

The purpose of this ordinance amendment is to remove specified fees for adoption by resolution, clarify permits required for fences over 6' in height, update the definition of agricultural building, and require a placement permit.

B. Exemptions:

4. Farm Outbuildings:

- a. Farm outbuildings on a "farm" as defined herein shall be exempt from this chapter, except as provided in subsection 6-1-8A of this chapter. Buildings for the purpose of human habitation, which are located on said farm are not exempt from this chapter. The following pertains specifically to farm outbuilding definitions and limitations:
 - i. Designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products and includes sheds, barns, corrals or fences. This does not include storage building for personal items not used for production on the farm.
 - ii. Cannot be converted in to structures for other uses without first obtaining a building permit that has gone through plan review for the new type of occupancy and has gone through the same review criteria.
 - a-iii. Must obtain a siting permit so as to assure setbacks are met and not being erected in violation of the floodplain overlay in Title 9 and/or Title 11. Must pay a fee in accordance with subsection 6-1-8A of this chapter.

Formatted: Indent: Left: 0.75", Hanging: 0.25"

Formatted: Indent: Left: 0.75", Hanging: 0.25"

b. "Farm" shall mean a tract of land in excess of five (5) acres wholly or in part classed in any of the land use categories 1 through 7 for appraisal and taxing purposes by the Valley County assessor.

6-1-8: AMENDMENTS TO ADOPTED CODES:

The following amendments shall be made to the 2015 International Building Code, the 2012 International Residential Code, and/or all other documents adopted herein: (Ord. 18-01, 12-4-2017, eff. 1-1-2018)

A. Fees – the following fees shall be adopted by resolution of the Board of County Commissioners:

- 1. There will be a charge for inspections outside of normal business hours on a per hour basis of forty seven dollars (\$47.00) per hour (minimum charge, 2 hours).
- 2. Reinspection fees for multiple visits (same inspection) shall be forty seven dollars (\$47.00) on a per hour basis.
- 3. Inspections for which no fee is specifically indicated such as courtesy or other miscellaneous fees shall be the same as a reinspection fee forty seven dollars (\$47.00) per hour.
- 4. Additional plan review required by changes, additions or revisions to plan would be an additional charge of forty seven dollars (\$47.00) on a per hour.

5. ~~For Use~~ of outside consultants for plan checking and inspections, or both, will be assessed at ~~actual cost of service. Actual costs include~~ fees based on actual costs or a percentage of per fee along with administrative and overhead costs.

6. An application for a permit for construction of an agricultural structure shall be filed with a fixed fee of five dollars (\$5.00) per structure, but no structural review or inspection of construction will be required. Permits shall be approved by planning and zoning in accordance with section 9-1-10, "Definitions", of this code.

7. An application for a permit for construction of an outbuilding and one-story detached accessory buildings used as a toolshed, storage building, or similar use that does not exceed six hundred (600) square feet in floor area, the rafter span is not wider than twenty feet (20'), and does not provide for human occupancy shall be filed with a fixed fee of five dollars (\$5.00) per structure, but no structural review or inspection of construction will be required. This includes any structure over three (3') feet in height; the 2018 IRC Section R105.2.1 will not apply.

8. An application for a permit to locate an existing building regulated by the international residential code, including manufactured homes, and commercial coaches, on a new site within this jurisdiction shall be filed with a set fee of one hundred thirty five dollars (\$135.00) per structure, and with two (2) copies of a site plan and foundation plan. Inspection of construction will be required, and foundation footings and walls shall be inspected. An additional fee shall be charged for a permanent perimeter foundation. Structural plans are required for modular buildings. (Ord. 13-5, 9-16-2013)

9. A Plan Review Fee shall be charged based upon a percentage of the building permit fee. The fee will be waived for agricultural and general purpose utility structures listed in 6-1-8.A.7 (above), or as determined

Formatted: Indent: First line: 0.25"

B. Plans And Specifications:

1. Footings: Bottom of footing shall extend to at least a depth of twenty four inches (24") below finished grade. Bedrock may be less and poor soils may require a deeper footing depth.

2. Concrete Footings: Concrete footings shall have at least two (2) reinforcing bars of one-half inch (1/2") diameter placed at not more than four feet (4') on center properly anchored (tied) in the footing and at least two (2) reinforcing bars of one-half inch (1/2") diameter placed continuously longitudinally at the center of the wall thickness, one within two (2) to six inches (6") of the top of the wall and one within two (2) to six inches (6") of the bottom of the wall. The bars may be deformed to avoid utility lines and vents. Walls in excess of four feet (4') high shall be reinforced in accordance with provisions of the IRC and IBC.

C. Snow Loads and Seismic Calculations: Section 1607 of the international building code and international residential code shall be amended by adding the following as determined by the Building Official and Board of County Commissioners based upon the procedure provided in the 1986 University Of Idaho snow load study publication "Ground And Roof Snow Loads For Idaho", and the Valley County snow load zone map.:

The design snow load for Valley County shall be designated as one hundred twenty (120) to one hundred fifty (150) pounds per square foot depending on location of structure, including manufactured homes. For the Pistol Creek and Trails End areas, the designated snow load shall be sixty (60) pound per square foot live load. ~~The basic design snow loads shall be determined~~

by the procedure provided in the 1986 University Of Idaho snow load study publication "Ground And Roof Snow Loads For Idaho", and the Valley County snow load zone map.

Manufactured homes snow loads are addressed in the definition of "manufactured home" in section 6-1-3 of this chapter.

Seismic calculations shall be thirty five percent (35%) of the roof snow load.

Commercial, public use, assembly, and similar buildings or occupancies shall be designed for the "basic design snow load" and the plans shall bear the stamp of an Idaho licensed architect or engineer.

Single family dwellings, garages, utility, and similar buildings regulated by the IBC and IRC shall be designed for not less than the minimum normal design snow load.

Exceptions: The building official may require a different snow load in certain locations of Valley County known to experience heavier snowfalls.

D. Plan Review Fees: The plan review fee will be thirty five percent (35%) of the building permit fee. The fee will be waived for agricultural and general purpose utility structures, or as determined. Other General Permits with fees that will be set by the Board of County Commissioners:

- 1) Fence Permit Required: A building permit for fences over six (6') feet in height shall be required. Engineering may be required by the Valley County Building Official. The fence shall comply with setbacks in accordance with Title 9 of the Valley County Code. The 2018 IRC Section R105.2.2 will not apply.
- 2) Demolition Permits: A demolition permit is required to remove existing structures.
- 3) Woodstove Inserts: A Woodstove Insert permit is required.
- 4) Solar Panels: Solar panels placed on existing structures must obtain a new building permit that will go through plan review and inspections. Ground-mounted solar panels must comply with Title 9 of the Valley County Code.

Formatted: Font: (Default) Arial, Font color: Custom Color(RGB(33,37,41))

Formatted: Indent Left: 0.5", No bullets or numbering

Formatted: Font: (Default) Arial, Font color: Custom Color(RGB(33,37,41))

Formatted: Indent Left: 0.25", Hanging: 0.25"

Formatted: Font: (Default) Arial, Font color: Custom Color(RGB(33,37,41))

Formatted: Indent Left: 0.25"

E. Privy Buildings: The building official may issue permits for privy buildings upon application when the proposed building and site meet the requirements of the Central dDistrict hHealth department and Valley County pPlanning and zZoning eCommission. Construction shall be in accordance with "privy policy", prepared by Valley County and the "Technical Guidance Manual For Individual And Subsurface Sewage Disposal", as adopted in subsection 6-1-4A10 of this chapter. The minimum permit fee shall be sixty dollars (\$60.00); will be set by resolution.

F. Building And Energy Code: Idaho amendments to the international building and energy codes, effective January 1, 2011; see appendix, section 6-1-18 of this chapter. (Ord. 11-2, 4-11-2011)

G. Materials For Roof Structures:

Class B or higher is required for all roofs requiring construction plan submittals. Exception: All wood shake shingles must be rated class A.

The entire roof covering of every existing structure where more than fifty percent (50%) of the total roof area is replaced within any one year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire retardant roof covering that is at least class B. Exception: Wood shake shingles must rate class A.

Eaves, soffits and fasciae should be protected by materials approved for a minimum of one hour fire resistance rated construction. Roof and attic vents should resist the intrusion of flame and embers into the attic. (Ord. 13-3, 6-24-2013)

H. Refunds: Refunds for building permits fees that have not been started may be approved by the Board of County Commissioners.

6-1-9: PERMIT REQUIREMENTS:

A. Permit Required: It shall be unlawful for any person, firm, co-partnership, association or corporation to do, or cause, or allow to be done, after the effective date hereof, whether acting as principal, agent or employee, any construction, improvement, extension, alteration or demolition of any building, residence or structure, coming under the purview of this chapter, in Valley County, without first procuring a permit authorizing such work to be done. A violation fee may be required by the Building Official as set by resolution of the Board of County Commissioners.

B. Evidence Of Approved Sewer System: Prior to issuance of a building permit for a building proposed to be used for human habitation, the building official shall require evidence of approval of the sanitary sewer system by the Central dDistrict hHealth department-or sewer district.

C. Compliance With Zoning And Site Development Regulations: No building permit shall be issued or authorized unless the work or project is in compliance with zoning and/or site development ordinances of the county, provided such zoning and/or site development is not in conflict with the codes herein enumerated. A building permit will be required for placement of any structure over three (3') feet in height.

D. Energizing Electrical And Other Utility Services; Gas Check:

1. It shall be unlawful for any person, firm or corporation to connect or energize any electrical installation or any other utility service to any building or structure coming under the provisions of this chapter unless the necessary permit covering such installation has been issued.

2. The building official 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 all gas piping, valves, controls, and appurtenances required by applicable codes for a safe, complete and workable installation. Qualified inspectors are those who are licensed plumbers with the state of Idaho or are certified installers by a certification program recognized in the industry and by the building official.

3. The gas check certification is the sole responsibility of the property owner or his agent including providing evidence of the approval to the building official.

E. Approach Permit:

1. An approach permit shall be required from the road department prior to the issuance of building permits for any structures on lots that have not previously had buildings constructed and require access onto a public right of way.

2. Driveways should not exceed eight percent (8%) grade and have a minimum of a fifty foot (50') plus/minus four percent ($\pm 4\%$) runout. If this is not achievable on lots platted prior to August 28, 2013, then the road superintendent will work with the applicant on a safe approach. If a safe approach cannot be constructed, the applicant may need to obtain an easement to a public or private road across other property. On lots platted after August 28, 2013, the developer shall assure that all lots can achieve this standard or apply for a variance as part of the conditional use permit/preliminary platting process.

F. Expiration, Suspension Or Revocation Of Permit:

1. Each permit issued under this chapter shall expire if the work or building authorized by the permit is not commenced within one hundred eighty (180) days from the permit date, or if the work or building authorized by the permit once commenced is thereafter suspended or abandoned for a period of three hundred sixty five (365) days. Suspended or abandoned work, for which the original permit has expired, shall be recommenced only after the issuance of a new permit therefor.

2. A building permit, issued by mistake, issued on the basis of incorrect information supplied, or issued in violation of any statute, regulation, or provision of this code may be suspended or revoked by written notice to the permittee.

3. The building official is authorized to grant, in writing, ~~one or more extensions of time for one year, periods of not more than one hundred eighty (180) days each. After that one year extension another extension can only be granted by the Board of County Commissioners.~~ one extension of time for one year, periods of not more than one hundred eighty (180) days each. After that one year extension another extension can only be granted by the Board of County Commissioners. The extensions shall be requested in writing and justifiable cause demonstrated. (Ord. 13-5, 9-16-2013)

6-1-10: ADMINISTRATION AND ENFORCEMENT:

The Valley County ~~board of c~~ommissioners shall establish a building department and employ a building official and such persons to administrate and implement the application and inspection functions required by the international building code, and the international residential code, along with local and state agencies. The building department shall collect the building permit fee and issue the building permits after approval of the complete application by the building official. (Ord. 11-2, 4-11-2011)

6-1-11: INSPECTION:

A. Building Official/Inspector: It shall be the duty of the building department to inspect the construction of all buildings and structures covered by this chapter for compliance with the design plans and for conformity to the codes.

B. Notify Building Department; Times For Inspection: It shall be the duty of a permit holder to notify the building department that the building or site is ready for inspection. The type of inspection and the time shall be stipulated in the notification. The stipulated time shall be at least twenty four (24) hours from the time of notification. The building official/inspector will normally make the inspection prior to the time stipulated, but if no inspection is made within twenty four (24) hours after the stipulated time, work will be allowed to proceed for footing and foundation work only. If no inspection is made within forty eight (48) hours after the stipulated time, work will be allowed to proceed for frame inspections only. The time limitations herein are exclusive of Saturdays, Sundays, and holidays.

C. Waive Inspections: The building official may waive any inspection in writing. (Ord. 11-2, 4-11-2011)

Building Department Fees

Building Permit Fee	per IRC and IBC
Plan Review Fee: In-House Review - 35% of Building Permit Fee Outside Consultant - Greater of 65% of Building Permit Fee and Actual Cost Of Outside Consultant	
Agricultural Permit:	\$ 25.00
Outbuilding or Accessory Building (See 6-1-8.7)	\$ 25.00
Privy:	\$ 65.00
Wood Stove Insert:	\$ 65.00
Solar Panel on Existing Buildings: (includes plan review and inspection)	\$ 200.00
Manufactured Home: Single Wide Double Plus Permanent Perimeter Foundation	\$ 150.00 50.00 / additional section 5.00 / foot
Other Fees per Hour: Hours Outside Normal Business Time (minimum 2 hours) Reinspection Fee (multiple visits) Miscellaneous Fee (courtesy inspections, structural assessments) Additional Plan Review Fees for Changes or Additions Extension Fee	\$ 50.00 50.00 50.00 50.00 50.00
Administrative Fee:	\$ 50.00
Engineer Fees: (as billed by Valley County Engineer)	105% of Cost
Violation Fee:	\$ 100.00 or double permit fee
Electronic Submittal Fees:	\$ 50.00 plus copies
Copies (can include hourly fee if excessive time is needed)	
• 8 ½ x 11 inch	\$0.15
• 11 x 17 inch	\$0.20
• 18 x 24 inch	\$2.50 for 1 sheet, \$2.35 for multiples
• 24 x 36 inch	\$4.00 for 1 sheet, 3.70 for multiples
Address numbers:	\$2.00 per number
Address number plaque – small:	\$1.00 (holds 2 numbers total)
Address number plaque – large:	\$1.50 (holds 3-5 numbers)

Fw: Comment on Code Update Amendment Title 6 Building Regulations

Douglas Miller <dmiller@co.valley.id.us>

Mon 5/10/2021 10:18 AM

To: Annette Derrick <aderrick@co.valley.id.us>

Can you include this in your staff report presentation?

Douglas Miller • Valley County Clerk

208.382.7102 • 219 N. Main St. P.O. Box 1350 Cascade, ID 83611



From: Thom S <thom.sowers@gmail.com>

Sent: Thursday, May 6, 2021 12:26 PM

To: Douglas Miller <dmiller@co.valley.id.us>

Subject: Comment on Code Update Amendment Title 6 Building Regulations

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Comment on Code Update Amendment Title 6 Building Regulations

Commissioners

Please Vote NO to any additional building codes

The current code is more than sufficient. Demanding that Valley County residents obtain a building permit for structures over 3 feet would be burdensome and is not needed. To require a permit in the County for a Dog House or a Chicken Coop should not be required. Whoever is asking for these code updates does not embrace the freedom of a rural lifestyle. There is a reason that people choose to live in rural areas. One of the reasons it to NOT ask permission of the government whenever they want to do something. This is just another example of unneeded government regulation being thrust on the citizens of a community when it was not asked for, not needed, and not going to provide any beneficial service.

There should not be a need for a permit for a fence over 6 feet either. A garden fence to keep the deer out is over 6 feet tall and asking permission from the government for the right to protect a garden is another example of overreach.

If you were in any way concerned with housing in Valley County you would be more interested in reducing regulation and government intervention and let people who own property take care of it themselves. Our current code is confusing, burdensome, and creates an atmosphere suited only to the rich who are building vacation homes for themselves while the people who call Valley County home

struggle to build a home to live in. Any increase in regulation is an increase in cost to the end user.

Thank You For Your Time

Thom Sowers

261 Buckcamp Rd.

McCall, ID 83638

Thomas J. Sowers

LMSW, CHES, 1SG USA (Ret.)

[REDACTED]

[REDACTED]