

Jeffrey A. Ramey
Commissioner/Chair

J. Todd Bunderson
Commissioner

Jeffrey A. Souza
Commissioner



Shelley Vaughan
District
Administrator

October 30, 2023

Garden City Development Services

Re: SUBFY2022-0004 4800 N Adams St - Elle Estates Subdivision

This is a request for a Preliminary Plat for a 14-unit subdivision to be processed as a planned unit development.

North Ada County Fire & Rescue District has reviewed and can approve the application subject to compliance with all the following code requirements and conditions of approval.

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 B105.2, IFC C105). **This distance can be increased to 800 feet with the installation of fire sprinklers.**
2. 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 proposed structures are greater than 30-feet in height. The fire apparatus access road between the two buildings is required to be the aerial access of the building on the west side of this road. The plans do not show a compliant aerial access road.**
3. 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) **The fire apparatus access road is needing to be 26 feet in clear width due to being the aerial access road.**
4. 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 5-12-29, IFC 503.2.4)
5. 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. Documentation maybe requested at final inspection that the road surface meets this standard. (IFC D102.1)

6. 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, and all portions of the turn-around. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8) **The fire apparatus access lane is going to be a minimum of 26' wide. Unless otherwise, parking will only be allowed in the marked parking stalls inside the development. No parking is allowed along the fire apparatus access road throughout the development. "No Parking" signage is required to be placed along the fire apparatus access road. The specifications for the signage are located in Appendix D103.6 of the 2018 IFC.**
7. Signage for addressing will be required at the entrance of the project. (IFC 505.1)

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