

BLAINE COUNTY ORDINANCE NUMBER 2016 - 02

AN ORDINANCE OF BLAINE COUNTY, IDAHO, AMENDING BLAINE COUNTY CODE, TITLE 7, CHAPTER 1, BUILDING CODE ORDINANCE, BY DELETING IT IN ITS ENTIRETY AND ADOPTING A NEW CHAPTER 1, BUILDING CODE, BY WHICH THE 2012 INTERNATIONAL BUILDING CODE (2012 IBC), THE 2012 INTERNATIONAL RESIDENTIAL CODE (2012 IRC), 2012 INTERNATIONAL SWIMMING POOL AND SPA CODE (2012 ISPSC) AND THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE (2012 IECC) ALONG WITH AMENDMENTS AND ADDITIONS TO REFLECT LOCAL CONCERNS ARE ADOPTED PURSUANT TO IDAHO CODE, TITLE 39, CHAPTER 41, IDAHO BUILDING CODE ACT; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Blaine County seeks to protect the public health, safety and welfare of the citizens of and visitors to the County.

WHEREAS, Blaine County, pursuant to Idaho Code §39-4116(2) and as a local government that issues building permits and performs building code enforcement activities, shall adopt the following codes as published by the International Code Council and amended by the Idaho building code board through the negotiated rulemaking process (see IDAPA 07.03.01.004):

- (a) International Building Code, including all rules promulgated by the board to provide equivalency with the provisions of the Americans with disabilities act accessibility guidelines and the federal fair housing act accessibility guidelines;
- (b) International Residential Code, parts I-IV and IX;
- (c) International Energy Conservation Code, excluding amendments by the Idaho Building Code Board;
- (d) International Swimming Pool and Spa Code;

WHEREAS, Blaine County, pursuant to Idaho Code §39-4116(4), may amend the adopted codes or provisions of the above referenced codes to reflect local concerns, if such amendments establish at least an equivalent level of protection.

WHEREAS, Blaine County, pursuant to Idaho Code §31-714 “. . . may pass all ordinances and rules and make all regulations, not repugnant to law, necessary for carrying into effect or discharging the powers and duties conferred by the laws of the state of Idaho, and such as are necessary or proper to provide for the safety, promote the health and prosperity, peace and good order, comfort and convenience of the county and the inhabitants thereof, and for the protection of property therein . . .”

WHEREAS, Areas of Blaine County require higher roof snow load standards due to elevation, topography and climate will require construction in accordance with the 2012 International Building Code and snow loads established in part based on "Ground and Roof Snow Loads for Idaho" by Ronald L. Sack and Azim Sheikh-Taheri, © 1986 by the Department of Civil Engineering, University of Idaho, Moscow, Idaho 83843;

WHEREAS, while Blaine County supports the salvage of existing structures for building material conservation as well as relocated residences, it is appropriate to require that moved residential and commercial structures meet the same energy conservation, structural, life safety and other code requirements as new structures;

WHEREAS, natural grade is site specific to establish overall building height and therefore is necessary to preserve and document natural grade to show compliance with Title 9 Zoning Regulations of the Blaine County Code;

WHEREAS, due to the rural nature of Blaine County, response times by the fire districts vary and this is appropriate to require fire resistive construction of chimney chases for factory-built solid fuel appliances;

WHEREAS, Notice for the March 15, 2016 hearing on this ordinance satisfies Idaho law and Blaine County Code;

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BLAINE COUNTY, IDAHO, AS FOLLOWS:

[NOTE: Additions are underlined; deletions are stricken; and unmarked text is unchanged between the existing 2009 and the proposed 2012 editions.]

SECTION 1. Blaine County Code, Title 7, Chapter 1, Building Code, is hereby repealed in its entirety and a new Chapter 1, Building Code is adopted as a supplemental amendment to the 2012 ~~2009~~ edition of International Building Code as amended by the Idaho Building Code Board. The following text reflects amendments, changes, and alterations to the 2012 ~~2006~~ supplemental amendments to the 2012 ~~2006~~ International Building Code:

§7-1-1 SHORT TITLE: This ordinance shall be known as the Building Code Ordinance.

§7-1-2 ADOPTION OF CODES: Pursuant to Idaho Code 39-4116(2), the following Codes published by the International Code Council are hereby adopted by reference:

A. 2012 2009 International Building Code (2012 2009 IBC) as published by the International Code Council, and amended by The Idaho Building Code Board.

- ~~1. excluding the incorporated electrical codes, mechanical code, fuel gas code, plumbing codes, fire codes or property maintenance codes other than specifically referenced subject or sections of the 2009 International Fire Code; and~~
- ~~2. including the incorporated 2006 2009 International Residential Code (2006 2009 IRC), parts I, II, III, IV, and IX; and~~
- ~~3. including the incorporated 2006 2009 International Energy Conservation Code for commercial construction; incorporating the BuildSmart amendments, Blaine County Ordinance 2011-02 for residential energy conservation; and~~

1.4. Including all rules promulgated by the Idaho Building Code Board to provide equivalency with the provisions of the Americans with Disabilities Act accessibility guidelines and the Federal Fair Housing Act accessibility guidelines; ~~and~~

B. 2012 2009 International Residential Code (2012 2009 IRC) as published by the International Code Council including parts I, II, III, IV, and IX as amended by Idaho Building Code Board;

- ~~1. except for parts V, VI, VII and VIII as they pertain to mechanical, fuel gas, plumbing and electrical requirements;~~

1.2. Including Appendix F of the 2012 2009 IRC: Radon Control Methods;

C. 2012 2009 International Energy Conservation Code (2012 2009 IECC) as published by the International Code Council, including a specific the reference to the ASHRAE/IESNA 90.1 and 90.2 standard shall be the (2007 edition) of such standard and Title 7, Chapter 6 of Blaine County Code. shall be the of such standard.

D. 2012 International Swimming Pool and Spa Code (2012 ISPSC) as published by the International Code Council.

§7-1-3 AMENDMENT OF CODES: Pursuant to Idaho Code 39-4116(4), the following Codes Sections adopted in pursuant to Section 7-1-2 of this chapter are added to, or amended to read as follows:

A. Residential Fire Separation: Providing for the construction of fire walls or fire barriers when approved by the authority having jurisdiction and protected openings as defined in ~~section 701~~ chapter 7 of 2012 2009 International Building Code to be a minimum two hour rated assembly as a means to reduce and limit the spread of fire in residential R-3 structures greater than 4000 square feet or as approved by the fire code official of the district. There shall be no prohibition of voluntary installation of an approved residential fire sprinkler system. See the Blaine County Fire Code for fire district requirements based on square footage, fire district capabilities, and approved water supplies as approved by the fire code official.

B. ~~A.~~ Alternate Materials, Alternate Design, And Methods Of Construction: Amending 2012 2009 IBC, Section 104.11 Alternative materials, design and methods of construction and equipment, by adding the following sentence:

Section 104.11 The owner/applicant accepts total liability for structural, ~~and~~ life safety, and health hazards associated with untested, unproven products, materials, designs, and methods.

C. ~~B.~~ Required Permits: Required building permit applications shall be made on forms furnished by Blaine County and approval shall be in accordance with Sections 9.3.5 and 9.3.6 of Blaine County Code, Title 9 (Zoning Regulations); and in accordance with Section 105, Permits, of 2012 ~~2009~~ IBC, and as amended by the following additional ~~of~~ Sections: ~~105.1.3 and 105.1.4 and 105.1.5, 105.1.6, and 105.1.7 and 105.1.8~~ as follows:

Section 105.1.3 *Moved Structures:* Permit applications for moved structures shall be specific to the proposed new location within the unincorporated Blaine County. Moved structures shall meet all snow load and other applicable design standards for the proposed new location. Permits for moved structures shall include, but are not limited to, the following information provided by an Idaho licensed engineer: appropriate foundation designed to meet Blaine County structural forces; evidence of investigation of the largest window or garage door opening for structural adequacy of existing headers; where practical an analysis of the existing roof system including trusses or rafters and roof sheathing materials, wall and floor systems for conformity to structural forces criteria for the new occupancy and new location.

Section 105.1.4 *Manufactured Homes:* Permits are required for manufactured homes being placed both within and outside of mobile home parks in unincorporated Blaine County, pursuant to I.C. 44-2202 and this code.

Section 105.1.5 *Demolition Permits:* Permit applications for demolitions shall be specific to the location from which a structure is being deconstructed, moved, or destroyed. Demolition shall include moving a structure from one site to another and destruction/demolition of a structure for disposal. Permit applications shall include owner, address, property descriptions, phone number, description of the scope of the demolition and a timeframe. Written acknowledgement that the utility companies serving the property, the Blaine County Assessor's office and the jurisdiction's Building Official, if other than Blaine County, have been notified. Permits shall be valid for 90 days.

Section 105.1.6 *Re-roofing Permits:* Permit applications for re-roofs shall include identification of the existing structural roof system, e.g. roof rafters, size, spacing, and span or truss system as constructed. Older, existing residential structures that have not been built to current County snow load standards shall be required to maintain, at the minimum, the existing structural integrity of the roof system. This exception to the snow load standards contained in this code ordinance shall be limited to R-3 residential occupancies and shall not apply to new residential construction or any commercial structures. Owners of pre-existing residential structures exempted from the snow load requirements under this provision shall be responsible for maintaining the roof, e.g. shoveling snow therefrom.

Section 105.1.7 *Agricultural Building Setback Permits:* Agricultural buildings, as defined herein Section 7-1-4(C), shall require a permit ~~to locate said buildings on the subject property~~ in conformance with Title 9, zoning regulations. To protect the public health, safety, and welfare, applications for setback permits shall include approval by the applicable fire district for, but not limited to, required fire protection, water supply, and access.

Section 105.1.8 *Excavation or Grading:* Natural grade shall be documented and preserved to establish overall building height prior to excavation. Natural grade shall be site specific and be expressed in feet above mean sea level. Excavation or grading for residential or

commercial buildings shall constitute start of construction. Construction shall not commence prior to obtaining approvals from Blaine County Land Use and Building Services. Applicants shall provide architectural elevation and topographic contours, state ownership, and site description. Approvals for excavating and grading shall be granted on forms provided by Blaine County.

D. Permit Expiration: Amending ~~2012 2009~~ IBC, section 105.5:

Section 105.5 *Expiration:* Every building permit issued shall be obtained within 180 days after the date of issuance by paying all related fees to Blaine County including necessary investigation fees as determined by the Building Official or Department Director. All issued Building Permits shall expire after 2 years from the date of payment of permit fees. Building permits may be extended one time for 6 months upon written request for extension to the Building Department. If the project is not completed within the above timeframe, including the one-time 6 month extension (30 months total), the Building Permit shall expire. Expired Building Permits shall be renewed by paying 10% of the original permit fee line item only of the original Building Permit application. Renewed Building Permits shall be valid for the above stated timeline including the opportunity for an additional one time 6 month extension. Failure to renew a required Building Permit within 30 days of expiration may be considered abandonment, and the building official or director may record with the County Recorder a written notice of to be recorded for non compliance.

~~*E. D. Submittal Documents: Amending 2006 2009 IBC, Section 106.1 by the addition of the following language:*~~

~~Section 106.1 Submittal documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in two or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional. Said design professional shall be an Idaho State Licensed Architect or Idaho State Licensed Engineer.~~

E. Investigation Fee: ~~Amending Section 109 Investigation Fees of 2009 2012 IBC by adding the underlined language and deleting the stricken language as follows:~~

Section 109.4 ~~109~~ *Work Commencing Before Permit Issuance:* Any person who commences any work on a building including excavation or grading, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee that shall be in addition to the required permit fees which shall be charged as an investigation fee. Investigation fees shall be charged on an hourly basis pursuant to the Blaine County Building Permit Fees Table adopted by resolution of the Board and specified as "Other Inspection and fees". Exception: Structural investigation to determine structural integrity as required by the design professional in charge.

F. G Fees, Deposits, and Refunds: ~~Amending Section 108-109 Fees, of 2009 2012 IBC by creating a new subsection 108.7 109.7, Fees, Deposits and Refunds by adding the following underlined language:~~

Section 109.7 ~~108.7~~ *Fees, Deposits, And Refunds:* Pursuant to Idaho Code, 2012 ~~2009~~ IBC, and Blaine County Code, for buildings, structures and other improvements requiring a building or other permit under this chapter Ordinance, fees and deposits shall be paid to Blaine County as specified herein. Fees shall be charged utilizing the Blaine County Building Permit Fees Table 1 as adopted by resolution of the Board. In addition, 65% of the building permit fee shall be paid as a plan check fee and 40% of the plan check fee shall be paid for the fire district plan check fee.

Section 109.7.1 ~~108.7.1~~ *Building Permits:* For projects with valuations in excess of two hundred thousand dollars (\$200,000.00) a partial payment of fifteen hundred dollars (\$1,500.00) shall be made at the time the building permit application is submitted to Blaine County. Said partial payment shall be credited to the total amount of the building permit fee, but shall be subject to a 20% cancellation of the total amount of the building permit if the building permit is not obtained by the applicant within 180 days of permit approval.

Section 109.7.2 ~~108.7.2~~ *Moved Structures*: Fees shall be based on 50% of the assessed value of the structure plus the value of on-site additions and remodels utilizing Building Permit Fee Table 1 as adopted by resolution of the Board.

Section 109.7.3 ~~108.7.4-3~~ *Manufactured Homes*: Fees shall be based on the value of the on-site elements constructed, not the home itself.

Section 109.7.4 ~~108.7.5.4~~ *Demolition*: Fee shall be \$ 50.00 and shall be due at the time the application is submitted to Blaine County.

Section 109.7.5 ~~108.7.6.5~~ *Re-Roof*: Fee shall be calculated using Blaine County Building Permit Fee Table 1. Valuation shall be based on scope of the work and materials.

Section 109.7.6 ~~108.7.7.6~~ *Agricultural Building Setback Permit*: Fee shall be \$25.00 and shall be due at the time the application is submitted to Blaine County.

Section 109.7.7 ~~108.7.8.7~~ *Refundable Deposit for Final Inspection*: In addition to building permit fees as above, a deposit shall be collected to ensure final inspection. Deposit for final inspections shall be a minimum of \$1500 or 10% of the total of the permit fees whichever is greater and shall be made at the time of the building permit application is submitted. Deposit for final inspection shall be released to the depositor upon a successful final inspection and the issuance of Certificate of Occupancy or if the project is withdrawn.

Section 109.7.8 ~~108.7.9-8~~ *Refunds*: Refund requests shall be considered on a case by case basis by the Land Use and Building Services Director, with approval from the Board of County Commissioners, upon written request by the applicant stating their case. Refunds shall not exceed 80% of the total of Building Permit fees paid. All refundable deposits will be returned to the payee. Fire District and South Central Public Health District fees are excluded from any refund request to Blaine County. Those refund requests must be directed to their respective agencies accordingly. Refund requests must be received within 180 days from the Building Permit payment date.

Section ~~109.7.9~~ ~~108.7.10-9~~ *Cancellation Fee:* Building permit applications that are withdrawn after approval by the County or that are not obtained within 180 days of approval by the County shall be subject to a cancellation fee of 20% of the total amount of the building permit fee ~~for the project~~, including all plan check fees and Fire Department review fees. If a partial payment of \$1,500.00 has been paid pursuant to F G above, said partial payment shall be credited toward the cancellation fee.

~~G. H. Required Inspections:~~ ~~Required inspections shall be in accordance with Section 109.110 of 2009 2012 IBC as amended by the addition a new section 109.3.8.1 110.3.8.1 as follows:~~

Section ~~110.3.8.1~~ ~~109.3.8.1~~ *Manufactured Homes:* Inspections are required for manufactured homes placed in Blaine County, pursuant to I.C. 44-2202 and this Code.

~~H. I Board of Appeals:~~ ~~Amending Section 112 113, Board of Appeals, 2009 2012 IBC, by the addition of a new section 112.3.1 as follows:~~

Section ~~113.3.1~~ ~~112.3.1~~ *Board Membership:* The Board of County Commissioners will appoint a three (3) person Board to stand as the Board of Appeals, as needed, with membership to be selected from but not limited to the following list professionals in the various fields of expertise in the building industry:

- The City of Ketchum, Idaho Building Official;
- The City of Hailey, Idaho Building Official;
- The Ketchum Rural Fire District Fire Chief or Assistant Chief;
- The Wood River Rural Fire District Fire Chief or Assistant Chief;
- General Contractor associated with the Building Contractors Association of the Wood River Valley;
- A licensed Idaho Architect; and,
- A licensed Idaho Engineer.

~~I. J Building Height: Section 502 of the 2009 International Building Code definition of height, by deleting it in its entirety and replacing it with the definition of building height contained in Blaine County Code, Title 9 (Zoning Regulations) Chapter 2, definitions.~~

Section 502 *Building Height*: The vertical distance measured from the highest point of the roof directly to natural grade. Parapet walls required by code shall not be included in the measurement of height. This provision does not apply to accessory fixtures such as flag poles, lightning rods, weather vanes, antennas (not including satellite dishes), chimneys, air conditioners, or solar collectors. Buildings located in the floodplain shall be measured from the Intermediate Regional Flood elevation, where base flood elevations are available. (see also Title 9, Chapter 2)

~~K Smoke Detectors in Manufactured Homes: Amending Section 907.2.10.1.2 907.2.11.2 of 2009 IBC with the stricken and underlined language as follows:~~

~~Sections 907.2.11.2 Groups R-2, R-3, R-4, Manufactured Homes, and I-1. Single or multiple station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4, Manufactured Homes, and I-1, regardless of occupant load at all of the following locations:~~

- ~~1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.~~
- ~~2. In each room used for sleeping purposes.~~
- ~~3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.~~
- ~~4. All newly permitted manufactured homes shall have UL listed battery operated smoke detectors installed in each sleeping room if not already present at the time of home set-up.~~

J. ~~K.~~ Vertical Openings:

Section 712.1.7 Masonry chimney: Approved masonry chimneys shall be permitted where the annular space is fire blocked at each floor level in accordance with section 712.2.5. All chimneys shall have approved spark arrestors installed at the point of termination.

Section 712.1.19 Factory-built solid fuel burning appliance chimney chase. If a factory-built solid fuel burning appliance is enclosed within a shaft or chase, it shall be protected on the interior (flue) side as required for one-hour fire-resistive construction. All factory-built chimneys shall have approved spark arrestors installed at the point of termination.

K. ~~L.~~ Roof Live Snow Load Requirements: Amending Section 1603.1.3 of the 2012 2009 International Building Code, Roof Snow Load, by adding a new subsection 1603.1.3.1, Special roof loads, by the addition of the underlined language as follows:

Section 1603.1.3(new subsection ".1" 1603.1.2 and section 1607.12 1607.11) Special roof loads of the 2009 IBC Roof live snow load requirements for all structures are site specific, including newly sited manufactured homes, in unincorporated areas of Blaine County and shall be as follows:

North Fork to Smiley Creek:	150 pounds roof live load per square foot
North of Ketchum to North Fork:	125 pounds roof live load per square foot
West of Ketchum to western end of platted	
Board's Lower Ranch:	110 pounds roof live load per square foot
West of western end of platted Lower Board Ranch	125 pounds roof live load per square foot
East of Triumph	125 pounds roof live load per square foot
North of Bellevue to south of Ketchum	100 pounds roof live load per square foot
Picabo to south of Bellevue	65 pounds roof live load per square foot
Carey Valley including south and East of Carey	50 pounds roof live load per square foot

Exception #1: A manufactured home or mobile home need not meet the roof snow load requirement if supplied with an approved, engineered Ramada roof which conforms to the required roof live snow load. New manufactured homes in an established mobile home park must meet minimum 80 pound per square foot roof live snow load. Used manufactured homes

newly placed within an established mobile home park which do not meet the snow load requirement must present a signed and notarized lease agreement between the park owner and the tenant which provides for continuous snow removal from the roof structure.

Exception #2: Re-roofing projects, limited to those specified (existing R-3 occupancies) in Section §7-1-4 Amendment of Codes, (B) Required Permits, Section 105.1.6, Re-roofing Permits, need not meet roof snow load requirements as approved by the Building Official.

Exception #3: Yurts are limited to approximately 314 square feet and shall incorporate structural support to meet a minimum of 65 lbs per square foot of roof snow load.

L. M. *Seismic Dead Load Calculations:* A minimum thirty five percent (35%) of the flat roof snow loads for regions of Blaine County as stated above in Section K L shall be included in the seismic calculations for all habitable structures in the County as referenced in chapter 16 section 1605.3.1 of the 2012 ~~2009~~ IBC exception 2 to read: where the flat roof snow loads exceed 30# per square foot, thirty five percent (35%) shall be combined with seismic loads. Stamped engineering design calculations may be requested by the Building Department, ~~in support of the project.~~

M. N. *Live Load Requirements for Balconies or Second Floor Decks:* Amending Table 1607.1 of the 2012 ~~2009~~ IBC, Occupancy Items 5, ~~as pertains to residential use. Residential Category, Exterior Balconies, Uniform Load, shall be deleted in its entirety and replaced with the underlined language as follows:~~

Residential Category: Exterior Balconies and Decks: Uniform Load (p.s.f.) shall be equal to the roof live snow load when exposed to snow loading or table 1607.1 whichever is greater.

N. O. *Snow Hooks:* ~~Amending Section 1608, Snow Loads, of the 2009~~ 2012 IBC by ~~adding a new subsection 1608.3~~ 1608.4, Snow Hooks, as follows:

Section ~~1608.4~~ 1608.3 *Snow hooks:* Snow hooks are structural elements that are required on roof structures to protect pedestrians at all exit and similar areas and to protect glazed roof structures from snow and ice sliding from a roof overhead.

Q. P. Foundations: Amending

Section 1809.4 *Depth of Footings*, of the ~~2009~~ 2012 IBC by changing the minimum depth to ~~32 inches~~. Footings supporting walls of light frame construction by changing the depth of footing below undisturbed ground surface to 32 inches in all situations, bottom of footing to be a minimum of 32 inches below grade. Exception: Plans stamped with a seal by an Idaho licensed engineer may differ from this provided all other Blaine County design specifications have been met.

P. Q. Snow Loads: Amending 2012 2009 IRC, Section R301.2.3 Snow Loads, by adding clarifying language and the addition of the underlined language as follows:

Section R301.2.3 *Snow loads:* Wood framed construction, coldformed steel framed construction and masonry and concrete construction in regions with ground snow loads 70 psf (3.35 kN/m²) or less, shall be in accordance with Chapters 5, 6 and 8 of the 2012 ~~2009~~ IRC. Buildings in regions with ground snow loads greater than 70 psf (3.35 kN/m²) shall be designed in accordance with accepted engineering practice, which may utilize practices and standards set forth in the ~~2009~~ Chapter 16 of the 2012 IBC and this chapter. ~~ordinance.~~

Q. R. Climate Zone: Blaine County is represented as climate Zone 6B, the most extreme climate zone in Idaho, as stated in the 2012 ~~2009~~ International Energy Conservation Code (2012 ~~2009~~ IECC). Said 2012 ~~2009~~ IECC shall be the minimum energy standard related to construction practices for commercial buildings proposed for construction in Blaine County. Compliance reports shall be submitted in support of the project and shall be wet stamped signed and dated by the responsible design professional in charge. BuildSmart program has been adopted for residential construction, reference chapter 6 of this ~~the~~ title. (~~ordinance 2011-02 2011-03, 5-9-2011.~~)

§7-1-4 ADDITIONAL REQUIREMENTS: The following regulations shall apply in addition to those contained in the ~~adopted Codes~~ adopted in section 7-1-2. ~~and standards.~~

A. Manufactured Homes: Blaine County hereby adopts by reference the “Idaho Manufactured Home Installation Standard” as published by the State Of Idaho, January 1, 2004, compiled jointly with the Manufactured Housing Industry and as may be amended or updated from time to time. Said “Standard” shall be known as the “Manufactured Housing Code for Blaine County”.

B. Special Natural Hazards: Understanding that certain natural hazards exist in unincorporated Blaine County ~~the jurisdiction~~ including, but not limited to avalanche areas, debris flows, earthquake, floodplain, snow loads, wildfires, and soil qualities, site specific surveys and related engineering may be required as deemed appropriate by the authority of the jurisdiction at the expense of the applicant.

C. Agricultural Buildings: Pursuant to Idaho Code 39-4116(~~5~~ 4) and subsection 9-3-5A of this code, agricultural buildings, defined as follows and located within a rural remote (RR-40) or rural residential (R-10) zoning district or a productive agricultural zoning district (A-20 or A-40), are exempt from the requirements of the building code and rules promulgated by the Idaho Building Code Board. A setback permit is required as authorized by Idaho Code and subsection 7-1-3 ~~CB~~ of this chapter.

D. 2012 ~~2009~~ IBC, Section 202 Definitions:

Agricultural Building: A structure designed and constructed to house farm implements, hay, grain, poultry, livestock, or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated, or packaged, nor shall it be a place used by the public.

BuildSmart 2012 ~~2009~~ International Energy Code (IECC) Amendments: These above-code energy amendments ~~are defined in the Blaine County Ordinance 2011-02,~~ pertaining to residential construction Chapter 4 of the 2012 ~~2009~~ IECC, ~~are set out in Title 7, Chapter 6.~~ The BuildSmart program is an program affecting residential construction in the County.

~~Yurt: A membrane structure permitted in Blaine County.~~ A yurt is a temporary tent system built on a platform foundation incorporating structural elements to resist snow loads and wind loading which must be insulated as per the manufacture's specifications. ~~For the purpose of this ordinance~~ Yurts shall be permitted only as an accessory use (U-1) to an existing single family residence (R-3) or as part of another conditional use permit per Title 9 of Blaine County Code. Yurts shall not exceed 314 sq. feet excluding an entry vestibule of 30 sq. feet. No kitchen or plumbing is permitted. Minimum snow load design shall meet 65# per sq. foot, shall be anchored to a foundation system to meet 90 mph wind speed, exposure B. Yurts shall be reviewed and approved on a case by case basis for location and Life Safety issues related to Chapter 3, Section R 314 Smoke Detectors, and R 315 CO Detectors of the 2012 ~~2009~~ International Residential Code and for compliance with Title 9, Zoning Regulations of the Blaine County Code.

E.D. Masonry Fireplaces, Manufactured Fireplace Inserts Or Free-Standing Wood Burning Stoves Or Solid Fuel Burning Appliances In Sleeping Rooms: Masonry fireplaces, manufactured fireplace inserts, or free-standing wood burning stoves when present in a sleeping room, or potential sleeping room shall be equipped with the capability to draw one hundred percent (100%) outside combustion air supply and utilized with tight fitting glass doors over the fireplace opening.

F.E. Electrical, Mechanical and Plumbing Inspections Pre-Requisite: The framing and final inspection by the Blaine County Building Department shall not be conducted until the applicant has obtained a rough electrical inspection from the Idaho State Electrical Inspector and a rough mechanical and plumbing inspection from the State Inspectors. The final inspection shall not be conducted until the applicant has obtained a final electrical inspection from the state Electrical Inspector and a final inspection from the State Mechanical and Plumbing Inspector.

G.F. Salvaged Building Materials: The use of salvaged building materials may be approved by the Building Official upon receipt of a complete list of those materials accompanied with written approval of such materials by an Idaho Licensed Engineer. Said materials shall be capable of meeting design criteria for the proposed project.

H.G. Hours Of Construction: Construction under a valid Blaine County building permit shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, 8:00 a.m. to 7 p.m. Saturday, and 9:00 a.m. to 7:00 p.m. Sunday, except in the productive zoning districts (A-20 and A-40) and rural remote and rural residential zoning districts (R-10 and RR-40) as defined in Title 9, Zoning Regulation, of this code, or as may be specified in conditions attached to a conditional use permit granted pursuant to Title 9 zoning regulations or to subdivision approval granted pursuant to Title 10 "Subdivision Regulations" of this code.

I.H. Authority to Inspect: Inspections of buildings, structures, and sites for compliance with building codes adopted herein shall be conducted by a person to be hired and designated by the Board of Commissioners or Land Use and Building Services Director as the Blaine County Building Official. Pursuant to Idaho Code §39-4108, inspectors shall hold a valid certification as a building inspector or plans examiner as issued by the International Code Council. Deputies shall be designated as provided for in Section 103.3 of 2012 2009 IBC.

I.J. Enforcement: Enforcement of the Building Code shall be in accordance with Section 104 of the 2012 2009 IBC.

K.J. Wellhead Protection Area: The building official may require that the applicant solicit and document the request for written agency comment from Idaho Department of Environmental Quality (IDEQ), or other appropriate agencies, including, but not limited to, owners of public water systems for projects located in the ~~general~~ Commercial Zoning District, Light Industrial Zoning District, and Heavy Industrial Zoning District prior to issuing a building permit for projects located within a wellhead protection area that may involve potential contaminant sources or potential contaminants listed in Appendix A of this title adopted by the Board of County Commissioners by resolution. Construction and operation of uses within a wellhead protection area shall conform to best management practices for those potential contaminant source activities. The building official may attach conditions to the issuance of a building permit that ensures the recommendations from IDEQ will be adhered to.

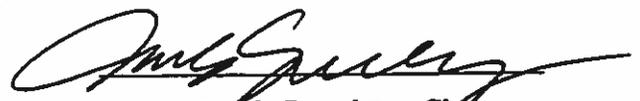
§7-1-5 PENALTIES: A violation of any provision of the Building Code Ordinance may be prosecuted as a misdemeanor, punishable as provided in Blaine County Code Section 1-4-1. Each day that such a violation occurs or continues, shall constitute a separate criminal offense.

SECTION 2. SEVERABILITY CLAUSE: The provisions of the Building Code Ordinance are severable and the invalidity of any part of the Building Code Ordinance shall not affect the validity of the remainder of the ordinance.

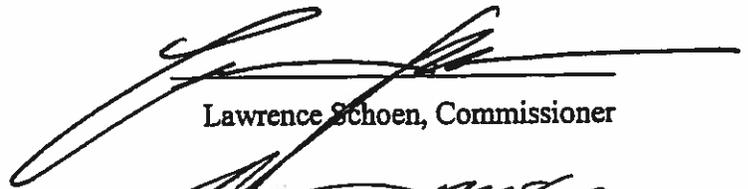
SECTION 3. EFFECTIVE DATE: The Building Code Ordinance shall be in full force and effect from and after its passage, approval, and publication.

REGULARLY PASSED, APPROVED, AND ADOPTED this 29th day of March, 2016.

BLAINE COUNTY BOARD OF COUNTY COMMISSIONERS



Jacob Greenberg, Chairman



Lawrence Schoen, Commissioner



Angie McCleary, Commissioner

ATTEST:



JoLynn Drage, Blaine County Clerk

SUMMARY OF ORDINANCE 2016-02 published April 13, 2016

