

Jeffrey A. Ramey  
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*Commissioner*

Jeffrey A. Souza  
*Commissioner*



Shelley Vaughan  
*District  
Administrator*

January 30, 2025

Erik Hagen, AIA LEED  
[erik@erikhagen.com](mailto:erik@erikhagen.com)

Re: CUPFY2025-0006 4410 N Osage St

Dear Erik Hagen,

This is request for a Conditional Use Permit application for the tenant spaced at 4410 N Osage St (AKA 104 E 44<sup>th</sup> ST #101) to be changed from a repair garage to an "Industry Flex" (S-1) to accommodate many uses, including the proposed storage use. The tenant is a current Garden City Business, PVC Spiral Supply, which needs additional storage space for their business as they have recently shut down and moved operations from their Florida facility to Idaho. Their existing business space at 123 E. 45<sup>th</sup> Street does not have the space required.

The building is sprinklered and has sufficient utility services and facilities as have existed over the years of tenancy. The site previously had a couple of residential structure on it that were recently demolished to provide for better C-2 uses. No exterior or interior work is proposed or anticipated. This is a change of tenant use only. Proposed use is less demanding than the previously approved occupants. The structure, rating, fire suppression systems were all covered under previous occupancy permits. The proposed S-1 occupancy will be the same as what occupied the space previously.

Comments:

1. Existing fire alarm and automatic fire sprinkler systems shall be maintained and continue protection.
2. The storage of equipment and materials shall not interfere with egress and access through the building.
3. Egress illumination emergency poser shall be provided by the premise's electrical system for the duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The means of egress, including

the exit discharge, shall be always illuminated the building space served by the means of egress while occupied. The means of egress illumination level shall not be less than 1 foot-candle at the walking surface.

4. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants.
5. Fire extinguishers shall carry a minimum 2-A:10-B:C rating and be provided on each floor level and spaced based on one 2-A rating for each 6,000 sq.ft. of floor area, with a maximum 75 ft. travel distance to an extinguisher. Extinguishers shall be mounted on hangers or brackets, or in cabinets. If cabinet housing is provided, the cabinets shall not be locked. Mount handle between 36" and 48" from floor level. Extinguishers shall be conspicuously located along normal paths of travel, where they will be readily accessible and immediately available in the event of fire. The fire extinguishers shall be current with inspection/testing and provided with a qualified and approved inspection tag.

North Ada County Fire & Rescue District has reviewed and can approve the application subject to compliance with all the applicable code requirements and conditions of approval per the International Building Code, International Fire Code, and NACFR rules. These provisions are best addressed by a licensed Architect at time of building permit application when making tenant improvements.

Regards,

*Roy Boehm*

Sr. Captain Roy Boehm  
Deputy Fire Marshal-Fire Prevention  
Boise Fire Department

