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March 10, 2016

Cody Riddle
PDS – Current Planning

Re: Planned Unit Development, 24 buildable lots and one common lot on 4.19 acres - PUD16-00005; 6781 E Warm Springs Ave

Dear Cody,

This is a request for a Planned Unit Development with 24 residential dwellings on 4.2 acres.

The Boise Fire Department has reviewed and can approve the application subject to compliance with all of the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the International Fire Code (IFC) as adopted and amended by Ordinance 6308.

Comments:

1. This proposed subdivision is located within Wildland-Urban Interface Zone B. Lots 1-22 are considered Zone B perimeter lots. Zone B perimeter lots shall be provided with a 30 ft. defensible space to undeveloped land. Compliance with Boise City Code Section 7-01-69 is required for all structures within this subdivision.
2. A wildfire safety plan is required for this subdivision. A plan shall be submitted and approved prior to approval of the final plat.
3. Fire hydrants, capable of producing the required fire flows shall be located in accordance with the IFC. Move the proposed fire hydrants from the private drive to Warm Springs Road at each of the three subdivision entrances.
4. The emergency access entrance has breakaway bollards. The bollards are located to make this area too small to use as a turnaround for emergency vehicles. A fully compliant turnaround shall be provided at this location or the secondary access shall be unrestricted. (IFC Appendix D)
5. 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)
6. Monument signage for addressing will be required at the entrance and at all intersections within the project. (IFC 505.1)
7. For streets having a width less than 29 feet, back of curb to back of curb parking shall be restricted on both sides. Parking shall be restricted on all sides of turn-arounds and cul-de-sacs. 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.

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 Boise City Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,

Ron L. Johnson
Division Chief – Assistant Fire Marshal
Boise Fire Department