



SAUGATUCK TOWNSHIP FIRE DISTRICT

Proudly serving : Douglas | Saugatuck | Saugatuck Township



3342 Blue Star Highway
Saugatuck, MI 49453
269 857-3000 / Fax: 269 857-1228
E-mail: info@saugatuckfire.org

August 12, 2026

Dixon Architecture
c/o Ken Dixon
523 Ada Dr. SE #200
Ada, MI. 49301

Re: 225 Center St. - Site Plan Review #1 for Project #26-04-022, for drawings revised 7/26/2026

Dear Mr. Dixon,

We are in receipt of the site plan for 225 Center St. received 8/4/2026. We reviewed the plans using the International Fire Code (IFC) 2024 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) **Approved, gas meter location does not warrant the installation of bollards.**
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.**
3. "No Parking Fire Lane" signage shall be installed at the dead end of the turnaround. (IFC 503.3) **Not applicable.**
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) **Approved, width is shown as 24 feet.**
6. Minimum clear height shall be 13'6" across the entire 20 feet width of driveway. (IFC 503.2.1) **Approved, height clearance is noted as 13'6".**
7. Road shall not exceed the 10% maximum grade. (IFC 503.2.7) **Approved, grade is known to be 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) **Approved, weight capacity is noted as able to support 80,000 pounds in plans provided.**
9. The roads shall be maintained free of snow and ice to provide all weather driving capabilities. (IFC 503.2.3)
10. Fire department access roads shall be constructed and maintained for all construction sites. (IFC 3310.1) **Ensure the road and turnarounds are installed and navigable for emergency access prior to commencement of vertical building construction. Noted on the plans.**



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11. 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 appears to be shown in the plans provided, however if it is installed in the future, a Knox Key switch is required for emergency access and activation.**
12. 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>**
13. 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) **Not applicable.**
14. 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 on each structure. Box shall be installed 60" AFF. Minimum required box is #3261 and will hold up to 10 keys. Surface mount or recessed options are available at www.knoxbox.com. (This will fall under building review, however we wanted to make you aware now.)**
15. 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.)**
16. 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) **Fire flow capable of supplying an NFPA 13 suppression system for the commercial space and NFPA 13R for the residential space shall be confirmed by the project engineer.**
17. 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) **A fire code official shall be present at the fire flow testing.**
18. A hydrant is required within 400 ft. of any exterior portion of a non-sprinklered building or 600 ft. for an R-3 occupancy or sprinklered building. (IFC 507.5.1) **Approved, hydrant is within 600' of the building.**



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19. 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 3307.2) **Not applicable, existing.**
20. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. (D105.1) **Approved, the top of the parapet wall is shown as 29' - 11 1/4" on plan A4.1.**
21. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (D105.2) **Not applicable.**
22. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (D105.3) **Not applicable.**
23. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (D105.4). **Not applicable.**
24. 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.
25. Anything omitted in this plan review is subject to field inspection. (IFC 105.4.4)

You have site plan approval from the fire department to begin construction at 225 Center St. in Douglas if you are in agreement with the above-mentioned items. Please ensure you receive the appropriate permits from the city of Douglas and Michigan Township Services prior to commencement of construction. Please let us know if you have any questions.

Please also submit building, emergency lighting, fire suppression, and fire alarm plans (as applicable) for review as soon as they are available so we can begin review of these systems. Please let us know if you have any questions.

Sincerely,

Christopher T. Bernhardt
Captain / Fire Inspector

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