

**PAYETTE COUNTY DEPARTMENT
OF BUILDING SAFETY**

1130 3rd Ave. North, PAYETTE, ID 83661
208-642-6018

BUILDING PERMIT APPLICATION

1. NAME OF PROPERTY OWNER: _____ PH# _____
2. ADDRESS OF BUILDING SITE: _____
3. NAME OF CONTRACTOR: _____ PH# _____
CONTRACTOR LICENSE#: _____ EXPIRATION: _____
4. DATE OF APPLICATION: _____
5. DESCRIPTION OF BUILDING PROJECT: _____
6. ZONING DESIGNATION AT PROJECT SITE: _____
7. ESTIMATED COST OF CONSTRUCTION: _____
8. IS BUILDING SITE IN FLOOD ZONE? _____
9. IS STRUCTURE CLOSER THAN 200' FROM PUBLIC LANDS? _____
10. SITE PLAN APPROVAL FROM PLANNING AND ZONING & APPROPRIATE IRRIGATION COMPANY: _____
11. HEALTH DISTRICT APPROVAL: _____
12. DRIVEWAY ACCESS PERMIT: _____
13. ATTACH COPIES OF ANY SPECIAL APPROVALS OR AGREEMENTS WITH THE PLANNING AND ZONING COMMISSION OR THE BOARD OF COUNTY COMMISSIONERS:

NOTE: The County has adopted the following codes: International Building Code, International Residential Code, International Mechanical Code, International Fuel Gas Code, International Fire Code and the International Energy Conservation Code. The Idaho Manufactured Home Installation standard is used for Manufactured Home placement, foundations and alterations. These codes and standards are available from the International Code Council (<http://www.iccsafe.org/>) and the Idaho Division of Building Safety (<http://dbs.idaho.gov/>). HVAC permits issued by IDBS (208-332-7158).

**REQUIRED DOCUMENTS TO OBTAIN A BUILDING PERMIT FOR NEW
CONSTRUCTION IN RURAL PAYETTE COUNTY**

1. Plot plan (site plan) of lot or property on which you wish to build. (Also required for additions) Show property boundaries with dimensions to structures, driveways, emergency vehicle turn area, other structures, septic systems, wells, ditches, canals and cliffs (slopes more than 1:1), and addresses of neighbors on each side of property. In Payette County the Planning and Zoning

Department must approve plot plan. A and R zones require 30' front (60' min from center of right of way) and rear setbacks and 10' side setbacks. 200' setback required from BLM Public lands. Industrial and Commercial projects need to include on-site drainage plans.

BUILDING PLANS AND DOCUMENTS

1. Plans are required for the structure you are to build. No penciled in revisions. (Plan changed by the draftsman, engineer or architect). Plans shall include a site plan, foundation plan, floor plan, roof framing plan (if not engineered trusses), front elevation, shear compliance with section 602.10 of the IRC for each wall when applicable and typical construction detail. Energy Code compliance report required for residential structures. Energy code compliance report required for other buildings if heated or substantially lighted. Floor plan shall be drawn to 1/4" scale for structures less than 5,000 sq. ft. Most commercial structures will require engineer stamped plans. Design criteria: 30# ground snow load, 90 Mph wind (C exposure), 24" frost depth, seismic B/C

Plans for structures that do not meet the prescriptive building code will need professional design stamp for the State of Idaho. Structures over 40 foot roof span, Log, straw bale, and rubber tire structures, etc. will require engineer or Architects Stamp.

2. Legal description of lot or property.
3. Address
4. Flood plain development approvals, elevations, elevation certificates, etc.
5. Driveway culvert permit issued from Payette County Road and Bridge (208-278 3402); Highway District No.1 (208-278-3041); Idaho Department of Transportation (208-334-8341)
6. Septic system approval from SW District Health. (208-642-9321)
7. Zoning approval from Payette County Planning and Zoning. (208-642-6018)
8. Site plan Irrigation District approval. Black Canyon (Notus) 722-6292, others Payette 642-9424

\$\$\$\$\$ Permit fees: Fees are established by resolution by the Board of County Commissioners. Fee schedule from the 1997 Uniform Building Code published by the International Conference of Building Officials. Average residential construction shall be estimated at \$67.30/sq. ft. Above

Average construction shall be estimated at \$92.40/sq.ft. Typical fee for a building permit is \$993.75 for the first \$100,000 value and \$5.60 for each additional \$1,000 value. Other types of construction values and are also included in the schedule.

Residential "above average" constructions are those homes which have three (3) or more of the following:

1. More than 200 square foot of masonry veneer.
2. Vaulted ceilings in more than one room.
3. Stucco or EFIS on more than 1/3 of the exterior of structure.
4. Roofs with more than 6/12 slope.
5. Covered porches and patios more than 300 square feet.

DRIVEWAYS MUST BE CONSTRUCTED TO CODE TO WITHIN 150 FEET OF HOME, PRIOR TO POURING FOOTINGS AND FOUNDATIONS.

BASIC BUILDING
CODE REQUIREMENTS
FOR RESIDENTIAL CONSTRUCTION
In PAYETTE COUNTY
INTERNATIONAL RESIDENTIAL CODE
UP TO TWO FAMILY AND 3 STORY OR LESS

1. Footings and foundations constructed to R403 and R404. Frost depth 24". Footing sizes vary with floors supported and foundation width varies with height of wall, backfill, etc. Anchor bolts 6'O.C., 12" from corners and 12" from splices in the sill plate. County code requires a minimum of 2-#4 reinforcing bars in the footing, two #4 in the foundation wall and vertical #4 every 6' O.C. Backfill may be within 6' of top of foundation. Lot must be graded to provide drainage away from foundation. Foam insulation must be covered with drywall, plywood, metal etc. even if in crawl space or attic area. Basement Foundations R 404 2009 IRC.
2. Wall studding (draft stop) blocked every 10' or wall cavity fully insulated.
3. Roof systems must be constructed with a **minimum 30# ground snow load**. Be an engineered factory built roof system or be on site constructed as per Chapter 8 IRC.
4. Shear must be designated on the plans. An alternative

shear system may be shown for shear sections 32" up to 48". Portal frame system may provide for shear in wall section as small as 1/6 of the wall height. Other required shear sections may be designed by a professional engineer. Bracing as required by table 602.10.1 (R 602.10 2009 IRC.)

5. Headers and beams shall be sized and supported by jack studs (trimmers) according to Table 502.5 (2009 IRC).

6. Nailing and Fastening to R602.3 (1) Hurricane clips are required on all trusses unless truss engineering addresses truss connection and uplift. (802-10-5 2009 IRC.)

7. ½" drywall separation on garage side between garage and dwelling space. Sleeping areas not allowed with direct access from garage. All other openings between garage & residence shall have a solid wood, solid steel or honeycomb core steel doors not less than 1 3/8" thick, or a 20 minute fire rated door. Space above, walls must have ½" drywall and ceiling must be 5/8 type X. 5/8. Rigid drywall on ceiling with supports 24" O.C. or more. (302.5.1 2009 IRC)

8. Stairway construction: Maximum riser is 7 3/4" and minimum tread is 10". If tread is less than 11' there must be a 3/4 to 1 1/4" nosing on tread. Radius of nosing must not be more than 9/16" or beveled more than ½". Handrail and guardrail requirements are basically the same as UBC. Primary home entrance must have a landing at the outside. Landing must be width of door by 36". Other exterior doors must have landing if the door swings over the step or if there are more than 2 risers. Landing can be no more than 7 3/4" below door threshold. No doors may swing over a stairway.

9. Glazing more than 9 sq. ft. must be tempered if within 18" from floor. Glazing must be tempered within 24" of a door in the closed position, within 60" from the base of shower, bathtub or hot-tub, or in a stairway area within 60" of walking surface or landing.

10. Carbon Monoxide alarms required outside of each separate sleeping area. Smoke detectors must be located in every bedroom, hallways or spaces adjacent (in immediate vicinity) to bedrooms, at least one on each level (including basements and cellars) and in vaulted ceilings adjacent to sleeping area access. These detectors must be wired to household wiring and be wired so that if one is set off, all will sound the warning. (I.R.C. 315 2009)

11. Each sleeping area in a home must have an emergency escape window or door, with direct outside access. Egress windows must not have a sill height more than 44" from floor, have an open able width not less than 20" or 24" high or have an open able area less than 5.7 square feet. Windows at grade level may have a minimum 5.0 square ft. opening. Window wells providing emergency escape must have a minimum dimension of 36" and have at least 9 square foot of area. If window well is more than 44" deep, there must be a permanent ladder affixed (check for more code on this). Window wells must be covered with an approved cover if located adjacent to a walking surface.

12. Minimum ceiling height is 7'. May be reduced 6'6" under beams spaced 4' or more. May be reduced to 6'8" in basement areas without habitable space. In basements may be reduced to 6'4" under beams, ducts or obstructions.

13. Fireplaces, stoves must be installed to factory specs (and Chimney vents) and inspected by the state inspector. Masonry fireplaces and chimneys constructed per Chapter 10 IRC. Factory fireplaces, stoves and vents shall be inspected by the State of Idaho Division of Building Safety.

14. 3 ½" address numbers on home, easily readable from the public roadway or must be displayed at entrance and intersections of extended driveways.

15. Determination of design Flood Elevation. If design flood elevation are not specified, the building official is authorized to require the applicant to:

- a. Obtain & reasonably use data available from a federal, state or other source; or
- b. Determine the design flood elevation in accordance with accepted hydrologic & hydraulic engineering practices used to define special flood hazard area. Determinations shall be undertaken by a registered design professional who shall document that the technical methods used reflect currently accepted engineering practice. Studies, analyses and computations shall be submitted in sufficient detail to allow thorough review and approval. (2009 IRC R322)

PRIVATE DRIVEWAY REQUIREMENTS
(Title 8, Chapter 15, Payette County Code)

8-15-1: INTENT AND AUTHORITY:

- A. Intent: This Chapter is intended to ensure access for emergency vehicles is sufficient to allow the fire department, ambulance and other emergency services to provide a reasonable degree of protection from hazards to life and property in rural areas of the County.
- B. Scope: This policy shall apply to all residential property in the unincorporated portions of the County.
- C. Violation: A violation of this Chapter is a violation of this Title. All such violations are each punishable as misdemeanors. Building permits and certificates of occupancy will not be issued until violations are corrected. (Ord. 57-M, 9-9-1996)

8-15-4: ACCESS REQUIREMENTS:

- A. Apparatus Access Roads: Apparatus access roads shall be provided to within one hundred fifty feet (150') of every building hereafter built on or moved onto property in the jurisdiction.
- B. Construction and Engineering Standards: Access roads shall be constructed to standard engineering specifications for an "All Weather Surface", subsection [8-15-6A](#) of this chapter.
- C. Width of Roads:
 - 1. Four or Less Dwellings, Agriculture Outbuildings: Roads serving one to four (4) dwellings, or serving only agricultural outbuildings shall have a driveable surface at least twelve feet (12') wide. No obstruction, including, but not limited to, obstacles such as power poles, fences, fence posts, phone boxes, ditches or irrigation boxes shall reduce the minimum width. The full width of roadway must be kept clear at all times.
 - 2. More Than Four Dwellings: Roads serving more than four (4) dwellings shall be constructed in accordance with county road standards.

- D. Curves: Curves shall have an inside radius of at least thirty feet (30') and an outside radius of at least fifty feet (50').
- E. Turnarounds: Dead-end access roads in excess of one hundred fifty feet (150') from the center line of a public road shall have turnarounds as approved by the building inspector ³⁸ .
- F. Turnout: Dead-end access roads in excess of five hundred feet (500') shall have a turnout so that vehicles can pass each other without getting off of a graveled surface. If the length is less than five hundred feet (500') and the entire length of the access road is not visible from the public road, a turnout is required. These turnouts shall be placed midway between public road and end of private lane or every five hundred feet (500') if more than one is required with unobstructed view between turnouts. A turnout shall be graveled surface at least twenty feet (20') in width and fifty six feet (56') in length as shown in subsection [8-15-6A](#) of this chapter. (Ord. 57-M, 9-9-1996)

INSPECTION CHECKLIST

"RESIDENTIAL"

Footing setback:

1. Driveway access to code within 150' of structure.
2. Setbacks from property lines, (200 feet from BLM public lands).
3. Footings on level, solid and undisturbed soil.
4. Footings sized properly.
5. Rebar tied in place.

Under-floor (not always required):

1. Pony walls and joist blocking in place to transfer upper bearing loads to footings.
2. Anchor bolts and attachments installed properly.

Framing:

1. Wall sheathing nailed properly.
2. Garage door area framed properly. (narrow wall bracing system)
3. Headers and beams have proper support.
4. Load paths from upper bearing walls and columns are continued to footings below.
5. Trusses attached to walls. Hurricane clips where required.
6. Trusses braced properly according to Calc's.

7. Trusses and joist not altered or repaired without proper paperwork.
8. Tempered glass where required.
9. Rough in inspections for HVAC, Plumbing and Electrical are complete.
10. Floor joist cut by plumber and proper support if cut.

Energy:

1. Wall insulation neatly installed.
2. Vapor barrier on all un-vented walls.
3. Insulation or caulking around doors and windows.
4. Sill plate caulked.
5. Blow in attic markers in place.
6. Insulation has proper R-values. Windows have proper U-factors
7. Insulation in attic walls secured so it will stay in place.

Final:

1. Address numbers displayed.
2. Drive way constructed to code with proper emergency vehicle turn area.
3. HVAC, plumbing, electrical and Health district inspections are complete.
4. Curb, gutter and sidewalks are complete where applicable.
5. Fire wall between house and garage is OK. Small holes and gaps are fire caulked with approved material.
6. Door from garage to house is labeled for 20 min. fire rating.
7. Re-check tempered glass where required.
8. Check crawl space for ground cover and insulation.
9. Insulation certificate attached to breaker box.
10. Garage barriers as required.
11. Proper drainage around structure.