



Planning & Development Services

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Plan Review Report

Plan analysis is based on the Boise City Code and International 2015 Codes as adopted.

Building Permit # [BLD18-04519](#) / BLD18-04520 / BLD18-04521 **1st Review Date** 02/12/2019

Project Name Rosewood Apartments Bldg 10 / Bldg 11 / Bldg 12

Project Address 974 N Maple Grove Rd / 982 N Maple Grove Rd / 978 N Maple Grove Rd

Primary Applicant David Ruby

Architect David Ruby

Engineer Craig Brasher

Occupancy R2 / R2 / R2

Construction VB / VA / VB (Fully sprinklered – Yes NFPA 13R)

Occupant Load 72 / 215 / 101

Seismic Category C

Plan Reviewer **Julie Romig**

Reviewer's Phone 208-608-7099

Note: The code items listed in this report are not intended to be a complete listing of all possible code requirements in the Boise City Code and International 2015 Codes. It is a guide to selected sections of referenced codes.

Scope of Work

****3 BUILDING PERMITS IN EPLAN UNDER BLD18-04519** (ROSEWOOD APARTMENTS)**
(BUILDING #10) Permit for the construction of a new 15,774 sq ft, 3-story, 12-unit apartment building. Work to include general site work including the demolition of the existing residential structures and the construction of the new building per the approved plans. Special inspections required per attached Form 310. All buildings are to be fully fire sprinklered with an NFPA 13-R system as required for residential occupancy and story increase. ****JAR****

Project Information

Site
Three new multi-family apartment buildings are being added to expand an existing multi-family housing site, Rosewood Apartments, originally constructed in 1993. Building 10 will be constructed at the northeast corner of the site, just south of W. Irving St and east of W. Susan Dr, on the same parcel as the existing Rosewood Apartments. Buildings 11 and 12 will be constructed on a separate parcel at the northwest corner of the site, just south of W. Susan Drive and east of N. Maple Grove Rd. The buildings are regulated as separate buildings on the same lot per 503.1.3. Refer to the site plans on A1.0 and A1.1 for additional information.

Building 10 (Bldg Type VI/6), Type VB construction, is located 20 feet from the north and east property lines and 19.5 feet from the west property line. A parking lot is located 7'-6" to the south of the building. The building has a minimum of 10 feet fire separation distance on all sides; no exterior fire-resistance rated construction is required per Table 602 and unlimited unprotected openings are permitted per 705.8 Exception 2.

Building 11 (Bldg Type VII/7), Type VA construction, is located 20 feet from the north and west property lines, which are adjacent to public ways. A parking lot is located 20 ft to the east of the building. Building 12 is located 20'-2" to the south of the building, with an imaginary property line 10'-1" from the building. The building has a minimum of 30 feet fire separation distance on the north, east, and west sides; The south side has a fire separation distance ranging from 10'-1" to approximately 21 feet; 1-hour fire resistance rated exterior wall construction per Table 60, which is provided by the Type VA construction. Unprotected openings are limited to 15% per Table 705.8 at portions of the south wall. A parapet, or compliance with one of the exceptions of 705.11 is also required on the south wall.

Building 12 (Bldg Type VIII/8), Type VB construction, is located 20 feet from the west property line, which is adjacent to the public way (Maple Grove). The building is 10.08 feet from the south property line. A parking lot is located 7 ft to the north of the east portion of the building, and Building 11 is located 20'-2" to the north of the building, with an imaginary property line 10'-1" from the building. The building has a minimum of 10 feet fire separation distance on the north, west, and south sides; no exterior fire-resistance rated construction is required per Table 602 and unlimited unprotected openings are permitted per 705.8 Exception 2.

The fire riser room on the east side of Building 12 is only 8.31 feet from the east property line. The east exterior wall of the riser room is required to be 1-hour fire resistance rated construction, with unprotected openings limited to 10% and protected openings limited to 25% of the wall per 705.8. Projections are limited based on Table 705.2, and the wall is required to comply with any other applicable requirements of 705. The rest of the building's east wall is located at least 12 feet from the east property line and is not required to be rated per Table 602 and unlimited unprotected openings are permitted per 705.8 Exception 2.

Allowable Area

Refer to the code analysis on A0.1 and A0.2 for additional information regarding occupancy, occupant load, allowable area and frontage increase.

Building 10 is a 3-story building of Type VB construction. Each floor is 5,258 sq ft, within the allowable building area of 7,000 sq ft maximum per Table 506.2.

Building 11 is a 3-story building of Type VA construction. Each floor is 15,805 sq ft, over the allowable building area of 12,000 sq ft maximum per Table 506.2. The building has a frontage increase of 62% based on a weighted average of 25 ft open space. With frontage increase, the building is within the allowable area of 19,940 sq ft.

Building 12 is a 3-story building of Type VB construction. Each floor is 7,630 sq ft, over the allowable building area of 7,000 sq ft maximum per Table 506.2. The building has a frontage increase of 67% based on a weighted average of 26.75 ft open space. With frontage increase, the building is within the allowable area of 11,690 sq ft.

Fire Rated Construction.

Refer to code sheets A0.1, A0.2 for description and locations of fire-resistance rated construction and detail sheets A10.0, A10.1, A10.2, A11.0, A11.1, and A11.2 for rated construction wall assemblies, continuity details, and firestop details.

In all three buildings, the walls separating dwelling units and walls separating dwelling units from common areas are required by IBC 420 to be constructed as fire partitions in compliance with IBC 708, with a minimum STC rating of 50, as required by IBC 1207. The floors separating dwelling units are required by IBC 420.3 to be constructed as 1-hour rated horizontal assemblies in compliance with IBC 711, with a minimum STC rating of 50 and IIC rating of 50, as required by IBC 1207.

The roof/ceiling assembly is a 1-hour fire resistance rated assembly. Dwelling separation walls are permitted to terminate at the ceiling of the rated roof/ceiling assembly.

Exterior Stairs. In all three buildings, the building has two sets of exterior exit stairs located in the center of the building between units that are connected by an open-ended corridor. These two stairs serve 4 units on the 2nd floor and 4 units on the 3rd floor. Per 1027.6, all exterior exit stairs are required to be separated as required in Section 1023.2, which requires that the stair enclosure be constructed as a 1-hour fire barrier. The two center stairs connected by the open-ended corridor are permitted to be open to the corridor per 1027.6 Exception 3. The exterior wall shall be rated in accordance with 1023.7, which is provided by the 1-hour rated wall assemblies W5 and W6.

Building 12 has a single exterior exit at the west end of the building serving 2 units on the 2nd floor and 2 units on the 4th floor. The maximum common path of egress travel distance from the third floor unit to the bottom of the exterior stair on the first floor 107 feet. Because only 4 units are served by this stair, and the travel distance is less than the maximum allowable of 125 feet per Table 1006.3.2(1), only one stair is required from the third floor. Per footnote a, emergency escape and rescue openings in accordance with Section 1030 are required. This stair is also required to be separated as required in Section 1023.2 and exterior walls are to be rated in accordance with 1023.7.

Penetrations. Dropped soffits are provided for cooling ductwork. Kitchen oven hoods are non-vented, recirculating hoods. Bathroom exhaust fans and dryer ducts comply with the all requirements of the exception under 717.6.3. Where

Accessibility

This permit is for the expansion of an existing multi-family housing site with existing apartment buildings, parking lot, and carports constructed in 1993. The accessibility requirements of the 2015 IBC apply only to the three new buildings and to the new site work and parking areas constructed at this time, per 2015 IEBC 410.5, 410.8.7 and 410.8.8.

2015 IBC 1104 Accessible Route: At least one accessible route within the site shall be provided from public transportation stops, accessible parking, and public streets or sidewalks to each Type A and Type B unit entry.

2015 IBC 1106.1 Parking: At least 2% of each type of parking space provided shall be accessible. Accessible parking is only required for new parking spaces provided. New parking includes both covered and uncovered spaces. Two accessible spaces with accessible aisle are covered, and two are uncovered, meeting the 2% requirement. Parking is dispersed throughout the site near each building entrance.

2015 IBC 1107.6.2.2.1 Type A Units: Of the new buildings on the site, 2% of all units on the site shall be Type A Units. With 66 dwelling units on the site, at least 2 units are required to be Type A. Two units are designated as Type A units on the plans, one in Building 11 and one in Building 12.

2015 IBC 1107.6.2.2.2 Type B Units: All first floor units are required to be Type B units in all 6 buildings. Type B units will utilize **Option A for toilet and bathing facilities.**

Plan Corrections

Please provide the following items for the below corrections.

- All resubmittals are required to be in the original formatted sizes.
- All revisions are required to be clouded with revision clouds.
- Provide a response letter addressing all items including the sheet/s on which the changes have been addressed.
- Please revise all sheets including structural sheets that are affected by any revisions.

1. Carports

Multiple new carport structures are shown on the plans, with a note that they are design-build by the contractor. A detail is provided on A1.2. Structural drawings and calculations are required for the carports, as well as a separate permit application (all carports can be issued under one permit).

Resubmit: Please confirm that a separate permit will be submitted for the carports, and that they are not a part of the scope of work under the BLD18-04519 drawings. If they are under this scope of work, upload a 502 application specifically for the carports as well as structural drawings/calcs.

2. Drawing Coordination

Sheet A3.0 calls out Wall Type W9 at Building Type 7 (Bldg 11) exterior wall, which is of Type VA construction. Wall Type W9 on A10.0 is not used.

Resubmit: Provide detail W9 or revise tag on A3.0 for correct wall assembly.

3. 2015 IBC Table 602 – Building 12

The fire riser room on the east side of Building 12 is located 8.31 feet from the east property lot line. Even though the two properties may be owned by the same owner, the fire separation distance must be measured to the interior lot line unless a legal agreement is in place or the property line is removed. Because the fire separation distance is between 5 and 10 feet, the east exterior wall of the riser room is required to be 1-hour fire resistance rated construction, with unprotected openings limited to 10% and protected openings limited to 25% of the wall per 705.8. Projects are limited based on Table 705.2, and the wall is required to comply with any other applicable requirements of 705. Exterior walls are rated per keynote 1 on A2.0; however, the door exceeds the opening limitations.

Resubmit: Revise plans to show full compliance with IBC 705 for the east exterior wall of the fire riser room or relocate building 10 feet minimum from the interior lot line. Option to provide legal documentation for a non-build easement on the adjacent property or to legally combine parcels to eliminate the property line between the two parcels so Building 12 and the clubhouse/Building 1, 5, 6, etc can be considered as multiple buildings on the same lot with imaginary property lines per 503.1.2.

4. 2015 IBC 704.2 and 704.3 Protection of the primary structural frame

Building 11/Type 7 consists of columns and beams on both the interior and exterior of the building. No details could be found showing the 1-hour fire resistance rating protection of these primary structural frame elements.

Resubmit: Provide detail showing how these elements are protected.

5. 2015 IBC 704.4.2 Horizontal assemblies.

Floors are required to be protected with a 1-hour fire resistance rating per Table 601 for Type vA construction (Bldg 11/Type 7). Horizontal assemblies are permitted to be protected with a membrane or ceiling where the membrane or ceiling provides the required fire-resistance rating and is installed in accordance with Section 711. The balcony floors are called out as assembly F1, which is not rated a rated floor assembly.

Resubmit: Provide 1-hour fire resistance rating protection of balcony floor at Bldg 11/Type 7.

6. 2015 IBC 705.11 Parapets.

The south wall of Building 11/Type 7 (Type VA construction) has a fire separation distance ranging from 10 feet to 21 feet, as measured to an imaginary property line placed 10 feet from Building 12. Per Table 602, this wall is required to be constructed as a 1-hour fire resistance exterior wall in accordance with section 705. Per 705.11, parapets shall be provided on exterior walls of buildings, or the building must comply with one of the conditions under the exception. The building does not have a parapet and no details or information was found showing compliance with the any of the conditions of the exception

Resubmit: Provide parapets at the Bldg 11 south wall or show compliance with one of the exceptions.

7. 2015 IBC 707.5 Continuity at Fire Barriers

Fire barriers shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above and shall be securely attached thereto. Exception 1 allows stair enclosure to terminate at a top enclosure complying with Section 713.12. The code analysis, floor plans and plan notes call out fire barriers at all stairs and the open corridors connecting the two stairs. Limited continuity details were found for the fire barrier intersections at the floor/ceiling and roof/ceiling. The details that are provided (7/A4.0, 3 & 11/A8.10, details on S6.1) do not show the fire barrier continuous from the foundation to the underside of the floor/roof sheathing as required by 707.5.

Resubmit: Revise fire barrier details to meet the continuity requirements of 707.5. Provide additional details as needed to show continuity at the stair and open-ended corridor.

8. 2015 IBC 717.6.1 Through Penetrations of Horizontal Assemblies.

A duct is permitted to penetrate three floors or less without a fire damper at each floor, provided it meets all of the requirements of the Exception under 717.6. Detail 3/ M4.0 shows the exhaust fan duct continuing up through the inside of the wall (assumed to the roof), where applicable. Additional information is not provided showing compliance with 717.6.1, and no reference is made to the architectural firestop details. No information is provided regarding the 4" dryer duct penetration on the mechanical sheets.

Resubmit: Provide additional information or reference to other details on Detail 3/M4.0 and provide information for the dryer duct to show compliance with the 717.6.1 Exception or another method of in accordance with 2015 IBC 717.6.

9. [F] 907.2.11.2 Groups R-2, R-3, R-4 and I-1.

Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics.

The unit ceiling plans on A7.0 show the smoke alarms installed in the hallways outside the bedrooms, but not in the bedrooms as well. The electrical unit plans show smoke alarms in the bedrooms, but not on the ceiling or wall in the immediate vicinity of the bedrooms.

Resubmit: Provide smoke alarms in all required locations: in each bedroom and outside of each sleeping area in the immediate vicinity of the bedrooms.

ICC A117.1-2009 Type A Unit 2x2-1hc on A3.2 and A6.0/A6.1

10. ICC A117.1-2009 1003.3.1 Location.

At least one accessible route shall connect all spaces and elements that are a part of the unit. Per 1003.3.2, all rooms served by an accessible route shall provide a turning space complying with Section 304. The laundry room in the Type A unit shown in 1/A3.2 does not have a turning space.

Resubmit: Provide turning space in laundry room.

11. ICC A117.1-2009 1003.5 Doors and Doorways.

The primary entrance door to the unit, and all other doorways intended for user passage, shall comply with Section 404. The pocket door 7A for the laundry room does not have the required maneuvering clearance per 404.2.3.3.

Resubmit: Provide door maneuvering clearance at laundry room.

ICC A117.1-2009 Type B Units

12. 1004.12.2.2 Dishwasher

Per 1004.12.2.1, a clear floor space, positioned for a parallel approach to the sink, shall be provided. The clear floor space shall be centered on the sink bowl. Per 1004.12.2.2, the dishwasher door in the open position shall not obstruct the clear floor space for the dishwasher. In the Type B unit plans, the dishwasher overlaps the clear floor space centered on the sink.

Resubmit: Relocate sink/dishwasher so dishwasher door does not obstruct the clear floor space centered on the sink for parallel approach, or provide a forward approach at the sink per the exception.