



ADA COUNTY DEVELOPMENT SERVICES

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BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

ADA COUNTY ADOPTED CODES AND AMENDMENTS FOR CONSTRUCTION

Ada County has adopted the 2018 editions of the International Building Code, the International Existing Building Code, and the Commercial Provisions of the International Energy Conservations Code, as well as the 2018 editions of the International Residential Code, The International Energy Conservation Code (as modified by Idaho Statute Title 39 Chapter 41), the International Fuel Gas Code, the International Urban-Wildland Interface Code, the International Mechanical Code, and the International Swimming Pool and Spa Code—all as amended by Ordinance #919 of the Ada County Code.

REQUIRED ITEMS FOR A BUILDING PERMIT APPLICATION

NOTES: All structure plans to be drawn to scale and dimensioned. If any part of the submittal is lacking information or incomplete it may delay and prevent the approval of your project. Not all items apply to all structures. Submit digital PDF files to: mechanical@adacounty.id.gov

- 1) **Site Plan** showing proposed & existing structures in relation to all property lines, easements, wells, and septic tanks/drainfields.
- 2) **Foundation Plan** with layout, venting, and section details showing sizes, depths, and grade.
- 3) **Floor Framing Plan** with member specifications, sizes, spans, support, and subfloor details.
- 4) **Floor Plan** detailing the conditioned, unconditioned, and covered areas with all windows and door openings shown for all rooms and spaces with clear labeling (Bath, Kitchen, Garage, etc.)
- 5) **Braced Wall Line Plan** with methods noted and panel lengths dimensioned for all wall lines.
- 6) **Wall/Building Sections** with insulation R-values and U-Factors noted as well as specifications and spacing for the framework, underlayment/barriers, and interior/exterior finishes.
- 7) **Roof Framing Plan** with venting, spacing, framing, and connection details.
- 8) **HVAC Design and Layout** is required for new dwellings with a Manual JDS or Wrightsoft Submittal.
- 9) **Elevations** for all sides of the structure.
- 10) **Electrical Layout** showing switches, receptacles, lights, vents, and smoke/carbon monoxide detectors.
- 11) **Details** such as stair sections, portal-frame figures, structural connections, rebar layout, etc.
- 12) **Structural Calculations:** a stamp and signature from a licensed design professional with the state of Idaho may be required if, during plan review, the plans examiner and or building official discover items that are not standard materials or do not follow prescriptive requirements for conventional light frame construction. Post-frame construction and wall height exceeding 12 feet are two examples where a stamp from a licensed engineer would be required.
- 13) **Central District Health approval**, if applicable, when a septic disposal system is in place on a parcel—for any addition, expansion, and or significant alteration—regardless of plumbing.

NOTE: You may need to contact other agencies to receive approvals as required by Ada County from the following:

- 1) **Ada County Highway District**—208-387-6170 (our office accepts Impact Fees for residential dwellings only. If an impact fee is paid directly to ACHD, we will need a copy of the receipt)
- 2) **Central District Health**—208-327-7499
- 3) **Boise City Public Works**—208-608-7070
- 4) You may also be required to contact your local Fire District for approval.
- 5) We require Design Approval for any project within a Planned Community prior to issuing a building permit. This is issued through the Homeowners Association.