



BUILDING SERVICES DIVISION

451 South State Street, Room 215
 Salt Lake City, UT 84111
 Main (801) 535-6000
 SLCBuildingcode@slc.gov

**APPLICATION FOR MODIFICATION
 FROM THE BUILDING/FIRE CODE**

DATE
 7 OCT 2025

PROJECT NAME Salt Lake Twins	PROJECT ADDRESS 344 W 400 N	PERMIT OR LOG NO. PLNPCM2025-00671
OWNER'S NAME dbURBAN Communities	OWNER'S ADDRESS 284 West 400 N, Suite 105	PHONE
TENANT'S NAME (If other than owner)	TENANT'S ADDRESS	PHONE
APPLICANT'S NAME (Not company name) (Please Print) Dustin Holt	APPLICANT'S ADDRESS 284 West 400 N, Suite 105	PHONE 8015739054
RELATIONSHIP OF APPLICANT TO PROJECT AND COMPANY NAME	BUILDING SERVICES EMPLOYEE FAMILIAR WITH PROJECT	

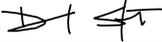
Appeal is hereby made to the Building Official for a modification from, or interpretation of, Section 503.2.1 of the IFC Code, which requires that:

This Code requirement presents extreme difficulty in this project because:
 (Use attachment if necessary.)

I request your acceptance of: (Use attachments if necessary.)

I believe this proposal is a minor modification and meets the intent of the Code because:

 IF THE APPLICANT IS NOT THE OWNER OR THE OWNER'S ARCHITECT OR ENGINEER, THEN THE OWNER'S SIGNATURE MUST APPEAR ON THE LINE ABOVE.



 APPLICANT'S SIGNATURE TITLE
 dbURBAN Communities, By Dustin E. Holt, Its Manager

DECISION OF THE BUILDING OFFICIAL

- Approved
- Approved with Stipulations:
- Denied

- 1) Turn a round shall be provided with NO PARKING signs
- 2) Each unit shall be provided with dedicated fire line per SLC PU standards
- 3) All garages shall be provided with sprinklers

Attendees: _____

DATE: Troy Anderson BUILDING OFFICIAL: Troy Anderson (Oct 7, 2025 14:54:14 MDT)

DATE: Capt. Lisa Demmons FIRE MARSHAL: Capt. Lisa Demmons (Oct 7, 2025 14:40:31 MDT)

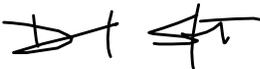
APPLICANT'S AGREEMENT TO ABIDE BY CONDITIONS

The undersigned expressly acknowledges and agrees that acceptance of this application for modification from the construction code and any subsequent issuance of a permit(s) based upon the proposed alternative(s) or modification(s), has been made subject to certain conditions which Building Services Division, in its sole discretion, deems necessary. The undersigned agrees to comply strictly with all conditions imposed by Building Services Division. With respect to all permit(s) issued based upon any alternative to or modification of the Salt Lake City Construction Codes, the undersigned's failure to comply strictly with all conditions imposed by Building Services Division in granting any permit(s) pursuant to this application will render any right to proceed with construction, occupancy or use of any property or premises pursuant to said permit VOID, and will subject the undersigned to immediate revocation of said permit issued in connection with this application. The undersigned and all subsequent owners, occupants or users of these premises claiming any right of occupancy or use of the premises through the undersigned, shall be liable for all costs and expenses, including any reasonable Attorney's Fees and Expert Witness Fees, for enforcement of any condition or term of any permit(s) issued to this application.

The undersigned acknowledges that this agreement does not in any way limit any remedy or right the City may otherwise have with respect to enforcement of any of its Codes or Ordinances.

dbURBAN Communities, LLC, By Dustin E. Holt, Its Manager

AGREED AND ACCEPTED:

Owner's Signature:  Date: 09/04/25

(if Applicant is not the Owner or the Owner's Architect or Engineer)

Applicant Signature/Title: _____ Date: 09/29/2025

Salt Lake City Fire Department
475 S 300 E
Salt Lake City UT, 84111

Re: Request for Approval of Alternate Means and Methods – Fire Truck Access for Twin Homes at 344 W 400 N.

Dear Fire Marshal,

We are submitting this request for consideration of an alternate means and methods for fire department access regarding the planned construction of two twin homes located at [project address].

As currently designed, the site does not provide a 26-foot-wide fire apparatus access road within 150 feet of all portions of the structures, as typically required. The access road provided measures 21 feet in width. While this exceeds the minimum requirement of 20 feet for general fire department access, it does not meet the 26-foot width requirement for fire pump truck access.

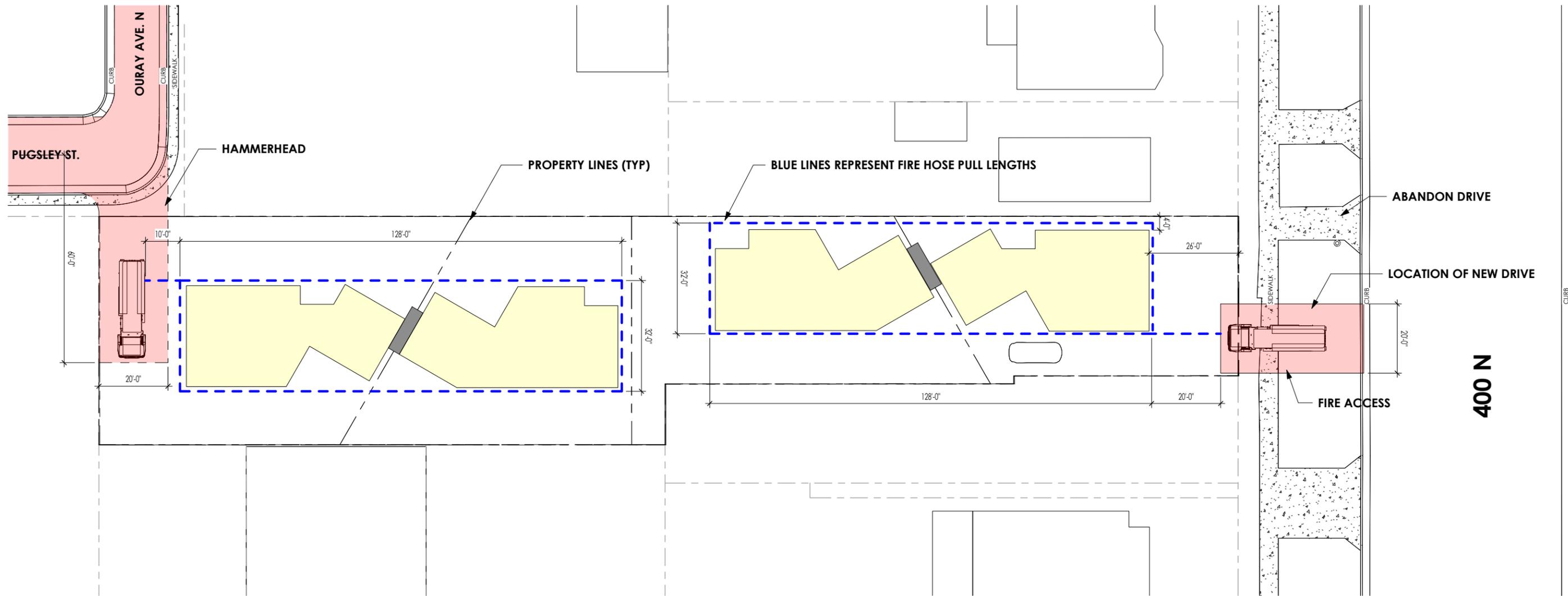
To address this deficiency, we propose the following alternate measures:

1. Installation of a fire turn around utilizing Ouray Avenue and intersecting into this property.
 - o Per phone conversation, it was suggested that with the turnaround on our property, the fire department would be willing to utilize the less than required Ouray Ave to serve as a turnaround in order to use the hydrant.
2. Extension of hose pull distance from 150ft to 200ft
 - o With the addition of the extension of the fire access road off of 400 N, and the turnaround at Pugsley, all portions of the buildings are now within 200 feet of the truck access
3. Installation of NFPA 13D Fire Suppression Systems
 - o Each twin home will be equipped with a complete NFPA 13D fire suppression system, providing enhanced life safety and property protection.

We believe these measures provide an equivalent, if not greater, level of fire protection than the standard access requirements, by ensuring early fire suppression capabilities within the structures and reliable water supply in close proximity.

We respectfully request your approval of this alternate means and methods approach under Section IFC 104.10, so that the project may proceed in compliance with Salt Lake City Fire Department requirements.

Please let us know if you require additional information, supporting documents, or a site meeting to review the proposed conditions. We greatly appreciate your time and consideration of this request.



PUGSLEY ST.

OURAY AVE. N

HAMMERHEAD

PROPERTY LINES (TYP)

BLUE LINES REPRESENT FIRE HOSE PULL LENGTHS

ABANDON DRIVE

LOCATION OF NEW DRIVE

FIRE ACCESS

400 N

10'-0"
20'-0"
128'-0"
32'-0"
26'-0"
128'-0"
20'-0"
20'-0"

PLNPCM2025-00671 - SLC Twin - 344 West 400 North - Fire Access

Final Audit Report

2025-10-07

Created:	2025-10-07
By:	Douglas Bateman (douglas.bateman@slc.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIcCwXxW3z7ybWHD0YtaMat88yNha6vPI

"PLNPCM2025-00671 - SLC Twin - 344 West 400 North - Fire Access" History

-  Document created by Douglas Bateman (douglas.bateman@slc.gov)
2025-10-07 - 8:35:27 PM GMT
-  Document emailed to lisa.demmons@slc.gov for signature
2025-10-07 - 8:36:35 PM GMT
-  Email viewed by lisa.demmons@slc.gov
2025-10-07 - 8:36:40 PM GMT
-  Signer lisa.demmons@slc.gov entered name at signing as Capt. Lisa Demmons
2025-10-07 - 8:40:29 PM GMT
-  Document e-signed by Capt. Lisa Demmons (lisa.demmons@slc.gov)
Signature Date: 2025-10-07 - 8:40:31 PM GMT - Time Source: server- Signature captured from device with phone number XXXXXXX4770
-  Document emailed to t.anderson@slc.gov for signature
2025-10-07 - 8:40:33 PM GMT
-  Email viewed by t.anderson@slc.gov
2025-10-07 - 8:52:06 PM GMT
-  Signer t.anderson@slc.gov entered name at signing as Troy Anderson
2025-10-07 - 8:54:12 PM GMT
-  Document e-signed by Troy Anderson (t.anderson@slc.gov)
Signature Date: 2025-10-07 - 8:54:14 PM GMT - Time Source: server
-  Agreement completed.
2025-10-07 - 8:54:14 PM GMT

