

Valley County Building Department

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 Cascade, Idaho 83611
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 Fax: 208-382-7119
 building@co.valley.id.us



Building Official
 Annette Derrick
Building Inspector
 Tony Boyd
Permit Technician
 Marsha Mead

Permit Application Information and Instructions

Revised 6/9/2021

Any questions regarding this information may be answered by calling the Building Department at 208-382-7114. Office hours are 8:00 a.m. to 5:00 p.m. Monday through Friday. Please leave a detailed message after hours or on the weekends. Inspectors are available most days between 8:00 a.m. and 10:00 a.m. to assist the public. The rest of the day is ruled by the daily inspection schedule. **Please remember to give at least 24 hours' notice when scheduling your inspections.** We strive to have someone in the office at all times to answer any building questions and help with the application process.

Valley County's jurisdiction for building matters does not include the cities of Cascade, Donnelly, McCall, or the City of McCall's Area of Impact. Valley County currently does all inspections for the City of Donnelly.

Valley County is currently working out of the 2018 International Residential Code, 2018 International Energy Conservation Code, and the 2018 International Building Code. These were adopted as of January 1, 2021. Please check with the Building Department for all local ordinances relating to construction.

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Application Directions

The following are step-by-step instructions for filling out a building permit application.

- **Fill out numbered spaces only (Numbers 1-16)**
- **Property Information (Numbers 1-5)** You can find this information on your property tax paperwork or by calling the Valley County Assessor's Office or Planning & Zoning Office
- **Owner/Contractor (Numbers 6-10)** Write in your complete name, address and phone number. If the contractor is filling out the application, he/she **must provide the owner information including complete mailing address and phone number. All permits are filed under the owner's name. If there is no contractor, architect, or designer, then please leave these areas blank. A contractor registration number is required before construction begins.**
- **Manufactured Home Installers (Number 11)** An installer licensed by the State of Idaho or the homeowner may place a manufactured home. The installers' name, address and license number must be included on the completed application. The Vehicle Identification Number (VIN) for the home must also be provided.
- **Project (Numbers 12-13)** Please describe your project as completely as possible, for example:
 - * New single-family residence (24' x 40') with loft (20' x 24') & attached garage (24' x 24'), 3 bedrooms
 - * Detached 12' x 18' storage shed
 - * 26' x 66', 3 bedroom, 1999 MH on foundation
- **Change of Use (Number 14)** Leave this blank unless you are changing the occupancy of the property from residential to commercial, agricultural to residential, etc.
- **Valuation (Number 15)** This amount is figured as valuation of the structure when completed, not as the cost to build. Please see page 7 for information on how we arrive at specific values. Land is not included.
- **Signature (Number 16)** be sure to sign your application. Either the owner or contractor may sign. Both signatures are not required. All permits are issued under the property owners' name. If one is acting as an agent to sign an application, the owner must provide a letter of authorization.

Submittal of the Application

Please submit the following:

- A Completed Application
- Site Plan Drawing, 2 Copies
- Construction Plan Drawings, 2 Copies*
- Engineering with Idaho Stamp, 2 Copies*
As of July 15, 2019, all plans MUST include structural calculations*
- Res Check **
- Homeowners Association or Architectural Review Committee Approval, 1 Copy ***
- CDHD or North Lake Septic Permit, 1 Copy
- Site Plan Showing Outdoor Lighting****
- Completed Road Department Permit for New Driveway*****
- Wood-Stove Insert Application if applicable

***All construction plans shall be stamped by an Idaho licensed engineer or architect and must include structural calculations stamped by an Idaho licensed engineer.**

****Res Check simplifies residential energy code compliance by automating the trade-off calculations.**

*****Only required when active in your subdivision. Letter, fax, stamped plans, or signature of appropriate person may receive approval. This is done as a courtesy by the Building Dept.**

******As per Valley County Ordinance # 05-02 “Outdoor Lighting Ordinance.” All applications for building permits shall include lighting plans showing location, type, and height in order to verify that lighting conforms to the provisions of the ordinance.**

*******Must be obtained for all new driveways off public roads before building permit is issued. Call Valley County Road Department @ 208-382-7195 for information (not required for access to privately maintained roads).**

If you do not have your septic permit yet, please apply for your building permit anyway. We can start the process and issue your building permit once the septic permit is issued. An approved septic permit is required for new residences, bedroom additions to existing residences, manufactured and modular homes, any new structure with plumbing, etc. Accessory use permits may also be required. Call Central District Health at 208-634-7194 or Northlake Recreational Sewer & Water District at 208-325-8958 (depending on your location) for information.

Permits are required by the State of Idaho for all plumbing, electrical and HVAC (heating, ventilation and air conditioning) installations and the state provides these inspections. Fees for these permits are separate from Valley County building permit and plan review fees. The county does not provide applications for these permits. Exception: Valley County, not the State, will review and inspect wood-stove inserts. A separate application must be filled out for this permit.

Please be sure your application is legible. If you scan it and send it via email, be sure it is a clean scan and not a photo of your application. Please allow approximately 20 working days for your application to be processed. Allow two to three days for agricultural or utility permits. We process each application received in a timely manner. Fees are due at time the permit is issued.

Issuance of Building Permit

We will call you as soon as your permit is ready to be issued. You may either pick it up at our office or arrange to have it mailed to you. The Building Department accepts only check or credit card for payment. You will be given a red permit card to be posted at your job site, a job copy of your plans to remain on site, an inspection pamphlet, and a receipt. You are required to post your house numbers and red card prior to starting construction.

INSPECTIONS REQUIRED:

- Soils/Excavation
- Footing/Hole
- Foundation
- Roof and Wall Sheathing
- Frame
- Wood-stove Insert
- Insulation*
- Final

Please remember to give at least 24 hours' notice when scheduling your inspections.

Please check with us about any additional inspections before construction.

*Insulation installers shall provide a certification listing the type, manufacturer and R-value of insulation installed in each element of the building thermal envelope. Sec. N1101.14 2018 IRC

PLUMBING, ELECTRICAL AND HVAC INSPECTIONS:

Plumbing, electrical and HVAC inspections require a permit from the Idaho Division of Building Safety whether a licensed installer or the homeowner does the work. If a licensed contractor does the work they will pull the necessary permits. If the homeowner plans to do any of the work the homeowner must obtain the necessary permits. **Electrical, HVAC and plumbing permits** may be obtained online through the Idaho Department of Building Safety at dbs.idaho.gov or by calling 208-332-7100.

Exception: wood-stove inserts will be inspected and permitted by Valley County. All commercial installations must be performed by a licensed contractor.

Electrical Inspector: Kevin Hubble 208-863-0231
Plumbing: Tim Grove 208-469-0411
HVAC: Nick Krasensky 208-271-6883

GENERAL PLAN REQUIREMENTS

PLANS, IN GENERAL, MUST CONTAIN THE FOLLOWING INFORMATION:

- Fully dimensioned foundation/basement plan drawing, cross section drawing, and fully dimensioned floor plan drawing which include:
 - Window and door sizes and locations (fixed and operable)
 - Room occupancy identification
 - Smoke detector/carbon monoxide alarm locations
 - Mechanical installations location (indicate type). **All habitable rooms shall be provided with heating facilities capable of maintaining a room temperature of 68° F (20°C) at a point 3 feet (914 mm) above the floor.**
- Framing detail cross-section drawing which includes:
 - Framing detail cross-section drawing which includes:
 - Roof/ceiling (Sizing, spacing, and location of all rafters, beams, columns, joist, etc.)
 - Floors (Sizing, spacing and location of joists and their supports)
 - Walls (Sizing and spacing for all wall members)
 - Roof sheathing, wall siding, and sub-flooring
 - Fireplace sections, stair sections, structural connections, truss design, etc.
 - Detail of fire stopping at penetrations, when present.
 - Specifications for materials including grade, species, size, allowable stresses, etc.
- Roof plan overview drawing.
- Elevation plan drawings with all views and their adjacent grades.
- The designer or owner must certify that the plans are designed in compliance with 2018 International Residential Code, 2018 International Building Code, 2018 International Energy Conservation Code, and Valley County Ordinances. Certification may be in the form of a stamp by an Idaho licensed design professional. Engineering with calculations stamped by an Idaho licensed engineer shall be included.
- Remodels/additions require the same information.

DESIGN LOADS:

Live Snow Load = 120 lbs. or 150 lbs.*

Seismic Zone = D

Frost Depth = 24"

Wind = 115 mph minimum, determined by
Exposure (Category C)

*** West Mountain area from Blackhawk (north) to, and including, Smiths Ferry (south) is 150 lbs. per square foot, live load. Most other areas of Valley County are 120 lbs. per square foot, live load. There are some exceptions so please call with any questions as to the snow loading requirements at your site before engineering is begun.**

All plans must be legible, drawn to scale, and contain the required information. If you need assistance with your plans, contact a qualified engineer, architect, or designer. The Building Department is not allowed to design structures.

DEMOLITION/REMOVAL: Permits to demolish or remove any structure, including mobile homes, are required. The fee is \$25.00. All that is needed is a completed application and site plan. This permit will allow the value of the structure to be removed from your tax assessment.

VIOLATIONS: A completed application, construction plans, and site plan are required even though the structure may be complete or several years old. Please follow the directions as if you were applying for the permit prior to building the structure. A fee and fine will be assessed.

REPAIRS / ALTERATIONS: If you are planning a change to an existing structure it is best to speak with the Building Official before applying. The Building Official will determine the extent of any required plan drawings and may arrange to inspect the structure prior to issuing the building permit.

AGRICULTURE OR UTILITY \$25.00 PERMITS:

A **utility structure** will qualify for a \$25.00 building permit if the size does not exceed 600 square feet, has a maximum rafter span of 20', a maximum eave overhang of 2', will be detached (6 feet minimum from all other structures, eave to eave), is single story, used for storage only and have NO HUMAN OCCUPANCY. These structures are subject to county setback requirements. A snow roof or any type of attached structure is not eligible. **Submit a completed application, a detailed site plan, and CDHD septic or Northlake sewer approval.** See page 8 for sample site plan. Please allow two to three days for processing the application.

An **agricultural building** will qualify for a \$25.00 building permit if the tract of land is in excess of five acres and, wholly or in part, is classed in one of Land Use Categories 1 through 7 for appraisal and taxing purposes by the Valley County Assessor. NO HUMAN OCCUPANCY. Some exceptions apply; please contact Valley County Planning & Zoning at 208-382-7115 for more info. **Submit a completed application, a detailed site plan, and CDHD septic or Northlake sewer approval.** Please allow two to three days for processing the application.

Although full construction plans are not required for utility and agricultural permits and no inspections are made, Valley County **recommends** that you consider building the structure to code for safety and durability. You are building under this exemption at your own risk. Buildings constructed under these permits are **not** exempt from state plumbing, electrical and HVAC permits.

PLACEMENT FEE:

Any Structure greater than 3' in height require a \$25 placement fee.

MANUFACTURED HOMES:

For NEW manufactured and mobile homes built after 1976 please submit the following:

- Foundation plan drawings and cross-section drawings, either full perimeter concrete, all-weather wood or block foundation, are required, including marriage line detail for double and triple-wide and blocking and tie down criteria.
- Foundation and standard set plans complying with current Idaho Manufactured Home Installation Standards.
- Stairway and landing detail drawings drawn to current adopted codes. Complete construction plans and an additional fee are required for added decks, entries, snow roofs, etc.
- Floor plan drawings with room occupancy identification. Also provide roof snow loading.

Both the manufactured home and foundation must be placed by an installer licensed in the state of Idaho or by the homeowner. Vehicle Identification Number is required upon request. Installation of the home must comply with the Idaho Manufactured Home Installation Standard. This information may be obtained online at the Division of Building safety website at www.dbs.idaho.gov or by calling 208-332-8986 or toll free at 1- 800-955-3044.

For pre-1976 mobile homes a certificate from the Idaho Division of Building Safety is required prior to issuance of a building permit. Contact the Division of Building Safety, Manufactured Housing at 1090 E. Water Tower St., Meridian, Idaho 83642 or call the above numbers for information. We also have this available in our office.

Note: Snow Load Requirement: Valley County has different snow load requirements as per location. Please call the Building Department for the snow load requirements for your area. **Valley County Building Department requires that a manufactured home be purchased with a live snow load design**

rating required for the specific area it is to be placed. All used mobile homes placed in Valley County must meet snow loading requirements or have a snow roof built to current county code and county design requirements.

Other structures related to the manufactured home such as a snow roof/cover, deck, entry, etc., require a separate permit. Snow roofs for manufactured homes must be free standing and not rely on the manufactured home for support or structural stability. Porches, decks, entries, additions, etc. may or may not be allowed to be attached to a manufactured home depending on the snow load of the structure. These additions shall be designed and constructed in accordance with provisions of the 2018 International Codes.

MODULAR HOMES: Two complete sets of construction plans must be submitted for modular homes even though they are pre-manufactured; this includes foundation plans. Modular homes are required to meet the 120 or 150 pound per square foot live snow load, depending on the location. You can call Valley County Building Department to determine the correct snow load requirement. Also submit two copies of a fully dimensioned site plan (see page 8) and a completed application. **“Modular building” means any building or building component, other than a manufactured or mobile home, which is of closed construction and is either entirely or substantially prefabricated or assembled at a place other than the building site. (Idaho Statute 39-4301 (7))**

TINY HOMES: A dwelling that is 400 or less sq. ft., excluding lofts. Footings and foundations required. Must be stick built at building site. See brochure on pages 9 & 10.

MOVED STRUCTURES: Relocated structures may require an inspection from Valley County prior to submitting an application for a permit. Please call and discuss this with the Building Official at 208-382-7114 and the following state inspectors: Plumbing and HVAC, 208-469-0411, and Electrical, 208-863-0231. **Plans must include a foundation plan drawing, a cross-section drawing and a floor plan drawing with room occupancy identification.** All relocated structures placed on new foundations must conform to 2018 International Building Code and 2018 International Residential Code.

COMMERCIAL OR COMMUNITY TYPE STRUCTURES: An approved Conditional Use Permit from Valley County Planning and Zoning Department may be required. **Plans must be stamped by an Idaho licensed architect or engineer** to certify that the plans are designed in compliance with 2018 International Codes and Valley County Ordinances.

ACCESS PERMITS - IDAHO TRANSPORTATION DEPT: Required *only* if you are creating a new driveway approach or changing the use or width of an existing approach off State Highway 55. Contact Idaho Transportation Department, 3311 W. State Street A, P.O. Box 7129, Boise, Idaho 83707-1129, or call at 208-334-8000.

EXPIRATION OF PERMITS: Permits shall expire without notification if the work authorized by the permit is not commenced within 180 days from issue date or if work is suspended for a period of 360 days. If we don't hear from you for a time, you may receive a letter inquiring if you are still working on your project. Please keep in touch with this department on the status of your project to prevent closing of the permit and a re-issue fee being charged.

DONNELLY FIRE and MCCALL FIRE DEPARTMENTS must sign off on all propane tanks placed in their districts. This inspection must be performed and accepted by them before the Building Department can sign off on a final inspection and/or issue a certificate of occupancy. Contact Donnelly Fire at 208-325-8619 or McCall Fire at 208-634-7070.

FLOOD DAMAGE PREVENTION ORDINANCE: Valley County has adopted a Flood Damage Prevention Ordinance and has Flood Insurance Rate Maps that show the identified flood prone areas of Valley County. The Flood Plain Administrator will review each application and a decision will be made on the location of the proposed site. The Valley County Land Use and Development Ordinance also regulates construction in flood prone areas. Contact the Planning and Zoning Administrator, Cynda Herrick for more information at 208-382-7115.

COPY/PRINT FEES:

Can include hourly fee if excessive time is needed

8-1/2 x 11	\$0.15
11 x 17	\$0.20
18 x 24	\$2.50 for 1 sheet, \$2.35 for multiple
24 x 36	\$4.00 for 1 sheet, \$3.70 for multiple

FEES AND VALUATIONS:

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$24.00
\$501.00 to \$2,000.00	\$24.00 for the first \$500.00 plus \$3.00 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$40,000.00	\$69.00 for the first \$2,000.00 plus \$11.00 for each additional \$1000.00, or fraction thereof, to and including \$40,000.00
\$40,001.00 to \$100,000.00	\$487.00 for the first \$40,000.00 plus \$9.00 for each additional \$1000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1027.00 for the first \$100,000.00 plus \$7.00 for each additional \$1000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3827.00 for the first \$500,000.00 plus \$5.00 for each additional \$1000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 to \$5,000,000.00	\$6,327.00 for the first \$1,000,000.00 plus \$3.00 for each additional \$1000.00, or fraction thereof, to and including \$5,000,000.00
\$5,000,001.00 and up	\$18,327.00 for the first \$5,000,000.00 plus \$1.00 for each additional \$1,000.00, or fraction thereof

OTHER PERMIT FEES

- **Electronic Application Submittal Fee** \$50 + copy/print fee (see Copy/Print fee table)
- Manufactured homes on blocks - set fee of \$150.00.
- Manufactured homes on full perimeter concrete or all-weather wood foundation - \$150.00 set fee plus charge for foundation.
- Permanent perimeter foundation - \$5/foot
- Set fees above are for single-wide, add \$50 per additional section
- Plan review fees are added to all permits.
- Wood-Stove Insert application fee - \$65
- Copies of plans – depending on size
- Electrical, plumbing and HVAC fees will be accessed by the State of Idaho.
- Administrative Fee \$50
- Engineer Fees: as billed by Valley County Engineer – 105% of cost
- Solar Panel on Existing Buildings - \$200
- Placement Fee (any structure > 3 ft ht) -\$25

How the Valley County Building Department Determines the Valuation of a Building Permit

This Department uses class and the square footage of a structure to figure the construction valuation. The following dollar figures per square foot are used:

Type of Structure	Class 5	Class 6	Class 7	Class 8
Residential (first and second floor)	60.00	84.00	102.00	204.00
Garage (attached)	26.40	31.20	42.00	72.00
Garage (detached)	32.40	37.20	48.00	78.00
Basement (finished)	30.00	36.00	48.00	52.80
Pole Structure	12.60	12.60	12.60	12.60
Roof Structure (snow roof, covered deck, carport, open hay shed, etc.)	10.50	10.50	10.50	10.50
Open Deck (no roof)	7.68	7.68	7.68	7.68
Concrete Only (as in permanent foundation under manufactured home)	5.00	5.00	5.00	5.00

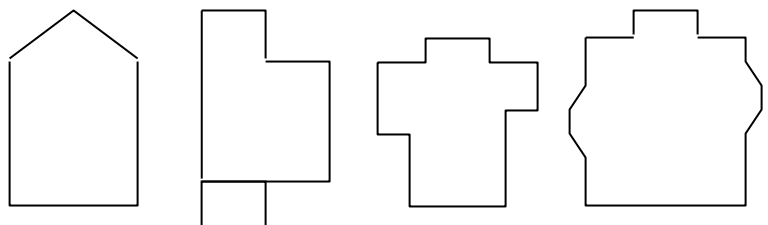
For Example: On an application for a Class 5 New Residential Structure (2,000 square feet) with an attached garage (800 square feet), with covered decks, (400 square feet) and a finished basement (700 square feet) the following calculations are used.

New Residential	2,000 sq. ft. x \$60.00 =	\$ 120,000
Garage - Attached	800 sq. ft. x \$26.40 =	\$ 21,120
Covered Decks	400 sq. ft. x \$10.50 =	\$ 4,200
Finished Basement	700 sq. ft. x \$30.00 =	<u>\$ 21,000</u>
	Total Value	\$ 166,320

The fee for this permit would be **\$1496.00**
 + 35% plan review fee **\$523.60** = **\$2019.60**

Class 5	Class 6	Class 7	Class 8
4 to 5 sides	6 to 8 sides	9 to 15 sides	16 + sides

NOTE: These pictures are residence only, no garage included.



SITE PLAN REQUIREMENTS

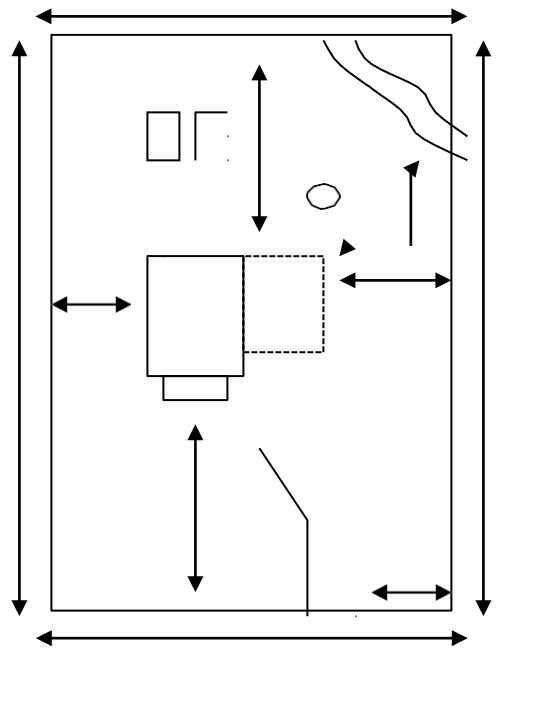
- The site plan must be fully dimensioned and include existing and proposed structures, well and septic locations, and driveway location (alignment, grade, and drainage must conform to Valley County standards). You must mark the property lines on the plot plan and include any easements. **See example on this page.** The proposed use must meet the standards of the Land Use and Development Ordinance.
- If your property is not located in a subdivision, please submit a vicinity map showing the location of your property with respect to main roads and landmarks.
- Culvert Requirements: 12-inch minimum diameter steel pipe extended 2-feet on either side of the constructed width of the approach. Valley County Road Department requires permits for all new driveways.
- Please indicate any waterways that may cross the property, i.e., creeks, streams, or ditches.

BUILDING SETBACKS / INFO*

Residential Only

Front Property Line	20 feet
Side Property Line	7.5 feet
Rear Property Line	20 feet
Side Street	20 feet
Maximum % Lot Cover	35 %
Maximum Building Height	35 feet**
Distance Between Buildings	6 feet
Bureau of Reclamation	7.5 feet
High Water Line	30 feet
State Highway 55	100 feet

SITE PLAN EXAMPLE



***All setbacks are measured from the eaves of your structure to the property line.** Setbacks and construction may also be regulated by subdivision covenants. The more restrictive setback is required.

****Building Height:** The maximum distance possible measured vertically, from the foundation level to the highest roof or parapet surface of a flat roof or to a point halfway between the eave and ridge or peak of a gable, gambrel, hip, or shed roof.

Setback information for wells and septic tanks can be obtained from the Central District Health at 208-634-7194.

State of Idaho
Division of Building Safety



Tiny Houses,
Manufactured Homes,
Modular Buildings &
Recreational Vehicles

Idaho Division of Building
Safety dbs.idaho.gov
1 800 955-3044

Brad Little, Governor

Chris Jensen, Administrator

Idaho Division of Building Safety

Tiny Houses, Manufactured Homes, Modular Buildings & Recreational Vehicles - Defined.

All structures built for use as a dwelling place, including "tiny houses", must fall into one of the following classifications and are required to comply with the building requirements for that classification.

Site Built - A building constructed at the location where it is to be used. Not intended or designed to be moved.

Modular Building - Any building or building component other than a manufactured home that is of closed construction and either entirely or substantially prefabricated or assembled at a place other than the building site.
(I.C. §39-4301)

Manufactured Home - A structure built in compliance with HUD manufactured home construction and safety standards established under 42 U.S.C. section 5401, and defined at I.C. §39-4105.

Recreational Vehicle - A motor home, travel trailer, fifth-wheel trailer, park model recreational vehicle, truck camper or folding camping trailer designed for recreational, camping or seasonal use (I.C. §49-119). A park model recreational vehicle is a type of recreational vehicle built on a single chassis w/ no more than 400 square feet in area
(I.C. § 49-117)

Construction Requirements & Codes

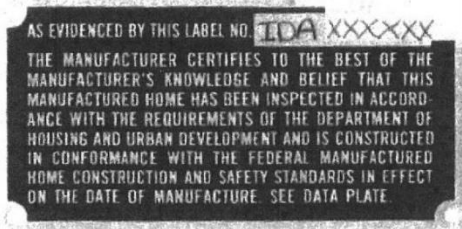
Site Built - Site built dwellings fall under jurisdiction of the city or county in which the building is located. You should contact the city or county regarding their permit and inspection requirements. Electrical, plumbing and HVAC systems require permits and inspections by the Idaho Division of Building Safety (DBS) unless the local jurisdiction administers those codes.

Modular Building - Modular buildings - residential or commercial - are regulated by DBS; when approved they will bear an insignia from the state of Idaho. Work done **at the place of manufacture** is **not** subject to further regulation by local jurisdictions. However, work done at the site, including the installation, is regulated by the local jurisdiction. Modular buildings are regulated by local planning and zoning ordinances the same as site-built structures. Details of the DBS approval process are on the internet
at <https://dbs.idaho.gov/programs/modular/>



Example of Modular Insignia

Manufactured Homes - Are regulated by the Federal Department of Housing and Urban Development (HUD) through DBS and are legal for use only as a single-family dwelling. The approval process is intended for manufacturing facilities and is not suitable for one-time construction.



Example of HUD Label

Recreational Vehicles Regulation - The Idaho Transportation Department regulates RVs as vehicles for title, registration and licensing purposes through your county vehicle licensing agency. The placement and occupancy of RVs is regulated by local planning and zoning ordinances. Certain exemptions exist with regard to mechanical, electrical, and plumbing under I.C. § 39-4203.

RVs must comply with the National Fire Protection Association (NFPA) 1192 Standard for Recreational Vehicles or **ANSI A119.5** Standards for Recreational Park Trailers. (I.C. §39-4202). The Recreational Vehicle Industry Association (RVIA) issues an insignia for compliant RVs and Park Trailers.

How does all of this apply to Tiny Houses?

If you are planning to build or purchase a dwelling of any kind, including a "tiny house", it must comply with the requirements of one of the classifications listed above. For a "tiny house" classified as an RV, you may have challenges in obtaining planning and zoning approval. Contact Idaho Transportation Department (ITD) or the Recreational Vehicle Industry Association for more information about compliance with the appropriate ANSI standards.

Use of the modular classification will require approvals and inspections similar to those required for site-built dwellings. Use of the modular building option is intended for manufacturers but may be used by anyone.

Both site built and modular buildings must comply with minimum area requirements of the building code. The smallest a house can be and still meet these requirements is about 150 square feet of floor area.

The HUD manufactured home standard is intended for manufacturing facilities and is very difficult to apply to one-time construction.



/--

Example of Park Trailer Tag



Example of RV Trailer Tag

Costs associated with this publication are available from the Division of Building Safety in accordance with Section 60-202, Idaho Code.

June 2018



Telephone Directory

- Central District Health208-634-7194
- Chambers of Commerce
 - Cascade... ..208-382-3833
 - Donnelly.....208-325-8859
 - McCall.....208-634-7631
- DigLine (Call Before You Dig)..... 1-800-342-1585
- Idaho Power Company... ..208-388-2200
- Idaho Dept of Water Resources..... 208-287-4941
- Northlake Recreational Sewer & Water District.208-325-8958
- State of Idaho Inspectors:**
 - HVAC.....Nick Krasensky...208-271-6883
 - Electrical.....Kevin Hubble....208-863-0231
 - Plumbing.....Tim Grove.....208-469-0411
 - State Fire Marshall... ..208-334-4370
- U.S. Bureau of Reclamation... ..208-382-4258
(for property bordering Reclamation land)

Valley County

- Assessor... ..208-382-7126
- Building... ..208-382-7114
- Clerk/Auditor/Recorder... ..208-382-7100
- Court... ..208-382-7198
- Extension - U of I.....208-382-7190
- Planning & Zoning.....208-382-7115
- Prosecuting Attorney208-382-7120
- Road Department.....208-382-7195
- Sheriff208-382-7150
- Transfer Station.....208-634-7712
- Treasurer208-382-7110
- Vehicle Registration.....208-382-7141
- Weed... ..208-382-7198
- WICAP.....208-382-4577

Valley County Building Department

- Permit Technician, Marsha Mead
mmead@co.valley.id.us
- Building Inspector, Tony Boyd
tboyd@co.valley.id.us
- Building Official, Annette Derrick
aderrick@co.valley.id.us

Homeowners Association and Architectural Review Committees:

Approval is Required Prior to Issuance of a Building Permit
(not a complete listing)

- Alta Vista** –Robert Burns 634-8782
- Blackhawk Lake Estates** –Joe Kloburcher 208-469-9011
- Blackhawk on the River 3-** Rick Luna 503-784-6749
- Boulder Creek-** Butch Morrison 208-860-7042
- Brookdale Meadows** - Donna Geibel 208-634-6627
- Carefree Subdivision No. 1** – Vern Farris 208-634-3837
- Carefree Subdivision No. 2**– Al Houseman 208-634-5053
- Carefree Subdivision No. 3** - Shirley Ruklic 208-634-6082
- Carefree Subdivision No. 5 & 6** – Stan Moss 208-939-4400
- Coho Estates** – Eric Gehrung 208-325-3350, 208-315-4318
- Crane Shores** – Mark Summers 208-412-3654
- Eagle Nest** – Mike Keithly, 208-382-3842
- Elk Haven Estates** – Larry Lutz
- Finlandian Meadows Estates**-Audrey Hibler, P. O. Box 753, Donnelly, Idaho 83615, 208-325-4074
- Fir Grove-** Jim Chambers 208-639-3306
- Four Seasons** – Roger Morris 208-382-3995
- French Creek** – Monty Meride 208-859-1465
- Herrick Hills** – Dwight Jividen 208-382-0011
- High Valley Ranch Subdivision 1 & 2** –Nick Ballenger 208-388-1873, Joel Horfean 208-362-8833, James Taylor 208-898-9154
- Jughandle Estates & Highlands** – Warren Drake 630-5107
- Jug Mountain Meadows at West Mtn** – Larry Magum 208-315-0991
- Mountain Shadows**-Amy Loomis, 821 N Echohawk Way, Eagle, ID 83616
- Northwind** – Steve Bates 208-867-0161
- Payette River No. 1** – Larry Farnes 208-939-4918
- Payette River No. 2** P.O. Box 1398, McCall, ID 83638
- Payette River No. 2 – Sewer Hook Up** – Robin Richardson 208-634-7332, Lance 208-630-5131
- Pearson Corners** -
- Pelican Heights** – Jack Phippen, 208-382-3013
- Pine Lakes Ranch** – Robie Winkle 208-382-3242
- Ponderosa Sands Subdivision** – Keith Murphy, 1788 N. Princeton Way, Eagle, ID 83616 (208-939-1562) or Kenneth Cook, P.O. Box 1073, Cascade, ID 83611 (208-382-3720)
- Reserve at Lake Cascade** – Peter Harris 208-941-5787
- Roseberry Ranches** – Gary Swain 208-634-3855
- Shaw Valley** - Ralph Appa 2 08-630-3132
- Silver Creek Plunge** – Irene Chandler 208-318-8182
- Simpco Estates** – Rick Williams 208-325-4177
- Smith’s Ferry** – Pete Shiverick 208-315-2965
- Sweetwater Run** – Llori Emerson 208-325-6029
- Tamarack Vista Point-** Maggie Brilz
- Westwind Landing**– Amy Glynn
- Whispering Pines** – Kristy Burnett 208-870-1306
- White Cloud** – Mike Moodie,
- Wilderness Lake Ranch** – Holly Weston 208-761-5142
- Windsong 1&2** – Bill Heitzman 208-794-0424
- Willows, The** – Ron Grunsky
- Windsong** – Patricia Howarth, 208-859-5836

Please check with us for any additions or changes

Ordinance 19-09

Liquified Petroleum Gas (LPG) Systems

Chapter 3

LIQUIFIED PETROLEUM GAS (LPG) SYSTEMS

6-3-1: SHORT TITLE:

6-3-2: PURPOSE:

6-3-3: APPLICABILITY:

6 - 3-4: PERFORMANCE STANDARDS and PROCESS:

6-2-1: SHORT TITLE:

This chapter shall be known and may be cited as the VALLEY COUNTY LIQUIFIED PETROLEUM GAS (LPG) SYSTEMS ORDINANCE.

6-2-2: PURPOSE:

The general purpose is to protect and promote the public health, safety and welfare of the general public, by establishing regulations and a process for implementing best LPG practices. This chapter establishes standards in order to accomplish the following and shall apply to all new liquified petroleum gas (LPG) installations, residential and commercial systems, and to existing installations when LPG service is reconnected after service is interrupted.

- A. Provide safe use of LPG products;
- B. Protect against dangerous and improper installation of LPG systems;
- C. Provide consistency in the construction industry;
- D. Provide for construction in our local weather conditions;
- E. Provide for a process that lessens the inattention of Installers;
- F. Provide for a process that protects against overlooking of safety precautions;
- G. To work with other jurisdictions within the county to meet the purposes of this chapter.

6-2-3: APPLICABILITY:

This subsection shall apply to all new liquefied petroleum gas (LPG) installations, residential and commercial systems, and to existing installations when LPG service is reconnected after service is interrupted.

6-2-4: PERFORMANCE STANDARDS and PROCESS:

A. Propane providers shall install systems following NFPA 54 & 58, including:

1. Two-stage regulator systems, or twin packing regulators underneath the tank shall be installed on all LPG installations, with twin packing preferred.
2. The first stage regulator shall be installed under the hinged gauge cover supplied with the tank.
 - a. The atmospheric pressure aperture of the regulator shall point downward.
 - b. The first stage regulator shall be plumbed to the riser of the yard piping with a flexible riser to allow flexibility should tank shifting occur.
 - c. The riser from the yard piping shall be located not more than 12 inches from the walls of the tank.
3. The second stage regulator and riser pipe shall be installed on the gable end of the building, in an approved location (flat roofs, bonnet roofs, etc.).
 - a. The penetrating building nipple shall be schedule 80.
 - b. The outside hookup to the nipple shall also be schedule 80.
 - c. This riser shall be a flexible riser pipe and shall be securely supported/braced to the wall approximately ten (10) inches below the regulator to prevent bending of the pipe by lateral snow/ice loads.
4. A protective cover, approved by the gas supplier and the fire district, shall be installed over all second stage regulators/ or meters and riser piping, and securely supported to the ground or diagonally to the building wall.
5. The riser pipes for the yard piping shall not be embedded in concrete. Concrete placed around such riser shall be held back at least one inch (1") from all sides of the pipe.
6. Location of the centerline of LPG tanks shall be permanently marked using a snow stake.
 - a. Such stake shall be of sufficient height to be visible through anticipated maximum snow depth at the respective location.
 - b. Installation and maintenance of the snow stake is the responsibility of the LPG user.
7. Propane appliances shall not be permitted in any new installation in an attic or crawl space, effective May 1, 2020, unless a combustible gas detection is built into a system that shuts down the supply of propane in the event of a leak.
8. A combustible gas detector shall be installed in the lowest livable level of any building with an LPG appliance at the time of installation. Maintenance of the combustible gas detector shall be the responsibility of the LPG user.
9. Propane tanks shall be kept clear of snow so that quick access can be made to turn off the propane in emergencies. Keeping snow clear of the tank shall be the responsibility of the LPG user.

B. Submittal to Fire District: The propane company shall submit an LPG permit application and an LPG system plot plan to the appropriate fire district in the following circumstances:

1. After installation of a propane system
2. If service is interrupted and a new tank is being set

The LPG plot plan shall include, but not limited to, the tank location, tank capacity in U.S. gallons, route of yard piping, location of the riser pipe at the building, property boundaries, an outline of all existing/proposed building on the lot and a depiction of the ridgeline of any building to be supplied with LPG.


C. Submittal to Building Department: After installation by the propane company for new construction and inspection by the appropriate fire district, an approval shall be transmitted to the appropriate Building Department. The Building Department will not issue a certificate of occupancy until receipt of the inspection/approval is received.

NOW, THEREFORE, BE IT ORDAINED AND APPROVED by the valley County Board of Commissioners, Idaho this 30th day of September, 2019.



Gordon Cruickshank, Chairman

Attest:



Douglas A. Miller
Valley County Clerk