrant.	Will Require Fire Suppression
Single access into a subdivision	Will 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.*

S6. 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



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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. (See IFC section 901.2 and 907.1.1).

- S7. Electronic Supervision and Alarms: A flow alarm switch which activates local horn strobes must be provided. At least one interior notification device shall be installed in an approved location. If designed as a 13R.
- S8. Exterior Notification Device: There shall be a weatherproof horn/strobe device located on the street side of the building as approved by the Fire Prevention Division (coordinate with fire inspector regarding location). Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. (See IFC 903.4.2) If designed as a 13R.
- S9. The fire protection system shall be tested and working properly before final is scheduled with Fire Marshal's office.
- S10. Sprinkler pipes on exposed walls and ceilings will need to be properly tented with insulation. If there is concern on installation it should be reviewed prior to insulating.

#### Fire Department Access:

- S11. 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. (See IFC 505.1) (See IFC 505.1).
- S12. 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).
- S13. Fire Access to buildings and facilities: Fire access roads are required for all facilities, buildings, or portions of buildings. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route. (See IFC 503.1)

#### Building Comments:

- S14. 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 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 designation on the doors meeting the same size requirements and contrasting color. (See IFC 505.1)

#### General Comments:

- G1. Fire Access roads to any property shall have a minimum clear width of 26 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting 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



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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 imposed load of 75,000 lbs. (See IFC section D102.1)

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).

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, Fire Marshal  
Weber Fire District  
801-782-3580