

Jeff Ramey  
*Commissioner/Chairman*

J. Todd Bunderson  
*Commissioner*

Jeff Souza  
*Commissioner*



Shelley Vaughan  
*District  
Administrator*

February 8, 2024

Garden City Development Services

Re: DSRFY2024-0007 5443 N Glenwood St

These are design review comments for the construction one multi-family building consisting of a total of 170 rental units on 2.00 acres. This will coincide with a minor land division to split the current 4.09 acre property into a north and south parcel.

The Boise Fire Department has reviewed and can approve the application subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the International Fire Code (IFC) as adopted and amended by the North Ada County Fire District.

Comments:

1. Fire hydrants, capable of producing the required fire flow, shall be located so that no part of the structure is more than 600-feet from the hydrant. (IFC 507.3, IFC B104, IFC B105, IFC C105). **An additional hydrant will be required on site as the nearest hydrant is well in excess of 600' from the most remote portion of the first story of the building.**
2. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105, IFC C105).
3. Buildings equipped with a standpipe system installed shall have a fire hydrant within 100 feet of the fire department connections. (IFC 507.5.1.1) **An additional fire hydrant will most likely be required to meet this requirement. The hydrant needs to be installed on the same side of the fire lane as the building and shall not cut off any entrances/exits to the site nor any fire apparatus access roads when connected by supply hose to the fire apparatus.**
4. Structures greater than 30-feet in height will require aerial fire access roadways. These roadways shall be a minimum of 26-feet in width and located at least 15-feet but no more than 30-feet from the building. (IFC D105) **The plans show the building roof height to be over**

**80 feet. Aerial access is required. Aerial access is required by the AHJ to be along the long side of the building.**

5. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
6. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1) **This requirement will be extended to 200 feet with the installation of fire sprinklers throughout the building.**
7. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1) **All fire lanes on this property not designated as aerial access roadways shall comply with this requirement.**
8. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (BCC 5-12-19, IFC 503.2.4)
9. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)
10. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat by the Boise City Engineer. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (BCC5-12-32, IFC 503.8) **Parking will only be allowed in marked parking stalls. All roadways within the project considered aerial fire apparatus access roads or standard fire lanes. "No Parking – Fire Lane" signage is required throughout the project.**
11. Please submit an application for a fire sprinkler permit to the City of Boise for review.
12. The NACFR District will want a traffic study performed by ITD and may make further comment once the study's results have been made available for review.

General Requirement:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Specific building construction requirements of the International Building Code, International Fire Code and NACFR Rules will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,

*Mike Bisagno*

Mike Bisagno  
Division Chief – Fire Marshal  
Boise Fire Department