

BUILDING CODE ORDINANCE OF BANNOCK COUNTY, IDAHO

ORDINANCE NO. 2017-09

AN ORDINANCE ADOPTING THE 2015 INTERNATIONAL BUILDING CODE, THE 2015 INTERNATIONAL RESIDENTIAL CODE, THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE, THE 2015 INTERNATIONAL EXISTING BUILDING CODE; 2015 INTERNATIONAL FIRE CODE, ; URBAN – WILDLAND INTERFACE CODE BANNOCK COUNTY RESOLUTION NUMBER 2001-50; ALL AS THE BANNOCK COUNTY BUILDING CODE; 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, THAT THIS ORDINANCE HEREBY REPLACES AND REPEALS BANNOCK COUNTY ORDINANCE 2014-2:

BASIC PROVISIONS

- 100** **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 Bannock County.
- 110** **CONSISTENCY:** It is the intent of Bannock County that the Building Code Ordinance shall be consistent with the Bannock County Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, Sediment and Erosion Control Ordinance, Flood Zone Ordinance, Solid Waste Ordinance and Illicit Discharge and Storm Water Sewer Connection 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.
- 120** **APPLICABILITY:** The Building Code Ordinance shall apply to all of the unincorporated areas of Bannock County.
- 130** **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, erection, construction, enlargement, alteration, repair, move, remove, demolition, convert,

occupancy, use equipment or agricultural building can be 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, regulation 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 sections, subsections, sentences, clauses or phrases by declared invalid or unconstitutional.

160 **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.

170 **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. Permit fees are required and shall be based on Appendix A. (Building Valuation Data) and Appendix B (Other Fees and inspections).

Building permit fees and the valuation for all work to be accomplished under each permit shall be consistent with the Bannock County Ordinance entitled "Building Code Ordinance of Bannock County" and established by use of the following procedures:

Square foot construction cost: Construction costs will be taken from the 1999 International Code.

ADDITIONAL FEES:

Plan review changes, additions or revisions to plans, or other administrative activities including but not limited to reactivation of expired residential building permits, review and processing of plan modifications, review and processing of upgrades, agreements, courtesy inspections, and miscellaneous inspections shall be assessed at an hourly rate listed on Appendix B.

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BONDING REQUIREMENTS FOR SINGLE FAMILY RESIDENCES AND MOVED BUILDINGS:**BONDING MOVED BUILDINGS:**

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 ensure 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.

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 ensure 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/CO2 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. All other requirements as specified in the Building Code.

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.

BONDING NEW RESIDENTIAL CONSTRUCTION:

Where an approach cannot be finalized before final inspection and issuance of the Certificate of Occupancy:

BONDING REQUIREMENTS:

- A. The applicant completes a request and agreement form and it is approved by Bannock County Office of Planning and Development.
- B. The applicant provides a quote from a licensed contractor for the cost of completing the approach per specifications. The contractor quote must state how long it will be honored, and this date must exceed the agreed completion date by 90 days.
- C. The applicant will provide a bond in the amount of 110% of the quoted amount, but no less than \$2000.00.
- D. The bond must be in one of the following formats to be accepted by Bannock County:
 - Certified Check.
 - Cashier's Check.
 - Certificate of deposit made to, or irrevocable assigned to the Bannock County Board of Commissioners.
 - Any negotiable securities or irrevocable letter of credit or performance bond.

COMPLETION TIME:

The work as noted shall be completed and approved by the agreed to date. 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

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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.

E. 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.

200 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 Fire District and Bannock County road and driveway requirements.

210 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 ensure 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.

220 APPEAL OF THE BUILDING OFFICIAL OR COUNTY ENGINEER DECISION:

- A. The Board of County Commissioners shall serve as the decision-making body for appeal of any decision made by the Building Official or the County Engineer. The Building Official or Engineer's decision may be appealed to the Board of County Commissioners, by the applicant or any other aggrieved person within fourteen (14) days of the decision to be appealed. The notice shall be a written *Notice of Appeal* and filed with the County Engineer.
- B. Not more than thirty (30) days following the notice filing, the Board of County Commissioners shall meet to consider the appeal. The hearing shall not be a public hearing, but shall be open to the public. The hearing shall be an "on the record review." During the hearing, County staff shall be available to present the application and answer questions; however, comments will not be received from the audience. The Board of County Commissioners shall consider such findings, reports,

comments, and recommendations as forwarded to them by the Building Official and the County Engineer in rendering their decision. Any applicant or other affected person may request a reconsideration of the Board of County Commissioners' decision.

- C. The Building Official shall take immediate action in accordance with the decision of the board.

230**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 (\$100.00) dollars plus court costs. Each day on which the violation occurs may be deemed a separate offense.
- 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 (\$300.00) hundred dollars, or imprisonment for a period not exceeding six (6) months, or both. 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, on two (2) prior occasions, notwithstanding the form of the judgments or withheld judgments, is guilty of a MISDEMEANOR as provided herein.
- 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.

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ADOPTION OF CODES: The following codes, except as herein amended, are hereby adopted and incorporated by reference as if fully set forth herein, and shall apply in the unincorporated areas of Bannock County. The sections shall include rules and regulations governing all grading and building activity including: erection, construction, enlargement, alterations, repair, moving, removal, conversion, demolition, occupancy, equipment use, height, area, maintenance of buildings or structures, and installation requirements for manufactured homes in accordance with the provisions of Title 44, Chapter 22 Idaho code. It shall be unlawful to engage in any grading or building activity without complying with the rules and regulations as contained in this ordinance and the codes adopted herein. The following codes and portions thereof are on file in the office of the clerk of the board of county commissioners, in accordance with Idaho Code, section 31-715.

International Building Code, 2015 edition. (IBC) Published by the International Code Council, Inc., and any appendices pertaining to building accessibility.

International Residential Code, 2015 edition. (IRC) Published by the International Code Council, Inc., parts I, II, III, IV, and IX and appendices G (swimming pools, spas and hot tubs), appendices H (patio covers) and any appendices pertaining to building accessibility.

International Energy Conservation Code, 2015 edition. (IECC) Published by the International Code Council, Inc.

International Fire Code, 2015 edition. (IFC) Published by the International Code Council, Inc.

International Existing Building Code, 2015 edition. (IEBC) Published by the International Code Council, Inc.

Urban – Wildland interface Code, Bannock County Resolution Number 2011-50, June 16, 2011

END OF SECTION

SECTION 1 - BANNOCK COUNTY AMENDMENTS TO THE 2015 INTERNATIONAL BUILDING CODE.

The International Building Code, 2015 edition, as adopted, is hereby amended as follows:

A. Chapter 1 “Scope and Administration” is amended as follows:

- 101.1** Title. All references to [name of jurisdiction] shall be construed to mean Bannock County.
- 101.4.1** Gas. Delete section. Regulated under the State of Idaho IC 54-1001 and IC 54-2601.
- 101.4.2** Mechanical. Delete section. Regulated under the State of Idaho IC 54-1001 and IC 54-2601.
- 101.4.3** Plumbing. Delete section. Regulated under the State of Idaho IC 54-1001 and IC 54-2601.
- 101.4.4** Property maintenance. Delete section.
- 102.6** Existing Structures: Delete the paragraph and replace with the following:
- The legal occupancy of any structure existing on the date of the adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, or as deemed necessary by the building official for the general safety and welfare of the occupants or the public.
- 104.8** Liability. Delete section.

- 105.1.1** Annual Permit. Electrical, gas, mechanical and plumbing. Delete entire section. Regulated under the State of Idaho IC 54-1001 and IC 54-2601.
- 105.1.2** Annual Permit Record. Electrical, gas, mechanical and plumbing. Delete Section. Regulated under the State of Idaho IC 54-1001 and IC 54-2601.
- 105.2** Work Exempt from Permit. Amend the “Building” exemptions to include Group R-3 swimming pools to forty eight (48) inches deep and not greater than five thousand (5000) gallons, and flag poles. Delete Electrical, Gas, Mechanical and Plumbing paragraphs as follows:

Work Exempt from Permit:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed two hundred (200) square feet or twelve (12) feet in total height above adjacent grade.
2. Fences not over seven (7) feet high.
3. Oil derricks
4. Retaining walls that are not over four (4) feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed five thousand (5,000) gallons and the ratio of height to diameter or width does not exceed two to one (2:1).
6. Sidewalks and driveways not more than thirty (30) inches above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than four (4) feet deep, do not exceed five thousand (5,000) gallons and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment.
12. Window awnings supported by an exterior wall that do not project more than fifty four (54) inches from the exterior wall and do not require additional support of Groups R-3 and U occupancies.

13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over five feet nine (5'9") inches in height.

14. Flag poles: Add flag poles as work exempt from permit. Section 105.2

Electrical: Delete electrical paragraph contained in section 105.2

Gas: Delete gas paragraph contained in section 105.2.

Mechanical: Delete mechanical paragraph contained in section 105.2.

Plumbing: Delete plumbing paragraph contained in section 105.2.

105.2.2 Repairs: Delete entire section.

105.3.2 Time Limitation of Application: Delete paragraph and replace with the following:

Applications for which no permit is issued within ninety (90) days following the date of eligibility for permit issuance shall expire by limitation, and plans and other data submitted for review thereafter will 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 ninety (90) calendar days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and may be charged additional fees.

105.5 Expiration. Add a second paragraph as follows:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within one hundred eighty (180) days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for not more than one hundred eighty (180) days each. The extension shall be requested in writing and justifiable cause demonstrated.

If work has not been completed, the final inspection performed and the project approved for occupancy or use within three (3) years, thirty six (36) months from the date of such permit being issued, such permit shall expire by limitation and become null and void. Prior to work recommencing after the permit has expired, a new permit shall be obtained. The cost of the new permit if obtained within one (1) year of the original permit expiration shall be one half the original cost for a new permit.

109.4 Work Commencing Before Permit Issuance. Add a second paragraph as follows:

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees.

Such fee shall be an investigative fee equal to the Bannock County permit fee for the work accomplished illegally, and shall be paid to Bannock County prior to the acceptance of a Bannock County building permit that may subsequently be issued. Payment of the investigative fee does not vest the illegal work with any legitimacy, nor does it establish any right to a Bannock County permit for continued development of that project.

109.6 Refunds: Amend as follows:

Eighty (80%) percent of the building permit fee shall be available for refund if no work has begun on the project. All requests for fee refunds must be made within thirty (30) days of payment of the fee in question in order to be eligible for a refund.

110.3.3 Lowest Floor Elevation: Delete sentence and replace with the following:

Floodplain inspections for construction in area prone to flooding shall be done in compliance with Bannock County flood hazard area map, adopted July 7, 2009, and the Bannock County flood damage prevention Ordinance – Ordinance No. 1987-4 as amended Bannock County, Idaho. 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 as required in section R322.

111.1 Use and occupancy: Add a second paragraph as follows:

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not construe as an approval of a violation of the provisions of this code or of other ordinances of this jurisdiction.

The certificate of occupancy shall be posted in a conspicuous place and shall not be removed except by the code official.

111.1.1 Add a new subsection as follow:

Certificate of Completion: A Certificate of Completion may be issued in lieu of a Certificate of Occupancy when the scope of work of a permit does not change the occupant load, occupancy group or occupancy use classification of a tenant space structure or portion of a structure.

113 Board of Appeals. Delete subsection 113.1, 113.2 and 113.3 and replace with new subsection 113.1 as follows:

113.1 Appeal of any order, decision or determination made by the building official or the Bannock County Engineer shall be heard by the Board of Bannock County Commissioners pursuant to Section 220 of this Ordinance.

B. Chapter 2 “Definitions” section 202 is amended to include following definitions:

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, charged with the administration and enforcement of this ordinance.

C. Chapter 3 “Use and Classification” is amended as follow:

305.2.3 Delete section 305.2.3 and replace with the following:

Group E, daycare facilities: Twelve (12) or fewer children in a dwelling unit. A facility such as the above within a dwelling unit and having twelve (12) or fewer children receiving such daycare shall be classified as Group R-3 occupancy or shall comply with the International Residential Code.

308.6.4 Delete section 308.6.4 and replace with the following:

Group I-4, daycare facilities: Persons receiving care in a dwelling unit. A facility such as the above within a dwelling unit and having twelve (12) or fewer children receiving daycare or having five (5) or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

310.5 Delete section 310.5 and replace with the following:

Residential Group R-3: Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4, E or I, including:

- i. Buildings that do not contain more than two (2) dwelling units.
- ii. Boarding houses (non-transient) with sixteen (16) or fewer occupants.
- iii. Boarding houses (transient) with ten (10) or fewer occupants.
- iv. Care facilities that provide accommodations for five (5) or fewer persons receiving care.
- v. Congregate living facilities (non-transient) with sixteen (16) or fewer occupants.
- vi. Congregate living facilities (transient) with ten (10) or fewer occupants.
- vii. Dwelling units providing day care for twelve (12) or fewer children.

310.5.1 Delete section 310.5.1 and replace with the following:

Care facilities within a dwelling: Care facilities for twelve (12) or fewer children receiving daycare or five (5) or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code.

D. Chapter 16 “Structural Design” amended as follows:

1608.1 Delete sentence and replace with the following:

ROOF LIVE LOADS (SNOW LOADS): All newly built or placed structures shall have roofs which can sustain live loads according to the elevation and location of construction in Bannock County.

1608.2 Ground Snow Loads. Delete paragraph and replace with the following:

In Bannock County, the minimum ground snow load shall be thirty five (35) pounds per square foot. No reduction below that roof snow load shall be permitted. (Idaho State Climate Services, University of Idaho Dept. of Agricultural Engineering, Moscow, Idaho 83844-2040. 208-885-7004 www.uidahho.edu/climate.)

1608.2 Delete Table and Figure 1608.2 and replace with the following table:

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:

**TABLE 1608.2
SNOW LOAD REQUIREMENTS IN BANNOCK COUNTY**

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.

1609.1.1 Determination of Wind Loads: Add first sentence to the paragraph as follows:

In Bannock County a minimum wind speed of ninety (90) mph for a three (3) second gust shall be used. Wind loads on every building or structure shall be determined in accordance with Chapters 26 to 30 of ASCE 7 or provisions of the alternate all-heights method in Section 1609.6. The type of opening protection required, the ultimate design

wind speed V_{ult} , and the exposure category for a site is permitted to be determined in accordance with Section 1609 or ASCE 7. Wind shall be assumed to come from any horizontal direction and wind pressures shall be assumed to act normal to the surface considered.

1612.1 General: Add a second paragraph as follows:

Within flood hazard areas as established in Section 1612.3, all new construction of buildings, structures and portions of buildings and structures, including substantial improvement and restoration of substantial damage to buildings and structures, shall be designed and constructed to resist the effects of flood hazards and flood loads. For buildings that are located in more than one flood hazard area, the provisions associated with the most restrictive flood hazard area shall apply.

Development within a designated floodplain shall be done in compliance with the Bannock County Flood Damage Prevention Ordinance – Ordinance No. 1987-4 as amended, Bannock County, Idaho.

1612.3. Establishment of Flood Hazard Areas. Replace bracketed “[]” text area with the following as appropriate: Amend section to read as follows:

Bannock County has established flood hazard areas and adopted flood hazard maps and supporting data. The flood hazard maps include areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled “The Flood Insurance Study for Bannock County dated July 7, 2009, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

E. Chapter 29 “Plumbing Systems” amended as follows:

2902.1 Table Minimum Number of Required Plumbing Fixtures a-g (See section 2902.2 and 2902.3) footnotes a-g are amended as follows:

- a. The fixtures shown are based on one fixture being the minimum required for the number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by this code.
- b. Toilet facilities for employees shall be separate from facilities for inmates or patients.
- c. A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient sleeping units and with provisions for privacy.
- d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.

- e. The minimum number of required drinking fountains shall comply with Table 2902.1 and Chapter 11.
- f. Drinking fountains are not required for an occupant load of 30 or fewer.
- g. For business occupancies, excluding restaurants and mercantile occupancies with a load of 30 or fewer, service sinks shall not be required.

END OF SECTION

SECTION 2 - BANNOCK COUNTY AMENDMENTS TO THE 2015 INTERNATIONAL RESIDENTIAL CODE

The International Residential Code, 2015 edition, as adopted, is hereby amended as follows:

A. Chapter 1 “Scope and Administration” is amended as follows:

R101.1 Title: Replace NAME OF JURISDICTION as follows:

These provisions shall be known as the Residential Code for One and Two family Dwellings of Bannock County, and shall be cited as such and will be referred to herein as “this code.”

R101.2 Scope: Amend the section by deleting Exceptions one (1) and two (2) in their entirety and add the exception as follows:

Exception: 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. Such occupancies shall be requested to install smoke alarms and carbon monoxide alarms in accordance with section R314 and R315 respectively of the International Residential Code for one and two-family dwellings.

R102.7 Existing Structures: Delete the paragraph and replace with the following:

The legal occupancy of any structure existing on the date of the adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, or as deemed necessary by the building official for the general safety and welfare of the occupants or the public.

R104.10.1 Flood Hazard Areas. Delete paragraph and replace with the following:

Floodplain inspections for construction in areas prone to flooding shall be done in compliance with Bannock County flood hazard area map, adopted July 7, 2009, and the Bannock County flood damage prevention Ordinance – Ordinance No. 1987-4 as amended Bannock County, Idaho. 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 as required in section R322.

R105.1 Required: Amend the section as follows:

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove or convert any system regulated by this code, or cause any such work to be done, shall first make application to the building official and obtain the required permits.

R105.2 Work Exempt from Permit: Amend the "Residential Building" exemptions to include Group R-3 swimming pools to forty eight (48) inches deep and not greater than five thousand (5,000) gallons, and flag poles. Delete Electrical, Gas, Mechanical and Plumbing paragraphs as follows:

RESIDENTIAL BUILDING:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed two hundred (200) square feet or twelve (12) feet in total height above adjacent grade.
2. Fences not over seven (7) feet high.
3. Retaining walls that are not over four (4) feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIA liquids.
4. Water tanks supported directly on grade if the capacity does not exceed five thousand (5,000) gallons and the ratio of height to diameter or width does not exceed two to one (2:1).
5. Sidewalks and driveways not more than thirty (30) inches above adjacent grade, and not over any basement or story below and are not part of an accessible route.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than four (4) feet deep, do not exceed five thousand (5,000) gallons and are installed entirely above ground.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall that do not project more than fifty four (54) inches from the exterior wall and does not require additional support of Groups R-3 and U occupancies.
10. Decks not exceeding two hundred (200) square feet in area, that are not more than thirty (30) inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4

11. Flag poles: Add flag poles as work exempt from permit. Section R105.2
12. Electrical: Delete electrical paragraph contained in section R105.2. Solely regulated under the State of Idaho IC 54-1001 and IC 54-2601.
13. Gas: Delete gas paragraph contained in section R105.2. Solely regulated under the State of Idaho IC 54-1001 and IC 54-2601.
14. Mechanical: Delete mechanical paragraph contained in section R105.2. Solely regulated under the State of Idaho IC 54-1001 and IC 54-2601.
15. Plumbing: Delete plumbing paragraph contained in section R105.2. Solely regulated under the State of Idaho IC 54-1001 and IC 54-2601.

R105.2.2 Repairs: Delete section.

R105.3.2 Time Limitation of Application: Amend paragraph as follows:

An application for a permit for any proposed work shall be deemed to have been abandoned ninety (90) days after the date of filing unless such application has been pursued in good faith or a permit has been issued. The Building Official can grant one (1) extension of ninety (90) days. This extension shall be requested in writing and submitted to the Building Official. The applicant must show that circumstances beyond the control of the applicant have prevented action from being taken. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

R105.5 Expiration: Add a second paragraph as follows:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within one hundred eighty (180) days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for not more than one hundred eighty (180) days each. The extension shall be requested in writing and justifiable cause demonstrated.

If work has not been completed, the final inspection performed and the project approved for occupancy or use within three years, thirty six (36) months from the date of such permit being issued, such permit shall expire by limitation and become null and void. Prior to work recommencing after the permit has expired, a new permit shall be obtained. The cost of the new permit if obtained within one year of the original permit expiration shall be one half of the cost of a new permit for the remaining work required to complete the structure or project.

R108.5 Refunds: The building official is authorized to establish a refund policy. Delete paragraph and add following:

Refunds: eighty (80%) percent of the plan review fee shall be available for refund if no plan review has begun. Eighty (80%) percent of the building permit fee shall be available for refund; if no work has begun on the project. All requests for fee refunds must be made to the Bannock County Planning and Development office in writing and must be made within thirty (30) days of payment of the fee in question in order to be eligible for a refund.

R108.6 Work Commencing Before Permit Issuance: Add a second paragraph as follows:

Any person who commences any work on a building or structure before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees.

Such fee shall be an investigative fee equal to the Bannock County permit fee for the work accomplished illegally, and shall be paid to Bannock County prior to the acceptance of a Bannock County building permit application and permit that may subsequently be issued. Payment of the investigative fee does not vest the illegal work with any legitimacy, nor does it establish any right to a Bannock County permit for continued development of that project.

R109.1.2 Plumbing, Mechanical, Gas and Electrical Inspection: Delete section R109.1.2 and the exception. Solely regulated under the State of Idaho IC 54-1001 and IC 54-2601.

R109.1.3 Floodplain Inspections: Delete section and replace as follows:

Floodplain Inspections: Floodplain inspections for construction in areas prone to flooding shall be done in conformance with Bannock County flood hazard area map, adopted July 7, 2009, and the Bannock County flood damage prevention Ordinance – Ordinance No. 1987-4 as amended Bannock County, Idaho. The building official/planning director is authorized to require submission of documentation of the elevation of the lowest floor, including basement as required in section R322.

R110.4 Temporary Occupancy: Add second paragraph as follows:

The Building Official is authorized to issue a temporary certificate of occupancy before the completion of work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid.

In the event that the structure is not complete in all phases of construction or conditions of the permit have not been met, a bond will be required for temporary occupancy of the residence.

The following conditions must be met for the temporary occupancy.

1. The applicant completes a request and agreement form and it is approved by Bannock County Building Official.
2. The applicant provides a quote from a licensed contractor for the cost of completing the structure per specifications. The contractor quote must state how long it will be honored, and this date must exceed the agreed completion date by ninety (90) days.
3. The applicant will provide a Bond in the amount of one hundred and ten (110%) percent of the quoted amount, but no less than two thousand (\$2000.00) dollars.
4. The Bond must be in one of the following formats to be accepted by Bannock County:
 - Certified Check, or
 - Cashier's Check, or
 - Certificate of deposit made to, or irrevocably assigned to the Bannock County Board of Commissioners, or
 - Any negotiable securities or irrevocable letter of credit or performance bond.
5. If the approach is not completed and approved by the agreed to date, Bannock County may select a contractor and order the work completed and all expenses paid with proceeds of the bond.
6. Applicant shall be liable for any deficient amount and, in the event of enforcement to collect, shall be liable for attorneys' fees and costs.
7. Release of the Bond. The Building official shall release bonds only after all permit conditions are complete, all construction meets current code and a certificate of occupancy has been issued.

R110.6 Certificate of Completion: Add a new subsection as follows:

Certificate of Completion: A Certificate of Completion may be issued in lieu of a Certificate of Occupancy when the scope of work of a permit does not change the occupant load, occupancy group or occupancy use classification of the structure or portion of the structure.

R112 Board of Appeals: Delete Subsections R112.1, R112.2, R112.3 and R112.4 in their entirety and place with the following:

Appeal of any order, decision or determination made by the Building Official or County Engineer shall be heard by the Board of Bannock County Commissioners pursuant to Section 220 of this Ordinance.

R113.4 Violation Penalties: Amend first paragraph as follows:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents directive of the building official, or

of a permit or certificate issued may be subject to enforcement and penalties pursuant to Section 230 of this Ordinance.

R114.2 Unlawful Continuance: Amend this section as follows:

Unlawful Continuance: Any person who shall continue any work in or about the building or structure 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, shall be subject to the penalties as prescribed in Section 230 of this Ordinance.

B. Chapter 2 “Definitions ” section R202 is amended to include following definitions:

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, charged with the administration and enforcement of this ordinance.

DRIVEWAY: A vehicular ingress and egress route that serves no more than two buildings or structures, not including accessory structures or more than five (5) 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 (3) or more buildings or structures.

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

C. Chapter 3 “Building Planning” is amended as follows:

R301.2 **Climatic and Geographic Design Criteria:** Amend section to add a second paragraph and Snow Load Requirement table for Bannock County as follows:

Climatic and Geographic Design Criteria: Building shall be constructed in accordance with the provisions of this code as limited by the provisions of this section. Additional criteria shall be established by Bannock County and set forth in Roof Load Requirements in Bannock County Table and Table R301.2 (1) as revised.

The minimum roof snow load for Bannock County shall be 35 pounds per square foot live load. No reduction below that roof snow load shall be permitted. All newly built or placed structures shall have a roof which can sustain live loads according to the elevation of its site*.

ROOF 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.

R301.2 (1) Table R301.2 (1) Climatic and geographic design criteria: Delete Table R301.2 (1) in its entirety and replace with the following Table R301.2 (1).

**TABLE R301.2 (1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	Topographic effects		weathering	Frost line depth	Termite					
Converted to roof live load as determined by elevation (feet) at site in Bannock County by roof load requirement table.	90	No	D1	severe	36 inches	Slight / Moderate	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

R301.2.1.3 Wind speed conversion: Delete paragraph and replace as follows:

Wind Loads: Structures in Bannock County shall be designed and constructed to withstand ninety (90) mph gusts for three (3) second intervals.

R302.1 (1) Exterior wall: Delete Table R302.1 (1) in its entirety and replace with the following Table R302.1 (1):

**TABLE R302.1 (1)
EXTERIOR WALLS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARTION DISTANCE
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure from both sides.	<3 feet
	(Not fire-resistance rated)	0 hour	≥3 feet
Projections	(Fire-resistance rated)	1 hour on the underside	<3 feet
	(Not fire-resistance rated)	0 hours	≥3 feet
Opening in walls	Not allowed	N/A	< 3 feet
	25% Maximum of wall area	0 hour	>3 feet
	Unlimited	0 hour	5 feet
Penetrations	All	Comply with Section R302.4	<3 feet
		None required	≥3 feet

R302.2 Townhouses: Delete the exception in its entirety and replace with the following:

Exception: A common one (1)-hour fire-resistance-rated wall assemblies (as specified in Section R302.1) or a common two (2)-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 are permitted for townhouses. The common wall shall not contain plumbing or mechanical equipment, ducts or vents within its wall cavity. 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.

R302.13 Fire Protection of Floors: Delete entire section.

R303.4 Mechanical Ventilation: Delete the entire section.

R313.1 Townhomes Automatic Fire Sprinkler Systems: Delete the exception in its entirety and replace 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 townhomes that do not have an automatic residential fire sprinkler system installed.

R313.2.1 Design and Installation: Delete entire section.

R315.3 Where Required in Existing Dwellings: Add the following exception to the section as follows:

Where Required in Existing Dwellings: Where work requiring a permit occurs in existing dwellings that have an attached garages or in existing dwellings within which fuel fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1

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.
2. Installation, alteration or repairs of non-combustion plumbing or mechanical systems are exempt from the requirements of this section.

R322.1.10 As-built Elevation Documentation: Delete subsection R322.1.10 and replace with the new subsection as follows:

General: Development within a designated flood plain shall be done in compliance with Bannock County flood hazard area map, adopted July 7, 2009, and the Bannock County flood damage prevention Ordinance – Ordinance No. 1987-4 as amended by Bannock County, Idaho. 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 as required in section R322.

R322.2.2 Enclosed Area Below Design Flood Elevation: Delete section R322.2.2 paragraph 2.2 and replace with the following:

Enclosed areas below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

1. Be used solely for parking of vehicles, building access or storage.
2. Provided with flood openings that meet the following criteria:
 - 2.1 There shall be a minimum of two openings on different sides of each enclosed area; if a building has more than one enclosed area below the design flood elevation, each area shall have openings on exterior walls.
 - 2.2 The total net area of all openings shall be at least one (1) square inch for each square foot 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.

D. Chapter 4 “Foundations” is amended as follows:

R403.1.3.1 Foundations with Stem Walls: Delete entire section and replace as follows:

Foundations with stem walls shall have a requirement for rebar consisting of one half (½) inch, number four (#4) bar to be installed a maximum of twenty four (24) inches on

center, in both horizontal and vertical positions for concrete walls greater than four (4) feet and less than ten (10) feet, 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.

E. Chapter 5 “ Exterior Decks” is amended as follows:

R507.3.4 Termite Resistance: Delete section.

F. Chapter 6 “ Wall Construction” is amended as follows:

R602.10 Wall Bracing: Delete 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.

G. Chapter 11 “Energy Efficiency” is amended as follows:

N1102.1.2 & (IECC - R402.1.2) Insulation and Fenestration Requirements by Component: Amend Table 1102.1.1 (IECC-R402.1.1) to climate zones 5 and marine 4, and 6, and delete climate zones 7 and 8 of the Table as follows:

**Table N1102.1.1 & IECC - R402.1.2
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	Crawl space 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

N1102.1.2 & (IECC - R402.1.2) Table Footnotes: Add foot note j. to following table.

- j. For residential log home building thermal envelope construction requirements see section N1102.4.1.1 IECC - R402.4.1.1

N1102.1.3 & (IECC - R402.1.3) Table: Delete the values contained in Table N1102.1.3 and IECC - R402.1.3 for climate zone 5 and Marine 4, and climate zone 6. Replace with the following table.

**Table N1102.1.3 & IECC - R402.1.3
EQUIVALENT U-FACTORS**

Climate Zone	Fenestration U-Factor	Skylight U-Factor	Ceiling U-factor	Frame Wall U-factor	Mass Wall U-factor	Floor U-Factor	Basement Wall U-factor	Crawl space Wall U-Factor
5 and Marine 4	0.35	0.60	0.030	0.057	0.082	0.033	0.050	0.065
6	0.35	0.60	0.026	0.057	0.060	0.033	0.050	0.065

N1102.2.6 & (IECC - R402.2.6) Steel-Frame Insulation:

Delete entire table and replace with a new Table N1102.2.6 & IECC - R402.2.6 as follows:

**TABLE N1102.2.6 & IECC - R402.2.6
STEEL-FRAMED 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.	

N1102.4.1 & (IECC - R402.4.1) Building Thermal Envelope: Amend section as follows:

The building thermal envelope shall comply with Section N1102.1.1 & IECC - R402.1.1 or either Section N1102.4.3 & IECC - R402.4.3 or N1102.4.1.2 & IECC - R402.1.2 or N1102.4.1.3 & IECC - R402.4.1.3. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

N1102.4.1.1 & (IECC - R402.4.1.1) Installation: Delete last sentence as follows:

Installation: the components of the building thermal envelope as listed in Table N1102.4.1.1 & IECC - R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table N1102.4.1.1 & IECC - R402.1.1, as applicable to the method of construction. ~~Where required by the building official, an approved third party shall inspect all components and verify compliance.~~

N1102.4.1.2 & (IECC - R402.4.1.2) Testing: Delete entire section and replace with the following:

Testing option, Building envelope tightness in insulation installation shall be considered acceptable with tested air leakage is less than seven (7) air changes per hour (ACH) when tested with a blower door at a pressure of thirty three point five (33.5) psf . 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 window 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 opening for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
- v. Heating and cooling systems shall be turned off.
- vi. HVAC ducts shall not be sealed.
- vii. Supply and return registers shall not be sealed.

N1102.4.1.3 & (IECC - R402.4.1.3) Add new subsection as follows:

Visual Inspection Option: Building envelope tightness and insulation installation shall be considered acceptable when the items listed in Table N1102.1.1 & IECC - R402.1.1, applicable to the method of construction, are field verified. Where required by a code official an approved independent party from the installer of the insulation shall inspect the air barrier and insulation.

N1102.6 & (IECC - R402.6) Residential Log Home Thermal Envelope: Add new section and Table as follows:

Residential Log Home Thermal Envelope: Residential log home construction shall comply with Sections N1102.1/IECC - R402.1 (General), N1102.4/IECC - R402.4 (Air Leakage), N1102.5/IECC - R402.5 (Maximum fenestration U-factor and SHGC), N1103.1/IECC -

R403.1 (Controls), N1103.2.3/IECC - R403.2.3 (Building Cavities), Section N1104/IECC - R404 (Electrical power and Lighting Systems), either i, ii, or iii.

- i. Section N1102.2/IECC - R402.2 though N1102.3/IECC - R402.3, N11404.1/IECC - R404.1 and Table N1102.6/IECC - R402.6 or,
- ii. Section N1105/IECC - R405 Simulated Performance Alternative (Performance) or,
- iii. REScheck (U.S. Department of Energy Building Codes Program).

**Table N1102.6 & IECC R402.6
LOG HOME PRESCRIPTIVE THERMAL ENVELOPE REQUIREMENTS BY COMPONENT**

FOR SI: 1 FOOT = 304.8mm									
CLIMATE ZONE	FENSTRATION U-FACTOR <small>.a</small>	SKYLIGHT U-FACTOR	GLAZED FENSTRATION SHGC	CEILING R-VALUE	MIN AVERAGE LOG SIZE IN INCHES	FLOOR R-VALUE	BASEMENT WALL VALUE <small>.d</small>	SLAB R-VALUE & Depth <small>.b</small>	CRAWL SPACE WALL R-VALUE <small>.d</small>
5.6 High efficiency Equipment path <small>.c</small>	0.32	0.60	NR	49	5	30	15/19	10'4"	10/13
5	0.32	0.60	NR	49	8	30	10/13	10'2"	10/13
6	0.30	0.60	NR	49	8	30	15/19	10'4"	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 (electric resistance heating equipment such as electric base board heaters 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.

N1104.1 & IECC (R404.1) Lighting equipment (Mandatory). Delete section and replace as follows:

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.

END OF SECTION

SECTION 3 - BANNOCK COUNTY AMENDMENTS TO THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE:

The commercial provisions of the International Energy Conservation Code, 2015 edition, as adopted, are hereby amended as follows:

A. Chapter 1 "Administration" is amended as follows:

C101.1 Title: All references to [name of jurisdiction] shall be construed to mean Bannock County.

C107 Fees: Delete sections C107.1, C107.2, C107.4, C107.5 and replace with the following:

Fees for the 2015 International Energy Conservation Code will be included with the building permit fee established on Appendix A (Building Valuation Data).

C108.4 Unlawful Continuance: Amend this section and add second paragraph as follows:

Unlawful continuance: Any person who shall continue any work in or about the building or structure 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, shall be subject to the penalties as prescribed in Section 230 of this Ordinance.

C109 Board of Appeals: Delete Subsections C109.1, C109.2, AND C109.3 in their entirety and place with the following:

Appeal of any order, decision or determination made by the building official or planning director shall be heard by the Board of Bannock County Commissioners pursuant to Section 220 of this Ordinance.

C110 Add new sub section R110 Violations as follows:

Violations: Violation of the provisions or requirements of this code shall be subject to the penalties as set forth in Section 230 of this Ordinance.

END OF SECTION

SECTION 4 - BANNOCK COUNTY AMENDMENTS TO THE 2015 RESIDENTIAL INTERNATIONAL ENERGY CONSERVATION CODE:

The residential provisions of the International Energy Conservation Code, 2015 edition, as adopted, are hereby amended as follows:

A. Chapter 1 "Administration" is amended as follows:

R101.1 Title: All references to [name of jurisdiction] shall be construed to mean Bannock County.

R107 Fees: Delete sections R107.1, R107.2, R107.4, R107.5 and replace with the following:

Fees for the 2015 International Energy Conservation Code will be included with the building permit fees established on Appendix A (Building Valuation Data).

R108 Unlawful Continuance: Amend this section as follows:

Unlawful Continuance: Any person who shall continue any work in or about the building or structure 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, shall be subject to the penalties as prescribed in Section 230 of this Ordinance.

R109 Board of Appeals: Delete Subsections R109.1, 109.2, AND 109.3 in their entirety and replace with the following:

Appeal of any order, decision or determination made by the building official or planning director shall be heard by the Board of Bannock County Commissioners pursuant to Section 220 of this Ordinance.

R110 Add new section R110 Violations as follows:

Violations: Violation of the provisions or requirements of this code shall be subject to the penalties as set forth in Section 230 of this Ordinance.

B. Chapter 4 “Residential Energy Efficiency” is amended as follows:

R402.1.2 Insulation and Fenestration Requirements by Component: Amend Table R402.1.1 to climate zones 5 and marine 4, and 6, and delete climate zones 7 and 8 of the Table as follows:

**Table R402.1.2
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	Crawl space 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

R402.1.2 Table Footnotes. Add the following foot note to table.

- k. For residential log home building thermal envelope construction requirements see section R402.6

R402.1.4 Delete the values contained in Table R402.1.3 for climate zone 5 and Marine 4, and climate zone 6. Replace with the following table.

**Table N1102.1.3 & IECC - R402.1.3
EQUIVALENT U-FACTORS**

Climate Zone	Fenestration U-Factor	Skylight U-Factor	Ceiling U-factor	Wood Frame Wall U-factor	Mass Wall U-factor	Floor U-Factor	Basement Wall U-factor	Crawl space Wall U-Factor
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

R402.2.6 Steel-Frame Insulation: Delete entire table and replace with a new Table R402.2.6 as follows:

**Table R402.2.6
STEEL-FRAMED 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.	

R402.4.1 Building Thermal Envelope: Amend section as follows:

The building thermal envelope shall comply with R402.1.1 or either Section R402.4.3 or R402.4.1.3. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

R402.4.1.1 Installation: Delete last sentence as follows:

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 R402.1.1, as applicable to the method of construction. ~~Where required by the building official, an approved third party shall inspect all components and verify compliance.~~

R402.4.1.1 Air Barrier and Insulation Installation Table: Modify the Air Barrier Criteria for Fireplaces as follows:

Fireplace: An air barrier shall be installed on fireplace walls. ~~Fireplaces shall have gasketed doors.~~

R402.4.1.2 Testing: Delete entire section and replace with the following:

Testing Option. Building envelope tightness in insulation installation shall be considered acceptable with 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 window 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 opening for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
- v. Heating and cooling systems shall be turned off.
- vi. HVAC ducts shall not be sealed.
- vii. Supply and return registers shall not be sealed.

R402.4.1.3 Add new subsection as follows:

Visual Inspection Option: Building envelope tightness and insulation installation shall be considered acceptable when the items listed in Table N1102.1.1 & R402.1.1, applicable to the method of construction, are field verified. Where required by a code official an approved independent party from the installer of the insulation shall inspect the air barrier and insulation.

R402.6 Residential Log Home Thermal Envelope: Add new section and Table as follows:

Residential log home thermal envelope: Residential log home construction shall comply with Sections R402.1 (General), R402.4 (Air Leakage), R402.5 (Maximum fenestration U-factor and SHGC), R403.1 (Controls), R403.2.3 (Building Cavities), Section R404 (Electrical power and Lighting Systems), either i, ii, or iii.

- i. Section N1102.2/R402.2 though N1102.3/R402.3, N11404.1/R404.1 and Table N1102.6/R402.6 or,
- ii. Section 405 Simulated Performance Alternative (Performance) or,
- iii. REScheck (U.S. Department of Energy Building Codes Program).

Table R402.6

LOG HOME PRESCRIPTIVE THERMAL ENVELOPE REQUIREMENTS BY COMPONENT

FOR SI: 1 FOOT = 304.8mm

CLIMATE ZONE	FENESTRATION U-FACTOR <small>.a</small>	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	MIN AVERAGE LOG SIZE IN INCHES	FLOOR R-VALUE	BASEMENT WALL VALUE <small>.d</small>	SLAB R-VALUE & Depth <small>.b</small>	CRAWL SPACE WALL R-VALUE <small>.d</small>
5.6 High efficiency Equipment path <small>.c</small>	0.32	0.60	NR	49	5	30	15/19	10'4"	10/13
5	0.32	0.60	NR	49	8	30	10/13	10'2"	10/13
6	0.30	0.60	NR	49	8	30	15/19	10'4"	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 (electric resistance heating equipment such as electric base board heaters 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.

R404.1 Lighting Equipment (Mandatory): Delete section and replace as follows:

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 EFFECTIVE DATE

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

Adopted this _____ day of _____, _____, Resolution
Number _____.

BOARD OF BANNOCK COUNTY COMMISSIONERS

Evan S Frasure, Chair

Ken Bullock, Member

Terrel Tovey, Member

ATTEST: _____

Robert Poleki, Clerk

APPENDIX A – BUILDING VALUATION DATA

Occupancy & Type	Cost Per Sq. Ft. Avg.	Occupancy & Type	Cost Per Sq. Ft. Avg.	Occupancy & Type	Cost Per Sq. Ft. Avg.	Occupancy & Type	Cost Per Sq. Ft. Avg.
Apartment Houses:		Dwellings:		Medical Offices:		Stores:	
Type I or II F.R.*	\$65.80	Type V-masonry	\$56.00	Type I or II F.R.	\$88.40	Type I or II F.R.*	\$61.00
(good)	\$80.80	(good)	\$71.80	Type II-1 hour	\$68.30	Type II-1 hour	\$37.40
Type V-masonry		Type V-Wood Frame	\$49.80	Type II-N	\$64.80	Type II-N	\$36.40
(Or type III)	\$53.80	(good)	\$68.40	Type III-1 hour	\$71.80	Type III-1 hour	\$45.40
(good)	\$65.70	Basement –		Type III- N	\$69.00	Type III- N	\$42.60
Type V-Wood Frame	\$47.20	Simi-Finished	\$14.90	Type V-1 hour	\$66.70	Type V-1 hour	\$38.20
(good)	\$60.70	(good)	\$17.20	Type V-N	\$64.40	Type V-N	\$35.40
Type I Basement Garage	\$27.80	Unfinished	\$10.80	Offices**:		Theaters:	
Auditoriums:		(good)	\$13.10	Type I or II F.R.	\$79.00	Type I or II F.R.	\$81.30
Type I or II F.R.	\$77.70	Fire Stations:		Type II-1 hour	\$53.00	Type III-1 hour	\$59.20
Type II-1 hour	\$56.20	Type I or II F.R.	\$84.70	Type II-N	\$50.40	Type III- N	\$56.30
Type II-N	\$53.20	Type II-1 hour	\$55.70	Type III-1 hour	\$57.10	Type V-1 hour	\$55.80
Type III-1 hour	\$59.00	Type II-N	\$52.60	Type III- N	\$54.60	Type V-N	\$52.70
Type III- N	\$56.00	Type III-1 hour	\$61.00	Type V-1 hour	\$53.50	Warehouses***:	
Type V-1 hour	\$56.50	Type III- N	\$58.40	Type V-N	\$50.40	Type I or II F.R.	\$36.60
Type V-N	\$52.70	Type V-1 hour	\$57.10	Private Garages:		Type II-1 hour	\$21.70
Banks:		Type V-N	\$54.30	Wood Frame	\$18.00	Type II-N	\$20.40
Type I or II F.R. *	\$109.50	Homes for the Elderly:		Masonry	\$20.30	Type III-1 hour	\$24.60
Type II-1 hour	\$80.70	Type I or II F.R.	\$76.80	Open carports	\$12.30	Type III- N	\$23.50
Type II-N	\$78.20	Type II-1 hour	\$67.40	Public Buildings:		Type V-1 hour	\$21.70
Type III-1 hour	\$89.10	Type II-N	\$59.70	Type I or II F.R.	\$91.30	Type V-N	\$20.40
Type III- N	\$85.90	Type III-1 hour	\$64.90	Type II-1 hour	\$73.90		
Type V-1 hour	\$80.70	Type III- N	\$62.40	Type II-N	\$70.70		
Type V-N	\$77.40	Type V-1 hour	\$62.80	Type III-1 hour	\$76.80		
Bowling Alleys:		Type V-N	\$60.60	Type III- N	\$74.10		
Type II-1 hour	\$37.80	Hospitals:		Type V-1 hour	\$70.30		
Type II-N	\$35.30	Type I or II F.R.*	\$120.80	Type V-N	\$67.80		
Type III-1 hour	\$41.00	Type III-1 hour	\$100.00	Public Garages:			
Type III- N	\$38.50	Type V-1 hour	\$95.40	Type I or II F.R.	\$91.30		
Type V-1 hour	\$27.80	Hotels and Motels:		Type II-1 hour	\$73.90		
Churches:		Type I or II F.R.*	\$74.80	Type II-N	\$70.70		
Type I or II F.R.	\$73.50	Type III-1 hour	\$64.70	Type III-1 hour	\$76.80		
Type II-1 hour	\$55.10	Type II-N	\$53.20	Type III- N	\$74.10		
Type II-N	\$52.40	Type III- N	\$61.80	Type V-1 hour	\$70.30		
Type III-1 hour	\$59.90	Type V-1 hour	\$56.30	Type V-N	\$67.80		
Type III- N	\$57.30	Type V-N	\$55.20	Restaurants:			
Type V-1 hour	\$56.00	Industrial Plants:		Type III-1 hour	\$72.20		
Type V-N	\$52.70	Type I or II F.R.	\$42.20	Type III- N	\$69.20		
Convalescent Hospitals:		Type II-1 hour	\$29.30	Type V-1 hour	\$66.00		
Type I or II F.R.*	\$103.00	Type II-N	\$27.00	Type V-N	\$63.50		
Type II-1 hour	\$71.40	Type III-1 hour	\$32.30	School:			
Type III-1 hour	\$73.30	Type III- N	\$30.40	Type I or II F.R.	\$82.30		
Type V-1 hour	\$69.10	Type V-1 hour	\$30.40	Type II-1 hour	\$56.20		
Dwellings:		Type V-N	\$27.90	Type III-1 hour	\$60.10		
Type V-masonry	\$56.00	Jails:		Type III- N	\$57.90		
(good)	\$71.80	Type I or II F.R.	\$117.00	Type V-1 hour	\$56.30		
Type V-Wood Frame	\$49.80	Type III-1 hour	\$107.50	Type V-N	\$53.80		
(good)	\$68.40	Type V-1 hour	\$80.70	Service Stations:			
Basement –		Libraries:		Type II-N	\$49.80		
Simi-Finished	\$14.90	Type I or II F.R.	\$86.20	Type III-1 hour	\$57.10		
(good)	\$17.20	Type II-1 hour	\$63.00	Type V-1 hour	\$44.20		
Unfinished	\$10.80	Type II-N	\$60.00	Canopies	\$20.70		
(good)	\$13.10	Type III-1 hour	\$66.60				
		Type III- N	\$63.20				
		Type V-1 hour	\$62.60				
		Type V-N	\$60.00				

*Add 0.5 percent to total cost for each story over three. **Deduct 20 percent for shell-only buildings. ***Deduct 11 percent for mini-warehouses.

APPENDIX A CONTINUING – BUILDING VALUATION DATA

A. The following schedule shall be used in determining Bannock County Building Permit fees:

BANNOCK COUNTY PERMIT FEES

EVALUATION	FEE
\$1 to \$500	\$24
\$501 to \$2000	\$24 for the first \$500; plus \$3 for each additional \$100 or fraction thereof, up 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, up 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, up 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, up 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, up 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, up 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

Building permit fees and the valuation for all work to be accomplished under each permit shall be consistent with the Bannock County Ordinance entitled “Bannock County Building Code Ordinance and established by use of the following procedures:

Square foot construction cost: Construction costs will be taken from the 2015 International Codes.

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APPENDIX B – ADDITIONAL FEES

1. Plan review fees:
 - a. Plan review fees for buildings constructed pursuant to the International Commercial Code shall be accessed at an hourly rate of forty seven dollars (\$47.00) per hour.
 - b. Plan review fees for buildings constructed pursuant to the International Residential Code shall be accessed at an hourly rate of forty seven dollars (\$47.00) per hour.

2. Plan review changes:

Plan review changes, additions or revision to plans or other administrative activities including but not limited to reactivation of expired residential building permits, review and processing of plan modifications, review and processing of upgrades, agreements, courtesy inspections, and miscellaneous inspections shall be accessed at an hourly rate of forty seven dollars (\$47.00) per hour.

3. Other inspections and fees:

1. Inspections outside of normal business hours.....\$47.00 per hour*

(Minimum charge – two hours)

2. Reinsertion fees assessed under provision of Section 305.8\$47.00 per hour*

3. Inspections for which no fee is specifically indicated.....\$47.00 per hour*

(Minimum charge – one-half hour)

4. Additional plan review requirements by changes, additions or revisions to plans.....\$47.00 per hour*

(Minimum charge – one-half hour)

5. For use of outside consultants for plan checking, inspection, or both.....Actual Cost**

* * Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of employees involved.

** Actual costs include administrative and overhead costs.