

Jeff Ramey
Commissioner/Chairman

J. Todd Bunderson
Commissioner

Jeff Souza
Commissioner



Shelley Vaughan
*District
Administrator*

August 21, 2024

Garden City Development Services

Re: SUBFY2024-0005 313 E 48th St

This is a request for a Preliminary Plat/Planned Unit Development for a subdivision of townhomes

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. The following are the comments from the Preliminary Plat application and still apply.

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. 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)
5. 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 City Engineer. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8) **Parking will be not be allowed on the common drive. Signage indicating this will need to be posted at the entrance to this subdivision.**
6. If EV charging will be installed in the garages, the installation of a heat detector will be required in each garage and interconnected with the smoke alarms in the dwelling the garage serves.

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

