



# Elmore County Land Use and Building Department

520 East 2nd South Street  
Mountain Home, Id. 83647  
(208) 587-2142 ext. 502  
Fax 208-587-2120  
[www.elmorecounty.org](http://www.elmorecounty.org)

**Mitra Mehta-Cooper**  
*Director*

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## Design Professional Requirements

The Project Owner must designate the licensed Architect or Engineer who is the project's Registered Design Professional in Responsible Charge. The designated Architect/Engineer must be a licensed professional in the State of Idaho and is responsible for reviewing and coordination of all submittal documents prepared by consultants for compatibility with the building design. Documents may include deferred submittals, special instructions, and structural observations.

## Exempt Buildings

The architecture and engineering laws and rules provide an area where a person who is not registered as an Architect or Engineer may plan, design, and supervise the erection, enlargement, or alteration of a building. These buildings are considered exempt.

The following are exempt from the architecture and engineering laws:

1. Detached single-family residential dwellings.
2. Farm/agriculture buildings.
3. Structures used in connection with, or auxiliary to, single-family dwellings or farm buildings. These include but are not limited to three-car garages, barns, sheds, or shelters used for housing of domestic animals or livestock.
4. Occupancy Groups B, F1, F2, M, S1, and S2 not exceeding two (2) stories and 6,000 square feet total area may be prepared, signed, and sealed by a professional engineer licensed in the State of Idaho
5. Interior Tenant Improvements, where no change of use or occupancy is occurring, within existing tenant spaces of 1,500 square feet or less for existing A, B, E, F1, F2, M, S1, and S2 Occupancies.
6. Where scope of work is limited to interior nonbearing partitions not exceeding sixty (60) lineal feet.
7. When there is no proposed alteration to existing structural components or addition of new structural components.

## Non-Exempt Buildings

Except for detached single-family dwellings and farm/agriculture buildings, and the other exceptions listed above, all buildings are considered non-exempt buildings and the services of a registered design professional are required.

## Significant Structures

Registered Structural Engineers or registered Architects qualified by experience, training, and knowledge in this area of work are the only professionals allowed to prepare drawings, specifications, computations, or other structural engineering services involving the primary frame and lateral force resisting system or load resisting system of a structure, including its elements or parts, on projects defined as significant structures.

The following items are defined as significant structures:



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1. *Hazardous facilities* and special occupancy structures;
2. *Essential facilities* that have a ground area of more than 4,000 square feet or are more than 20 feet in height;
3. Buildings that are customarily occupied by human beings and are more than four stories or 45 feet above average ground level.

The following definitions are provided to clarify the statements above:

“Structural Engineering” means that branch of professional engineering that provides analysis, design, evaluation or review of structures or their elements, parts, or systems for support of external forces such as gravity, lateral loading, temperature, seismic influence, etc.

Structural engineering services for significant structures shall mean structural engineering for the primary structural frame or load resisting system and its elements or parts. The primary frame shall be that portion of the structure, which provides the overall stability of the structure. Elements, components, or parts of the structure, which are not part of the primary frame do not require the services of a professional structural engineer.

A “Structural Engineer” is a registered professional engineer who passes a structural engineering examination recognized by the Board and meets the other necessary qualifications for registration.

All structural calculations prepared by a registered Architect for significant structures as defined here shall be peer reviewed by a licensed Structural Engineer at the Architects expense. The Architect shall submit a letter of concurrence from the reviewing Structural Engineer along with the plans and calculations.