

**JEFFERSON COUNTY
ORDINANCE NO. 2012-05**

Instrument # 399780
RIGBY, JEFFERSON, IDAHO
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CHRISTINE BOULTER Fee: 0.00
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Index to: ORDINANCE

AN ORDINANCE OF JEFFERSON COUNTY ADOPTING THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE INCLUDING APPENDIX E, REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF ALL BUILDINGS OR STRUCTURES IN THE UNINCORPORATED AREA OF JEFFERSON COUNTY; ADOPTING THE 2009 INTERNATIONAL RESIDENTIAL CODE INCLUDING APPENDIX J STRUCTURAL AND LIFE SAFETY PROVISIONS, AS THEY APPLY TO DETACHED ONE AND TWO FAMILY DWELLINGS; ADOPTING FOR ALL RESIDENTIAL AND COMMERCIAL BUILDINGS, EXCEPT HUD CERTIFIED MANUFACTURED HOMES; PROVIDING FOR MANUFACTURED HOMES TO BE INSTALLED UNDER TITLE 44 CHAPTER 22 OF IDAHO CODE; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; PROVIDING FOR PENALTIES FOR THE VIOLATION THEREOF; REPEALING JEFFERSON COUNTY ORDINANCE NO. 2008-01. ALONG WITH ANY AND ALL OTHER ORDINANCES AND PARTS OF THE ORDINANCES IN CONFLICT THEREWITH.

THE BOARD OF COMMISSIONERS OF JEFFERSON COUNTY DO ORDAIN AS FOLLOWS:

Section 1: ADOPTION OF THE 2009 INTERNATIONAL BUILDING CODES –

That certain documents, two (2) copies of which are on file and are open for inspection to the public, one (1) in the Office of the Clerk of Jefferson County and one (1) in the Office of the Jefferson County Building Official, being marked and designated as the following:

The 2009 edition of the International Building Code (IBC), promulgated by the International Code Council, and amendments adopted under these rules together with standards incorporated into the International Building Code (IBC) reference, including but not limited to the 2009 edition of the International Residential Code (IRC) promulgated by the International Code Council. Save and except such portions of the above mentioned codes as a deleted, modified or amended by provisions of this ordinance.

Shall be and the same are hereby adopted as the code of Jefferson County for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures in Jefferson County providing for issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of such International Building Code, 2009 edition published by the International Code Council, and the secondary publications referenced above, all of which are on file in the office of the Jefferson County Clerk or Building Official are hereby referred to, adopted and made a part hereof as if fully set out in this ordinance.

Section 2: DELETIONS, MODIFICATIONS OR AMENDMENTS –

2009 International Building Code:

DELETIONS:

- Sections 101.4.1 Gas, 101.4.2 Mechanical, and 101.4.3 Plumbing shall be deleted, thus solely regulated under the State of Idaho, Department of Labor and Industrial Services.
- Section 903.2.8 Insert the following section: Exception: One or two dwelling is not required to be sprinklered as per the State of Idaho revisions of the 2009 International Building Code.

MODIFICATIONS OR AMENDMENTS:

- Section 1404.2 Water-resistive barriers shall be amended as to leave installation at the sole discretion of the builder and such installation will not be enforced by the Jefferson County Building Department.
- Table 1807.1.6.2 Concrete Foundation Walls shall be amended to require a minimum of a 30” on center vertical and horizontal rebar grid unless site specific engineering is provided to the Building Official.
- Add Appendix F of the International Building Code Rodentproofing.

2009 International Residential Code:

DELETIONS:

- All electrical, plumbing, and HVAC requirements of Chapters 12 through 43 shall be deleted, thus solely regulated under the State of Idaho, Department of Labor and Industrial Services.
- All Appendices of the International Residential Code, 2009 Edition, are hereby deleted.

MODIFICATIONS OR AMENDMENTS:

- Table 301.2(1) shall be amended to read as follows:

Live Snow Load = 35+, Wind Speed = 90, Seismic Design Category = 3 or D-1, Weathering = Severe, Frost Depth = 30", Termite = Slight/Moderate, Decay = None/Slight, Winter Design Temp = -4° (7277 THD), Flood Hazards = FIRM, Ground Snow Load = 45+.

- The Exception to Section R405.1 is deleted and replaced with the following:
Exception: A drainage system is not required when the foundation is installed on well-drained ground or gravel-sand-clay mixture soils according to the Unified Soil Classification System, Group I and Group II Soils, as detailed in Table R405.1.
- Add Appendix J of the International Residential Code Existing Building and Structures.

Section 3: INSTALLATION OF MANUFACTURED HOMES – Manufactured Homes as defined by Idaho state law and inspected by The Department of Housing and Urban Development (HUD), shall not be subject to the enforcement provisions of the aforesaid Uniform Building Code, but shall be regulated and inspected as prescribed in Title 44, Chapter 22 of the Idaho Code. The owner, or an agent of the owner, must apply for and receive, and Installation Permit prior to placing any Manufactured Home on their property. No structural modifications may be made to any Manufactured Home or Manufacturers Installation Instructions unless a written site-specific structural analysis from a State of Idaho Certified Engineer or Architect has been approved, verifying the modifications compatibility with the Manufactured Home. All additions or alterations to any Manufactured Home must comply with all Building Code requirements. The Building Official or appointed representative is hereby authorized to permit, inspect and collect fees, as established by the governing body, for Manufactured Homes placed in Jefferson County. Mobile or Manufactured Homes not bearing a HUD certification label shall not be allowed except as provided for by Title 44 Chapter 25 of Idaho Code.

Section 4: EXEMPTIONS – Agricultural buildings are exempt from building codes adopted herein when qualified for the agriculture exemption through Jefferson County Planning and Zoning, but shall remain subject to placement requirements established by Jefferson County Zoning regulations.

Section 5: GENERAL – Fees shall be assessed in accordance with the provisions of this section.

Permit Fees: The fee for each permit shall be as set forth in this section of the Ordinance. The determination of value or valuation under any of the provisions of this code shall be made by the building official. The value to be used in evaluating the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work,

painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment.

Plan Review Fees: When submittal documents are required by the Building Official, a plan review fee shall be paid at the time the documents are submitted for plan review. Said plan review fee shall be ten (10%) percent of the building permit fee as shown in the Jefferson County Building Permit Fee Schedule.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 108.2 of the International Residential Code (IRC) and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items, an additional plan review fee shall be charged at the rate shown in the Jefferson County Building Permit Fee Schedule.

Expiration of Plan Review: Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days on request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken.

No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

INVESTIGATION FEES: Work without a Permit.

Investigation: Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

Fee: An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the inspection required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in the Jefferson County Building Permit Fee Schedule. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

Fee Refunds: The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The Building Official may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The Building Official may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

JEFFERSON COUNTY BUILDING PERMIT FEES SCHEDULE¹

TOTAL VALUATION	FEE
\$1 to \$500	\$24
\$501 to \$2,000	\$24 for the first \$500; plus \$3 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$40,000	\$69 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000
\$40,001 to \$100,000	\$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,027 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,827 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$6,327 for the first \$1,000,000; plus \$3 for each additional \$1,000 or fraction thereof, to and including \$5,000,000
\$5,000,001 and over	\$18,327 for the first \$5,000,000; plus \$1 for each additional \$1,000 or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours.....	\$47.00 per inspection
2. Re-inspection fees.....	\$47.00 per inspection
3. Inspections for which no fee is specifically indicated.....	\$47.00 per inspection
4. Additional plan review required by changes, additions or revisions to plans.....	\$47.00 per revision
5. For use of outside consultants for plan checking and inspections, or both.	\$47.00 per inspection

¹ All fees to be based on the amounts computed using the Jefferson County building valuation data table current on the date application is made.

² Actual costs include administrative and overhead costs.

Homes, Buildings, and Additions: Full Fee determined from the "Building Valuation Data" and Jefferson County permit fee schedule will be charged for all building permits. An approximate thirty percent (30%) discount will be refunded if all steps of the inspections process are completed in sequence up to and including final inspections (before occupancy) are accomplished. The refund will be issued to the building permit holder as the "Certificate of Occupancy" is issued.

Manufacture – Modular Homes Fees

Size	Full Fee
Single Wide	\$100.00
Double Wide	\$200.00
Triple Wide	\$300.00

(Permanent Foundations full fee from regular fee scale with an approximate thirty percent (30%) discount added to the above)

- Agricultural Permits – one percent (1%) of Valuation up to \$250.00 maximum

Section 6: PENALTIES – Violation of the provisions of this ordinance shall constitute a misdemeanor as defined by Idaho Code Section 18-113, as amended from time to time by the Idaho Legislature. Each day such violation continues shall be considered a separate offense.

Section 7: REPEAL OF OTHER ORDINANCES / SAVINGS CLAUSE – Jefferson County Ordinance 2008-01. Ordinance and all other ordinances or parts of ordinances in conflict herewith, are hereby repealed. All sections of the aforementioned Ordinances repealed by this Ordinance shall remain in force as to the authorization and enforcement of said Ordinances prior to the effective date of this Ordinance.

Section 8: SEVERABILITY – That if any section, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Jefferson County Board of Commissioners hereby declares that it would have passed this ordinance, and each section clause or phrase hereof, irrespective of the fact that anyone or more sections, sentences, clauses and phrases be declared unconstitutional.

Section 9: REFERENCE – Whenever “the governing body” or “local jurisdiction” is referred to in this Ordinance, or adopted codes, it shall be deemed to be referring to Jefferson County, a political subdivision of the State of Idaho.

Section 10: BUILDING OFFICIAL – Whenever the term “authorized building official,” or “building official” is referred to in the codes adopted by this Ordinance, such reference and designation shall be deemed to refer to and describe the “senior building official” of Jefferson County, a political subdivision of the State of Idaho.

Section 11: EFFECTIVE DATE – That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effective on August 27, 2012.

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY this 27th day August 2012

BOARD OF COUNTY COMMISSIONERS, JEFFERSON COUNTY, IDAHO:

Debbie Karren
DEBBIE KARREN, Chairman

Jerald Raymond
JERALD RAYMOND Commissioner

Rad Heggsted
RAD HEGSTED, Commissioner

ATTEST:

Christine Boulter
CHRISTINE BOULTER, County Clerk

(SEAL)

