

**BUILDING CODE ORDINANCE OF BANNOCK COUNTY, IDAHO**ORDINANCE NO. ~~2020-07~~

2020-07

*AN ORDINANCE ADOPTING THE FOLLOWING UNIFORM OR MODEL CODES, STANDARDS, APPENDICES, PAMPHLETS AND SUPPLEMENTS WITH AMENDMENTS, REVISIONS OR MODIFICATIONS SET FORTH HEREIN; PROVIDING FOR EXEMPTIONS; PROVIDING CONTINUANCE AND REPEAL OF CONFLICTING ORDINANCES; PROVIDING SEVERABILITY; PROVIDING FOR COORDINATION; PROVIDING FOR DEFINITIONS; PROVIDING FOR THE COLLECTION OF FEES; PROVIDING FOR REMEDIES AND PENALTIES; AND PROVIDING AN EFFECTIVE DATE.*

**BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF BANNOCK COUNTY, IDAHO, THAT THIS ORDINANCE HEREBY REPLACES AND REPEALS BANNOCK COUNTY ORDINANCE 2017-09:**

**100 BASIC PROVISIONS**

- 101 TITLE: This Ordinance shall be and is hereby referenced all together as the Bannock County Building Code.
- 102 AUTHORITY: These regulations are authorized by article 12, section 2 of the Idaho Constitution, title 31, chapter 7, Idaho Code, and title 39, chapter 41, Idaho Code, all as may be amended or subsequently codified.
- 103 PURPOSE: The purpose of this Building Code Ordinance is to promote the health, safety and general welfare of the occupants or users of buildings and structures subject to this ordinance by requiring minimum performance standards for construction and construction materials consistent with accepted standards of engineering, fire safety, life safety, energy efficiency, and accessibility.
- 104 APPLICABILITY: The Bannock County Building Code shall include the following uniform or model codes, standards, appendices, pamphlets and supplements for the purpose of regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, use, height, area of buildings and structures in all unincorporated areas of the County. The following codes are amended as referenced per title 39, chapter 41, Idaho Code in Section 300 of this Ordinance.
- A. International Building Code (IBC), 2018 edition;
  - B. International Residential Code (IRC), 2018 edition, parts I-III and part IX;
  - C. International Energy Conservation Code (IECC), 2018 edition;
  - D. International Existing Building Code (IEBC), 2018 edition;
  - E. International Solar Energy Provisions (ISEP), 2018 edition;
  - F. International Swimming Pool and Spa Code (ISPSC), 2018 edition;
  - G. International Wildland-Urban Interface Code (IWUIC), 2018 Edition;
  - H. Uniform Code for the Abatement of Dangerous Buildings, 1994 edition;
  - I. ANSI 117.1 accessibility and usable building and facilities (ANSI 117.1), 2003 edition
- 105 EXEMPTIONS: *Agricultural buildings* constructed on land actively devoted to agriculture as described by Idaho Code sections 39-4116(5) and 63-604, as amended, to house farm implements, hay, grain, poultry or other agricultural products, are exempt from the requirements set forth by the Building

15-2 Codes adopted herein, but shall remain subject to placement requirements established by current Bannock County Zoning Ordinances. To qualify for this exemption, such *agricultural buildings* shall not be places of human habitation or places of employment where agricultural products are processed. Exemptions may not be granted where agriculture is not the primary use of the land or in platted residential subdivisions. Exemption from Building Code shall not be deemed to nullify any provisions of local, state, or federal law.

- 106 USE OF ADDITIONAL CODES AND STANDARDS: In the event that a situation is not specifically covered by any of the codes adopted herein, the *building official* is hereby authorized to utilize other nationally recognized safety codes and standards as guidelines in determining applicable regulations.
- 107 MANUFACTURED HOME INSTALLATION: *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 building codes, but shall be regulated and inspected as prescribed in Idaho Code title 44, chapter 22. The owner, or an agent of the owner, must apply for and receive an installation permit (building permit) prior to placing any *manufactured home* on their property. No structural modifications may be made to any *manufactured home*, or manufacturer's installation instructions, unless a written site-specific structural analysis from a State of Idaho certified engineer or architect has been approved, verifying the modifications are compatible with the *manufactured home*. All additions or alterations to any *manufactured home* must comply with all Building Code requirements. Multiple sections of *manufactured* or *mobile homes* as well as *modular buildings* shall not be combined together or used for any other purpose except as approved by HUD at the time of manufacture. 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 Bannock County. *Mobile* or *manufactured homes* not bearing a HUD certification label shall not be allowed except as provided for by Idaho Code title 44 chapter 25. Permitted *manufactured homes* shall be installed on permanent foundations as specified in the Idaho Manufactured Home Installation Standard, current edition and as specified in the Bannock County Flood Damage Prevention Ordinance.
- 108 PREBUILT STRUCTURES: *Prebuilt structures* that are brought onto a *building site* must have certified approval by the appropriate regulating agency for the use or occupancy of that building or structure. Such certification shall include verification for any required permitting or inspection for that building or structure. Certification may include permits, data plates, insignias, stamps, seals, or other means of identification affixed and readily available for verification. *Prebuilt structures* are required to comply with local placement standards as specified in current Bannock County Zoning Ordinances. *Prebuilt structures* that do not have certification or bear any verifiable identity for approval are subject to approval by the County before installing or placing on a *building site*. Changes to *prebuilt structures* including alterations, enlargement, demolition, change of the use or occupancy, location, or any change made after the original certification, are subject to County approval for those changes in accordance with current County Ordinances. To ensure a *prebuilt structure* will be properly transported, anchored and finished in compliance with this and all relevant County ordinances and codes, the *building official* may require the posting of a bond. *Prebuilt structures* are required to meet the minimum roof snow load values for the elevation they are to be located.
- 109 CONTINUANCE: All ordinances of a general nature included in this official Building Code shall be considered as a continuation of said ordinance provision. The fact that some provisions have been deliberately eliminated by the governing body shall not serve to cause any interruption in the continuous effectiveness of ordinances included in said official Building Code. All ordinances or parts of ordinances in conflict herewith, are, to the extent of such conflict, hereby repealed.

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110 SEVERABILITY: If any section, subsection, paragraph, sentence, clause or phrase of this Code, or any part hereof, or any portion adopted by reference or any codes or portions of codes adopted herein is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Code, or any part hereof, or any portion adopted by reference or any codes or portions of codes adopted herein. The Board of County Commissioners hereby declares that it would have passed each section, subsection, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

## 200 ADMINISTRATIVE PROVISIONS

201 ADMINISTRATION: The *building official*, or his designee, shall be responsible for administering and enforcing the provisions of this Building Code. Whenever a provision appears requiring the *building official* or other County officer to act or perform some duty, it shall be construed to authorize the *building official* or other officer to designate, delegate and authorize subordinates to perform the required act or duty unless the terms of the provision or section specify otherwise.

202 COORDINATION: To ensure effective coordination with other departments, agencies and organizations with jurisdiction, the *building official* may request comment and/or require approval from affected agencies prior to issuance of permits, final approval and/or issuance of a Certificate of Occupancy.

## 203 DEFINITIONS:

AGRICULTURAL BUILDING: A structure designed and constructed to house farm implements, hay, grain, poultry, livestock, or other horticultural products. This definition includes but is not limited to: livestock shelters, including shade structures and milking barns; poultry shelters; barns; storage of equipment and machinery used exclusively in agriculture; horticultural structures, including detached production greenhouses and crop protection shelters; sheds; grain silos; and stables.

BUILDING INSPECTOR: An individual appointed to inspect buildings under construction, approve construction, and authorize occupancy.

BUILDING OFFICIAL: An individual charged with the administration and enforcement of this ordinance.

BUILDING SITE: Any tract, parcel or subdivision of land upon which a building or *prebuilt structure* is installed or is to be installed or placed on.

MANUFACTURED HOME: A structure, constructed after June 15, 1976, in accordance with the HUD *manufactured home* construction and safety standards, and is transportable in one (1) or more sections, which, in the traveling mode, is eight (8) body feet or more in width or is forty (40) body feet or more in length, or when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. (I.C. §39-4301)

METAL CONTAINERS: A unit that is designed and constructed out of metal used for storage and transport of cargo, temporary facilities, and equipment housing. This definition includes but is not limited to storage containers, freight containers, intermodal shipping containers, sea/ocean containers, and CONEX boxes.

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MOBILE HOME: A factory-assembled structure or structures generally constructed prior to June 15, 1976, and equipped with the necessary service connections and made so as to be readily movable as a unit or units on their own running gear and designed to be used as a dwelling unit or units with or without a permanent foundation.

MODULAR BUILDING: Any building or building component other than a *manufactured home* that is of closed construction and either entirely or substantially prefabricated or assembled at a place other than the *building site*. (I.C. §39-4301) *Modular buildings* are regulated by the Idaho Division of Building Safety.

PREBUILT STRUCTURES: Buildings or structures that are entirely or substantially prefabricated, manufactured, or assembled at a place other than the *building site*. This definition includes bulky barns, *manufactured homes*, *metal containers*, *mobile homes*, *modular buildings* and structures, and park trailers, among others.

RECREATIONAL VEHICLE: A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The entities are: travel trailer, camping trailer, truck camper, fifth-wheel trailer, park model recreational vehicle and motor home. It does not include pick-up hoods, shells, or canopies designed, created or modified for occupational usage. School buses or van type vehicles which are converted to recreational use are defined as *recreational vehicles*. (I.C. §39-4201) *Recreational vehicles* are manufactured in compliance with the National Fire Protection Association (NFPA) 1192 Standard for Recreational Vehicles. Park trailers are manufactured in compliance with the American National Standards Institute (ANSI) A119.5 Standards for Recreational Park Trailers. (I.C. §39-4202)

204 FEES: Fees shall be established according to the Building Permit Fee Schedule (Appendix A). Building permit fees are based on the ICC Building Valuation Data Table published in February of each year with regional cost modifier of 0.95 for (R-3) applied to single family dwellings and 0.85 for (U) applied to accessory garages and similar structures. This includes the total value of all construction work (including overhead and profit), as well as all finish work, painting, roofing, fire extinguishing systems and any other permanent equipment. Fees collected shall be used to cover the direct and indirect expenses incurred for the operation of the department for building services. Other fees may be established as necessary to accomplish the purposes of this Ordinance.

205 BONDING: Prior to placing a *prebuilt structure* on a *building site*, or issuance of a temporary certificate of occupancy, a bond must be posted with approval from Bannock County. Approval is required by the *building official* to ensure unfinished work does not pose an imminent threat to people or property.

REQUIREMENTS TO BOND: Before a bond can be approved, the following items shall be submitted simultaneously:

- A. A quote from a contractor, licensed in Idaho, for the cost to complete the bond work.
  - a. Quote shall provide an expiration of no less than ninety (90) days beyond the contract bond date.
  - b. Quote shall be sufficient to complete the bonded unfinished work including costs of material and labor that may include but not be limited to:
    - i. Footing and foundations
    - ii. Site preparation
    - iii. Structural repairs and changes to comply with codes
    - iv. Installation or repair of health and safety requirements
    - v. Rehabilitation of the site from which the building is removed

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- B. A bond in the amount of 110% of the quote, but no less than \$2,000.00 shall be paid to the order of Bannock County by one of the following methods:
    - a. Certified Check
    - b. Cashier's Check
  - C. A complete contract, approved by the County. No contract will be accepted that exceeds nine (9) months.

COMPLETION OF BOND: The bonded work shall be completed within the allotted time as stated in the contract.

- A. All inspections for bonded work must be completed and work approved to minimum code standards
- B. Contract must be completed in full
- C. Bond will be submitted for refund, payable to the Bonder, no less than thirty (30) days after work passes all inspections

VIOLATION OF BOND: Provided that work is not completed per the contract and/or inspections are not passed:

- A. County will give written Notice of Violation by certified mail to the Bonder
- B. County will proceed to complete the remaining unfinished work to minimum code standards
- C. Expenses incurred by County are to be paid from the bond monies. Any additional expenses incurred may be assessed against the property.
- D. Bond monies remaining after completion of the work, if any, will be submitted for refund, payable to the Bonder, no less than 30 days after work passes all inspections
- E. A list of expenses incurred will be provided no less than 30 days after work passes all inspections

## 206 REMEDIES AND PENALTIES:

VOLUNTARY COMPLIANCE WITHOUT PENALTY: The County encourages voluntary code compliance by providing responsible persons the opportunity to correct violations with little or no penalty other than costs that may be incurred by the result of correcting such violations. Voluntary compliance is generally less expensive for all parties and of a more satisfactory and lasting nature than involuntary compliance. Violators shall enter into a written agreement that establishes a timeline for correcting the violation. Notwithstanding this policy, allowing code violators the opportunity to voluntarily comply outside reasonable time limits may actually result in delaying compliance. Therefore, it is the County's policy to limit the time frame during which code violators may come into voluntary compliance with no penalty.

LIMITATION: Voluntary compliance without penalty will not be allowed where the alleged violation is a repeat offense either on the subject property or by the code violator, or where the original violation was not corrected following prior code enforcement action.

VOLUNTARY COMPLIANCE AGREEMENTS: The *building official* may enter into voluntary compliance agreements on a case by case basis, subject to the following provisions or conditions:

1. The *building official* finds that the violations that are the subject of the compliance agreement do not pose an imminent threat to people or property.
2. The party responsible for compliance agrees to remedy the violation(s) in an expeditious manner by a certain date, not to exceed ten (10) days beyond the Notice of Violation grace period.

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3. The party responsible for compliance agrees to hold the *building official* and Bannock County harmless and to defend against any claims arising through operation of the compliance agreement.

LEGAL ACTION: Any person who violates any provisions of this chapter, or the codes adopted herein, shall be guilty of a misdemeanor, punishable as provided in Idaho Code section 39-4126. The County may also seek equitable relief from a court of competent jurisdiction to restrain conduct in violation of this chapter or to compel performance of duties established under this chapter. Each structure that is in violation of any provision of this chapter, and each day of an ongoing offense, will be considered a separate violation for purposes of both civil and criminal action.

LIEN ON PROPERTY: If any person is convicted of violation of any provisions of this chapter, code enforcement staff shall request that the judge impose a fine in an amount consistent with the policy and procedures set forth in this ordinance from the end of the grace period until the ultimate date that the violation was corrected. Such fine will be recorded as a lien on the property until which time it is paid in full.

- 207 APPEAL: Any affected person, agency or organization may appeal a decision made by the *building official* by submitting, within ten (10) calendar days of the decision, a written request for an appeal hearing before the Board of Appeals, an explanation of the grounds for the appeal, and applicable fees. An affected person is defined as one having a bona fide interest in real property which may be affected by the decision. An application for appeal shall be based on a claim that the true intent of this Code, or any of the codes adopted herein, has been incorrectly interpreted, the provisions of this Code do not fully apply, or an equally good or better form of construction is proposed. The Board shall not have authority to waive any requirement of any of the codes adopted herein.

### 300 AMENDMENTS, REVISIONS OR MODIFICATIONS

#### 301 ALL CODES

- A. Insert Bannock County wherever [NAME OF JURISDICTION] is present.
- B. All sections and references to fuel gas, mechanical, plumbing, and electrical shall be referred to Idaho Code (I.C. §54-1000 and I.C. §54-2600) as regulated by the State of Idaho.
- C. Delete all sections and references to property maintenance.
- D. Insert Definitions in Section 203 of this Ordinance wherever a "definitions" Section is present in each adopted code.

#### 302 International Building Code. 2018 Edition with the following amendments:

Delete Section 305.2.3 and replace with the following: 305.2.3 Twelve (12) or fewer children in a dwelling unit. A facility such as the above within a dwelling unit and having twelve (12) or fewer children receiving such day care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

Delete Section 308.2.4 and replace with the following: 308.2.4 Five (5) or fewer persons receiving custodial care. A facility with five (5) or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

Delete Section 308.3.2 and replace with the following: 308.3.2 Five (5) or fewer persons receiving medical care. A facility with five (5) or fewer persons receiving medical care shall be classified as a Group R-3 occupancy.

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Delete Section 308.5.4 and replace with the following: 308.5.4 Persons receiving care in a dwelling unit. A facility such as the above within a dwelling unit and having twelve (12) or fewer children receiving day care or having five (5) or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

Delete Section 310.4 and replace with the following: 310.4 Residential Group R-3. Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4, E or I, including:

1. Buildings that do not contain more than two (2) dwelling units.
2. Care facilities that provide accommodations for five (5) or fewer persons receiving personal care, custodial care or medical care.
3. Congregate living facilities (nontransient) with sixteen (16) or fewer occupants, including boarding houses (nontransient), convents, dormitories, fraternities and sororities, and monasteries.
4. Congregate living facilities (transient) with ten (10) or fewer occupants, including boarding houses (transient).
5. Dwelling units providing day care for twelve (12) or fewer children.
6. Lodging houses (transient) with five (5) or fewer guest rooms and ten (10) or fewer occupants.

Delete Section 310.4.1 and replace with the following: 310.4.1 Care facilities within a dwelling. Care facilities for twelve (12) or fewer children receiving day care or for five (5) or fewer persons receiving personal care or custodial care that are within a one- or two-family dwelling are permitted to comply with the International Residential Code.

Delete Section 1608.1 and replace with the following: 1608.1 Snow load values for Bannock County shall be determined in accordance with Table 1608.1

Delete Table 1608.1 and replace with the following:

**TABLE 1608.1**  
**SNOW LOAD REQUIREMENTS FOR BANNOCK COUNTY\***

SITE ELEVATION (feet)	GROUND SNOW LOAD $P_g$ (psf)	ROOF SNOW LOAD $P_f$ (psf)
< 4600	44	35
4600 – 4999	50	40
5000 – 5399	63	50
5400 – 5799	75	60
5800 – 5999	88	70
6000 – 6399	100	80
6400 – 6799	113	90
≥ 6800	125	100

\*For purposes of determining roof live loads, the County *Building Official* may consider qualified snow load studies as determined by a licensed professional engineer. No reduction below 35 pounds per square foot (psf) is permitted.

Delete Section, Figure, and Table 1608.2

Delete footnote <sup>e</sup> under Table 2902.1 Minimum Number of Required Plumbing Fixtures and replace with the following: <sup>e</sup> For business occupancies, excluding restaurants, and mercantile occupancies with an occupant load of thirty (30) or fewer, service sinks shall not be required.

Delete footnote <sup>f</sup> from Table 2902.1 Minimum Number of Required Plumbing Fixtures, add footnote <sup>f</sup> in the header row of the column in Table 2902.1 labeled "Drinking Fountains," and delete footnote <sup>f</sup> under Table 2902.1 and replace with the following: <sup>f</sup> Drinking fountains are not required for an occupant load of thirty (30) or fewer.

15-8 Delete Section 3113.1 and replace with the following: 3113.1 General. The provisions of this Section shall apply to relocatable buildings. Relocatable buildings manufactured after the effective date of this code shall comply with the applicable provisions of this code; title 39, chapter 43, Idaho Code; and IDAPA 24.39.31.

Exception: This Section shall not apply to manufactured housing used as dwellings.

303 International Residential Code. 2018 Edition with the following amendments:

Delete the exception under Section R101.2 Scope, and replace with the following: Exception: The following shall also be permitted to be constructed in accordance with this code: 1. Owner-occupied lodging houses with five (5) or fewer guestrooms and ten (10) or fewer total occupants. 2. A care facility with five (5) or fewer persons receiving custodial care within a dwelling unit or single-family dwelling. 3. A care facility for five (5) or fewer persons receiving personal care that are within a dwelling unit or single-family dwelling. 4. A care facility with twelve (12) or fewer children receiving day care within a dwelling unit or single-family dwelling.

Delete Section R104.10.1 Flood hazard areas.

Delete item number 7 under the "Building" subheading of Section R105.2 Work exempt from permit, and replace with the following: 7. Prefabricated swimming pools that are not greater than four (4) feet (one thousand, two hundred nineteen (1219) mm) deep.

Add the following as item number 11 under the "Building" subheading of Section R105.2 Work exempt from permit: 11. Flag poles.

Delete Section R109.1.3 and replace with the following: R109.1.3 Floodplain inspections. For construction in areas prone to flooding as established by Table R301.2(1), upon placement of the lowest floor, including basement, the *building official* is authorized to require submission of documentation of the elevation of the lowest floor, including basement, required in Section R322.

Modify Table R301.2(1) to the following:

**TABLE R301.2(1)**  
**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effects		Weathering	Frost line depth	Termite			a) 6/8/1994 b) 9/5/1979, as amended 7/7/2009 c) Bannock County FIRM Panel Numbers: 16005C – 225, 230, 235, 238, 239, 241, 243, 244, 265, 270, 290, 352, 355, 356, 357, 358, 359, 370,380, 385, 390, 392, 395, 405, 410, 411, 415, 485, 505, 514, 515, 518, 520, 535, 540, 545, 565, 605,610, 615, 620, 630, 635, 640, 645, 657, 675, 676, 767, 775, 786, 800, 825, 875, 900, 925.		
*	115 $V_{ult}$	No	D <sub>0</sub>	Severe	36 inches	Slight/ Moderate	7131 HDD	24 inches		2000	45 degrees F

\*Ground Snow Loads refer to Table 1608.1 as revised

Delete Figure R301.2(6)

Delete Section R301.2.1.2 Protection of Openings.

15-9 Delete Table R302.1(1) and replace with the following:

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**TABLE R302.1(1) – EXTERIOR WALLS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour – tested in accordance with ASTM E 119, UL263, or Section 703.3 of the International Building Code with exposure from both sides	< 3 feet
	Not fire-resistance rated	0 hours	≥ 3 feet
Projections	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire retardant-treated wood <sup>a,b</sup>	≥ 2 feet to < 3 feet
	Not fire-resistance rated	0 hours	≥ 3 feet
Openings in Walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	≥ 3 feet to < 5 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	≥ 3 feet

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable

<sup>a</sup> The fire-resistance rating shall be permitted to be reduced to zero (0) hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.

<sup>b</sup> The fire-resistance rating shall be permitted to be reduced to zero (0) hours on the underside of the rake overhang where gable vent openings are not installed.

Delete Section R302.13 Fire protection of floors.

Delete Section R303.4 and replace with the following: R303.4 Mechanical Ventilation. Dwelling units shall be provided with whole-house mechanical ventilation in accordance with Section M1505.4.

Delete the exception under Section R313.1 Townhouse automatic fire sprinkler systems, and replace with the following: Exception: Automatic residential fire sprinkler systems shall not be required in townhouses where either two (2) one (1)-hour fire-resistance-rated walls or a common two (2)-hour fire-resistance rated wall, as specified in item number 2 of Section R302.2.2 is installed between dwelling units or when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

Delete Section R313.2 One- and two-family dwellings automatic fire sprinkler systems.

Delete the exceptions under Section R314.2.2 Alterations, repairs and additions, and replace with the following: Exceptions: 1. Work involving the exterior surfaces of dwellings, such as, but not limited to, replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck or electrical permits, are exempt from the requirements of this section. 2. Installation, alteration or repairs of plumbing or mechanical systems are exempt from the requirements of this section.

Delete the exceptions under Section R315.2.2 Alterations, repairs and additions, and replace with the following: Exceptions: 1. Work involving the exterior surfaces of dwellings, such as, but not limited to, replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition

15-10 of a porch or deck or electrical permits, are exempt from the requirements of this section.

2. Installation, alteration or repairs of noncombustion plumbing or mechanical systems are exempt from the requirements of this section.

Delete Section R322.1.10 As-built elevation documentation.

Delete Section R322.2.1 and replace with the following: R322.2.1 Elevation requirements. 1. Buildings and structures in flood hazard areas, including flood hazard areas designated as Coastal A Zones, shall have the lowest floors elevated to or above the base flood elevation. 2. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floors (including basement) elevated to a height above the highest adjacent grade of not less than the depth number specified in feet (mm) on the FIRM, or not less than two (2) feet (610 mm) if a depth number is not specified. 3. Basement floors that are below grade on all sides shall be elevated to or above base flood elevation. Exception: Enclosed areas below the design flood elevation, including basements with floors that are not below grade on all sides, shall meet the requirements of Section R322.2.2.

Delete subparagraph 2.1 of Section R322.2.2 Enclosed area below design flood elevation, and replace with the following: 2.1. The total net area of all openings shall be at least one (1) square inch (645 mm<sup>2</sup>) for each square foot (0.093 m<sup>2</sup>) of enclosed area, or the opening shall be designed and the construction documents shall include a statement that the design and installation of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing the automatic entry and exit of floodwaters.

Delete Tables R403.1(1) Minimum Width and Thickness for Concrete Footings for Light-Frame Construction (inches), R403.1(2) Minimum Width and Thickness for Concrete Footings for Light-Frame Construction and Brick Veneer (inches), R403.1(3) Minimum Width and Thickness for Concrete Footings with Cast-In-Place or Fully Grouted Masonry Wall Construction (inches), and R403.4 Minimum Depth (D) and Width (W) of Crushed Stone Footings (inches).

Add the following as Table R403.1:

**TABLE R403.1**  
**MINIMUM WIDTH OF CONCRETE, PRECAST, OR MASONRY FOOTINGS (inches)<sup>a</sup>**

	LOAD-BEARING VALUE OF SOIL (psf)			
	1500	2000	3000	≥ 4000
Conventional light-frame construction				
1-Story	12	12	12	12
2-Story	15	12	12	12
3-Story	23	17	12	12
4-inch brick veneer over light frame or 8-inch hollow concrete masonry				
1-Story	12	12	12	12
2-Story	21	16	12	12
3-Story	32	24	16	12
8-inch solid or fully grouted masonry				
1-Story	16	12	12	12
2-Story	29	21	14	12
3-Story	42	32	21	16

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479 kPa.

<sup>a</sup> Where minimum footing width is twelve (12) inches, use of a single wythe of solid or fully grouted twelve (12)-inch nominal concrete masonry units is permitted.

15-11  
Delete Section R403.1.1 and replace with the following: R403.1.1 Minimum size. Minimum sizes for concrete and masonry footings shall be as set forth in Table R403.1 and Figure R403.1.3. The footing width (W) shall be based on the load bearing value of the soil in accordance with Table R401.4.1. Spread footings shall be at least six (6) inches in thickness (T). Footing projections (P) shall be at least two (2) inches and shall not exceed the thickness of the footing. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table R401.4.1. Footings for wood foundations shall be in accordance with the details set forth in Section R403.2 and Figures R403.1(2) and R403.1(3).

304 International Energy Conservation Code. 2018 Edition with the following amendments:

Add the following as Section C101.5.2: C101.5.2 Industrial, electronic, and manufacturing equipment. Buildings or portions thereof that are heated or cooled exclusively to maintain the required operating temperature of industrial, electronic, or manufacturing equipment shall be exempt from the provisions of this code. Such buildings or portions thereof shall be separated from connected conditioned space by building thermal envelope assemblies complying with this code.

Add the following as an exception under Section C402.5 Air leakage—thermal envelope (Mandatory): Exception: For buildings having over fifty thousand (50,000) square feet of conditioned floor area, air leakage testing shall be permitted to be conducted on less than the whole building, provided the following portions of the building are tested and their measured air leakage is area-weighted by the surface areas of the building envelope:

1. The entire floor area of all stories that have any spaces directly under a roof.
2. The entire floor area of all stories that have a building entrance or loading dock.
3. Representative above-grade wall sections of the building totaling at least twenty-five percent (25%) of the above-grade wall area enclosing the remaining conditioned space. Floor area tested under subparagraphs 1. or 2. of this exception shall not be included in the twenty-five percent (25%) of above-grade wall sections tested under this subparagraph.

Add the following as exception number 7 under Section C403.5 Economizers (Prescriptive): 7. Unusual outdoor air contaminate conditions – Systems where special outside air filtration and treatment for the reduction and treatment of unusual outdoor contaminants, makes an air economizer infeasible.

Delete the row in Table R402.1.2 for climate zone “6” and replace with the following:

**TABLE R402.1.2**  
**INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT<sup>a</sup>**

Climate Zone	Fenestration U- Factor <sup>b</sup>	Skylight <sup>b</sup> U-factor	Glazed Fenestration SHGC <sup>b, e</sup>	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value <sup>i</sup>	Floor R-Value	Basement <sup>c</sup> Wall R-Value	Slab <sup>d</sup> R-Value & Depth	Crawlspace <sup>c</sup> Wall R-Value
6	0.30	0.55	NR	49	22 or 13+5h	15/20	30 <sup>g</sup>	15/19	10, 4 ft	15/19

Add the following as footnote <sup>k</sup> to the title of Table R402.1.2 - Insulation and Fenestration Requirements by Component: <sup>k</sup> For residential log home building thermal envelope construction requirements see Section R402.6.

15-12 Delete the row in Table R402.1.4 for climate zone "6" and replace with the following:

**TABLE R402.1.4 – EQUIVALENT U-FACTORS<sup>a</sup>**

Climate Zone	Fenestration U- Factor	Skylight U-factor	Ceiling U-Factor	Frame Wall U-factor	Mass Wall U-factor <sup>b</sup>	Floor U-factor	Basement Wall U-factor	Crawlspace Wall U-factor
6	0.30	0.55	0.026	0.057	0.060	0.033	0.050	0.055

Delete Section R402.4.1 and replace with the following: R402.4.1 Building thermal envelope.

1. Until June 30, 2021, the building thermal envelope shall comply with Sections R402.4.1.1 (Installation) and either Section R402.4.1.2 (Testing) or Section R402.4.1.3 (Visual inspection).
2. Effective July 1, 2021, the building thermal envelope of a minimum of twenty percent (20%) of all new single-family homes constructed by each builder shall comply with Section R402.4.1.1 (Installation) and Section R402.4.1.2 (Testing). The authority having jurisdiction may: 2.1. Determine how to enforce this requirement, starting with the fifth house and continuing with each subsequent fifth house. 2.2. Waive this requirement if significant testing indicates the five (5) air changes per hour (ACH) requirement is consistently being met or exceeded (resulting in a lower ACH). 2.3. Grant exceptions to this requirement in rural areas where testing equipment is not available or cost effective.
3. Effective July 1, 2021, the building thermal envelope of eighty percent (80%) of all new single-family homes constructed by each builder shall comply with Section R402.4.1.1 (Installation) and either Section R402.4.1.2 (Testing) or Section R402.4.1.3 (Visual inspection).
4. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

Delete Section R402.4.1.1 and replace with the following: R402.4.1.1 Installation. The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction.

Delete Section R402.4.1.2 and replace with the following: R402.4.1.2 Testing. Testing building envelope tightness and insulation installation shall be considered acceptable when tested air leakage is less than five (5) air changes per hour (ACH) when tested with a blower door at a pressure of 33.5 psf (50 Pa). Testing shall occur after rough in and after installation of penetrations of the building envelope, including penetrations for utilities, plumbing, electrical, ventilation and combustion appliances. Testing shall be conducted in accordance with RESNET/ICC 380, ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2-inch w.g. (50 Pascals). During testing: 1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed. 2. Dampers shall be closed, but not sealed, including exhaust, intake, makeup air, backdraft and flue dampers. 3. Interior doors shall be open. 4. Exterior openings for continuous ventilation systems and heat recovery ventilators shall be closed and sealed. 5. Heating and cooling system(s) shall be turned off. 6. HVAC ducts shall not be sealed. 7. Supply and return registers shall not be sealed.

Add the following as Section R402.4.1.3: R402.4.1.3 Visual inspection. Building envelope tightness and insulation installation shall be considered acceptable when the items listed in Table R402.4.1.1, applicable to the method of construction, are field verified. Where required by code official an approved party independent from the installer of the insulation shall inspect the air barrier and insulation.

15-13 Add the following as Section R402.6: R402.6 Residential log home thermal envelope. Residential log home construction shall comply with Section R401 (General), Section R402.4 (Air leakage), Section R402.5 (Maximum fenestration U-factor and SHGC), Section R403.1 (Controls), the mandatory sections of Sections R403.3 through R403.9, Section R404 (Electrical Power and Lighting Systems), and either 1., 2., or 3. as follows: 1. Sections R402.2 through R402.3, Section R403.3.1 (Insulation), Section R404.1 (Lightning equipment), and Table R402.6 (Log Home Prescriptive Thermal Envelope Requirements by Component). 2. Section R405 (Simulated Performance Alternative). 3. REScheck (U.S. Department of Energy Building Codes Program).

Add the following as Table R402.6:

**TABLE R402.6**  
**LOG HOME PRESCRIPTIVE THERMAL ENVELOPE REQUIREMENTS BY COMPONENT**

Climate Zone	Fenestration U- Factor <sup>a</sup>	Skylight U-factor	Glazed Fenestration SHGC	Ceiling R-Value	Min. Average Log Size In Inches	Floor R-Value	Basement Wall R-Value <sup>d</sup>	Slab R-Value & Depth <sup>b</sup>	Crawlspace Wall R-Value <sup>d</sup>
6 - High efficiency equipment path <sup>c</sup>	0.32	0.60	NR	49	5	30	15/19	10, 4 ft	10/13
6	0.30				8				

For SI: 1 foot = 304.8 mm.

<sup>a</sup> The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

<sup>b</sup> R-5 shall be added to the required slab edge R-values for heated slabs.

<sup>c</sup> 90% AFUE natural gas or propane, 84% AFUE oil, or 15 SEER heat pump heating equipment (zonal electric resistance heating equipment such as electric base board electric resistance heating equipment as the sole source for heating is considered compliant with the high efficiency equipment path).

<sup>d</sup> "15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

Delete Section R403.5.3 and replace with the following: R403.5.3 Hot water pipe insulation (Prescriptive). Insulation for hot water piping with a thermal resistance, R-value, of not less than R-3 shall be applied to the following: 1. Piping serving more than one (1) dwelling unit. 2. Piping located outside the conditioned space. 3. Piping located under a floor slab. 4. Buried piping. 5. Supply and return piping in recirculation systems other than demand recirculation systems.

Delete Section R404.1 and replace with the following: R404.1 Lighting equipment (Mandatory). A minimum of seventy-five percent (75%) of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or a minimum of seventy-five percent (75%) of the permanently installed lighting fixtures shall contain only high efficacy lamps.

Delete Section R406.3 and replace with the following: R406.3 Energy Rating Index. The Energy Rating Index (ERI) shall be determined in accordance with RESNET/ICC 301. Energy used to recharge or refuel a vehicle used for transportation on roads that are not on the building site shall not be included in the ERI reference design or the rated design.

Delete Table R406.4 and replace with the following:

15-14  
TABLE R406.4 – MAXIMUM ENERGY RATING INDEX

Climate Zone	Energy Rating Index <sup>a</sup>
6	68

<sup>a</sup> Where on-site renewable energy is included for compliance using the ERI analysis of Section R406.4, the building shall meet the mandatory requirements of Section R406.2, and the building thermal envelope shall be greater than or equal to the levels of efficiency and SHGC in Table R402.1.2 or Table R402.1.4 of the 2015 International Energy Conservation Code.


- 304 **REFERENCES TO OTHER CODES:** Where any provisions of the codes that are adopted in this Ordinance make reference to other construction and safety-related model codes or standards which have not been adopted by the involved authority having jurisdiction, to the extent possible, such reference should be construed as pertaining to the equivalent code or standard that has been duly adopted by such jurisdiction.
- 400 **EFFECTIVE DATE:** This ordinance and the code adopted by the same shall be recorded and shall be in full force and effect on January 1 of the year after its passage, approval and publication as provided by law. The referenced codes may be obtained from International Code Council, 5360 Workman Mill Road, Whittier, California 90601-2298 or the International Code Council at <http://www.iccsafe.org>.

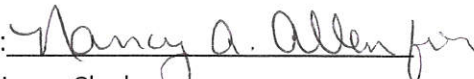
Adopted this 29<sup>th</sup> day of December, 2020, Resolution Number 2020-133.

## BOARD OF BANNOCK COUNTY COMMISSIONERS

  
Ernie Moser, Chair

  
Jeff Hough, Member

  
Terrel Tovey, Member

ATTEST:   
Jason Dixon, Clerk

15-15

APPENDIX A – BUILDING VALUATION DATA

22024990

A. The following schedule shall be used in determining Bannock County Building Permit fees:

EXTRACTED FROM 1997 UNIFORM BUILDING CODE

TABLE NO. 1-A – BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500	\$23.00
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00, or fraction thereof

22024990

OFFICIAL RECORD BKH  
BANNOCK COUNTY IDAHO

RECORDED AT REQUEST OF  
FEE DEPUTY

BANNOCK COUNTY

2020 DEC 29 A 9:52

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