PDS Department Application #552

Build Boise

A quick guide to using the City of Boise
SPECIAL DESIGN STANDARDS FOR TYPE VCONSTRUCTION ORDINANCE
(Boise City Code 4-16)

The City of Boise has a special ordinance designed to support the goal adding 1,000 downtown housing units by 2020. Boise's ordinance allows developers in certain circumstances to construct 5 stories of multifamily housing using wood frame construction on top of non-combustible construction used for a parking garage or combination of parking garage and mixed commercial uses. This document provides some of the basic parameters but actual requirements may vary depending on your project.

How do I evaluate whether these standards would work for my project?

There are some technical terms that will be used throughout this document. Here are some helpful definitions to help get you started:

Definitions:

Types of Construction

Type IA—noncombustible/fire-resistive construction (Example: concrete and steel construction)
Type VA—any materials/one-hour rated construction (Example: wood frame construction)

Occupancies Defined

Group A Occupancy (assembly): for the gathering of persons for purposes such as civic, social or religious functions; recreation, food or drink consumption or waiting transportation with an occupant load of 50 or more persons.
Group B Occupancy (business): office, professional or service-type transactions, including storage of records and accounts, or assembly areas with an occupant load less than 50 persons.
Group M Occupancy (mercantile): display and sale of merchandise and involves stocks of goods, wares or merchandise incidental to such purpose and accessible to the public.
Group R-2 Occupancy (residential): for sleeping purposes; containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature (includes apartments, condos, live/work units, dormitories).
Group S-2 Occupancy (storage): open or enclosed parking garages.

Construction Method 1: Single Construction Method Above Grade

This method allows a developer to build 5 stories of multifamily housing using wood frame construction (above grade upper building) above a parking garage which is constructed of concrete and steel (below grade building). Here are some requirements if you select this method:

Below grade building (Type IA non-combustible construction)

- Type IA construction, separated from above grade building by a 3-hour rated horizontal assembly
- May contain only an S-2 occupancy enclosed parking garage including any incidental uses such as mechanical rooms, waste/recycling collection or bike storage.

Above grade upper building (Type VA wood frame construction)

- Up to 5 stories of Type VA construction; maximum height of 70 ft. above lowest fire access road
- May contain only R-2 Occupancies, including Live-Work units, and accessory uses as follows:
  - An exterior assembly area serving the residential use having a total occupant load less than 300 when located on the floor at grade directly above the 3-hour horizontal assembly of the below grade building.
  - The above grade building may include B occupancy rooms or B occupancy assembly use areas that are accessory to the residential use of not more than 10% of each floor area provided the total occupant load for the sum of the B areas of each area on each floor is less than 50. An occupied roof is considered a floor level but not a story.
  - Entry lobbies, mechanical rooms, waste and recycling collection, bike storage and similar incidental uses allowed on any floor

Construction Method 2: Mixed Construction Method Above Grade

This method allows a developer to build 5 stories of multifamily housing using wood frame construction (upper building) above 2 floors of parking garage and/or mixed use commercial/retail space constructed of concrete and steel (lower building). Here are some requirements if you select this method:

Lower building (Type IA non-combustible construction)

- Lower building must be Type IA construction and separated from upper building by a 3-hour rated horizontal assembly
- Can include A, B, M, R occupancies or S-2 parking garages (used exclusively for the parking and storage of private vehicles)
- Can include entry lobbies, mechanical rooms, waste and recycling collection, bike storage and similar incidental uses.

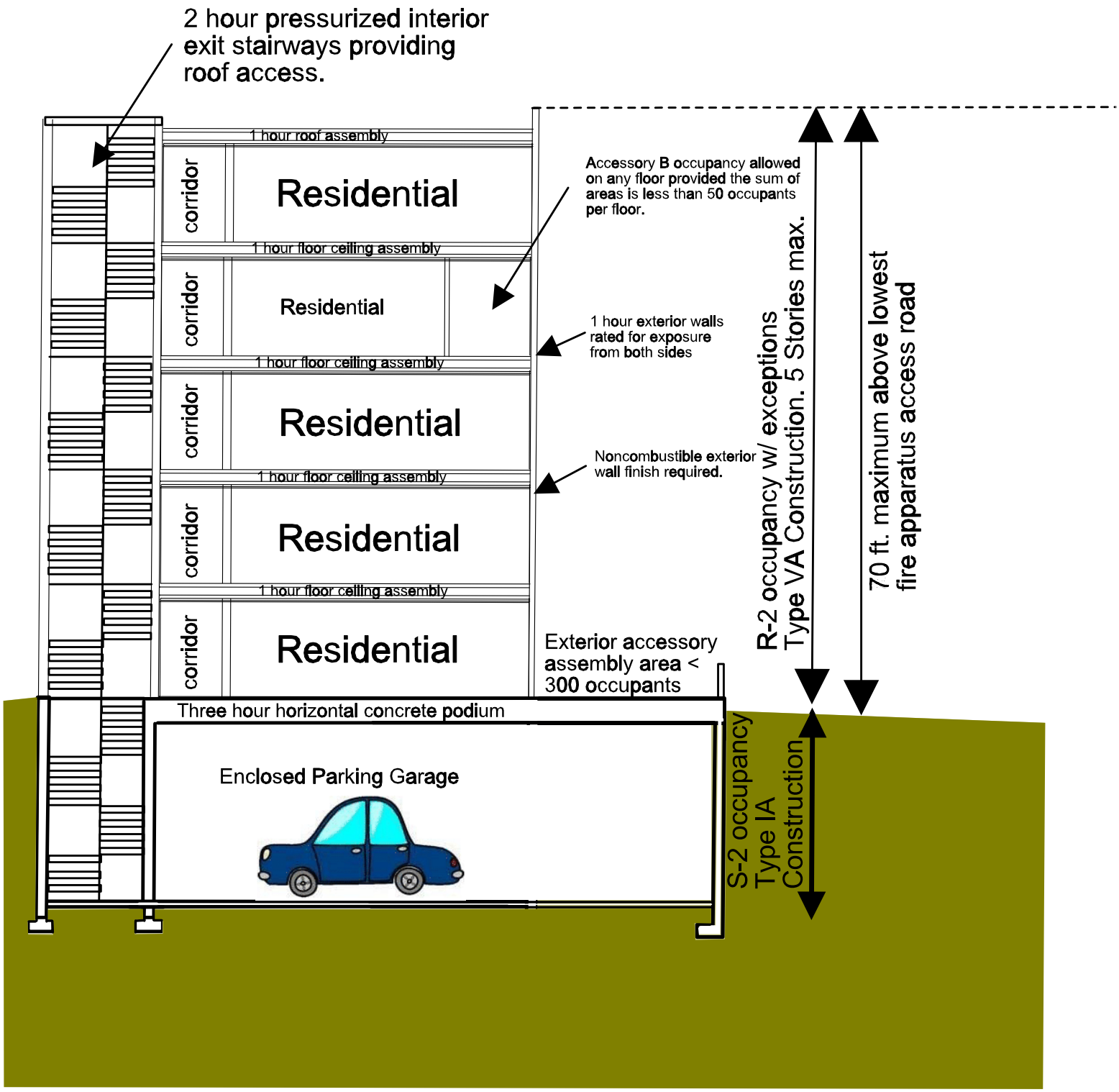
Upper building (Type VA wood frame construction)

- Up to 5 stories of Type VA construction. The height of floor of highest occupied level shall not exceed 75 ft. above lowest fire apparatus access road. The maximum overall building height shall not exceed 95 ft. above the fire apparatus access road.
- An R-2 Occupancy is the only occupancy type allowed in the upper building with the following exceptions for accessory uses:
  - An exterior Group A occupancy assembly area (patio, deck, etc.) serving the residential use with an occupant load less than 300 directly above the 3-hour horizontal assembly of the lower building is allowed.
  - B occupancy rooms or B occupancy assembly use areas accessory to the residential use are allowed. No more than 10% of each floor area can be used for the accessory use provided the total occupant load for the sum of the B areas on each floor is less than 50. An occupied roof is considered a floor level but not a story.
  - Entry lobbies, mechanical rooms, waste and recycling collection, bike storage and similar incidental uses are allowed on any floor.

Requirements for both Single Construction and Mixed Construction Methods

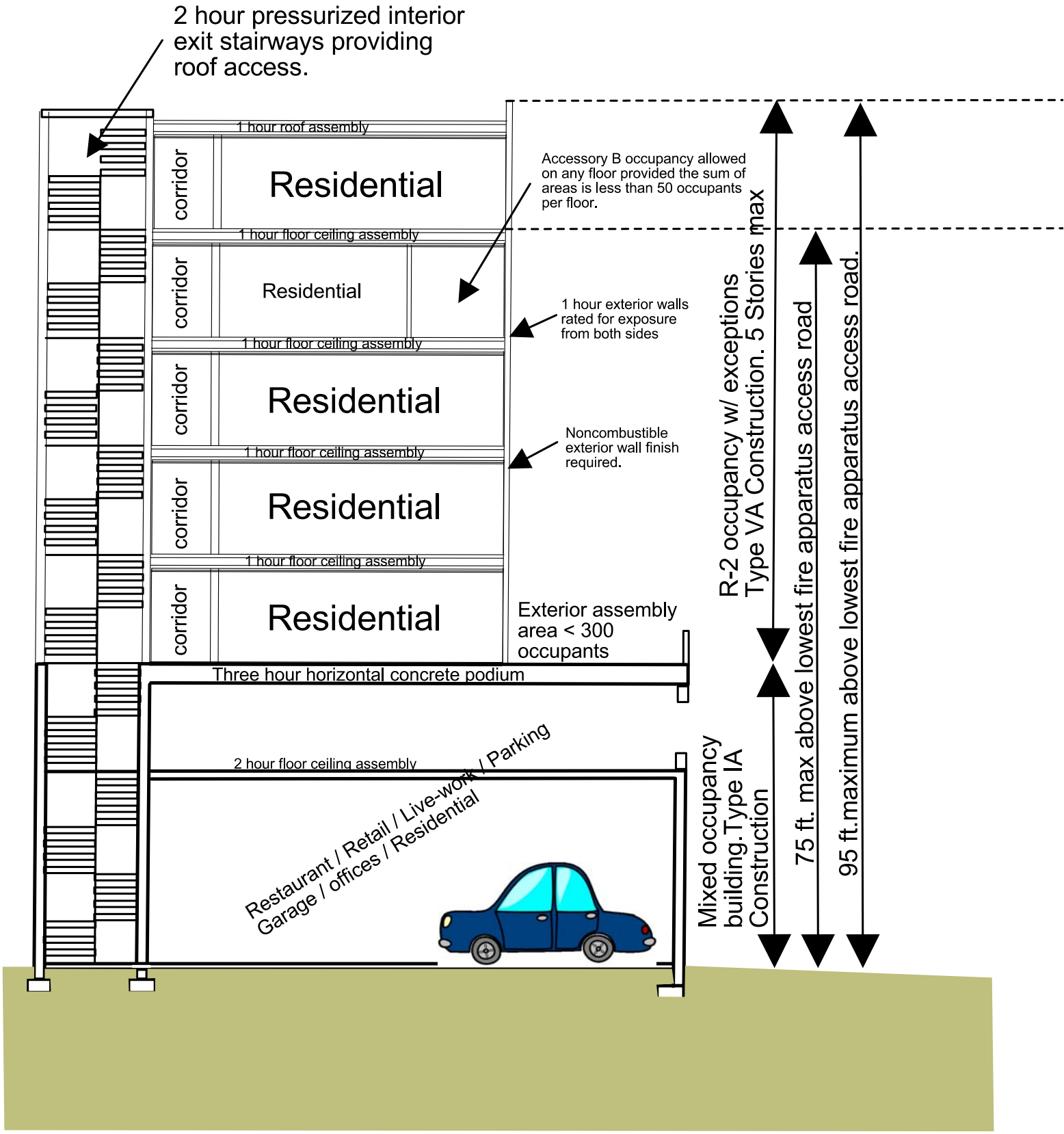
Both methods require the following:

- The project must be located within the Boise City Fire Department's Response Zone (see map in ordinance).
- Building area increases usually allowed because the building is being equipped with fire sprinklers are not allowed under this ordinance. The maximum allowable building area for the Type VA construction under both construction methods is limited to between 15,000 to 24,000 square feet depending on the site. The increase will be added to other increases allowed for frontages, single occupancy, and multi-story buildings granted in Chapter 5 of the IBC.
- A full fire sprinkler system must be installed in accordance with NFPA 13.
- The exit access travel distance must be reduced to 150 feet maximum for the Group R-2 occupancy.
- Exterior walls must meet the requirements for a minimum 1-hour fire resistive wall assembly rated for exposure from both sides.
- Non-combustible exterior wall finish materials must be used. No exterior insulation finish systems (EIFS).
- Required interior exit stairways must be pressurized and all required exit stairways shall provide roof access for the Fire Department. The number of roof-access stairways or pressurized interior stairways may be reduced to two by the Fire Marshal.
- The engineer of record must perform structural observation inspections.
- The fire-resistant penetrations/joints and key elements of the building structural lateral force resisting systems must be inspected by independent third party special inspectors.
- Fire alarm and fire sprinkler systems must be inspected, tested and maintained on a semiannual basis with inspection reports submitted to the fire code official within 30 days of completion.



Single Construction Method Above Grade

* Building must be within Fire Department Response Zone shown in ordinance.
* Building must be sprinklered in accordance with the NFPA 13.



Mixed Construction Method Above Grade

* Building must be within Fire Department Response Zone shown in ordinance.
* Building Fully Sprinklered in accordance with the NFPA 13.