

Margaret Dimmick
Commissioner/Chair

Jeff Ramey
Commissioner

J. Todd Bunderson
Commissioner



Shelley Young
*District
Administrator*

NORTH ADA COUNTY
Fire & Rescue District

October 29, 2019

Garden City Development Services - Planning

Re: DSRFY2019-25

This application is for Design Review approval for a proposed hotel, restaurants, and multi-family housing.

The North Ada County Fire & Rescue 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 NACFR Rules.

Comments:

1. 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 B105.2, IFC C105).
2. An automatic secondary fire sprinkler water supply shall be provided for high rise buildings assigned to Seismic Design Category C, D, E, or F as determined by the International Building Code. (IFC 914.3.2)
3. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. 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. (IFC appendix D105)

4. There shall be two separate and approved fire apparatus access roads for fire sprinklered buildings or facilities over 124,000 square feet and for developments with greater than 200 multi-family dwelling units in fire sprinklered buildings. (IFC D104 & IFC D106) The proposed connection of 40th and 41st Streets via the Greenbelt appears to meet this requirement. The Greenbelt would need to be improved to meet all the access criteria listed below.
5. 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)
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)
7. 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)
8. 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. (IFC D102.1)
9. Buildings equipped with a standpipe system installed in accordance with IFC Section 905 shall have a fire hydrant within 100 feet of the fire department connections. (IFC 507.5.1.1)
10. The Fire Department connection (FDC) and associated outside alarm for a sprinkler or standpipe system shall be installed within one hundred feet (100') of an approved Fire Department vehicle access lane and within three hundred feet (300') of Fire Department vehicle access distance of a fire hydrant. (City Code)
11. The installation of security gates or barricades across a fire apparatus access road must meet the following criteria: Removal or opening of said barricade must result in a clear unobstructed road width of 20'. Chains and locks shall not be of such quality so as not to damage fire department cutting tools nor shall cutting operations result in any unnecessary time delay. Bollard type and spacing shall be approved by the Code official (IFC 503.6, D103.5)
12. High rise buildings shall be equipped with a fire command center complying with IFC 508 and shall be in a location approved by the fire department. (IFC 914.3.7)

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 Boise City Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,

Ron Johnson
Division Chief – Assistant Fire Marshal
Boise Fire Department