

Jeffrey A. Ramey
Commissioner/Chair

J. Todd Bunderson
Commissioner

Jeffrey A. Souza
Commissioner



Shelley Young
District
Administrator

December 27, 2021

Garden City Development Services

Re: SUBFY2022-0002 3900 N Reed St – Honick Townhomes

This is a request for a 6 residential lot 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).
2. 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)
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)
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) **All units are greater than 30' in height and will require aerial access. The current site plan shows an access road with a 22' width. This will need to be increased to 26' to afford aerial access. It also appears that Unit 1 on the site plan will not be within the required 30' maximum distance from the aerial apparatus access road. Changes need made to comply with this code requirement.**
5. 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)
6. 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)

7. 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 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)
8. Monument signage for addressing will be required at the entrance and at all intersections within 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