
MANUFACTURED HOMES

Permanent sets require excavation, footing, foundation and final inspections; **standard sets** require excavation, footing and final inspections. Electrical, plumbing and hvac **must** be signed off **before** this department can final the home. A copy of the Idaho Manufactured Home Installation Standard is available in this office.

COURTESY INSPECTION

These are done as time allows.

GAS CHECK

The Building Department will not approve a final inspection or issue a certificate of occupancy for any building containing a liquefied petroleum gas fixture or appliance without first receiving evidence that a gas check has been completed and approved by a qualified inspector. The gas check will include observation of a pressure test and an inspection of gas piping, valves, controls and appurtenances for a safe, complete and workable installation.

HVAC INSPECTIONS are required by the state of Idaho. These are done after all ducts, vents, chimneys, etc. are in place.

ELECTRICAL AND PLUMBING INSPECTIONS are also required by the state. Any questions may be directed to the state inspectors at the numbers listed at the end of this brochure.

SETBACKS/INFO.

Front / back property line	20 ft.
Side property line	7.5 ft.
Maximum lot cover	35 %
Maximum building height	35 ft.
Distance between building s	6 ft.
Bureau of Reclamation	7.5 ft.
High water line	30 ft.
From Hwy 55	100 ft.

Setbacks are measured from the EAVE of the building to the PROPERTY LINE. Setbacks and construction may also be regulated by subdivision covenants. The more restrictive is required. Property lines **MUST** be clearly marked before the footing inspection.

State Inspectors:

Electrical-

Kevin Hubble..(208)863-0231

HVAC-

Tim Grove.....(208)469-0411

Plumbing-

Dave Pera.....(208)514-6753

Building Official

Annette Derrick

Building Inspector

Tony Boyd

Permit Technician

Staci Plenert

www.co.valley.id.us

Valley County Building Department

Inspection Requirements



(208)382-7114
Fax (208)382-7119
219 N. Main Street
P.O. Box 1350
Cascade, Idaho 83611

To Do List:

(Prior to Inspection)

- Clearly Mark your property lines
- Post your permit card to be visible from road.
- Post house numbers to be visible from road.
- Keep plans on site at all times
- Call for inspections 24 hours in advance.

INSPECTION REQUIREMENTS

Valley County has adopted the 2012 International Residential Code, the 2015 International Building Code, and the 2015 International Energy Conservation Code. **Required inspections are:**

- Excavation
- Footing/Holes/Columns/Pads
- Foundation
- Wall and Roof Sheathing
- Ice and Water Shield/Flashing
- Frame
- Insulation
- Final

Please check with this department regarding any additional inspections before construction.

REQUEST AN INSPECTION by calling the Building Dept. at (208) 382-7114. 24 hour notice is required for all requests. When you call **YOU MUST HAVE** your permit number, owners name as shown on the application and physical address. Please leave a phone number where you can be reached. Inspection requests **MAY NOT** be made in the field, they must be called into the office. Our answering machine is on 24 hours a day.

THE FOLLOWING INSPECTIONS ARE REQUIRED:

EXCAVATION

Valley County requires soil/site inspection **before** placing forms for footings. An excavation inspection **is required** for all projects.

FOOTING/HOLE/COLUMNS/PADS

This is done **after** forms are set up, reinforcing is tied in place and before placing concrete. The property lines **must be clearly marked** at the time of this inspection. Pole structures require hole inspections and masonry inspections are also required if applicable.

FOUNDATION/ WALL

This is done **after** the forms and reinforcing materials are in place but **before** placing concrete.

SHEATHING

This is done **before** house wrap or siding is placed. Wall and roof nailing pattern **is required** to be checked.

***Please note that as of 11-01-17, Valley County Building Dept. will be inspecting all solid fuel burning factory built fireplaces (inserts). Permits are required and can be obtained online or at our office. Cash, check or credit card accepted.**

****As of 10-15-2019 a re-inspection fee of \$47.00 will be charged after the third inspection of same inspection type.**

FRAMING

This is done **after** roof and wall sheathing, all framing, fire blocking, bracing, draft stops, resistive weather barrier is in place on exterior walls (no siding should be installed), and all pipes (including electrical, plumbing, heating and gas), chimneys and vents are complete. This inspection is required **before** insulation is placed but **after** electrical, plumbing, and HVAC (heating, ventilation and air conditioning) rough ins have been signed off by the state inspectors. If engineered trusses are used, a copy of the truss manufacturer's specifications must be given to the inspector at the frame inspection. Pole sheds with interior finish require a frame inspection prior to cover.

INSULATION

This is done **before** the interior of structure is covered. **Please note:** Insulation installers shall provide a certification listing the type, manufacturer and R-value of insulation installed in each element of the building thermal envelope, as per 2015 International Energy Conservation Code.

FINAL

This is your last inspection and is done **after** all code related work has been completed and **before** occupying the building. Electrical, plumbing, and HVAC final inspections **must** be complete and approved before the final inspection can be done by the Building Department. Carpet, linoleum and paint do not have to be completed before this inspection.

Please note: Donnelly and McCall Fire Departments check all propane tank installations in their jurisdiction. Please contact them at (208)325-8619 and (208) 634-7070 for inspections. They must sign off before the Building Department final your permit.
