

Jeff Ramey  
*Commissioner/Chairman*

J. Todd Bunderson  
*Commissioner*

Jeff Souza  
*Commissioner*



Shelley Vaughan  
*District  
Administrator*

October 13, 2022

Garden City Development Services

Re: DSRFY2022-0016 213-215 E 34<sup>th</sup> St

This is a design review comment request for the construction of 8 live-work units in the Fairview Acres Subdivision #5 .

The Boise Fire Department has reviewed and can approve the application subject to compliance with all the following code requirements and conditions of approval.

Comments:

1. Fire sprinklers will be required for all units due to lack of aerial access to half of the structures.
2. 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).
3. 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).
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) **Both Carr and 34<sup>th</sup> St will be considered aerial access for these buildings.**
5. 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)
6. 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)
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 5-12-19, IFC 503.2.4)
8. Fire apparatus access roads shall not exceed 10 percent in grade. Nor shall access roadways exceed a 2 percent grade for the first 80 feet at the grade transition. Turnarounds shall not exceed 2 percent grade. (IFC D103.2, BCC 05-12-56)

9. 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) **Both Carr and 34th must remain over 33 feet from back of curb to back of curb to continue to allow parking on both sides of the street.**

General Requirement:

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