

Jeffrey A. Ramey
Commissioner/Chair

J. Todd Bunderson
Commissioner

Jeffrey A. Souza
Commissioner



Shelley Young
District
Administrator

December 22, 2021

Garden City Development Services

Re: SUBFY2022-0001

This is a request for a 23 lot subdivision.

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).
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 507.5, IFC B105.2, IFC C105).
3. 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 heights for the townhouses exceed 30 feet. The common drive's width must be a minimum of 26-feet wide (as shown on plat map).**
4. Dead-end fire apparatus access roads exceeding 150 feet in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5, IFC D103) **Approved hammerhead is shown on the plans.**
5. Monument signage for addressing will be required at the entrance and at all intersections within the project. (IFC 505.1)
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 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)
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. (BCC 5-12-21, IFC 503.8)

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