

Jeff Ramey
Commissioner/Chairman

J. Todd Bunderson
Commissioner

Jeff Souza
Commissioner



Shelley Vaughan
*District
Administrator*

October 26, 2023

Garden City Development Services

Re: DSRFY2023-0009 200 W 37th St

These are revised design review comments (original comments made on 10-23-2023) for the construction one multi-family building consisting of a total of 220 rental units .

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). **Please submit a fire flow report from the applicable water purveyor.**
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). **Please submit a fire flow report from the applicable water purveyor.**
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 be required to meet this requirement. The hydrant needs to be installed on the same side of the roadway as the building and shall not cut off any entrances/exits to the site nor any fire apparatus access roads.**
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 exactly at 85 feet. Aerial access is required. Aerial access is required by the AHJ to be along the long side of the building. Per the plans, the aerial access roadways would be the short sides of the building on both W 37th St and W 38th St. This does not meet the AHJ**

requirement. An approved code alternate would be considered in lieu of meeting the initial aerial access location requirement. This will need proposed by the applicant. Secondly, the distance from the street to the building envelope is over 30 feet per the plans. This needs to be reduced to between 15 and 30 feet.

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 buildings.**
7. Signage for addressing will be required at the entrances of the project. (IFC 505.1)
8. 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)
9. 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)
10. 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)
11. 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 and adjacent to the project are considered fire apparatus access roads. "No Parking – Fire Lane" signage is required throughout the project. If W 37th St and W 38th St require "No Parking" signage to achieve aerial access distance requirements, then signage will also be required along these adjacent roadways in the immediate vicinity of the property.**

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

