SUMMARY OF ADA COUNTY ORDINANCE NO. 817

AN ORDINANCE AMENDING ADA COUNTY CODE, TITLE 7, CHAPTER 2, TO ADOPT THE 2012 INTERNATIONAL BUILDING CODE AND AMENDMENTS THERETO, TO AMEND THE 2009 INTERNATIONAL RESIDENTIAL CODE, THE 2009 INTERNATIONAL MECHANICAL CODE, THE 2009 INTERNATIONAL FUEL GAS CODE, THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE, THE 2009 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, AND TO ADOPT PENALTIES MAKING IT A MISDEMEANOR TO VIOLATE THE ADOPTED CODES AND EACH DAY A VIOLATION EXISTS IS A SEPARATE OFFENSE.

ORDINANCE NO. 817 SHALL BE EFFECTIVE UPON PUBLICATION. A FULL TEXT OF THE ORDINANCE IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE ADA COUNTY CLERK, 200 W. FRONT STREET, BOISE, IDAHO.

APPROVED BY THE BOARD OF ADA COUNTY COMMISSIONERS THIS 7TH DAY OF JANUARY, 2014.

Board of Ada County Commissioners

By: _____
David L. Case, Commissioner

By: _____
Jim Tibbs, Commissioner

By: _____
Rick Yzaguirre, Commissioner

ATTEST:

_____
Christopher D. Rich, Ada County Clerk
by Phil McGrane, Chief Deputy

PUBLISHED: 1/13/14

AN ORDINANCE AMENDING ADA COUNTY CODE, TITLE 7, CHAPTER 2, TO ADOPT THE 20~~09~~12 INTERNATIONAL BUILDING CODE AND AMENDMENTS THERETO, TO AMEND THE 2009 INTERNATIONAL RESIDENTIAL CODE, THE 2009 INTERNATIONAL MECHANICAL CODE, THE 2009 INTERNATIONAL FUEL GAS CODE, THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE, THE 2009 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, AND TO ADOPT PENALTIES MAKING IT A MISDEMEANOR TO VIOLATE THE ADOPTED CODES AND EACH DAY A VIOLATION EXISTS IS A SEPARATE OFFENSE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, THAT ADA COUNTY CODE, TITLE 7, CHAPTER 2 BE AMENDED AS FOLLOWS:

SECTION 1: Ada County Code § 7-2-3 is amended as follows:

7-2-3: ADOPTION OF CODES:

A. 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 Ada County. This chapter 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 and maintenance of buildings or structures, and installation requirements for manufactured homes. It shall be unlawful to engage in any grading or building activity without complying with the rules and regulations as contained in this chapter and the codes adopted herein. The following codes and portions thereof are on file in the office of the Ada County recorder, and the office of the clerk of the board of county commissioners, in accordance with Idaho Code, section 31-715:

International Building Code, 20~~09~~12 edition. Published by the International Code Council, Inc., and in addition the following appendices: appendix I patio covers and appendix J Grading.

International Residential Code, 2009 edition. Published by the International Code Council, Inc., parts I, II, III, IV, V, VI and IX and the following appendices: appendix G swimming pools, spas and hot tubs; and appendix H patio covers.

International Mechanical Code, 2009 edition. Published by the International Code Council, Inc., and in addition the following appendices: appendix A, combustion air openings and chimney connector pass-throughs.

International Fuel Gas Code, 2009 edition. Published by the International Code Council, Inc.

International Energy Conservation Code, 2009 edition. Published by the International Code Council, Inc.

International Wildland-Urban Interface Code, 2009 edition. Published by the International Code Council, Inc., and the following appendices: appendix A general requirements, Appendix B vegetation management plan, and appendix C fire hazard severity form.

B. Whenever in this title reference is made to Title 8 or any other title of this code, such cross reference is for the coordination of this title with such other ordinances, but to any extent such other ordinances have not yet been adopted, such reference shall be ignored.

SECTION 2: Ada County Code § 7-2-4 is deleted in its entirety and a new Ada County Code § 7-2-4 is adopted as follows:

7-2-4: ADA COUNTY AMENDMENTS TO THE 20~~09~~12 INTERNATIONAL BUILDING CODE:

The International Building Code, 20~~09~~12 edition, as adopted, is hereby amended as follows:

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

101.1 Title. Replace bracketed "[]" text with the following: "Ada County."

101.4.3 Plumbing. Delete section.

101.4.4 Property maintenance. Delete section.

101.4.5 Fire prevention. Delete section.

102.6 Existing Structures. Amend as follows:

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 is deemed necessary by the building official for the general safety and welfare of the occupants or the public.

103.3 Deputies. Delete the last sentence.

104.8 Liability. Delete section.

105.1 Required. Amend as follows:

Any owner or authorized agent who intends to construct, enlarge, alter, repair, remove, convert or replace any gas or mechanical system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

An Ada County building division permit is issued to the owner of the property and remains tied to the specific property even as the ownership may change. The applicant for any Ada County building division permit is, by definition, a representative of the property owner and as such may not have individual control or ownership of that special permit.

105.1.1 Annual permit. Amend as follows:

In lieu of an individual permit for each alteration to an already approved gas or mechanical installation, the building official is authorized to issue an annual permit upon application therefor to any person, firm or corporation regularly employing one or more qualified tradepersons in the building, structure or on the premises owned or operated by the applicant for the permit.

105.2 Work Exempt from Permit. Amend the "Building" exemptions and delete the "Electrical" and "Plumbing" paragraphs as follows:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m^2).

2. Fences not over 6 feet (1829 mm) high.

3. Oil derricks.

4. Retaining walls that are not over 4 feet (1219 mm) 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 IIIA liquids.

5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2:1.

6. Sidewalks and driveways not more than 30 inches (762 mm) 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 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) 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 54 inches (1372 mm) from the exterior wall and do not require additional support of Groups R-3 and U occupancies.

13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

14. Buildings or structures used to facilitate construction projects. These buildings shall be removed from the property prior to the issuance of any Certificate of Occupancy.

15. Painted and manufactured wall signs not exceeding thirty two (32) square feet installed in accordance with manufacturers or design professionals instructions.

Electrical: Delete electrical paragraphs contained in section 105.2.

Plumbing: Delete plumbing paragraphs contained in section 105.2.

105.2.2 Repairs. Delete section.

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

Applications for which no permit is issued within 180 days following the date of eligibility for permit issuance shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the

building official. The building official may extend the time for action by the applicant for a period not exceeding 180 calendar days on 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 pay a new plan review fee.

105.5 Expiration. Add a second paragraph as follows:

If work has not been completed, the final inspection performed and the project approved for occupancy or use within three (3) years 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 (1/2) of the cost of a new permit for the remaining work required to complete the structure or project.

107.1 General. Amend section as follows:

Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in ~~two or more~~ one paper set and one digital set~~s~~ with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

108.1 General. Amend section as follows:

The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service; service less than thirty (30) days shall not require a permit, service over thirty (30) days shall require a permit but shall not be permitted for more than 180 days. Permits for temporary structures shall bear fees identical to permanent structures. The building official is authorized to grant extensions for demonstrated cause.

109.3 Building Permit Valuations. Amend as follows:

The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. The building permit valuation upon which the Ada County Building Permit fee is based shall be the project valuation as stated by the Ada County

Building Permit applicant or the calculated value using the building division fees as adopted by the Board of Ada County Commissioners, whichever valuation is greatest.

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

Such fee shall be an investigative fee equal to the Ada County permit fee for the work accomplished illegally, and shall be paid Ada County prior to the acceptance of an Ada County building permit application. This fee is an additional fee and shall not apply to any fee for any Ada 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 an Ada County permit for continued development of that project.

109.6 Refunds. Amend as follows:

Eighty percent (80%) of the plan review fee shall be available for refund if no plan review has begun. Eighty percent (80%) 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 Ada County building official 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.

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

Development within a designated floodplain shall be done in conformance with the Ada County Code, Title 8, Chapter 3, Article F. Specific floodplain inspection results and elevation documentation shall be provided to Ada County in conformance with the Ada County Code, Title 8, Chapter 3, Article F.

111. 1 Use And Occupancy. Add a second paragraph as follows:

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

Add a new subsection as follows:

111.1.1 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.

111.3 Temporary Occupancy. Delete second sentence and replace with the following:

A temporary certificate of occupancy may be issued for the use of a portion or portions of a structure prior to the completion of the entire building or structure. A temporary occupancy is set at a time period of 90 days.

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

113.1 General. Appeals of orders, decisions or determinations made by the building official shall be heard pursuant to Ada County Code, Title 7, Chapter 1.

114.4 Violation penalties. Amend the section 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 or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties as prescribed in Ada County Code, Title 7, Chapter 2.

115.3 Unlawful continuance. Amend the section as follows:

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, shall be subject to the penalties as prescribed in Ada County Code, Title 7, Chapter 2.

B. Chapter 2 "Definitions" is amended to add a new definition as follows:

PERMIT APPLICANT. The property owner or the individual that legally represents a property owner seeking permission from Ada County to construct a building or structure on a specific piece of property.

C. Chapter 4 "Special Detailed Requirements Based on Use and Occupancy" is amended as follows:

419.1 General. Amend the section as follows:

A live/work unit is a dwelling unit or sleeping unit in which a significant portion of the space includes a nonresidential use that is operated by the tenant and shall comply with Sections 419.1 through 419.8.

Exception: Dwelling or sleeping units that include an office that is less than 25 percent or 1,000 square feet (whichever is less) of the area of the dwelling unit shall not be classified as a live/work unit.

D. Chapter 16 "Structural Design" is amended as follows:

1608.1 General. Delete sentence and replace with the following:

Design snow loads shall be determined in accordance with section 7 of ASCE 7, but the design roof load shall not be less than a uniform snow load of 25 psf. The minimum roof snow load for Ada County shall be twenty-five (25) pounds per square foot. No reduction below that roof snow load shall be permitted.

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

In Ada County, the minimum ground snow load Pg shall be 20 pounds per square foot. (Idaho State Climate Services, University of Idaho Dept. of Agricultural Engineering, Moscow, Idaho 83844-2040. 208-885-7004. www.uidaho.edu/climate.)

1609.1.1 Determination Of Wind Loads. Add a first sentence to the paragraph as follows:

In Ada County a minimum wind speed of 90 mph shall be used.

1612.1 General. Add a second paragraph as follows:

Development within a designated floodplain shall be done in conformance with the Ada County Code, Title 8, Chapter 3, Article F. Specific floodplain inspection results and elevation documentation shall be provided to Ada County in conformance to Ada County Code, Title 8, Chapter 3, Article F.

1612.3 Establishment of Flood Hazard Areas. Replace bracketed "[]" text areas with the following as appropriate: "Ada County, Idaho" or "February 19, 2003."

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Table 2901.1 Minimum Number of Required Plumbing Fixtures[a-g] (See Sections 2902.2 and 2902.3)

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 shall be permitted where such room is provided with direct access from each patient sleeping unit 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 ~~15~~thirty (30) or fewer.

g. For business occupancies, excluding restaurants and mercantile occupancies with a load of thirty (30) or fewer, service sinks shall not be required.

E. Chapter 34 "Existing Buildings and Structures" is amended as follows:

3410.1 Conformance. Amend the section to add a second paragraph as follows:

Any buildings or structures, excluding manufactured homes to be used as dwellings, moved into or within Ada County, shall be inspected by an Idaho licensed architect or engineer. This inspection shall be followed by a report bearing the stamp/seal of the licensed architect/engineer accompanying the Ada County building permit application. The report shall contain the following information:

1. Identify the particular building.

2. State that the licensed architect/engineer does not find any structural condition indicating a deficiency that would preclude the continued use of the building.

3. State that the roof covering meets the requirements of 2009 International Building Code, Chapter 15.

4. If the building is a dwelling, provide an energy code analysis of the specific dwelling showing that the dwelling meets the requirements of the 2009 International Residential Energy Conservation Code as adopted by Ada County. If the dwelling does not comply with the International Residential Energy Conservation Code, a plan shall be submitted for the modifications needed to attain that compliance.

5. The report shall be accompanied by an engineered foundation design for that specific building.

3412.2 Applicability. Replace bracketed "[]" text with the following: "September 2, 1975."

SECTION 3: Ada County Code § 7-2-5 is deleted in its entirety and a new § 7-2-5 is adopted as follows:

7-2-5: ADA COUNTY AMENDMENTS TO THE 2009 INTERNATIONAL RESIDENTIAL CODE:

The International Residential Code, 2009 edition, as adopted, is hereby amended as follows:

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

R101.1 Title. Replace bracketed "[]" text with the following: "Ada County."

R101.2 Scope. Delete Exception paragraph.

R102.7 Existing Structures. Amend paragraph as follows:

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 is deemed necessary by the building official for the general safety and welfare of the occupants or the public.

R104.8 Liability. Delete section.

R104.10.1 Areas prone to flooding. Delete paragraph and replace with the following:

Development within a designated floodplain shall be done in conformance with the Ada County Code, Title 8, Chapter 3, Article F. Specific floodplain inspection results and elevation documentation shall be provided to Ada County in conformance to that section of the Ada County Code, Title 8, Chapter 3, Article F.

R105.1 Required. Delete paragraph and replace with the following:

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, convert or replace any gas or mechanical system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

An Ada County building division permit is issued to the owner of the property and remains tied to the specific property even as the ownership may change. The applicant for any Ada County building division permit is, by definition, a representative of the property owner and as such may not have individual control or ownership of that specific permit.

R105.2 Work Exempt from Permit. Amend the list of "Building" exemptions from permit requirements, delete "Electrical" exemptions in their entirety and amend "Mechanical" exemptions as follows:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m^2).

2. Fences not over 6 feet (1829 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.

3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.

4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.

5. Sidewalks and driveways.

6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

7. Prefabricated swimming pools ~~entirely above adjacent grade and the capacity does not exceed 5,000 gallons (18,927 L)~~that are not greater than four (4) feet _(1219 mm) deep.

8. Swings and other playground equipment.

9. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

10. Decks that are not more than 30 inches (762 mm) above grade at any point and do not serve the exit door required by Section R311.4.

11. Roof repair, including complete replacement of roof coverings, in association with one- and two-family dwellings and their accessory structures.

12. Siding repair or replacement when fire resistance is not reduced in association with one- and two-family dwellings and their accessory structures.

13. Miscellaneous work including the following, provided no changes are made to the building envelope: patio and concrete slabs on grade, paneling or other surface finishes over existing wall and ceiling systems, insulating existing buildings, abatement of hazardous materials, and in-kind or similar replacement of or repair of deteriorated members of a structure.

14. Shade structures such as gazeboes and arbors when the roof covering will not provide weather protection and will not allow a snow load to develop.

15 Commercially available membrane structures, erected according to manufacturer's instructions, intended to provide weather protection for automobiles and recreational vehicles.

16. Buildings or structures used to facilitate construction projects. These buildings shall be removed from the property prior to the issuance of any Certificate of Occupancy.

17. Freestanding solar collectors not greater than 200 square feet or not more than 10 feet above grade.

Delete "Electrical" section in its entirety.

Amend "Mechanical" section as follows:

1. Portable heating appliances.

2. Portable ventilation appliances.

3. Portable cooling units.

4. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.

5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

6. Portable evaporative coolers.

7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.

8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

R105.2.2 Repairs. Delete section.

R105.3.2 Time Limitation of Application. Delete paragraph and replace with the following:

Applications for which no permit is issued within 180 days following the date of eligibility for permit issuance shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official.

The building official may extend the time for action by the applicant for a period not exceeding 180 calendar days on 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 pay a new plan review fee.

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

If work has not been completed, the final inspection performed and the project approved for occupancy or use within three (3) years 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 (1/2) of the cost of a new permit for the remaining work required to complete the structure or project.

R106.1 Submittal documents. Amend section as follows:

Submittal documents consisting of construction documents, and other data shall be submitted in ~~two or more sets~~ one paper set and one digital set with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

R107.1 General. Amend section as follows:

The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service; service less than thirty (30) days shall not require a permit, and service over thirty (30) days shall require a permit but shall not be permitted for more than 180 days. Permits for temporary structures shall bear fees identical to permanent structures. The building official is authorized to grant extensions for demonstrated cause.

R108.3 Building Permit Valuations. Add a second paragraph as follows:

The building permit valuation upon which the Ada County building permit fee is based shall be the project valuation as stated by the Ada County building permit applicant or the calculated value using the building division fees as adopted by the Board of Ada County Commissioners, whichever valuation is greatest.

R108.4 Related Fees. Add a second paragraph as follows:

If work is commenced without first obtaining a required Ada County building permit, an investigative fee equal to the Ada County permit fee for the work accomplished illegally, shall be paid Ada County prior to the acceptance of an Ada County building permit application. This fee is an additional fee and shall not apply to any fee for any Ada 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 an Ada County permit for continued development of that project.

R108.5 Refunds. Amend as follows:

Eighty percent (80%) of the plan review fee shall be available for refund if no plan review has begun. Eighty percent (80%) 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 Ada County building official 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.

R109.1.3 Floodplain Inspections. Delete paragraph and replace with the following:

Development within a designated floodplain shall be done in conformance with the Ada County Code, Title 8, Chapter 3, Article F. Specific floodplain inspection results and elevation documentation shall be provided to Ada County in conformance to that section of the Ada County Code, Title 8, Chapter 3, Article F.

R112 Board of Appeals. Delete subsections R112.1, R112.2, R112.2.1, R112.2.2, R112.3 and R112.4 in their entirety and replace with the following:

R112.1 General. Ada County Code, Title 7, Chapter 1 establishes the Ada County Building Board of Appeals. Appeals shall be heard as set out in Ada County Code, Title 7, Chapter 1.

R113.4 Violation penalties. Amend the section 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 or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties as prescribed in Ada County Code, Title 7, Chapter 2.

R114.2 Unlawful continuance. Delete paragraph and replace with the following:

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 set forth in Ada County Code, Title 7, Chapter 2.

B. Chapter 2 "Definitions" section R202 is amended to add new definitions as follows:

AREA, BUILDING. The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

BUILDING FACE. Foundation wall face or face of exterior wall member not including sheathing, siding or trim.

PERMIT APPLICANT. The property owner or the individual that legally represents a property owner seeking permission from Ada County to construct a building or structure on a specific piece of property.

C. Chapter 3 "Building Planning" is amended as follows:

R301.2 Climatic and geographic design criteria. Amend section to add a second paragraph as follows:

The minimum roof snow load for Ada County shall be twenty-five (25) pounds per square foot. No reduction below that roof snow load shall be permitted.

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):

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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					
Ground snow load Pg shall be 20 pounds per square foot. The minimum roof snow load shall be twenty-five (25) pounds per square foot. No reduction below that roof snow load shall be permitted.	90 mph	No	C	Severe	24 inches	Slight Moderate	10° F	No	Date of adoption 1/30/1980. Date of current FIRM 2/19/2003.	894	51.1

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TABLE R302.1 Exterior Walls. Delete Table R302.1 in its entirety and replace with the following Table R302.1:

TABLE R302.1
EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION 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 hours	≥ 3 feet
Projections	(Fire–resistance rated)	1 hour on the underside	< 3 feet
	(Not fire-resistance rated)	0 hours	≥ 3 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% Maximum of Wall area	0 hours	> 3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4.1	< 3 feet
		None required	≥ 3 feet

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

R313.1 Townhouse 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 townhouses that do not have an automatic residential fire sprinkler system installed.

R313.2 One- and two-family dwellings automatic fire systems. Delete section.

R313.2.1 Design and installation. Delete section.

R315.2 Where required in existing dwellings. Add the following exceptions:

1. Work involving the exterior surfaces of dewellings, 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 noncombustion plumbing or mechanical systems are exempt from the requirements of this section.

R322 Flood-resistant Construction. Delete subsections R322.1 through R322.6 in their entirety and replace with new subsection as follows:

R322.1 General. Development within a designated floodplain shall be done in conformance with the Ada County Code, Title 8, Chapter 3, Article F. Specific floodplain inspection results and evaluation documentation shall be provided to Ada County in conformance with the Ada County Code.

N1102.4.3 Fireplaces.
New wood-burning fireplaces shall have tight-fitting flue dampers ~~gasketed doors~~ and outdoor combustion air.

G2417.4(406.4). Change the last sentence to:
Mechanical gauges used to measure test pressure shall have a range such that the highest end of the scale is not greater than two (2) times the test pressure nor lower than one and one-half (1.5) times the test pressure.

G2417.4.1 (406.4.1) Test Pressure. Delete section and replace with:
Not less than twenty (20) psig (140kPa gauge) test pressure shall be required for systems with a maximum working pressure up to ten (10) inches water column. For systems with a maximum working pressure between ten (10) inches water column and ten (10) psig (70kPa gauge); not less than sixty (60) psig (420kPa gauge) test pressure shall be required. For systems over ten (10) psig (70kPa gauge) working pressure, minimum test pressure shall be no less than six (6) times working pressure.

G2417.4.2 (406.4.2). Delete section and replace with:

The test duration shall not be less than twenty (20) minutes.

G2419.4 (408.4) Sediment Trap. Delete the last sentence and replace it with the following:

Illuminating appliances, ranges, clothes dryers, outdoor grills, decorative vented appliances for installation in vented fireplaces, and gas fireplaces need not be so equipped.

G2427.4.1.2 (503.4.1.2) **Testing.**

All plastic pipe within a dwelling used for venting flue gases shall be tested at five (5) psi for fifteen (15) minutes.

SECTION 4: Ada County Code § 7-2-6 is deleted in its entirety and a new Ada County Code § 7-2-6 is adopted as follows:

7-2-6: ADA COUNTY AMENDMENTS TO THE 2009 INTERNATIONAL MECHANICAL CODE:

The International Mechanical Code, 2009 edition, as adopted, is hereby amended as follows:

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

101.1 Title. Replace bracketed "[]" text with the following: "Ada County."

103.2 Appointment. Amend as follows:

The building official appointed by the County shall be the code official for purposes of enforcing this code.

103.4 Liability. Delete section in its entirety.

106.5.2 Fee schedule. Delete sentence and bracketed "[]" text and add the following:

The fees for mechanical permits shall be as adopted by the Board of Ada County Commissioners.

106.5.3 Fee refunds. Delete section in its entirety and replace with the following:

Refunds of fees may be authorized by the code official as set forth in the refund schedule as adopted by the Board of Ada County Commissioners.

108.4 Violation penalties. Delete paragraph and replace with the following:

Violations of the provisions or requirements of this code shall be subject to the penalties as set forth in Ada County Code, Title 7, Chapter 2.

108.5 Stop work orders. Amend as follows:

Upon notice from the code official that mechanical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. 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, shall be subject to the penalties as set forth in Ada County Code, Title 7, Chapter 2.

109 Means of Appeal. Delete section in its entirety and replace with new section 109 "Means of Appeal" as follows:

SECTION 109 MEANS OF APPEAL

109.1 General. Ada County Code, Title 7, Chapter 1 establishes the Ada County Building Board of Appeals. All appeals shall be heard pursuant to Ada County Code, Title 7, Chapter 1.

SECTION 5: Ada County Code § 7-2-7 is deleted in its entirety and a new Ada County Code § 7-2-7 is adopted as follows:

7-2-7: ADA COUNTY AMENDMENTS TO THE 2009 INTERNATIONAL FUEL GAS CODE.

The International Fuel Gas Code, 2009 edition, as adopted, is hereby amended as follows:

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

101.1 Title. Replace bracketed "[]" text with the following: "Ada County."

103.2 Appointment. Delete sentence and replace with the following:

The building official appointed by the County shall be the code official for purposes of enforcing this code.

103.4 Liability. Delete section.

104.7 Department records. Add a sentence as follows:

Ada County shall keep official records of fuel gas inspections as part of a validly issued mechanical code permit.

106.6.2 Fee schedule. Delete sentence and bracketed "[]" text and replace with the following:

Fees for inspections authorized under this code are part of a validly issued Ada County Mechanical Permit fee as adopted by the Board of Ada County Commissioners.

106.6.3 Fee refunds. Delete all paragraphs and replace with the following:

Refunds may be authorized as part of the Mechanical Permit fee schedule as adopted by the Board of Ada County Commissioners.

108.4 Violation penalties. Delete paragraph and replace with the following:

Violations of the provisions or requirements of this code shall be subject to the penalties as set forth in Ada County Code, Title 7, Chapter 2.

108.5 Stop work orders. Amend as follows:

Upon notice from the code official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's agent, or the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. 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, shall be subject to the penalties as set forth in Ada County Code, Title 7, Chapter 2.

109 (IFGC) Means of Appeal. Delete section in its entirety and replace with the following:

SECTION 109 MEANS OF APPEAL

109.1 General. Ada County Code, Title 7, Chapter 1 establishes the Ada County Building Board of Appeals. All appeals shall be heard pursuant to Ada County Code, Title 7, Chapter 1.

SECTION 6: Ada County Code § 7-2-8 is deleted in its entirety and a new Ada County Code § 7-2-8 is adopted as follows:

7-2-8: ADA COUNTY AMENDMENTS TO THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE:

The International Energy Conservation Code, 2009 edition, as adopted, is hereby amended as follows:

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

101.1 Title. Replace bracketed "[]" text with the following: "Ada County."

107.1 Fees. Delete sentence and replace with the following:

Fees and permits issued shall be part of a validly issued Ada County Building Code Permit.

107.5 Refunds. Delete sentence and replace with the following:

Refunds may be issued as part of a refund of fees paid for an Ada County Building Code Permit.

108.4 Failure to comply. Delete sentence 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, shall be subject to the penalties as set forth in Ada County Code, Title 7, Chapter 2.

109 Board of Appeals. Delete sections 109.1, 109.2, and 109.3 in their entirety and replace with the following:

109.1 General. Ada County Code, Title 7, Chapter 1 establishes the Ada County Building Board of Appeals. All appeals shall be heard pursuant to Ada County Code, Title 7, Chapter 1.

Add a new Section 110 Violations as follows:

SECTION 110
VIOLATIONS

110.1 Violations. Violations of the provisions or requirements of this code shall be subject to the penalties as set forth in Ada County Code, Title 7, Chapter 2.

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

Table 402.1.1 Insulation and Fenestration Requirements by Component. Amend as follows:

Amend title of table as follows:

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a k]

Add new footnote "k" as follows:

k. For residential log home building thermal envelope construction requirements, see section 402.6.

402.4.3 Fireplaces:

New wood-burning fireplaces shall have ~~gasketed doors~~ tight-fitting flue dampers and outdoor combustion air.

Add a new Section 402.6 as follows:

402.6 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 (i) Sections 402.2 through 402.3, 403.2.1, 404.1 and Table 402.6; (ii) Section 405 (Simulated Performance Alternative); or (iii) Rescheck (U.S. Department of Energy Building Codes Program).

Add a new Table 402.6 "Log Home Prescriptive Thermal Envelope Requirements by Component" as follows:

TABLE 402.6
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.

/ / / / / / INTENTIONALLY BLANK / / / / / /

SECTION 7: A new Ada County Code § 7-2-9 is adopted as follows:

7-2-9: ADA COUNTY AMENDMENTS TO THE 2009 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE:

The International Wildland-Urban Interface Code, 2009 edition, as adopted, is hereby amended as follows:

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

101.1 Title. Replace bracketed "[]" text with the following: "Ada County."

101.2 Scope. Amend section as follows:

The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises that require an Ada County building permit within the wildland-urban interface areas in this jurisdiction.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

103.1 Creation of enforcement agency. Replace bracketed "[]" text with the following: "Department of Building Safety."

103.2 Appointment. Delete sentence and replace with the following:

The building official appointed by the County shall be the code official for purposes of enforcing this code.

104.3 Liability of the code official. Delete section in its entirety.

106.1 General. Delete paragraph and replace with the following:

Ada County Code, Title 7, Chapter 1 establishes the Ada County Building Board of Appeals. All appeals shall be heard pursuant to Ada County Code, Title 7, Chapter 1.

107.3 Work exempt from permit. Amend as follows:

Unless otherwise provided in the requirements of the *International Building Code*, a permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m^2) and the structure is located more than 50 feet (15,240 mm) from the nearest adjacent structure.

109.4.7 Violation penalties. Delete paragraph and add the following:

Violations of the provisions or requirements of this code shall be subject to the penalties as set forth in Ada County Code, Title 7, Chapter 2.

112.1 Fees. Delete sentence and replace with the following:

Fees and permits required under this code shall be part of a validly issued Ada County Building Permit.

112.5 Refunds. Delete sentence and replace with the following:

Refunds may be issued as part of a refund of an Ada County Building Permit.

114.4 Failure to comply. Delete paragraph 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, shall be subject to the penalties as set forth in Ada County Code, Title 7, Chapter 2.

SECTION 8: A new Ada County Code § 7-2-10 is adopted as follows:

7-2-10: PENALTIES

A. Violation A Misdemeanor: Each violation of this chapter shall be a misdemeanor. Each day that work continues after notification of violation shall constitute a separate offense, and each violation shall be punishable as provided in Idaho Code § 18-113 as it may from time to time be amended and/or retitled.

B. Remedies: In the event any action is taken or any construction or use commenced in violation of the regulations of this chapter, the County, in addition to other remedies, may institute any appropriate action or proceeding to prevent such unlawful action or

construction to restrain, correct, or abate such violation, or to prevent any illegal act, conduct, business, or use.

ADOPTED this 7th day of January, 2014.

Board of Ada County Commissioners

By: _____
David L. Case, Commissioner

By: _____
Jim Tibbs, Commissioner

By: _____
Rick Yzaguirre, Commissioner

ATTEST:

_____
Christopher D. Rich, Ada County Clerk
by Phil McGrane, Chief Deputy

PUBLISHED: