

Building Code Basics

All requirements are found in the Blaine County Code, Title 7. A copy of this Code may be obtained from the Building Services Department. With this Code, Blaine County adopts the 2012 International Building Code with local Amendments.

LIVE ROOF SNOW LOADS

North Fork to Smiley Creek	150 p.s.f.
North of Ketchum to North Fork	125 p.s.f.
West of Ketchum to western end of platted	
Lower Board Ranch	110 p.s.f.
West of western end of platted	
Lower Board Ranch	125 p.s.f.
East of Triumph	125 p.s.f.
No. of Bellevue to So. of Ketchum	100 p.s.f.
Picabo to South of Bellevue	65 p.s.f.
Carey including So. and E. of Carey	50 p.s.f.

Seismic

Seismic Categories are to be designated in reference to Chapter 16 of the 2012 International Building Code. Seismic engineering calculations must include 35% of the snow load in reference to Blaine County Building Code.

Wind Factors

90 miles per hour, Exposures B and C. This factor is region specific. Please ask the Building Department for your area.

Fees

Fees are in accordance with the 2012 International Building Code as adopted by Blaine County. Additional fees include 40% of the building permit plan check fee for a Fire Department Plan Check fee. Manufactured Home permit fees are based upon valuation of site improvements only, i.e. foundation, decks, garages, etc. Fee schedule is available upon request.

Please visit our website at
www.blainecounty.org

Find Zoning Regulations in Title 9 of the
Blaine County Code

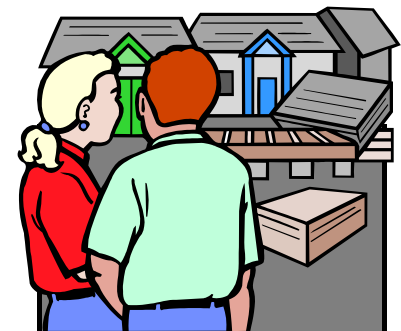


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BLAINE COUNTY BUILDING SERVICES



*How do I Apply for a
MANUFACTURED
HOME
Permit?*



HOW DO I APPLY FOR A MANUFACTURED HOME BUILDING PERMIT?

Whether your project is big or small, Blaine County Building Services is here to help assure the safety of the occupant and to serve those along that course. The process of obtaining a permit may seem long and involved; but, taken one step at a time, can be accomplished without undue stress. Below is a step by step guide.

1. Choose your property carefully. Be sure that the zoned area of the county will allow you to accomplish what you want. Ask for help from the Land Use Department before you purchase your property. They can be reached at 788-5570.
2. If the property you have chosen and project you want requires a zoning application, be prepared to follow through with the zoning process. Zoning must be approved before your permit can be issued.
3. Be sure you have the most recent Manufactured Home Permit Application from the Building Services Department.
4. Blaine County **REQUIRES** two (2) complete construction sets of plans which include a

foundation plan specific to your Manufactured Home; truss specifications that reflect the snow load you purchased on your home; pier type and placement which reflects the snow load purchased; and tie downs specific to wind load and seismic zone in Blaine County.

5. Ask building personnel about specific engineering criteria for the area you plan to place your home. Snow loads, seismic forces, wind load are different throughout the County.
6. If you choose not to purchase more than the 30# snow load the State requires, or you have an older home in which the snow load cannot be verified, then you must apply for a Ramada, or roof covering to protect your home. Plans for a Ramada must be engineered and stamped by an Idaho licensed engineer or architect. Plans for the Ramada must be submitted with the application to place the manufactured home.
7. A garage may be applied for with the manufactured home. However, completed engineered structural plans will be required as well.

An Incomplete Application will not be accepted

What else do I need?

1. A plan review and approval by the **Fire Chief** in your district. There are five fire districts, Wood River Rural-Bart Lassman at 788-5577, Ketchum Rural-Mike Elle at 726-7805, West Magic Fire District - Don Hartman at 487-2571, Carey Rural -Richard Kimball at 208-823-4130 or Smiley Creek - Scott Williams at 774-2257. A signature from the District is required on your application as is a stamp on the set of plans they review. Take to them 2 sets of plans. They will keep one and return one to you.
2. A **septic system permit** from South Central Health District. Even remodels and additions must be approved by South Central Health District. Contact them at 788-4335. A signature from them on the application, a stamp on the set of plans they review and a copy of the septic permit must accompany your building permit application.
3. If there are transmission lines near your property, you must have setback approval from **Idaho Power**. A letter from Idaho Power will be accepted by this office indicating minimum distances to the nearest transmission line.
4. A **Compliance Form for the IECC RES Check** must be completed. It is a certification that minimum insulation standards will be met.
5. Complete your Building Permit Application. Be sure all blanks are filled in. Use the Checklist provided as a guide. If you can check all of the boxes on the checklist, then your application should be complete.

Plan Ahead!
Be sure to allow 4-6 weeks for a permit to be