

JEFFERSON COUNTY
ORDINANCE NO. 2022-02

AN ORDINANCE OF JEFFERSON COUNTY ADOPTING CERTAIN PORTIONS OF THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE TO REGULATE THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA, AND MAINTENANCE OF ALL RESIDENTIAL AND COMMERCIAL BUILDINGS OR STRUCTURES IN THE UNINCORPORATED AREA OF JEFFERSON COUNTY, EXCEPT HUD CERTIFIED MANUFACTURED HOMES; PROVIDING FOR MANUFACTURED HOMES TO BE INSTALLED UNDER TITLE 44 CHAPTER 22 OF IDAHO CODE; ADOPTING CERTAIN PORTIONS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE, PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; PROVIDING FOR PENALTIES FOR THE VIOLATION THEREOF; REPEALING JEFFERSON COUNTY ORDINANCE NO. 2017-01, ALONG WITH ANY AND ALL OTHER ORDINANCES AND PARTS OF THE ORDINANCES IN CONFLICT THEREWITH.

THE BOARD OF COMMISSIONERS OF JEFFERSON COUNTY DO ORDAIN AS FOLLOWS:

Microfilm No. 471621
3-7-2022
At 10:19 O'Clock A M

COLLEEN C. POOLE
Jefferson Co. Recorder
Fee \$ 0 Deputy
Recorded at Request of Jefferson County

Section 1: ADOPTION OF THE 2018 INTERNATIONAL BUILDING CODES –

That certain documents, two (2) copies of which are on file and are open for inspection to the public, one (1) in the Office of the Clerk of Jefferson County and one (1) in the Office of the Jefferson County Building Official, being marked and designated as the following:

The 2018 edition of the International Building Code, promulgated by the International Code Council, and amendments adopted herewith together with standards incorporated into the International Building Code by reference, including but not limited to the 2018 edition of the International Residential Code promulgated by the International Code Council save and except such portions of the above mentioned codes as a deleted, modified, or amended by provisions of this ordinance;

shall be and the same are hereby adopted as the code of Jefferson County for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, and maintenance of all buildings or structures in Jefferson County; for issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions, and terms of such International Building Code, 2018 edition published by the International Code Council, and the secondary publications referenced above, all of which are on file in the office of the Jefferson County Clerk or Building Official are hereby referred to, adopted and made a part hereof as if fully set out in this ordinance.

Section 2: DELETIONS, MODIFICATIONS OR AMENDMENTS –

2018 International Building Code:

DELETIONS:

- Sections 101.4.1 gas, 101.4.2 mechanical, and 101.4.3 plumbing shall be deleted, thus solely regulated under the state division of building safety
- Section 109.3 shall be deleted
- Appendices A,F,K,L,M, and N of the 2018 IBC edition, are hereby deleted

MODIFICATIONS OR AMENDMENTS

- Section 1403.2 water-resistive barriers shall be amended as to leave installation at the sole discretion of the builder and such installation will not be enforced by the county building department

2018 International Residential Code

DELETIONS:

- All electrical, plumbing, and HVAC requirements of chapters 12 through 41 shall be deleted, thus solely regulated under the state division of building safety
- Appendices A,B,C,D,F,G,H,I,K,N,O, and P of the 2018 IRC edition, are hereby deleted
- Section R313 is hereby deleted as per state revisions

MODIFICATIONS OR AMENDMENTS

- Table 301.2(1) shall be amended to read as follows:

Ground snow load- 45+ PSF, wind speed- 90 MPH, seismic design category- D-1, weathering- severe, frost line depth- 30", termite- slight/moderate, winter design temp- -4 degrees, flood hazards- FIRM

Section 3: INSTALLATION OF MANUFACTURED HOMES —

Manufactured Homes as defined by Idaho state law and inspected by The Department of Housing and Urban Development, shall not be subject to the enforcement provisions of the aforesaid Uniform Building Code, but shall be regulated and inspected as prescribed in Title 44, Chapter 22 of the Idaho Code. The owner, or an agent of the owner, must apply for and receive, a Jefferson County building permit prior to placing any Manufactured Home on their property. No structural modifications may be made to any Manufactured Home unless a written site-specific structural analysis from a State of Idaho Certified Engineer or Architect has been approved, verifying the modifications compatibility with the Manufactured Home. All additions or alterations to any Manufactured Home must comply with all Building Code requirements. The Building Official or appointed representative is hereby authorized to permit, inspect and collect fees as established by the governing body, for Manufactured Homes placed in Jefferson County. Mobile or Manufactured Homes not bearing a HUD certificate label shall not be allowed except as provided for by Title 44 Chapter 25 of Idaho Code.

Section 4: EXEMPTIONS —

Agricultural buildings are exempt from building codes adopted herein when Jefferson County Planning, Zoning, and Building department verifies that such structure qualifies for the agriculture exemption under state law, but shall remain subject to placement requirements established by Jefferson County Zoning regulations.

Section 5: GENERAL —

Fees shall be assessed in accordance with the provisions of this section.

Permit fees: The determination of value or valuation under any of the provisions of this code shall be made by the building official. The value to be used in evaluating the building permit and building plan review fees shall be 51.5% of the current ICC Building Valuation Data table square foot construction costs.

Plan Review Fees: When submittal documents are required by the Building Official, a plan review fee shall be paid at the time the documents are submitted for plan review. Said plan review fee shall be ten (10%) percent of the building permit fee as calculated pursuant to this ordinance.

The plan review fees specified in this section are separate fees from the permit fees specified in Section R108 of the International Residential Code and are in addition to the permit fees.

When submittal documents are incomplete or changed, requiring additional plan review, or when the project involves deferred submittal items, an additional plan review fee shall be charged at the rate shown in the Jefferson County Building Permit Fee Schedule.

Expiration of Plan Review: Applications for which no permit is issued within 180 days following the date of the application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days on request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being take. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

INVESTIGATION FEES: Work without a Permit.

Investigation: Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

Fee: An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The minimum investigation fee shall be equal to the amount of the County's inspection fee. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

JEFFERSON COUNTY BUILDING PERMIT FEE SCHEDULE

TOTAL VALUATION	FEE
\$1 to \$500	\$24
\$501 to \$2,000	\$24 for the first \$500; plus \$3 for each additional \$100 or fraction thereof to and including \$2,000
\$2,001 to \$40,000	\$69 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof to and including \$40,000
\$40,001 to \$100,000	\$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001 to \$500,000	\$1,027 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof to and including \$500,000
\$500,001 to \$1,000,000	\$3,827 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$6,327 for the first \$1,000,000; plus \$3 for each additional \$1,000 or fraction thereof to and including \$5,000,000
\$5,000,001 and over	\$18,327 for the first \$5,000,000; plus \$1 for each additional \$1,000 or fraction thereof.

Other Inspections and Fees:

1. Inspections outside of normal business hours.....\$47.00 per inspection
2. Re-inspection fees.....\$47.00 per inspection
3. Inspections for which no fee is specifically indicated.....\$47.00 per inspection
4. For use of outside consultants for plan checking and inspections, or both.....\$47.00 per inspection

1. Fees to be calculated based on the total valuations calculated at 51.5% of the International Code Council Building Valuation Data table for the square footage construction costs on the date the building permit application is made.
2. Actual costs include administrative and overhead costs.

Manufacture – Modular Home Fees

Size	Full Fee
Single Wide	\$100.00
Double Wide	\$200.00
Triple Wide	\$300.00

(Permanent Foundations full fee from regular fee scale)

- Agricultural Permits- one percent (1%) of Valuation up to \$250.00 maximum.

Section 6: PENALTIES –

Any permit applicant or contractor who is not in compliance with the county building regulations, flood plain regulations, and other ordinances enforced by Jefferson County Idaho Planning, Zoning and Building Department shall not be issued any permits or certificates until the violations are corrected.

Violation of the provisions of this ordinance shall constitute a misdemeanor as defined by Idaho Code Section 18-113, as amended from time to time by the Idaho Legislature. Each day such violation continues shall be considered a separate offense.

Any permit holder or contractor who occupies or allows occupancy of the permitted structure before the final inspection has passed and certificate of occupancy issued, shall be subject to a fine of up to \$500 per day that the structure is occupied.

Section 7: REPEAL OF OTHER ORDINANCES/SAVINGS CLAUSE –

Jefferson County Ordinance 2017-01. Ordinance and all other ordinances or parts of ordinances in conflict herewith, are hereby repealed. All sections of the aforementioned Ordinances repealed by this Ordinance shall remain in force as to the authorization and enforcement of said Ordinances prior to the effective date of this Ordinance.

Section 8: SEVERABILITY –

That if any section, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Jefferson County Board of Commissioners hereby declares that it would have passed this ordinance, and each section clause or phrase hereof, irrespective of the fact that anyone or more sections, sentences, clauses and phrases be declared unconstitutional.

Section 9: REFERENCE –

Whenever “the governing body” or “local jurisdiction” is referred to in this Ordinance, or adopted codes, it shall be deemed to be referring to Jefferson County, a political subdivision of the State of Idaho.

Section 10: BUILDING OFFICIAL –

Whenever the term “authorized building official,” or “building official” is referred to in the codes adopted by this Ordinance, such reference and designation shall be deemed to refer to and describe the “senior building official” of Jefferson County, a political subdivision of the State of Idaho.

Section 11: EFFECTIVE DATE —

That this Ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effective on the 7 day of March, 2022

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY this 7 day of March, 2022.

BOARD OF COUNTY COMMISSIONERS, JEFFERSON COUNTY, IDAHO:

SCOTT HANCOCK, Commissioner

Roger W. Clark

ROGER CLARK, Commissioner

Shayne Young

SHAYNE YOUNG, Commissioner

ATTEST:

Colleen C. Poole

COLLEEN POOLE, County Clerk