



# BANNOCK COUNTY

Planning & Development  
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BUILDING  
ENGINEERING  
PLANNING AND ZONING

## Notice of Change in Building Codes

**Effective Date of Change:** January 1<sup>st</sup> 2021

**Persons affected:** All contractors, design professionals, and any person or entity filing for a building permit in Bannock County.

The following changes will occur:

### Permit Packets

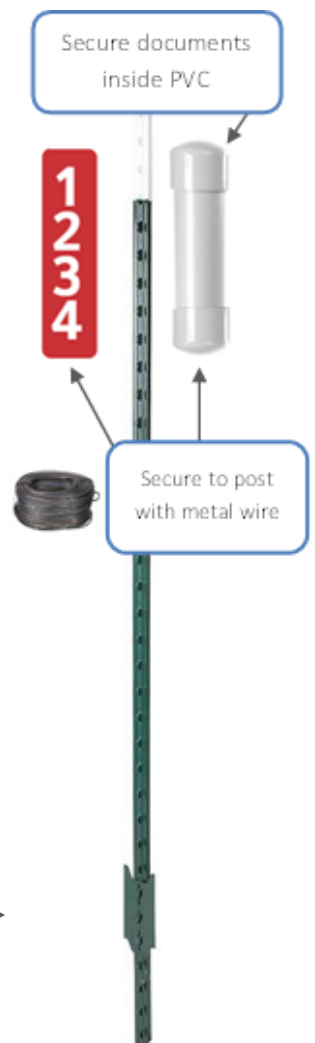
Permits will now be available for review before payment. However, the permit is not valid until it is signed, submitted to our office, and paid for in full. The County will assemble a packet of items as it applies to your project and provide them for pickup at our office once the permit is signed and payment is received.

Every packet is required to be posted and accessible on the building site which may include the following items:

- The set of building plans with the building official's approval stamp
- Signed building permit
- Inspection card
- Address Placard (posted at entrance onto property)
- ESC
- SWPPP

Inspections may be denied if 1) the packet is not picked up; 2) the documents are not available to the inspector or become damaged; or, 3) the address placard is not posted at the property entrance. The authorized agent (contractor) will be responsible for posting, securing the packets, and maintaining accessibility to the documents.

(SEE RECOMMENDED SETUP) →



### Permit Updates

Residential dwelling permit (RDP)

Application is for residential dwellings including any work for new construction, additions, demolition, change of occupancy, and repair/remodels. Structural and/or life-safety changes (i.e. new bedrooms, finishing a basement, new egress windows, new deck, porch lean-to, etc.) require a permit from the County. The 200 square foot exemption does not apply to these structures or any additional attachments to them.

## Residential accessory structure permit (RAS)

Application is for any construction on accessory buildings or structures that are detached from the dwelling. Retaining walls over 4' (from bottom of footing to top of wall) require a permit through the RAS application.

## Solar Building Permit (SBP)

Application is for all ground-mounted and roof-mounted panels.

Exempt Structures: Structures that meet ALL of the following criteria are exempt from a building permit:\*

- 1) Non-habitable - cannot be used in whole or in part for any living, eating, sleeping, or cooking. (Non-habitable includes storage sheds and livestock shelters)
- 2) Maximum area is less than two hundred (200) square feet. Area includes all decks, lean-tos, porches, etc. that are integral to the structure.
- 3) Maximum building height of twelve feet (12').

\*Planning and Zoning may still require a development permit through their office.

## Code Updates

Adoption of the new 2018 code cycle as mandated by the state of Idaho including the International Building Code, International Residential Code, International Energy Conservation Code, and International Existing Building Code

The following link has all the amendments available for review: <http://www.idaho.org/code-updates>

## Major Changes

Simplification of footings:

**TABLE R403.1**  
**MINIMUM WIDTH OF CONCRETE, PRECAST, OR MASONRY FOOTINGS (inches)<sup>a</sup>**

	LOAD-BEARING VALUE OF SOIL (psf)			
	1500	2000	3000	≥ 4000
Conventional light-frame construction				
1-Story	12	12	12	12
2-Story	15	12	12	12
3-Story	23	17	12	12
4-inch brick veneer over light frame or 8-inch hollow concrete masonry				
1-Story	12	12	12	12
2-Story	21	16	12	12
3-Story	32	24	16	12
8-inch solid or fully grouted masonry				
1-Story	16	12	12	12
2-Story	29	21	14	12
3-Story	42	32	21	16

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479 kPa.

<sup>a</sup> Where minimum footing width is twelve (12) inches, use of a single wythe of solid or fully grouted twelve (12)-inch nominal concrete masonry units is permitted.

State of Idaho amendments to energy code will require:

- 1) Effective July 1, 2021, the building thermal envelope of a minimum of twenty percent (20%) of all new single-family homes constructed by each builder shall comply with Section R402.4.1.1 (Installation) and Section R402.4.1.2 (Testing).
- 2) R402.4.1.2 Testing. Testing building envelope tightness and insulation installation shall be considered acceptable when tested air leakage is less than five (5) 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. Testing shall be conducted in accordance with RESNET/ICC 380, ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2-inch w.g. (50 Pascals). During testing: 1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed. 2. Dampers shall be closed, but not sealed, including exhaust, intake, makeup air, backdraft and flue dampers. 3. Interior doors shall be open. 4. Exterior openings for continuous ventilation systems and heat recovery ventilators shall be closed and sealed. 5. Heating and cooling system(s) shall be turned off. 6. HVAC ducts shall not be sealed. 7. Supply and return registers shall not be sealed.
- 3) Change of wall R-value to R-22

In order for buildings in Bannock County to meet these requirements, the following will be implemented:

- 1) Every 5<sup>th</sup> structure for each builder will need to have a Blower Door Test. The builder may choose to start with the 1<sup>st</sup> structure or any subsequent but not past the 5<sup>th</sup> structure.
- 2) The following are the approved 3<sup>rd</sup> party agency individuals who can conduct these tests:
  - a. Energy Auditor or Energy Rater
  - b. Currently Certified through RESNET or BUILDING PERFORMANCE INSTITUTE
  - c. Class A Air Conditioning Contractor
  - d. Class B Air Conditioning Contractor
  - e. Mechanical Contractor
- 4) Contractors and individuals conducting testing must remain a 3<sup>rd</sup> party to the project for the duration of the project up to issuance of the Certificate of Occupancy.
- 5) Blower Door Testing reports performed by the 3<sup>rd</sup> party agency shall be signed by a qualified individual and submitted to the building department prior to issuance of Certificate of Occupancy.

**Future notices will be sent out to address the upcoming Planning and Zoning and Subdivision changes.**

Sincerely,



Chase Clark  
Building Official  
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Hal Jensen  
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