

**BUILDING CODE ORDINANCE OF BANNOCK COUNTY, IDAHO
ORDINANCE NO. 2014-2**

AN ORDINANCE ADOPTING *THE 2012 INTERNATIONAL BUILDING CODE, THE 2012 INTERNATIONAL RESIDENTIAL CODE, THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE, THE 2012 INTERNATIONAL EXISTING BUILDING CODE*; ALL AS THE BANNOCK COUNTY BUILDING CODE; PROVIDING FOR AMENDMENT OF CERTAIN SECTIONS OF SAID CODES; PROVIDING FOR DEFINITIONS; PROVIDING FOR THE ISSUANCE OF PERMITS AND THE COLLECTION OF FEES THEREFORE; PROHIBITING THE FURNISHING OF ELECTRICAL SERVICE FOR, OR THE USE OF ELECTRICAL SERVICE IN, ANY STRUCTURE IN THE UNINCORPORATED AREA OF THE COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT; PROVIDING FOR DRIVEWAY AND PRIVATE ROAD REQUIREMENTS FOR NEW DWELLINGS; GRANTING EXEMPTIONS; PROVIDING FOR PENALTIES FOR NON-COMPLIANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF BANNOCK COUNTY, IDAHO:

100 BASIC PROVISIONS

101 TITLE: This Ordinance shall be known and cited as “The Building Code Ordinance of Bannock County, Idaho.” This Ordinance hereby replaces and repeals Bannock County Ordinance 2013-6.

110 PURPOSE: The purpose of the Ordinance shall be as follows:

- A. To promote and protect the health, safety, comfort and general welfare of the public.
- B. To provide protection against fire, earthquake damage, hazardous structures, and other man-made hazards.
- C. To preserve and enhance the value of land and buildings throughout the County.

120 CONSISTENCY WITH THE COMPREHENSIVE PLAN, ZONING ORDINANCE, SUBDIVISION ORDINANCE, FLOOD DAMAGE PREVENTION ORDINANCE, CONSTRUCTION EROSION AND SEDIMENT CONTROL ORDINANCE, ILLICIT DISCHARGE AND STORMWATER ORDINANCE, SEWER CONNECTION REQUIREMENT ORDINANCE, AND OTHER ORDINANCES AND POLICIES

It is the intent of Bannock County that the Building Code Ordinance shall be consistent with the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, Flood Damage Prevention Ordinance, Construction Erosion and Sediment Control Ordinance, Illicit Discharge and Stormwater Ordinance, Sewer Connection Requirement Ordinance, and other ordinances and policies of Bannock County, and with any supplemental building, land use, and community development policies which may be adopted by the Board of Bannock County Commissioners. Additionally, it is the intent of the Board that all amendments to this Ordinance shall maintain and enhance the consistency with the above named

ordinances.

- 130 **APPLICABILITY** The Building Code Ordinance shall apply to all of the unincorporated areas of the County. The erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings upon the land shall conform to all regulations set forth in this Ordinance.
- 135 **PERMITS REQUIRED** The Building Official or his or her designee may grant building permits, in accordance with the Bannock County Zoning Ordinance. No work, including site preparation, may be commenced and no buildings, including agricultural buildings, may be demolished, constructed, moved or placed prior to obtaining a permit. No permit shall be granted unless the work applied for is in conformance with the codes set forth herein.
- 140 **CONFLICTING PROVISIONS** The Building Code Ordinance shall be held to be the minimum requirement for the promotion of the public health, safety, comfort, convenience and general welfare. It is not the intent of these regulations to interfere with or abrogate or annul any easement, covenant or other agreement between parties. When such regulations impose a greater restriction or standard upon buildings or land than are imposed or required by this or other ordinances, rules, regulations or by easements, covenants or agreements, the provisions of the more restrictive regulations shall control.
- 150 **SEVERABILITY OF PROVISIONS** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason, held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of these regulations, it being hereby expressly declared that this Ordinance and each section, subsection, sentence, clause and phrase hereof would have been prepared, proposed, adopted, approved and ratified irrespective of the fact that any one or more other sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

200 DEFINITIONS

For the purposes of this Ordinance, certain words and phrases are defined as follows:

BOARD: Board of Bannock County Commissioners

BUILDING INSPECTOR: An individual appointed by the Building Official to inspect buildings under construction, approve construction, and authorize occupancy.

BUILDING OFFICIAL: An individual appointed by the Board to administer the Building Code Ordinance, among other duties.

DRIVEWAY: A vehicular ingress and egress route that serves no more than two buildings or structures, not including accessory structures or more than five dwelling units. Driveways over one hundred fifty feet (150') are fire apparatus access roads.

FIRE APPARATUS ACCESS ROAD: A road, including a public road, private road, and a driveway, that provides fire apparatus access from a fire station to a facility, building, or portion of

a building.

PRIVATE ROAD: A vehicular travel way that is privately owned and privately maintained and serves three or more buildings or structures.

PUBLIC ROAD: A vehicular travel way that is publicly owned and publicly maintained such as a highway.

300 CODES ADOPTED

That certain documents, three (3) copies of which are on file and are open for inspection to the public, one (1) in the Office of the Clerk of Bannock County and two (2) in the Office of Planning and Development Services, being marked and designated as the following:

The 2012 edition of the International Building Code (IBC), the 2012 edition of the International Residential Code (IRC) for one and two family dwellings, Parts I – IV and IX and the 2012 edition of the International Energy Conservation Code (IECC) and the 2012 edition of the International Existing Building Code (IEBC) as promulgated by the International Code Council; save and except such portions of the above mentioned codes as are deleted, modified or amended by provisions of this ordinance.

Shall be and the same are hereby adopted providing for issuance of permits and collection of fees therefore; are hereby referred to, adopted and made a part hereof as if fully set out in this ordinance by Bannock County for the regulation of the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, use, height, area and maintenance of all buildings or structures in Bannock County including the installation of manufactured homes in accordance with the provisions of Title 44, Chapter 22 Idaho Code. The adopted versions of the foregoing codes shall be deemed superseded by successive versions of such codes as they are adopted or approved by the Idaho Building Code Board and subsequently by the Board of Bannock County Commissioners effective on the date any such codes are made effective by the Board of Bannock County Commissioners.

400 AMENDMENTS TO THE BUILDING CODE

401 ADDITIONAL PROVISIONS, MODIFICATIONS, AND EXCEPTIONS TO THE INTERNATIONAL BUILDING CODE 2012 EDITION

- A. All references to the name of the jurisdiction shall be construed to mean Bannock County.
- B. All references to flood elevation requirements shall be deleted and replaced with the flood elevation requirements established in the Bannock County Flood Damage Prevention Ordinance No. 1987-4 as amended.
- C. Any reference to Sections 101.4 concerning Electrical and 101.4.1 Gas and 101.4.2 Mechanical and 101.4.3 Plumbing shall be deleted, thus solely regulated under the State of Idaho IC 54-1001 and IC 54-2601.
- D. Amend Section 1612.3, **Establishment of flood hazard areas**, inserting July 7, 2009 in

place of [DATE OF ISSUANCE].

- E. Delete **Footnote F, Table 2902.1, Minimum Number of Required Plumbing Fixtures**, and replace with the following:
 - f. Drinking fountains are not required for an occupant load of thirty (30) or fewer.
- F. Add the following **Footnote G, Table 2902.1, Minimum Number of Required Plumbing Fixtures**:
 - g. For business occupancies, excluding restaurants, and mercantile occupancies with an occupant load of thirty (30) or fewer, service sinks shall not be required.
- G. Amend Section 3412.2, **Compliance alternatives, Applicability**, inserting April 23, 1976 in place of [DATE TO BE INSERTED BY THE JURISDICTION].
- H. All Appendices of the International Building Code, 2012 Edition, are hereby deleted except those appendices pertaining to building accessibility.

402 ADDITIONAL PROVISIONS, MODIFICATIONS, AND EXCEPTIONS TO THE INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION

- A. All references to the name of the jurisdiction shall be construed to mean Bannock County.
- B. Delete exception No. 1 contained under IRC section R101.2 - **Scope**.
- C. Delete exception No. 2 contained under IRC section R101.2 - **Scope**, and replace with the following: Owner-occupied lodging houses with five (5) or fewer guestrooms shall be permitted to be constructed in accordance with the International Residential Code for One- and Two-family Dwellings.
- D. Delete item No. 2 contained under the “Building” subsection of IRC section R105.2 - **Work exempt from permit**, and replace with the following: Fences not over six (6) feet (one thousand, eight hundred twenty-nine (1,829) mm) high may be exempted from the requirement for a building permit in the absence of any other applicable land use regulations governing the installation, height, type or other aspect.
- E. Delete item No. 7 contained under the “Building” subsection of IRC section R105.2 - **Work exempt from permit**, and replace with the following: Prefabricated swimming pools that are not greater than four (4) feet (onethousand, two hundred nineteen (1219) mm) deep.
- F. Add the following item No. 11 at the end of the “Building” subsection of IRC section R105.2 - **Work exempt from permit**: Flag poles.
- G. Delete IRC section R109.1.3, **Floodplain inspections**, and replace with the following:

Floodplain inspections. For construction in areas prone to flooding as established by Table R301.2(1), upon placement of the lowest floor, including basement, the building official is authorized to require submission

of documentation of the elevation of the lowest floor, including basement, required in section R322.

H. For purposes of table R301.2(1), the following climatic and geographic design criteria shall be used:

Ground Snow Load (lbs.)	Wind Speed (mph)	Seismic Design Category	Subject	To	Damage	From
			Weathering	Frost Line Depth	Termite	Decay
Converted to roof live load as determined by elevation (feet) at site. See Section E below.	90	D1	Severe	36 inches	Slight/Moderate	None/Slight

Winter Design Temperature	I Ice Shield Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
7131 HDD	Yes	a) 6/8/1994 b) 9/5/1979, as amended 7/7/2009 c) Bannock County FIRM Panel Numbers: 16005C – 225, 230, 235, 238, 239, 241, 243, 244, 265, 270, 290, 352, 355, 356, 357, 358, 359, 370, 380, 385, 390, 392, 395, 405, 410, 411, 415, 485, 505, 514, 515, 518, 520, 535, 540, 545, 565, 605, 610, 615, 620, 630, 635, 640, 645, 657, 675, 676, 767, 775, 786, 800, 825, 875, 900, 925	2000	45 degrees F

I. **ROOF LIVE LOADS (SNOW LOADS):** All newly built or placed structures shall have roofs which can sustain live loads according to the elevation of its site*. The roof live snow load requirements in Bannock County are as follows:

SNOW LOAD REQUIREMENTS IN BANNOCK COUNTY

Roof Live Snow Loads – pounds based on site elevation in feet

Site Elevation (feet)	Roof Live Load (pounds)	Ground Snow Load (pounds)
Below 4600 feet	35	44
4600 feet to 4999 feet	40	50
5000 feet to 5399 feet	50	63
5400 feet to 5799 feet	60	75
5800 feet to 5999 feet	70	88
6000 feet to 6399 feet	80	100
6400 feet to 6799 feet	90	113
6800 feet and above	100	125

* For purposes of determining roof live loads, the County Building Official may consider qualified snow load studies as determined by a licensed professional engineer.

J. **WIND LOADS:** Structures in Bannock County are to be designed and constructed to 90 mph 3 second gust standard.

K. Table R302.1 **Exterior Walls** delete the figures contained in the last column of the table under the heading Minimum Fire Separation Distance for the “Walls” and “Projections” elements, and replace with the following: **Minimum Fire Separation Distance:** Walls

(fire-resistance rated) < Three (3) Feet; Walls (not fire-resistance rated) \geq Three (3) Feet; Projections (fire-resistance rated) < Three (3) Feet; Projections (not fire-resistance rated) \geq Three (3) Feet

- L. The exception to IRC section R302.2 **Townhouses** is deleted and replaced with the following:

Exception: A common one-hour or two-hour fire resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against the exterior walls and the underside of the roof sheathing. Penetrations of electrical outlet boxes shall be in accordance with section R302.4.

- M. Delete IRC section R303.4, **Mechanical ventilation.**

- N. The exception to IRC section R313.1 **Townhouse automatic fire sprinkler systems** is deleted and replaced with the following:

Exception: Automatic residential fire sprinkler systems shall not be required in townhouses where a two-hour fire-resistance rated wall is installed between dwelling units or when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

- O. Delete IRC section R313.2, **One- and two-family dwellings automatic fire systems.**

- P. Add the following to IRC section R315.3 - Where required in existing dwellings:
Exceptions: 1. Work involving the exterior surfaces of dwellings, such as, but not limited to, replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck or electrical permits, are exempt from the requirements of this section; and 2. Installation, alteration or repairs of noncombustion plumbing or mechanical systems are exempt from the requirements of this section.

- Q. Delete IRC section R322.1.10, **As-built elevation documentation.**

- R. Delete IRC section R322.2.2 paragraph 2.2, and replace with the following:

2.2 The total net area of all openings shall be at least one (1) square inch (645 mm²) for each square foot (0.093 m²) of enclosed area, or the opening shall be designed and the construction documents shall include a statement that the design and installation of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing the automatic entry and exit of floodwaters.

- S. Delete IRC section R403.1.3.1, **Foundations with stem walls**, and replace with the following:

Footings with stem walls shall have installed a minimum of one No. 4 bar within 12 inches (305 mm) of the top of the wall and two No. 4 bars located 3 inches (76 mm) to 4 inches (102 mm) from the bottom of the footing.

- T. Replace all references to concrete foundation walls with a requirement for rebar consisting of ½ inch (#4bar) to be installed a maximum of 24 inches on center, in both horizontal and

- vertical positions for concrete walls greater than four (4) feet and less than ten (10) feet tall and eight (8) inches in width. **Exception:** When in the opinion of the building official conditions exist that make the use of the material required under this subsection impractical, engineered foundation components may be required.
- U. Delete IRC section R501.3, **Fire protection of floors**, and its exceptions.
- V. Delete IRC section R602.10, **Wall bracing**, and replace with the following: Wall bracing. Buildings shall be braced in accordance with this section or, when applicable section R602.12, or the most current edition of APA System Report SR-102 as an alternate method. Where a building, or portion thereof, does not comply with one (1) or more of the bracing requirements in this section, those portions shall be designated and constructed in accordance with section R301.1.
- W. Delete IRC section **N1102.4.3, Fireplaces** and replace with the following:
New wood-burning fireplaces shall have tight-fitting flue dampers and outdoor combustion air.
- X. Chapter 11 [RE] **Energy Efficiency** - The following sections and tables of chapter 11 shall be amended in accordance with the requirements contained below in Subsection 004.04 of these rules which correspond to the appropriate section:
- i. Table N1102.1.1 (Table R402.1.1) - Insulation and Fenestration Requirements by Component;
 - ii. Table N1102.1.3 (Table R402.1.3 - Equivalent U-Factors);
 - iii. Table N1102.2.6 (Table R402.2.6) - Steel-Frame Ceiling, Wall and Floor Insulation (R-Value);
 - iv. Section N1102.4.1 (R402.4.1) Building Thermal Envelope;
 - v. Section N1102.4.1.1 (R402.4.1.1) - Insulation;
 - vi. Table N1102.4.1.1 (Table R402.4.1.1) - Air Barrier and Insulation Installation;
 - vii. Section N1102.4.1.2 (R402.4.1.2) Testing Option;
 - viii. Add Section N1102.4.1.3 (R402.4.1.3) - Visual Inspection Option;
 - ix. Add Section N1102.6 (R402.6) - Residential Log Home Thermal Envelope;
 - x. Add Table N1102.6 (Table R402.6) - Log Home Prescriptive Thermal Envelope Requirements by Component; and
 - xi. Section N1104.1 (R404.1) - Lighting Equipment
- Y. All electrical and plumbing requirements of Chapters 25 through 42 shall be deleted, thus solely regulated under the State of Idaho IC 54-1001 and IC 54-2601.

Z. All Appendices of the International Residential Code, 2009 Edition, are hereby deleted.

403 ADDITIONAL PROVISIONS, MODIFICATIONS, AND EXCEPTIONS TO THE INTERNATIONAL ENERGY CONSERVATION CODE, 2012 EDITION

- A. All references to the name of the jurisdiction shall be construed to mean Bannock County.
- B. Delete Section 108.4 **Failure to comply** and replace with the following: Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, may be liable to a fine as set forth in Section 1200 of this ordinance.
- C. Delete the values contained in Table R402.1.1 (Table N1102.1.1) for climate zone “5 and Marine 4” and climate zone “6” and replace with the following:

**Table R402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT**

Climate Zone	Fenestration U- Factor	Skylight U-factor	Glazed Fenestration SHGC	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value	Crawlspace Wall R-Value
5 and Marine 4	0.35	0.60	NR	38	20 or 13+5h	13/17	30g	10/13	10, 2 ft	10/13
6	0.35	0.60	NR	49	20 or 13+5h	15/19	30g	15/19	10, 4 ft	10/13

- D. Add the following footnote to the title of Table 402.1.1 - Insulation and Fenestration Requirements by Component: ^k. For residential log home building thermal envelope construction requirements see section 402.6.
- E. Delete the values contained in Table R402.1.3 (Table N1102.1.3) for climate zone “5 and Marine 4” and climate zone “6” and replace with the following:

**Table R402.1.3
EQUIVALENT U-FACTORS**

Climate Zone	Fenestration U-factor	Skylight U-factor	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Crawlspace Wall R-Value
5 and Marine 4	0.35	0.60	0.030	0.057	0.082	0.033	0.059	0.065
6	0.35	0.60	0.026	0.057	0.060	0.033	0.050	0.065

F. Delete Table R402.2.6 (Table N1102.2.6) and replace with the following:

**TABLE R402.2.6
STEEL-FRAME CEILING, WALL AND FLOOR INSULATION
(R-VALUE)**

WOOD FRAME R-VALUE REQUIREMENT	COLD-FORMED STEEL EQUIVALENT R-VALUE^a
Steel Truss Ceilings	
R-30	R-38 or R-30 + 3 or R-26 + 5
R-38	R-49 or R-38 +3
R-49	R-38 + 5
Steel Joist Ceilings	
R-30	R-38 in 2 x 4 or 2 x 6 or 2 x 8 R-49 in any framing
R-38	R-49 in 2 x 4 or 2 x 6 or 2 x 8 or 2 x 10
Steel-Framed Wall	
R-13	R-13 + 5 or R-15 + 4 or R-21 + 3 or R-0 + 10
R-19	R-13 + 9 or R-19 + 8 or R-25 + 7
R-21	R-13 + 10 or R-19 + 9 or R-25 + 8
Steel Joist Floor	
R-13	R-19 in 2 x 6 R-19 + 6 in 2 x 8 or 2 x 10
R-19	R-19 + 6 in 2 x 6 R-19 + 12 in 2 x 8 or 2 x 10
a. Cavity insulation R-value is listed first, followed by continuous insulation R-value. b. Insulation exceeding the height of the framing shall cover the framing.	

G. Delete section 402.4.1 (N1102.4.1) and replace with the following: Building thermal envelope. The building thermal envelope shall comply with sections R402.1.1 and either section R402.4.1.2 or R402.4.1.3. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

H. Delete section 402.4.1.1 (N1102.4.1.1) and replace with the following: Installation. The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer’s instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction.

I. Delete the criteria requirement for the “Fireplace” component of Table R402.4.1.1 (Table N1102.4.1.1) - Air Barrier and Insulation Installation, and replace with the following: An air barrier shall be installed on fireplace walls.

J. Delete section 402.4.1.2 (N1102.4.1.2) and replace with the following: Testing option, Building envelope tightness and insulation installation shall be considered acceptable when tested air leakage is less than seven (7) air changes per hour (ACH) when tested with a

blower door at a pressure of 33.5 psf (50 Pa). Testing shall occur after rough in and after installation of penetrations of the building envelope, including penetrations for utilities, plumbing, electrical, ventilation and combustion appliances. During testing:

- i. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed;
 - ii. Dampers shall be closed, but not sealed, including exhaust, intake, makeup air, backdraft and flue dampers;
 - iii. Interior doors shall be open;
 - iv. Exterior openings for continuous ventilation systems and heat recovery ventilators shall be closed and sealed;
 - v. Heating and cooling system(s) shall be turned off;
 - vi. HVAC ducts shall not be sealed; and
 - vii. Supply and return registers shall not be sealed.
- K. Add the following as section 402.4.1.3 (N1102.4.1.3): Visual inspection option, Building envelope tightness and insulation installation shall be considered acceptable when the items listed in Table 402.4.1.1, applicable to the method of construction, are field verified. Where required by code official an approved party independent from the installer of the insulation shall inspect the air barrier and insulation.
- L. Delete section 402.4.3 and replace with the following: Fireplaces. New wood-burning fireplaces shall have tight-fitting flue dampers and outdoor combustion air.
- M. Add the following section: R402.6 (N1102.6) Residential Log Home Thermal Envelope. Residential log home construction shall comply with sections 401 (General), 402.4 (Air Leakage), 402.5 (Maximum Fenestration U-Factor and SHGC), 403.1 (Controls), 403.2.2 (Sealing), 403.2.3 (Building Cavities), sections 403.3 through 403.9 (referred to as the mandatory provisions), Section 404 (Electrical Power and Lighting Systems), and either Subparagraph 004.04.b.i., ii., or iii. as follows:
- i. Sections 402.2 through 402.3, 403.2.1, 404.1 and Table 402.6;
 - ii. Section 405 Simulated Performance Alternative (Performance); or
 - iii. REScheck (U.S. Department of Energy Building Codes Program).
- N. Add Table R402.6 (Table N1102.6) Log Home Prescriptive Thermal Envelope Requirements By Component to be used only in accordance with Subparagraph 004.04.b.i. above to appear as follows:

**TABLE R402.6
LOG HOME PRESCRIPTIVE THERMAL ENVELOPE REQUIREMENTS BY COMPONENT**

For SI: 1 foot = 304.8 mm.

CLIMATE ZONE	FENESTRATION U-FACTOR ^a	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	Min. Average LOG Size in inches	FLOOR R-VALUE	BASEMENT WALL R-VALUE ^d	SLAB R-VALUE & DEPTH ^b	CRAWL SPACE WALL R-VALUE ^d
5, 6 - High efficiency equipment path ^c	0.32	0.60	NR	49	5	30	15/19	10, 4 ft.	10/13
5	0.32	0.60	NR	49	8	30	10/13	10, 2 ft.	10/13
6	0.30	0.60	NR	49	8	30	15/19	10, 4 ft.	10/13

a. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

b. R-5 shall be added to the required slab edge R-values for heated slabs.

c. 90% AFUE natural gas or propane, 84% AFUE oil, or 15 SEER heat pump heating equipment (zonal electric resistance heating equipment such as electric base board electric resistance heating equipment as the sole source for heating is considered compliant with the high efficiency equipment path).

d. "15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

O. Delete section R404.1 (N1104.1) and replace with the following: Lighting equipment (Mandatory). A minimum of fifty percent (50%) of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or a minimum of fifty percent (50%) of the permanently installed lighting fixtures shall contain only high efficacy lamps.

500 MANUFACTURED HOMES

Manufactured Homes as defined by Idaho state Law and inspected by The Department of Housing and Urban Development (HUD), shall not be subject to the enforcement provisions of the aforesaid Building Codes, 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, an Installation Permit prior to placing any Manufactured Home on their property.

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 Bannock County. Mobile or Manufactured Homes not bearing a HUD certification label shall not be allowed except as provided for by Title 44 Chapter 25 of Idaho Code. Permitted manufactured homes shall be installed on permanent foundations as specified in the Idaho Manufactured Home

Installation Standard, current edition and as specified in the Bannock County Flood Damage Prevention Ordinance.

600 FEES

The Board of Bannock County Commissioners may establish fees for the issuance of building permits, plan reviews, inspections, and other such fees as may be necessary to accomplish the purposes of this Ordinance.

700 MOVED BUILDINGS AND STRUCTURES

A permit must be secured prior to moving or placing any building or structure in Bannock County. All moved buildings or structures shall be brought to current code requirements when placed in the County. An approved agreement with the County to insure that the building or structure to be relocated will be properly transported, anchored and finished in compliance with this and all relevant County ordinances and codes is required and may, at the discretion of the Building Official, include the posting of a bond.

A. Bonding requirements:

Bond, approved by the Bannock County Building Official, must be posted prior to moving any building or structure in Bannock County. The bond must be sufficient to insure that the building or structure to be relocated will comply with this and all relevant County ordinances and codes.

The bonding amount shall be sufficient to include but not be limited to the following:

- a. footing and foundation work
- b. site preparation
- c. stairs and porches
- d. emergency ingress, egress (e.g. window sizes)
- e. smoke detectors
- f. structural repairs and changes to comply with codes,
- g. safety requirements
- h. rehabilitation of the site from which the building is removed
- i. other requirements as specified in the Building Code.

B. Completion Time

The work as noted above shall be completed within nine months from the date the bond is accepted. If the work is not completed within the time established, the County shall give written Notice of Violation by certified mail. The applicant shall then have 30 days from receipt of said Notice to complete the work. If the work is not completed at the end of the 30 days, then the County will be authorized to have the work completed and the expenses incurred are to be paid from the bond. Any additional costs for improvements as noted on the building permit plans may be assessed against the property. Any unused fees shall be returned with statements of billings to the applicant.

800 ELECTRICAL CONNECTIONS

- A. No owner of property located in, or resident of the unincorporated area of Bannock County, or person acting on behalf of said property owner or resident may apply for or use electrical service in any structure situated in the unincorporated area of Bannock County without first securing a building permit for the construction or placement of the structure.
- B. No person, firm or corporation shall furnish electrical service, power or energy to any structure in the unincorporated area of Bannock County without securing verification of the building permit for the structure to which electrical service is to be furnished.
- C. The word structure as used in this Section shall mean:
 - 1. Any building to which electrical service has not been previously furnished.
 - 2. Any mobile home to which electrical service has not been previously furnished at the present site of such mobile home.
- D. In the instance that the Building Official determines that a structure is exempt from the requirements of the International Building Code and therefore, no building permit is required, a zoning certificate number shall be issued and in the instance that the zoning officer determines that no zoning certificate is required, then a waiver number shall be issued.

900 DRIVEWAY AND PRIVATE ROAD REQUIREMENTS

A building permit will not be issued for any new dwelling until the travel way to the dwelling including the driveway and private road connecting the structure to the public road meets the Bannock County road and driveway requirements and Fire District requirements.

1000 EXEMPTIONS

This Building Code does not apply to agricultural buildings constructed on land actively devoted to agriculture as described by Idaho Code sections 39-4116(5) and 63-604, as amended, to house farm implements, hay, grain, poultry or other agricultural products on land of five acres or more. Such agricultural buildings shall not be places of human habitation or places of employment where agricultural products are processed. Exempted buildings require a Development Permit and building inspections as specified by the Building Official to insure that they are in conformance with zoning and setback requirements and may be subject to zoning and administrative fees.

Exemptions shall not be granted where agriculture is not the primary use of the land or in platted residential subdivisions.

1100 APPEALS

The decision of the Building Official may be appealed to the Board of Appeals, as set forth in the Building Code by writing a letter to the Building Official. The letter must state the cause for appeal

and be received by the Office of Planning and Development Services within 14 days of the decision to be appealed.

1200 ENFORCEMENT AND PENALTIES

The Building Official or his or her designee shall be the enforcement officer of this Ordinance.

A. ENFORCEMENT AS AN INFRACTION

Any person, firm, or corporation who fails to comply with, or violates, any of the provisions of this ordinance may be charged with an infraction, and upon conviction thereof shall be subject to a fine of not more than one hundred dollars plus court costs. Each day on which the violation occurs may be deemed a separate offense.

Any person, firm, or corporation who pleads guilty to or is found guilty of a violation of this provision, 1200(A), on two prior occasions, notwithstanding the form of the judgments or withheld judgments, is guilty of a MISDEMEANOR as provided in Section 1200(B) of this Ordinance.

B. ENFORCEMENT AS A MISDEMEANOR

Any person, firm, or corporation who fails to comply with, or violates, any of the provisions of this ordinance may be charged with a misdemeanor violation, and upon conviction thereof shall be subject to a fine of not more than three hundred dollars, or imprisonment for a period not exceeding six months, or both. Each day on which the violation occurs may be deemed a separate offense.

C. CIVIL ENFORCEMENT

Appropriate actions and proceedings may be taken at law or in equity to prevent any violation of these regulations, to prevent unlawful construction, to recover damages, to restrain, correct, or abate a violation, to prevent illegal occupancy of a building, structure, or premises; and these remedies may be in place of the other penalties described in this section.

1300 EFFECTIVE DATE

This Ordinance shall be in full force and effect upon its passage, approval and publication.

Adopted this 24th day of December, 2014, Resolution Number 2014-122.

BOARD OF BANNOCK COUNTY COMMISSIONERS

Howard Manwaring, Chair

Steve Hadley, Member

Karl Anderson, Member

ATTEST: BY COUNTY CLERK

Robert Poleki