

Fire Plan Review Information

Introduction

The International Fire Code has a broad regulatory role in the everyday enforcement of fire and life safety. Personnel in this sector are tasked to apply their authority to interface with Planning, Zoning, Building, Public Utilities, Engineering, Transportation and County Health Departments.

Their role in planning is to ensure that emergency personnel have access to all structures by way of all-weather driving surfaces, which will be capable to support the heaviest fire apparatus. Addressing is another issue for location of dwellings and businesses in medical incidents.

Planners have mapped the city in construction and use zones such as residential, commercial, business, industrial and their sub-zones. It is the mission of fire staff to review the property use to insure that the established zones are maintained.

The interface with Public Utilities is vital to our citizens who live, work, and recreate in our city. When there is a fire incident, the Fire Department becomes the largest customer of the water resource, and conversely, the producer of waste water. Connections to the water systems for water based fire suppression systems are required to be provided with backflow prevention.

The Fire Department's Fire Prevention Bureau is tasked with regulation of Fire and Life Safety elements of existing and new structures. They are also required to investigate the origin and cause of all fires within the city boundaries.

Building Services provides the technical assistance to the Fire Prevention Bureau. Those of us whose duty it is to regulate fire and life safety, will issue for building construction, and operational permits. Building construction permits include fire protection, detection, and suppression equipment permits.

Codes and Standards Used for Fire Plan Review

Synopsis

The codes and standards are adopted by the state and given to each municipality to be enforced. The basic building, fire, and mechanical codes are published by International Code Council.

State Fire Marshal resources found here: <http://firemarshal.utah.gov/laws-rules/>

ICC resources found here: www.iccsafe.org/alerts

- International Fire Code 2015 Edition with State Amendments (IFC)
- International Building Code 2015 Edition with State Amendments (IBC)
- International Mechanical Code 2015 Edition with State Amendments (IMC)
- Reference Standards IFC Chapter 80, IBC Chapter 35 and IMC Chapter 15

FAQ's

Q: I have an existing single story home. I want to convert its use to a five chair dentist office for all dental procedures. Besides a business license what else do I need?

A: First you need to ensure that the property is zoned for that use. Once the zoning has been established, plans will be reviewed to ensure that the building codes will change occupancy classification from R-3 to B ambulatory care facility capable of having 4 or more care recipients are to be incapable of self-preservation at any time. This occupancy will require automatic fire sprinkler and fire alarm systems. Depending on the square foot area, it may require other life safety elements.

Q: I have a piece of property that I want to build a building to be rented for either a factory, storage, or offices. I heard that this type of structure has to have an automatic fire sprinkler system installed. Do I need plans for the sprinkler system with the building plans?

A: Fire Protection plans such as fire hydrants, water mains, automatic fire sprinkler, fire alarm, hood and duct extinguishing systems maybe deferred permit submittals. The architect is required to provide a "Deferred Submittal Agreement", that is signed and stamped with their professional seal.

Q: I have stamped plans which I installed an automatic fire sprinkler system. We installed the system as per the drawings but the Fire Inspector will not approve the system because of insufficient seismic bracing. Can he legally do this?

A: The issuance of a permit based on construction documents and other data shall not prevent the fire inspector from requiring the correction of errors in the construction documents and other data.

Q: I have a business in which we powder coat metal parts. Do I need a permit for this operation?

A: This business will need to secure the following; Building, Electrical, and Mechanical permits for the equipment installed. Fire permit and Low Voltage permit for the suppression and occupant notification systems installed. In addition, an operational permit is required to be issued by the Fire Prevention Bureau.

Q: I have an apartment building which has an older fire alarm system which we cannot find replacement parts. I have been told that I have to buy a new fire alarm panel. Do I need a permit for this replacement?

A: We view this as a maintenance being performed and not an addition to the fire alarm system. This does not require a permit.