



SAUGATUCK TOWNSHIP FIRE DISTRICT

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3342 Blue Star Highway
Saugatuck, MI 49453
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E-mail: info@saugatuckfire.org

September 10th, 2025

Midwest Construction
c/o Derek Eade
16 S. Elm Street
Zeeland, MI 49464

Re: 100 E. Wiley Road – Interurban Transit Authority Expansion – Site Plan Review #1 for Holland Engineering Submittals, Project # #25-04-050, Dated 06-03-2025, Sheets G-100, V-101, CD-101, C-101, & C-201

Dear Mr. Eade,

We are in receipt of the site plan for 100 E. Wiley Road – received 8/20/2025. We reviewed the plans using the International Fire Code (IFC) 2015 edition. Please see the result of the fire department review listed **below**.

1. Vehicle impact protection required by this code shall be provided by posts that comply with Section 312.2 or by other approved physical barriers that comply with Section 312.3. (312.1) **Guard posts are required to protect the gas meter and are not shown in the plans provided. Please include in gas meter location and protection in revised submittals (If applicable).**
2. Dead end driveways and access roads in excess of 150 feet in length shall be provided with an approved area for turning around with fire apparatus (IFC 503.2.5) **Not applicable, not a dead end exceeding 150 feet.**
3. “No Parking Fire Lane” signage shall be installed at the dead end of the turnaround. (IFC 503.3) **Not applicable, not a dead end exceeding 150 feet.**
4. No parking shall be allowed within the turnaround. The area must be clear and unobstructed for turnaround at all times. (IFC 503.4)
5. Fire apparatus access roads and driveways shall have an unobstructed width of not less than 20 feet, exclusive of shoulders. (IFC 503.2.1) **Not applicable, existing is +/- 20 feet in width.**
6. Minimum clear height shall be 13’6” across the entire 20ft width of driveway. (IFC 503.2.1) **Height clearance is shall be maintained at a minimum of 13’6” across the entire width of the driveways.**
7. Road shall not exceed the 10% maximum grade. (IFC 503.2.7) **Not applicable, grade is shown as less than 10%.**
8. The driveway shall be installed with asphalt, concrete, or other approved driving surfaces capable of supporting the 80,000-pound imposed load of our heaviest apparatus and be installed to provide emergency access prior to commencement of building construction. (IFC 503.2.3) **Not applicable, existing.**
9. The required turning radius of a fire apparatus access road shall be 28.0’ as determined by the fire code official. (503.2.4) **It appears the radius of the entrance drives is R35.0’ at Blue Star Hwy and should be amended to R28.0’. See markup on returned submittals on Sheet 2/4.**
10. The road shall be maintained free of snow and ice to provide all weather driving capabilities. (IFC 503.2.3)



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11. Fire department access roads shall be constructed and maintained for all construction sites. (IFC 3310.1) ***Please ensure the driveway, apparatus access road, and/or turnaround are installed prior to construction material being delivered to the site.***
12. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. (IFC 503.6) ***No gate is listed in the plans provided, however if it is installed in the future, a Knox Key switch is required for emergency access and activation***
13. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. (IFC 505.1) ***Address signage must be posted prior to commencement of construction. Green reflective address signs are preferred and are available free of charge to Fire District properties at <https://www.saugatuckfire.org/address-sign-order-form.html>***
14. Streets and roads shall be identified with *approved* signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an *approved* size, weather resistant and be maintained until replaced by permanent signs. (IFC 505.2) ***Approved, street signage is already posted for Wiley Road***
15. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. (IFC 506.1) ***A Knox Key Box is required and shall be installed in a location approved by the Fire District at 60" AFF. Minimum accepted box is Model #3261. Surface mount or recessed options are available at www.knoxbox.com.***
16. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 510.1) ***If the building cannot support the required minimum of -95dBm receivable level of radio coverage within the building, a Federal Communications Commission certified signal booster or other system approved by the fire code official in order to achieve the required adequate radio coverage may be required. (This will fall under building review, however wanted to make you aware now.)***
17. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1) ***Approved, hydrant is existing and is within +/- 154 feet of the proposed structure.***
18. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official, or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system. (IFC 507.4) ***Not applicable, watermain is existing.***
19. A hydrant is required within 400 ft. of any exterior portion of a non-sprinklered building or 600 ft. for an R-3



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occupancy or sprinklered building. (IFC 507.5.1). **Approved, hydrant is existing and is within +/- 154 feet of the proposed structure.**

20. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. (IFC 3312.1) **Approved, hydrant is existing and is within +/- 154 feet of the proposed structure.**
21. Upon completion of construction, physical testing with apparatus will be required. If the apparatus is unable to navigate the completed road and driveway in a safe and efficient manner, modifications may be required.
22. Anything omitted in this plan review is subject to field inspection. (IFC 105.4.4)

You have site plan approval from the Fire District for the proposed Interurban Bus Authority Expansion at 100 E. Wiley Rd, Douglas, MI 49406, if you are in agreement with the above-mentioned items. Please ensure you receive the appropriate permits from the City of the Village of Douglas and Michigan Township Services prior to commencement of construction.

Respectfully Yours,

Chris Mantels

Deputy Chief / Fire Inspector

Cc: Greg Janik – Fire Chief (via email)
Sean Homyen – Zoning Administrator (via email)
Dan Poll– Building Official (via email)