

CHAPTER 1 – BUILDING REGULATIONS

Sections:

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Section 9-1-1. Code Adoption: That the approved editions of the following nationally recognized codes are adopted as the official building codes of the County of Elmore, except as provided in Section 9-1-2:

- 2015 International Building Code
- 2012 International Residential Code, Parts I-IV and IX
- 2015 International Conservation Code
- 2015 Idaho Fire Code

The adopted versions of the foregoing codes shall be effective upon adoption. The foregoing codes shall be deemed superseded by successive versions of such codes as they are adopted or approved by the State of Idaho effective on the 1st day of January of the year following the date any such codes are made effective for the state, unless a different date is required by state statute. The Board may, by resolution, confirm the building codes in effect in Elmore County.

Section 9-1-2. Amendments to adopted codes: Amendments to the guiding codes shall be adopted in accordance with Idaho Statute § 39-4109. The amendments are listed in IDAPA 07.03.01, "Rules of Building Safety".

Section 9-1-3. Ground Snow Load: a formula used based on the type of roof to determine the given snow load of the roof. The ground snow load for areas north of Tollgate, Idaho, shall be 120 pounds per square foot. The ground snow load for areas south of Tollgate, Idaho, shall be 30 pounds per square. Map attached as exhibit "A".

Section 9-1-4. Minimum Frost Depth for Footings: The minimum frost depth for footings in areas south of Tollgate, Idaho, shall be 24 inches deep. The minimum frost depth for footings in areas north of Tollgate, Idaho, and south of Featherville shall be 30 inches deep. The minimum frost depth for footings in areas Featherville and north shall be 36 inches deep. Map attached as exhibit "B".

Section 9-1-5. Permit Fees: Applicants shall pay a combined permit and plan review fee in amounts to be determined by Resolution of the Board. All permits required under this Ordinance require fees to be paid prior to permit being issued, unless specified otherwise herein.

Section 9-1-6. Manufactured Home Installation Permits: Placement of mobile/manufactured homes shall require an installation permit. The permit applicant shall supply to the Building Official the same site information required from the applicant seeking a building permit for a single-family dwelling and shall pay a permit fee as set by resolution of the Board of County Commissioners. Installation must conform with the Idaho Manufactured Home Installation Manual.

Section 9-1-7. Exemptions: Agricultural Structures, as defined by the International Building Code and this Ordinance, are exempt from the building codes adopted herein and building fees as adopted by resolution of the Board. Agricultural Structures shall remain subject to placement requirements and any other requirement established by this Ordinance and by State Code. Agricultural Structures will be recorded as such structures at the Elmore County Recorders office.

Section 9-1-8. Severability. This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

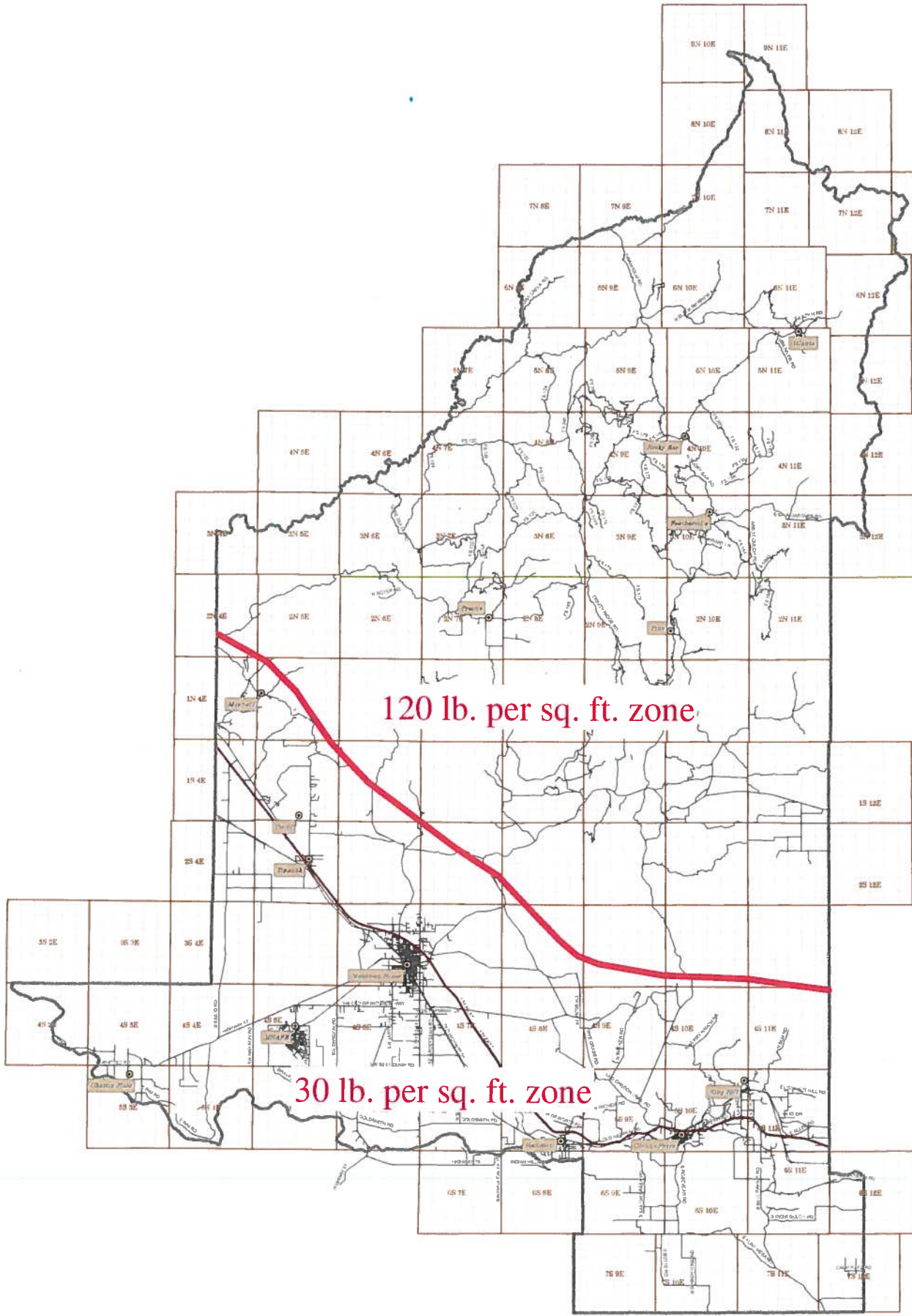
Section 9-1-9. Penalty for Failure to Obtain Building Permit and Violations:

A. It shall be unlawful for anyone to commence site work, dig a foundation or otherwise commence construction of any improvement which is required to have a building permit under this ordinance. Anyone performing any of the foregoing actions prior to obtaining a building permit as required by this ordinance shall be in violation of this chapter and title and shall be subject to an investigation fee in pursuant to Title 7 Chapter 16 Section 7-16-6 and penalties in Title 7 Chapter 16 Section 7-16-3. Violations may be recorded at the Elmore County Recorder's Office.

B. Other violations of the adopted building codes shall be subject to the enforcement, violation and penalties in Title 7 Chapter 16 Section 7-16-3.

C. Building permits that have expired prior to issuance of a Certificate of Occupancy/Completion will be recorded at the Elmore County Recorder's Office as a violation and will remain until such time as the violation has been resolved.

D. When the violation has been resolved, a Release of Violation will be recorded at the Elmore County Recorder's Office within 30 days.



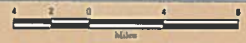
120 lb. per sq. ft. zone

30 lb. per sq. ft. zone

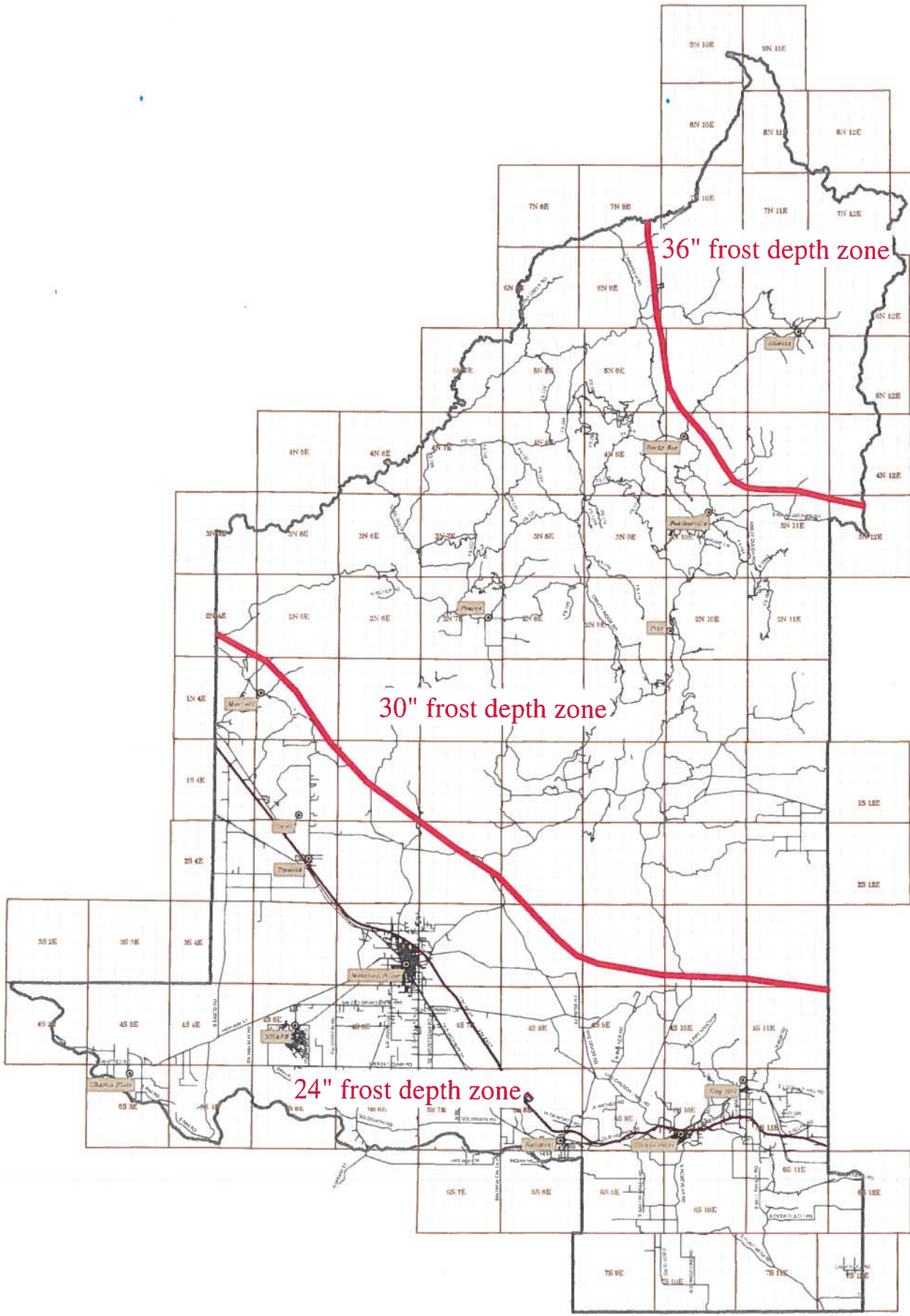
Notes
 1. This map was created from various Elmore County GIS sources. This map is intended to be used as a reference only. Elmore County cannot accept liability with the accuracy of information portrayed on this map.

Legend	
	County Boundary
	Chapel
	Interstate
	Roads
	Township
	Railroads

Elmore County - Ground Snow Load Zones



Adapted March 2018 District A



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Legend

- County Boundary
- Townships
- Client
- Roads
- Interstate
- Floods

Elmore County - Frost Depth Zones



Adopted March 19, 2016 Exhibit B