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September 23, 2016

Cody Riddle
PDS – Current Planning

Re: Warm Springs Village Subdivision - SUB16-00052; PUD16-00024
2570 E. Warm Springs Ave

Dear Cody,

This is a request for a Preliminary Plat for a Subdivision with 57 buildable lots and 7 common lots on 14.45 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 "A" and Compliance with Boise City Code Section 7-01-69 is required for all structures within this subdivision. A 30' defensible space shall be provided from undeveloped land. An easement and maintenance agreement is required for defensible space on the common lot.
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 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).
4. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. (IFC D103.1) The proposed alternate is a 24' wide private road with rolled curb on both sides and sidewalks constructed to support a 75,000-pound fire apparatus.
5. Monument signage for addressing will be required at the entrance and at all intersections within the project. (IFC 505.1)
6. For streets having a width less than 29 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 by the Boise City Engineer. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (BCC 7-01-32, IFC 503.8)
7. Detailed design documents for traffic control devices on the emergency access shall be submitted for approval prior to installation. (IFC 503.4.1)
8. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

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