

Blaine County Building Services Frequently asked Questions

A Pre-Building Permit Zoning Review application is encouraged on all projects.

WHEN DO I NEED A BUILDING PERMIT? **ALL PROJECTS** are subject to a zoning review, even if a building permit is not required and if you are outside your building envelope. Any new construction, structural additions, alterations or repairs, demolition, re-roofing, out-buildings over 120 square feet in size, decks that are 30" or more above grade, porch roof coverings, moved structures **BEFORE** the move takes place, placing a manufactured home in or out of a park, any interior remodel that would affect life safety issues. Demolition Permits **are** required.

DO AGRICULTURAL BUILDINGS REQUIRE A BUILDING PERMIT? No and yes!! **No**, they do not require a *building permit*, but do require a *setback permit* obtained through the building department if the agricultural building is located in an agricultural zoning district (R-10, R5, A-40, RR-40 and A-20 in Blaine County) and they meet the definition contained in the Blaine County Building Code:

"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."

Yes, agricultural buildings do require building permits when located in residential zoning districts in Blaine County. Zones A-10 & A-20 Ag. Set Back

HOW LONG DOES THE PERMIT PROCESS TAKE? From the time you drop off your **COMPLETED** permit application, the process time is usually 4-6 weeks during the heavy building season - March through October. It is a great idea to bring plans in during the slower months of December, January and February so that you can begin your project when you are ready in the spring. Remember, incomplete applications take longer. Additional reviews of changed/incomplete plans can be charged a deferred submittal fee in addition to the regular permit fee. Getting bare bones plans in quickly will **NOT** expedite issuance of the permit.

DOES MY APPLICATION HAVE TO GO TO THE PLANNING AND ZONING COMMISSION? All applications are reviewed by the Land Use staff in-house prior to a structural review by Building staff. If, at that time, a zoning application is required, then a hearing before the Commission or Hearing Examiner may be required. **It is best to check with the Land Use Staff before you begin your building project so that any zoning questions can be addressed well in advance of your application for building permit.**

WHEN DO I PAY FOR MY PERMIT? For projects over \$200,000 valuation, a \$1,500 non-refundable partial payment is required at the time the application is obtained to the Building Services Department. Payment of the balance of fees due and permit fees for all other projects is required at the time of issuance of the building permit. Payment shall be made prior to the commencement of construction.

CANCELLATION: In the event of cancellation, a fee of 20% of the permit fees will be charged.

DEPOSIT FOR FINAL INSPECTION: Because the 2012 IBC requires final inspections and certificates of occupancy, a minimum deposit of \$1,500 or 10% of the total of the permit fees which ever is greater and shall be made at the time of the building permit application is submitted. Deposits for final inspection shall be released to the depositor upon successful final inspection and issuance of Certificate of Occupancy.

CAN I GET AN ESTIMATE ON THE PERMIT FEE? Please use the enclosed fee schedule. Be sure to include the **LOCAL JURISDICTIONAL FEES** at the top. The Blaine County Building Code authorizes the Building Official to make the final valuation determination on all projects.

DO CONTRACTORS IN BLAINE COUNTY HAVE TO BE LICENSED? No. As a consumer, it is your responsibility to ask for references from any prospective contractors. You may come into the Building Service Department to peruse the public records. That will give you the names of building owners who have used that contractor before. Talk to those owners. Ask the contractor if they have a copy of the 2012 IBC and other applicable codes to give you an idea as to how informed the contractor is. Talk to local building suppliers. Another good reference is the Building Contractors of the Wood River Valley.