

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 Live Roof 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. If the valuation of your project is greater than \$200,000, a \$1,500 non-refundable partial payment of the permit fee will be required for your application to be accepted. Also, it is required that a final inspection deposit be made when obtaining your permit. This amount will be refunded to you after you final inspection is approved. Fee schedule is available upon request.

Please visit our website at
www.blainecounty.org



BLAINE COUNTY BUILDING SERVICES



*How can I expedite my
project through the
BUILDING PERMIT
PROCESS?*



Blaine County Building Services
Jeff Giese, Building Official
David Farrell Inspector
Karen Osborne, Permit Tech / Office Manager
219 First Avenue South, Suite 208
Hailey, Idaho 83333
Phone (208) 788-5573
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HOW CAN I EXPEDITE MY PROJECT THROUGH THE BUILDING PERMIT PROCESS?

Whether your project is big or small, the Blaine County Building Services Department 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. Please call 788-5570 to set up an appointment with one of our Planners.
2. If the property you have chosen and project you want requires a zoning application, be prepared to follow through with the zoning process. This can be determined before you submit your Building Permit application by having a **zoning pre-review** done by staff. Please call or stop by for the necessary information and

form prior to scheduling your pre-review appointment. **Zoning must be approved before your application will move to the Building Services Department for structural review.**

3. Be sure you have the most recent Building Permit Application from the Building Services Department. Applications must include a Res-check or Com-check to conform to the 2012 International Energy Code.
4. Blaine County **REQUIRES** two (2) complete construction sets of plans which include a wet stamp by either an Idaho licensed architect or Idaho licensed engineer. A wet stamp is an original stamp with signature that has not been copied. Why? Because Blaine County design forces are far beyond "light frame construction" as described in the 2012 International Building Code.
5. Ask building personnel about specific engineering criteria for the area you plan to build in. Snow loads, seismic forces, wind load are different throughout the County. In all cases, seismic load must be calculated including **35%** of the snow load for seismic engineering purposes. This is a local County Amendment.

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 - Don Hartman- 487-2571, Carey Rural - Richard Kimball- 823-4130 and Smiley Creek - Scott Williams- 774-2257. A signature from the District is required on your application. Take them three (3) sets of stamped plans. They will keep one (1) and return two (2) to you with

their approval stamp on it. They must also sign your building permit application.

2. A **septic system permit** from South Central Health District. Even remodels and additions must be approved by Bob Erikson at 788-4335. Mr. Erikson's signature or a copy of the septic permit must accompany your building permit application. He will also stamp or sign the plans he approved.
3. If there are transmission power lines near your property, you must have setback approval from the **Idaho Power Transmission Line Dept**. A letter from Idaho Power will be accepted by this office indicating minimum clearances to the nearest power line.
4. A **Compliance Form for the International Energy Code** must be completed certifying that minimum insulation standards will be met. See www.energycodes.gov to access the most recent Res-check or Com-check software.
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 a 4-6 weeks for a permit to be processed.

If you plan to use alternative building products that do not have ICC approval, expect a longer permit process.
