Jeff Ramey
Commissioner/Chairman

Jeff Souza
Commissioner

Tom Baskin
Commissioner

NORTH ADA COUNTY
Fire & Rescue District

Shelley Vaughan
District Administrator

October 29, 2026

Garden City Development Services

Re: SUBFY2026-0004 123 E 39th St

This is a request for a Preliminary/Final Plat for a 16-unit (8 duplex) development at 123 E 39th St.

The Boise Fire Department, on behalf of the North Ada County Fire & Rescue District, has reviewed and **can recommend approval** of the application subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire District approval. Please note that unless stated otherwise, this memo represents the requirements of the International Fire Code (IFC) as adopted and amended by State of Idaho.

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 B104, IFC B105, IFC C105).
2. 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) ***Elevations show an eave height of 29'. A standard 20' fire lane is all that is required.***
3. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5) ***There is a compliant turnaround shown on the site map.***
4. 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)
5. 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)
6. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

7. 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)
8. 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. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8) ***The signage used must illustrate that parking is only allowed in the marked stalls as the entire common drive is a fire lane. This can be placed at the entrance to the common drive. "No Parking" signage must also be placed at the back and both sides of the entrance into the fire apparatus turnaround.***

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