

Minidoka County Building Department

RESIDENTIAL BUILDING PACKET

715 G. Street, RUPERT, ID 83350

Phone: 208-436-7183 Fax: 208-436-1580

Email: Building@minidokacounty.id.gov

Website: Minidoka.id.us



Residential Building Permit Guide

This guide outlines the requirements for obtaining a Residential Building Permit to construct a structure within Minidoka County. In order to ensure that your application is processed in a timely manner, please provide a **complete application and submittals**. For application and submittal requirements, see the attached application and general information sheet.

Building Department

Brett Stephens – Community Development Administrator—BStephens@minidokacounyt.id.gov

Rick Nay – Building Official / Building Inspector – RNay@minidokacounty.id.gov

CURRENT CODES:

2018 International Residential Code (IRC)

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATERGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZ- ING INDEX	MEAN ANNUAL TEMP
	SPEED	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND- BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
20 lbs (4800)	90 MPH	NO	NO	NO	B	SEVERE	24"	SLIGHT/ MODERATE	5 F	NO	1977 FIRM 160201B	1261	48.1 F

MANUAL J DESIGN CRITERIA

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORREC- TIONFACTOR	INDOOR DESIGN TEMP	DESIGN TEMP COOLING	HEATING TEMP DIF- FERENCE
4150	42	2	90	.87	70	75	68
COOLING TEMP DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	_____
15	15	7.5	62	H	50%	50%	_____

SETBACKS

County – 5’ From Property Lines; 30’ From Edge of Road Right of Ways

Cities – 5’ From Property Lines; 20’ From Edge of Road Right of Ways

OTHER ENTITIES:

Idaho Division of Building Safety - (800) 955-3044

Electrical/Plumbing Permits

South Central Health District – (208) 678-8221

Minidoka Highway District – (208) 436-6112

Minidoka Irrigation District – (208) 436-3188

A&B Irrigation District – (208) 436-3152

FIRE DEPARTMENTS:

City of Rupert : (208) 436-9600

West End : (208) 438-4511

MCFPD: (208) 679-8250

CITIES:

City of Paul : (208) 438-4101

City of Rupert : (208) 436-9600

City of Acequia: (208) 436-6775

City of Minidoka: (208) 531-4101

CITY ZONING:

City of Paul:

Paul Aston - (208) 312-4602

City of Rupert:

City of Acequia:

Matt Darrington - (208) 260-5280

City of Minidoka:

RESIDENTIAL PLAN REVIEW SUBMITTAL CHECKLIST

Notice to applicants:

This checklist is designed to provide the basic information needed to allow the Building Department and various agencies to complete a plan review of the proposed project. These are basic guidelines and more submittals may be required upon request.

-
- ◆ SINGLE FAMILY DWELLINGS, DUPLEXES, AND TOWNHOUSES, ADDITIONS, REMODELS, DECKS, FENCES, RETAINING WALLS, PATIO COVERS, etc.
 - ◆ Additional permits ARE REQUIRED for ELECTRICAL, PLUMBING, AND HVAC work.
 - ◆ Permit applications are reviewed in the order they are received. To avoid delays please make sure that all required information is submitted. Please allow 5-10 Business days for most plan reviews, once ALL information is received.

Two (2) sets of Plans – Minimum size 11"x17" to scale (ALL Text must be Large enough to read)

Site Plan

- To scale.
- Building(s) shall be correctly oriented and site specific.
- Include location of all existing and new structures on site.
- Include setbacks from structure to property lines, easements, and dimensions between structures.
- Show locations of all utility lines, labeled.
- Indicate drainage flow. Slope grade away from house 6" in 10'.
- Indicate North Arrow
- Indicate lots corners.
- Indicate locations and dimensions of all easements
- Location of septic system and drain field approved by South Central Health District. (County Applicants)
- Location of an Approved Drive Approach approved by Minidoka County Hwy Dist. (County Applicants)
- Fire District approval for drives longer than 150'.

Foundation Plan

- Foundation and footings shall include dimensions and reinforcement type, size, and location.
- Include heights for stem wall, including varying heights at stepped locations.
- Detail insulation material types with R-value, location and weather protection for slabs, foundation stems, mono-footings, crawlspaces, and/or basement walls.
- Hold-down types or other embedment hardware for framing attachments, including locations.
- Cross-section of foundation and detail.
- Indicate Foundation elevations
- Indicate location and size of all foundation vents.

Floor Plan

- Building Dimensions
- Window and door sizes and location
- Location of ALL SMOKE DETECTORS and CARBON MONOXIDE alarms.
- Braced wall lines clearly indicated (interior and exterior) with methods to be used and foundation attachment.
- Labels for intended use of each Room.
- Included Square Footage summary of the following: living area, garage, carport, covered patios, porches, basement (finished or unfinished), and any other areas.
- Provide expanded floor plan for all rooms adjacent to an addition. (Additions only).

Roof Framing Plan

- Headers, beams or lintel sizes for all load bearing locations including grade and species
- Detail size and location of all load bearing posts and connections/fasteners to beams and foundation.
- Detail insulation material types with notes to R-value at exterior walls, crawlspace, basement walls, mass walls, and at conditioned space separation barriers.
- Supply Manufactured Truss plans OR deferred to Framing Inspection

Wall Section and Connections

- Minimum of Two (2) building cross sections from foundation to roof with all materials specified. Include insulation baffles, roof framing, roof sheathing, roof covering and roof pitch.
- Specify all materials used (steel, wood, concrete, etc.) with specified grade and species.
- Provide details for all framing connections.
- Indicate the building thermal envelope that encloses the conditioned space. Indicate R-values for exterior walls, basement walls, floors, roofs, and separation barriers.
- Indicate specific types of building wrap materials. NOTE: Must be approved as a moisture and air barrier.

Details

- Detailed Drawings and manufactured specifications for the installation of stucco, manufactured brick and stone, and brick veneer.

Elevations

- Front, back, and both sides.
- Specific materials used for roof covering and exterior finishes
- Stepped foundations, when applicable.

Flood Plain

YES NO Is this located in a floodplain?

- Floodplain elevation certificate from certified engineer or surveyor for all projects built within Minidoka County's designated flood plain areas must be provided by the owner.
- A pre-construction elevation survey is required for all structures constructed within the flood plain to establish base elevations.
- Flood Plain Construction methods or Finish Floor Elevation of 2 feet above existing grade plain.

Mechanical Plan and Calculations

- Provide Complete mechanical layout- include all duct work with sizes, length of sections, material type with notes as to R-value.
- Manual J Submittal
- Show return and supply air grill locations and sizes.
- Identify manufacture's model number and equipment capacities of A/C and heating units.
- Show Equipment locations and provide calculations for equipment and duct sizing.
- Specify condensation line locations and terminations.
- Provide specifications for bathroom exhaust fans (CFM rating). Provide combustion air details for all gas appliances.

Additional Drawings/Information Required if utilized for the Structure

- Truss drawings, including layout sheet. (Can be a deferred submittal left at the jobsite for the Inspector).
- I-Joist systems, roof and floor, from the manufacturer with the layout sheet and engineering sheets. (Can be a deferred submittal left at the jobsite for the Inspector).
- ICC evaluation reports for all alternative building materials being used.
- Specifications for special equipment being used such as solar systems, elevators, saunas, alternative heating/cooling systems, etc.

Shoreline Development

All development on the Snake River Shoreline will need to be reviewed by Minidoka County Building and Zoning Department. If applicable proper applications will be required to be submitted to proper agencies for approval. A pre-construction elevation survey will be required for structures adjacent to the Snake River or other Flood Plains.

Project Valuation

Project Value is used to calculate fees for the building permit. Project Value is the total value of the construction work for which the permit is issued, **including overhead and profit** as well as finish work, painting, roofing, electrical, plumbing, heating/air conditioning, elevators, fire extinguishing systems, other permanent equipment, and owner supplied items. Project value excludes land.

Manufactured Homes

Manufactured homes that were constructed prior to June 15, 1976, that are being relocated, must follow the State of Idaho rehabilitation requirements and be inspected in accordance with Idaho Code 44-2503. The application must show proof of ownership and date of manufacturing of the Manufactured Home. Prior to applying for a permit the applicant must have a Mobile Home Compliance Rehabilitation Certificate from the State of Idaho Division of Building Safety. (These forms may be provided in our office).

Checklist:

- ◇ Minidoka County Manufactured Home Permit Application
- ◇ Site Plan
- ◇ Concrete or Blocking Foundation Plan / Anchoring System
- ◇ Skirting Plan
- ◇ Floor Plan
- ◇ Elevation Plan
- ◇ Landings and Egress
- ◇ Exterior Photos (Not applicable to New Homes)
- ◇ Legal Document showing :
 - Ownership, Make, Model, Year
- ◇ Licensed Contractor
- ◇ Proof of Paid Taxes
- ◇ State of Idaho Rehabilitation - Older than June 15, 1976

Property Owner

Name	City/State	Phone
------	------------	-------

Address	Email
---------	-------

Property Detail

Parcel ID <input type="checkbox"/> Verified	Lot/Block/Subdivision
---	-----------------------

Approximate Site Address	Fire District	Lot Size
--------------------------	---------------	----------

Applicant /Contractor

Name	Address
------	---------

Company	Phone
---------	-------

License#	Expiration	Email
----------	------------	-------

Project Details

Please Check One: <input type="checkbox"/> New Construction <input type="checkbox"/> Remodel/Addition <input type="checkbox"/> Manufactured Home	Check All That Apply: <input type="checkbox"/> Residence <input type="checkbox"/> Garage/Carport <input type="checkbox"/> Patio/Deck <input type="checkbox"/> Storage <input type="checkbox"/> Concrete <input type="checkbox"/> Shop <input type="checkbox"/> Multi-Family (Duplex)
---	---

Building Use Description / Type of Occupancy:

Scope of Work Description:

Total Sq. Ft.	Sq ft:	Has Any work been Started?
	1st Level _____	Are there Existing Structures on the Property?
VALUATION:	2nd Level _____	Zoning District: (circle one) RL RM RH AL AM AH CL CG IL IH
	Basement _____	
	Garage _____	

Required Review Approvals and Comments

Approvals & Comments may be Emailed to Building@co.minidoka.id.us

Zoning (City or County)	Date
Signature	Printed Name
Fire District	Date
Signature	Printed Name
Hwy Department Access	Date
Signature	Printed Name
Irrigation District	Date
Signature	Printed Name
Public Health District	Date Permit#
Signature	Printed Name

PERMIT AGREEMENT

THIS PERMIT CAN BECOME NULL AND VOID IF WORK OR CONSTRUCTION IS NOT COMMENCED WITHIN 180 DAYS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK HAS COMMENCED.

R110.1 Use and occupancy.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the *jurisdiction*. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the *jurisdiction* shall not be valid.

R110.5 Revocation.

The *building official* shall, in writing, suspend or revoke a certificate of occupancy issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

I certify that the application and scope of work provided are accurate.

Applicant / Authorized Agent Signature: _____ Date: _____

Received By: _____ Date: _____