

BASIC REQUIREMENTS FOR BUILDING PERMITS

- 1) Check subdivision or land restrictions; Obtain necessary permits;
- 2) Obtain Power County Highway permit; Have access to property; (Phone 208-226-2661)
- 3) Obtain septic permit from State Health Dept; (Phone 208-226-5094 or 208-478-6320)
- 4) Obtain Idaho State electric permit if needed; (Phone 208-681-5525)
- 5) Five days prior to building, submit a complete set of blueprints to Power County Building Administrator. (Larger commercial & residential require blueprints with original Engineer's or architect's stamp)
- 6) Frost Depth – 32 inches
- 7) Snow Load - 30 Pounds
- 8) Wind Speed - 90 Miles Per Hour
- 9) Seismic Zone – D-1
- 10) Climate Zone - 5

MINIMUM SETBACKS (All distances are from property line)

<u>Use/Building</u>	<u>Along Arterial Roads</u>	<u>Along other Roads & Property Lines</u>
Wells, irrigation or domestic	50 feet	50 feet
Granaries, etc.	60 feet	60 feet
Potato cellars, uses that generate similar truck traffic and require similar loading space	On frontage from which accessed- 200 Ft. Other: 60 feet	On frontage from which accessed- 200 Ft. Other: 60 feet
Machine shops, uses that generate similar truck traffic and require similar space for vehicle storage	On frontage from which accessed – 100 Ft. Other frontages – 60 Ft.	On frontage from which accessed – 100 Ft. Other – 60 Ft.
Dwellings from main road AG or RR Zone	50 feet – arterial roads 35 feet – other roads	10 feet from side and and rear property line.

ATTENTION BUILDERS

REQUIREMENTS FOR BUILDING PERMIT:

POWER COUNTY WILL NO LONGER ACCEPT SITE PLANS THAT DO NOT MEET THE FOLLOWING SPECIFICATIONS:

1. Scale not less than 1 inch = 20 feet. If your property is larger than 400 ft. in either direction, use break lines to indicate that line is not to scale. If you do not understand this, ask for an example. If the building is being placed on acreage of more than ten acres, ask the Planning Administrator to define a smaller area.
2. Show dimensions of all property lines and distances to proposed and existing structures.
3. Give location of proposed building and existing structures.
4. Show location of septic system, drain fields and well.
5. Give distances between structures and well, septic systems and drain field.
6. Show natural features such as rivers, springs, streams, rock outcroppings and slopes over 20% grade.
7. Show where driveway connects to road or street.
8. Provide the name of the public road which the driveway accesses.
9. Show any easement across the property, such as access or utilities.
10. Include a north arrow to indicate direction.
11. If, in a platted subdivision, provide subdivision name and lot on the site plan, and subdivision map or plot plan.
12. If not in a platted subdivision, provide a copy of the approved Record of Survey which created the lot, and record of ownership.
13. If property is located on 10% or greater slope, you will be asked to provide engineered plan for retention of storm water runoff.
14. Any site-built house, addition or outbuilding must also have a complete set of plans.

The above requirements are not new policy, but simply a restatement of the requirements in the zoning ordinances. The Building Administrator will check setbacks, so please Stake your property lines.

CONSUMER CHECKLIST

To Do Prior to Purchase of Home

Contact Local Zoning and Building Department:

Zoning Issues:

- Multi-sectional?
- Minimum sq.ft (1000+)?
- Permanent foundation?
- Within 12 inches of grade?
- 3:12 roof slope?
- Prevailing siding & roofing?
- Garage or carport?
- Verified by review of local ordinances?

Building Department Issues:

- Ordinance established snow loads?
- Cost of permits – who obtains?
- Site plans – manufactured installation specifications?
- Permanent foundation plans?
- Required inspection stages?
 1. site preparation
 2. footings prior to pour
 3. stem walls – basement wall forms prior to pour
 4. footings and/or walls after removal of forms
 5. flat work – slabs
 6. masonry pours
 7. treated wood foundations
 8. masonry or steel piers
 9. skirting or fascia
 10. steps, decks ramps
 11. carports, garages
- Who is responsible for inspection requests?
- How much notice for inspection requests?
- Are occupancy certificates available if required by lender?