



**RESOURCES FOR OBTAINING A BLAINE COUNTY BUILDING PERMIT**

**BASIC PROCESS FOR APPROVAL:**

Once a completed building permit application and its supporting information have been received in the Building Department, it goes through an in-house zoning review and Building review. These reviews will be done in the order submitted. Zoning and Building reviews will be conducted simultaneously whenever possible and practical to expedite the permitting process. Full structural and architectural plans must be available for the process to move through review. The more complete the plans, the quicker these reviews can be done.

**\*\*Please note this message from your Fire District:** Fire District approval is required *prior* to submitting the Blaine County building permit application. The Fire Districts *require two (2) complete sets of plans*, one with a wet stamp, with the completed building permit application for project review. One (1) set of plans will be stamped and returned to you with the signed building permit application upon completion of review. *Allow 3 – 14 working days for completion* from your Fire Department.

**HELPFUL SUGGESTIONS:**

- ❖ Thoroughly read the informational brochure. Ask questions about things you may not understand.
- ❖ Submit a completed application following the checklist attached to this application.
- ❖ **Plan ahead.** Be sure to allow appropriate time for plan review prior to issuance.

**Helpful Phone numbers:**

Building Department: Jeff Giese, David Farrell & Karen Osborne	208-788-5573	Road and Bridge	Steve Thompson	208-720-7502
Assessor's Office	208-788-5535	Planning and Zoning	Tina Lewis	208-788-5570
Wood River Fire District	Mike Baledge 208-788-3147	South Central Health District	Matt Wildhagen	208-788-4335
Ketchum Rural Fire District	Rich Bauer 208-720-0323	Blaine County Commissioners	Jenny Lovell	208-788-5500
Carey Fire District	Richard Kimball 208-720-2076	West Magic Fire District	Don Hartman	208-487-2571
State Plumbing Inspector	Joel Steen 208-358-3506	Smiley Creek Fire District	Scott Williams	208-774-2257
State Electrical Inspector;	Steve Greene 208-420-7409	IDWR	Nathan Erickson	208-736-3033
State HVAC:	Shane McDaniel 208-615-3977	D.E.Q.- Air Quality Officer	Steve VanZandt	208-736-2190

**Engineering Requirements:** The following Blaine County design MINIMUM loads must be stated in your plans on an engineering specification page, stamped by the design professional; either an Idaho State Licensed Architect or an Idaho State Licensed Professional or Structural Engineer.

**Foundation:** Footing shall be placed a minimum 32" below grade measured to the bottom of the footing. Overall foundation dimension shall be a minimum 36" from bottom of footing to top of stem wall. Site specific soils may require additional frost depth.

**Roof: Snow LIVE load requirements are as follows:**

a) North Fork to Smiley Creek	150 PSF
b) North of Ketchum to North Fork	125 PSF
c) West of Ketchum to western end of platted Lower Board Ranch	110 PSF
d) West of western end of platted Lower Board Ranch	125 PSF
e) East of Triumph	125 PSF
f) North of Bellevue to south of Ketchum	100 PSF
g) Picabo to south of Bellevue	65 PSF
h) Carey including south and east of Carey	50 PSF

**Seismic:** Refer to Section Chapter 16) of the 2012 IBC amended by Blaine County Code to include 35% of the flat roof snow load.

**Wind Load:** Refer to Section 1609 of the 2012 IBC section R301.2.1.1, 90 mph for residential & 115 mph for commercial projects.

**Exterior Residential Balconies/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.

**Special Natural Hazards:** Understanding that certain natural hazards exist in the jurisdiction, including, but not limited to avalanche areas, debris flows, earthquake, floodplain, snow loads, wild fire, wind exposure and soil quantities, site specific surveys and related engineering may be deemed appropriate by the authority of the jurisdiction.

*For further information, a copy of Blaine County Code, Title 7, Chapter 1, Building Code, can be obtained from the Building Department or accessed on the Blaine County Website [www.blainecounty.org](http://www.blainecounty.org) and you may contact the Building Department at 208-788-5573.*

**Other Permits:** *To acquire a building permit, other permits may be necessary prior to or in addition to you building permit. These permits are your responsibility to obtain.* Phone numbers are included in the above list. Those permits may include, but are not limited to:

- ❖ Road Access Permit from Blaine County Road and Bridge
- ❖ Plumbing Permit from the State of Idaho Plumbing Inspector
- ❖ HVAV Permit from the State of Idaho Plumbing Inspector
- ❖ Electrical Permit from State of Idaho Electrical Inspector
- ❖ Septic Permit from South Central Health District
- ❖ Fire Sprinkler, hydrant, or cistern permit from the associated Fire District
- ❖ Appropriate Zoning Permits if necessary, i.e. Conditional Use Permits, Variances, etc.

**A BUILDING PERMIT MUST BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION, EXCAVATION CONSTITUTES START OF CONSTRUCTION. VIOLATIONS WILL BE ENFORCED IN ACCORDANCE WITH BLAINE COUNTY CODE SECTION 7-1-5.**

**THE BUILDING DEPARTMENT IS HERE TO ASSIST YOU. PLEASE CALL US WITH ANY QUESTIONS AT 208-788-5573.**