

**HAILEY ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF HAILEY, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, AMENDING TITLE 15 OF THE HAILEY MUNICIPAL CODE BY AMENDING SECTION 15.08.010 TO ADOPT THE 2018 INTERNATIONAL BUILDING CODE (IBC), THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), THE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC), AND THE 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC); AMENDING SECTION 15.08.012, BUILD BETTER PROGRAM, SUBSECTION 15.08.012.D.3, CONSTRUCTION WASTE; AMENDING SECTION 15.08.020, AMENDMENT OF BUILDING CODES TO REORGANIZE AMENDMENTS SO THAT THEY ARE LISTED BY UNDERLYING CODE, ALONG WITH AMENDMENTS AND ADDITIONS TO REFLECT LOCAL CONCERNS, AND DELETING SUBSECTION 15.08.020.E, FEES, DEPOSITS AND REFUNDS; AMENDING SECTION 15.08.030, ADDITIONAL REQUIREMENTS, TO ADD SUBSECTIONS G, STORMWATER RETENTION AND H, BUILDING PERMIT VALUATIONS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the City Council of the City of Hailey have determined that certain amendments and modifications to the Code will promote the public health, safety and welfare of the citizens of and visitors to the City of Hailey, Idaho;

WHEREAS, the City of Hailey, pursuant to Idaho Code §39-4116(2) and as a local government that issues building permits and performs building code enforcement activities, shall adopt the following codes as published by the International Code Council and amended by the Idaho building code board through the negotiated rulemaking process:

- (a) International Building Code, including all rules promulgated by the board to provide equivalency with the provisions of the Americans with disabilities act accessibility guidelines and the federal fair housing act accessibility guidelines;
- (b) International Residential Code, parts I-III and IX, including appendix F, Radon Controls;
- (c) International Energy Conservation Code, as amended by the Idaho Building Code Board;
- (d) International Swimming Pool and Spa Code;
- (e) International Existing Building Code;

WHEREAS, the City of Hailey, pursuant to Idaho Code §39-4116(4), may amend the adopted codes or provisions of the above referenced codes to reflect local concerns, if such amendments establish at least an equivalent level of protection. §39-4116(4)(e), Local jurisdictions may amend the remainder of Part III of the International Residential Code if they find that good cause for building or life safety exists for such an amendment to such codes and that such amendment is reasonably necessary.

WHEREAS, the City of Hailey, pursuant to Idaho Code §31-714 “. . . may pass all ordinances and rules and make all regulations, not repugnant to law, necessary for carrying into effect or discharging the powers and duties conferred by the laws of the state of Idaho, and such as are necessary or proper to provide for the safety, promote the health and prosperity, peace and good order, comfort and convenience of the county and the inhabitants thereof, and for the protection of property therein...”

WHEREAS, areas of the City of Hailey require higher roof snow load standards due to elevation, topography and climate will require construction in accordance with the 2018 International Building Code and snow loads established in part based on “Ground and Roof Snow Loads for Idaho” by Ronald L. Sack and Azim Sheikh-Taheri, © 1986 by the Department of Civil Engineering, University of Idaho, Moscow, Idaho 83843;

WHEREAS, while the City of Hailey supports the salvage of existing structures for building material conservation as well as relocated residences, it is appropriate to require that moved residential and commercial structures meet the same energy conservation, structural, life safety and other code requirements as new structures;

WHEREAS, buildings use the most energy of any sector in the US - more than the transportation sector - therefore; it makes sense to curtail impact where they are greatest;

WHEREAS, Hailey’s climate requires significant amounts of energy to heat during the winter months, which translates to higher energy costs and provides an opportunity to substantially increase efficiencies and savings;

WHEREAS, the average life span of a building is 75 years and during this time the status of energy prices and availability could change, especially considering the potential impacts of climate change and future policies aimed at curtailing emissions associated with climate change; and

WHEREAS, Notice for the November 9, 2020, hearing on this ordinance satisfies Idaho law and the Hailey Municipal Code;

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

*[NOTE: Additions to the existing Chapter 15.08, Building Code, are underlined; deletions are stricken; and unmarked text is unchanged between the existing and new building codes. Staff comments are noted in italics.]*

**Section 1.** Section 15.08.010 of the Hailey Municipal Code is hereby amended as follows:

**15.08.010: ADOPTION OF CODES:**

Pursuant to Idaho Code section 39-4116(1), the following codes published by the International Code Council are adopted by reference:

- A. 2018~~2012~~ international building code ("IBC"), as amended by the Idaho Building Code Board and including new Appendix O;
- B. 2018~~2012~~ international residential code ("IRC"), as amended by the Idaho Building Code Board, parts I-~~III~~IV and IX, including appendix F, radon control methods;
- C. 2018~~2012~~ international energy conservation code ("IECC"), as amended by the Idaho Building Code Board;
- D. 2018 International Swimming Pool and Spa Code ("ISPSA");
- E. 2018 International Existing Building Code, as amended by the Idaho Building Code Board.
- F. ~~1997 uniform code for the abatement of dangerous buildings; and~~
- G. ~~1997 uniform building code, volume 1, table 1 A, building permit fees. (Ord. 1167, 2014; Ord. 1141, 2013; Ord. 1119, 2013; Ord. 1077 § 1, 2010; Ord. 1074 § 1, 2010; Ord. 997 § 1, 2007; Ord. 893 § 1, 2004; Ord. 830 § 1, 2002)~~

**Section 2.** Section 15.08.012 of the Hailey Municipal Code is hereby amended as follows:

**15.08.012: BUILD BETTER PROGRAM:**

- A. Applicability: This section is a supplement to the other adopted international codes and is not intended to be used as independent construction regulations or to abridge or supersede safety, health or environmental requirements under other applicable codes or ordinances. All commercial and residential new construction, additions and alterations shall comply with the standards of this section, unless otherwise stated herein.
  - 1. Referenced Codes And Standards: It is the expressed intent of this section to require higher minimum standards relating to building performance than the corresponding minimum standards set by the referenced codes and standards, and in such cases, the higher minimum standards of this section shall take precedence.
  - 2. Other Laws And Codes: The provisions of this section shall not be deemed to nullify any provisions of local, state or federal laws and codes.

3. Residential New Construction Exemptions: U.S. green building council's leadership in energy and environmental design for homes certification level or National Association Of Home Builder's green building program bronze level project are exempt from the build better program requirements. Either exemption must verify that the project is compliant with the IECC, using a HERS index or the alternative method described in subsection C1a(2) of this section. The exemptions listed above must show intent to meet the requirements at the building permit review stage through plans and an initial HERS score based on the proposed design. Prior to receiving a certificate of occupancy, copies of all program documentation and a final HERS score shall be submitted to the building department.
4. Commercial New Construction Exemptions: U.S. green building council's leadership in energy and environmental design for new construction minimum certification level projects are exempt from the build better program requirements, provided the applicant verifies that the project meets the minimum energy efficiency requirements for commercial buildings, as identified in subsection C2a of this section. The applicant must identify the intent to meet U.S. green building council's leadership in energy and environmental design for new construction certification level, at a minimum, at the building permit review stage with an indication on the plans and with a written narrative what leadership in energy and environmental design points will be achieved. Prior to receiving a certificate of occupancy, copies of all program documentation shall be submitted to the building department.
5. Exemptions For Commercial And Residential Alterations And Additions: In addition to the exemptions listed in section 101.4 of the IECC, the following projects are exempt from this section:
  - a. Window, glass only replacements of the same size and location.
  - b. Bathroom remodel projects limited to the replacement of fixtures and cabinets.
  - c. Kitchen remodel projects limited to the replacement of cabinets, countertops, plumbing fixtures and appliances.
  - d. Electrical work associated with permits issued only for electrical work.
  - e. Plumbing associated with permits issued only for plumbing.
  - f. Replacement of HVAC appliances associated with permits issued only for appliance replacement.
  - g. Reroofs.
  - h. Additions less than five hundred (500) square feet of conditioned floor area.
  - i. New construction or additions of any size that do not include any conditioned floor area.
  - j. Alterations that do not affect the integrity of the building envelope.
  - k. Alterations that do not require a building permit.
  - l. Tenant and ADA improvements required by the building department.
  - m. Structures listed on the national historic register.
  - n. Modular buildings built off site and inspected by the Idaho department of building safety with the official insignia affixed to the modular building.
  - o. Manufactured home built off site and inspected by the Idaho department of building safety with the official insignia affixed to the modular building.

Any commercial or residential alteration or addition which is not otherwise exempt shall comply with the requirements of this section to the greatest extent possible, unless the administrators find that compliance with all or part of the provisions of this section would: 1) create an undue hardship on the applicant; and 2) not materially advance the goal of this section to conserve energy, water and other natural resources.

- B. Definitions: For the purpose of this section, the following words and phrases shall apply as defined herein, in addition to definitions found in chapter 2 of the IECC:

**ADMINISTRATORS:** City staff from the building and planning departments who administer this section, the build better program.

**CERTIFIED HERS RATER:** A home energy rating system provider who has current and valid certification under residential energy services network (RESNET) and who adheres to the RESNET defined standards of practice and code of ethics.

**COMCHECK ENERGY ANALYSIS:** A software used to verify commercial code compliance and above code requirements with the IECC.

**COMPACT FLUORESCENT LIGHT BULB OR CFL:** A fluorescent light bulb that has been compressed into the size of a standard incandescent light bulb, known for its long life span and superior energy efficiency when compared to incandescent lights.

**ENERGY STAR ADVANCED LIGHTING PACKAGE OR ALP:** An Energy Star certified home that includes a comprehensive set of Energy Star qualified light fixtures that at a minimum consist of sixty percent (60%) Energy Star qualified hardwired fixtures and one hundred percent (100%) Energy Star qualified ceiling fans where installed.

**ENERGY STAR BUILDER:** A builder who has completed Energy Star's partnership agreement, has selected a home energy rater, and who is listed on the Energy Star website as an Energy Star partner.

**ENERGY STAR INDOOR AIRPLUS OR IAP:** An Energy Star certified home that includes a number of construction practices and technologies to decrease the risk of poor indoor air quality, including careful selection and installation of moisture control systems, heating, cooling and ventilation (HVAC) equipment, combustion venting systems and building materials that are tested and verified by an independent party.

**ENERGY STAR NORTHWEST PROGRAM:** An independently tested and verified home energy certification program that ensures homes are built fifteen percent (15%) more energy efficient compared to current code building homes.

**ENERGYPLUS:** Software used to evaluate and analyze building energy performance.

**EQUEST:** A software used to evaluate and analyze building energy performance.

**FOREST STEWARDSHIP COUNCIL CERTIFIED OR FSC CERTIFIED:** A label that verifies a chain of custody certification that wood that has been grown in a manner that meets the FSC's sustainable forestry practices and standards.

**HOME ENERGY RATING SYSTEM AUDIT OR HERS AUDIT:** A comprehensive visual and technical energy analysis of a home using residential energy services network's (RESNET) protocol and a REM/Rate™ energy analysis and includes a prioritized list of suggested improvements and their associated energy and financial savings. At a minimum, the audit evaluates the following, to determining the rating of the home: blower door test, duct blaster test (if applicable), an inventory of the lighting, appliances, insulation, solar orientation and heating and cooling equipment.

**HOME ENERGY RATING SYSTEM INDEX OR HERS INDEX:** A scoring system established by the residential energy services network (RESNET) in which a home built to the specifications of the HERS reference home scores a HERS index of one hundred (100), while a net zero energy home scores a HERS index of zero. The lower a home's HERS index, the more energy efficient it is in comparison to the HERS reference home.

**LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN ACCREDITED PROFESSIONAL OR LEED AP:** A person who has successfully passed a test on the LEED process, points and documentation requirements, in accordance with the U.S. green building council's specifications.

**LIGHT EMITTING DIODE OR LED:** An electronic device that emits light when an electrical current is passed through it, known for its long life span and superior energy efficiency when compared to incandescent lights.

**MINIMUM EFFICIENCY REPORTING VALUE OR MERV:** A rating method used for comparing the efficiency of an air filter; the higher the MERV rating, the better the filter is at removing particles from the air.

**NATIONAL ASSOCIATION OF HOME BUILDER'S GREEN BUILDING PROGRAM:** A program based on the International Code Council 700-2008 National Green Building Standard™ and is a third party tested and verified green building program.

**NATURAL AIR CHANGES PER HOUR OR NACH:** The natural movement of the total volume of air in a given space that is exchanged over a period of one hour, measured using a blower door test at fifty (50) pascal.

**NEW CONSTRUCTION:** Any building with less than fifty percent (50%) of its exterior walls and foundation remaining or that is being built on a vacant building envelope, where no previously built structure exists at the time of building.

**REM/RATE™ ENERGY ANALYSIS:** A residential code compliance and rating

software developed specifically for the needs of HERS raters, that calculates heating, cooling, hot water, lighting, and appliance energy loads, consumption and costs for new and existing single- and multi-family homes.

**RESCHECK ENERGY ANALYSIS:** A software used to verify residential code compliance and above code requirements with the IECC.

**RESIDENTIAL ENERGY SERVICES NETWORK OR RESNET:** An industry not for profit membership corporation that is the national standards making body for building energy efficiency rating systems.

**STRUCTURAL INSULATED PANELS:** High performance building panels used in floors, walls, and roofs for residential and light commercial buildings. The panels are typically made by sandwiching a core of rigid foam plastic insulation between two (2) structural skins of oriented strand board (OSB).

**U.S. GREEN BUILDING COUNCIL'S LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN FOR HOMES OR LEED FOR HOMES:** A consensus developed, third party verified, voluntary rating system which promotes the design and construction of high performance green homes.

**U.S. GREEN BUILDING COUNCIL'S LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN FOR NEW CONSTRUCTION OR LEED FOR NEW CONSTRUCTION:** A rating system designed to guide and distinguish high performance commercial and institutional projects, including office buildings, high rise residential buildings, government buildings, recreational facilities, manufacturing plants and laboratories.

**VERIFICATION OF ACCOUNTABILITY BY RESPONSIBLE PARTY:** A form furnished by the administrators for the use of verifying, by the building owner, contractor or other responsible party, that points have been met in accordance with the requirements of subsection E, "Points Menu", of this section.

**WATERSENSE PROGRAM:** A water conservation program with oversight by the U.S. environmental protection agency that requires all toilets, urinals, faucets, showerheads and other products labeled under the program to undergo independent third party testing to ensure that water conservation is at least twenty percent (20%) greater than conventional items in the respective category.

**WHOLE HOUSE FAN:** A type of fan installed in a building's ceiling, designed to pull hot air out of the building and increase building cooling.

**ZONED HYDRONIC RADIANT HEATING:** A heating system using a boiler to heat water and a pump to circulate hot water through radiant floor panels, wall radiators or baseboard convectors. The pipes, embedded in the floor, carry heated water that conduct warmth to the surface where it broadcasts energy to separated radiant heat zones, which

are controlled by a thermostat and served by a manifold which distributes the flow of warm water to the individual circuits of tubing within each zone.

C. Energy Efficiency: All commercial and residential new construction and additions shall comply with the IECC.

1. Residential Energy Efficiency: Energy efficiency shall meet the IECC requirements for new construction, additions, and alterations with conditioned space, five hundred (500) square feet or greater.

a. New Construction: Energy efficiency shall be verified by a RESNET certified HERS rater using a REM/Rate<sup>TM</sup> energy analysis and IECC section 405 criteria. Applicants shall submit an initial HERS index score based on the proposed design with a building permit application. Prior to receiving a certificate of occupancy, a final HERS index score shall be submitted to the building department, verifying that the project is compliant with the IECC with a score of seventy (70) or less.

1) New residential construction certified under the current Energy Star northwest program is exempt from this subsection C1, providing the building plans and the constructed building are certified Energy Star northwest.

2) New residential construction is not required to be verified by a HERS rater if a ninety two percent (92%) AFUE furnace or equivalent system is installed, a 0.62 EF water heater or equivalent system is installed, all lights are LED or CFL, and air sealing tests verify four (4) air exchanges per hour at fifty (50) pascals.

b. Additions: A RESNET certified HERS rater shall conduct a certified HERS audit of the entire building associated with the addition, unless a previous certified HERS audit has been conducted and submitted to the building department within the last five (5) years. The energy efficiency of the addition itself shall be verified by a REScheck energy analysis. Applicants shall submit a REScheck energy analysis based on the proposed design with a building permit application. Prior to receiving a certificate of occupancy, the specifications of the REScheck energy analysis will be verified by the building department during routine inspections. The REScheck energy analysis shall confirm compliance with the IECC.

c. Alterations: A REScheck energy analysis shall be submitted to the building department verifying that the alteration meets the energy efficiency requirements of the IECC or by calculating the energy efficiency rating of a specific component that affects energy efficiency associated with the alteration.



2. Commercial Energy Efficiency:

- a. New Construction: Buildings less than twenty thousand (20,000) square feet of conditioned space shall verify energy efficiency using a COMcheck energy analysis and buildings twenty thousand (20,000) square feet or larger shall verify energy efficiency using an energy model.
  - 1) For buildings under twenty thousand (20,000) square feet of conditioned space, applicants shall submit a COMcheck energy analysis based on the proposed design with a building permit application. Prior to receiving a certificate of occupancy, the specifications of the COMcheck energy analysis will be verified by the building department during routine inspections. The COMcheck energy analysis shall confirm compliance with the IECC.
  - 2) Buildings twenty thousand (20,000) square feet of conditioned space or larger shall be energy modeled by a licensed engineer using building department approved energy modeling software. Approved software includes, but is not limited to, the most recently published version of the following: eQuest, Trace, Carrier HAP and EnergyPlus. The model shall verify compliance with the IECC and shall be submitted to the building department with the building permit application. Prior to receiving a certificate of occupancy, the specifications of the energy model will be verified by the building department during routine inspections.
- b. Additions: An energy audit shall be conducted by an Idaho licensed engineer on the entire building associated with the addition, unless an energy audit by an Idaho licensed engineer has been conducted and submitted to the building department within the last five (5) years. Energy efficiency shall be verified by a COMcheck energy analysis or modeled in accordance with subsection C2a(2) of this section if the addition is greater than twenty thousand (20,000) square feet of conditioned space or larger. Applicants shall submit a COMcheck energy analysis based on the proposed design with a building permit application. Prior to receiving a certificate of occupancy, the specifications of the COMcheck energy analysis will be verified by the building department during routine inspections.
- c. Alterations: A COMcheck energy analysis shall be submitted to the building department verifying that the alteration meets the energy efficiency requirements of the IECC or by calculating the energy efficiency rating of a specific component that affects energy efficiency associated with the alteration.

D. Water, Indoor Air, Construction Waste, Durability And Assurance (WICDA): The provisions of WICDA apply to residential and commercial new construction only.

1. Water Conservation: All faucets, showerheads and toilets installed in a building for domestic use and restroom facilities, shall use twenty percent (20%) less water (faucets, 1.5 gpm, showerheads, 2.0 gpm, and toilets 1.28 gpf or less) than standard fixtures or be labeled by the WaterSense program, which use at least twenty percent (20%) less water than standard fixtures. WaterSense labels or equivalent documentation shall be submitted to the building department or provided during final inspection for verification.
2. Indoor Air: The applicable sections of the most recent edition of the international mechanical code shall be met to ensure proper ventilation.
3. Construction Waste: In addition to waste receptacles, bins for ~~metal~~ ~~cardboard~~ and clean wood waste shall be provided and sorted accordingly on site during construction and will be verified by the program administrators during regularly scheduled inspections.
4. Durability And Assurance: Details and specifications shall be submitted in the drawings, details, or in packet form with the building permit in order to promote durability, and high performance of the building enclosure and its components and systems through appropriate design, materials, selection and construction practices.
  - a. Under the following categories, the program administrators shall specify what items shall be applicable and provide a list of these items with the building permit:
    - 1) Foundations;
    - 2) Walls;
    - 3) Roofs;
    - 4) Air infiltration;
    - 5) Heat loss.
  - b. Before the issuance of a certificate of occupancy, applicants shall sign a declaration that states all items are installed to manufacturer's specifications and plan details. (Ord. 1176, 2015; Ord. 1170, 2015; Ord. 1147, 2014; Ord. 1120, 2013; Ord. 1105, 2012; Ord. 1074 § 2, 2010)

**Section 3.** Section 15.08.020 of the Hailey Municipal Code is hereby amended as follows:

**15.08.020: AMENDMENT OF CODES:**

*[Note: This section has been reorganized so that the amendments are located under the heading of each amended code. Where content has not changed, it appears in an unmarked format, even though its location may have changed within this section.]*

Pursuant to Idaho Code section 39-4116(4), the following codes adopted pursuant to section 15.08.010 of this chapter or provisions thereof are added to, amended, altered and/or modified as follows:

**A. International Building Code**

1. **Section 101.1 Title.** Insert: [City of Hailey, Idaho]

2. **Section 101.4 Referenced codes.**

- a. **Delete Section 101.4.3 Plumbing.** and replace to read as follows: **Section 101.4.3 Plumbing.** The provisions of the Idaho State Plumbing Code (ISPC) as adopted and incorporated by reference with amendments as prescribed by the Idaho Plumbing Board shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The number of required plumbing fixtures shall be determined by using IBC Table 2902.1 and as per the International Plumbing Code as referenced in the table.
- b. **Add Section 101.4.8 Electrical.** The provisions of the latest edition of the National Electrical Code (NEC), as approved by the Standards Council, and as amended and approved by the Idaho Electrical Board shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

3. **Section 105 Permits**

- ~~A. **Required Permits:** Required building permit applications shall be made on forms furnished by the city of Hailey, and approval shall be in accordance with section R105.1 of the IRC and section 3410 of IBC.~~
- a. **Add Section 105.1.3 Excavation.** ~~Section 105.1 of the IRC and IBC require a permit from the building official for the start of construction.~~ For the purposes of this section, the start of construction is defined as the excavation or trenching for the installation of forms for footings, or where no forms are used, start of construction is excavation or trenching.
- b. **Add Section 105.1.4 Moved Structures.** ~~Moved Structures: The IRC is amended to add the following section R105.3.3 and the IBC is amended to add the following:~~

Applications for permits for moved structures shall include but are not limited to the following information provided by an Idaho licensed structural engineer: appropriate foundation designed to meet the city of Hailey structural forces; proof that existing headers are structurally adequate; where practical,

an analysis of the existing roof system including trusses or rafters and roof sheathing materials, wall and floor systems for conformity to structural forces criteria for the new occupancy and new location.

- c. Add Section 105.1.5 Manufactured Homes. ~~Manufactured Homes: The IRC is amended to add the following section R105.1.2 and the IBC is amended to add the following section R105.1.4:~~

~~Manufactured Homes: Permits are required for manufactured homes pursuant to this code.~~

- d. Add Section 105.1.6 Demolition Permits. ~~Demolition Permits: The IRC is amended to add the following section R105.1.3 and the IBC is amended to add the following 105.1.3:~~

1) General Requirements. Demolition shall include moving a structure from one site to another and destruction/demolition of a structure for disposal. Permit applications shall be provided by the city of Hailey and shall include owner, address, property descriptions, phone number, description of the scope of the demolition and a time frame. The person or entity submitting an application for a demolition permit for a historic structure must be the owner of record or the authorized agent of the owner(s). Acknowledgement of the demolition by utility companies serving the property, the Blaine County assessor's office and the jurisdiction's building official if other than the city of Hailey shall be required. Permits shall be valid for ninety (90) days.

2) Historic Structures. Prior to issuance of a "demolition" permit for buildings and structures built wholly or in part prior to 1941 ("historic structure"), regardless whether the historic structure was constructed on or relocated to the property, the Hailey building official shall submit the application to the Hailey planning department, Hailey fire department and Hailey arts and historic preservation commission. The applicant shall demonstrate the age of a building or structure by reliable records, including, but not limited to, records of the Blaine County assessor.

- i. A one hundred twenty (120) day review period shall run from the date of transmittal of copies of the application to the departments, agencies, commissions and organizations. The date of transmittal shall be documented in the application file and shall commence the comment period. Within seven (7) calendar days of the building official certifying that the application is complete, the building official shall, at the applicant's expense, publish a notice of intent to demolish a historic structure in the official newspaper of the city of Hailey, post on the subject property a notice of intent to demolish a historic structure, and mail notice of intent to demolish

a historic structure to property owners within three hundred feet (300') of the subject property.

- ii. During the review period, the city, the Hailey arts and historic preservation commission or any other commission, organization or individual may negotiate with the owner and with any other parties in an effort to find a means of preserving the structure or building for the acquisition by gift, purchase, or exchange of the property or any interest therein.
  - iii. The one hundred twenty (120) day review period may be reduced if the building official or his/her designee finds that: a) the owner has reasonably demonstrated that rehabilitation of the historic structure would not be economically feasible; b) the historic structure shall be preserved by relocation of the building or structure to another appropriate site in Hailey; c) the historic structure is deemed a "dangerous" building as defined in chapter 3, section 3.02 of the 1997 uniform code for the abatement of dangerous buildings; or d) the Hailey arts and historic preservation commission has recommended the one hundred twenty (120) day review period be reduced because the historic structure does not maintain the historic architectural qualities, historic associations or archeological values of other historic structures within Hailey.
  - iv. At the end of the review period, if the application for a "demolition" permit has not been withdrawn, the building official shall process the application according to the IBC and the municipal code. Any demolition permit for historic structure shall be conditioned so that prior to demolition, the applicant shall provide the Hailey arts and historic preservation commission with all available historic information about the historic structure, including: a) color photographs measuring at least four inches by six inches (4" x 6") of at least two (2) elevations of the building at the time of permit submittal (if the building faces one or more public streets, the 2 elevations shall be of the street facing sides); b) height, square footage and current use of building; and c) historical photograph, black and white or color, of the building, if feasible.
- 3) Revegetation: Following demolition of a building or structure, any foundation and basement and all debris shall be removed, clean fill shall be placed in any excavated portion of the property, the grade of the property shall be leveled, and the property shall be planted or reseeded with drought resistant grasses and/or shrubs that are as minimally as possible irrigated to ensure successful revegetation within one month of the permitted work. The revegetation shall

include noxious weed abatement and continued maintenance until new construction commences.

- e. Delete Section 105.5 Expiration. and replace with the following:

~~B. Permit Expiration: Section 105.5 of the IBC is deleted in its entirety and replaces by the following:~~

**Section 105.5 Expiration.** Except as otherwise provided herein, every permit issued by the building official under the provisions of this code shall expire and become null and void if the building or work authorized by such permit is not completed within five hundred forty eight (548) days after its issuance. Permits that expire under this provision may be extended for a period not to exceed one hundred eighty (180) days by an application for extension filed with the building department by the permittee thirty (30) days prior to permit expiration. A permit issued by the building official under the provisions of this code may be extended for a maximum of four (4) times. A permit is considered null and void if inspections have not been completed for a period of one hundred eighty (180) days. An application fee of seventy five dollars (\$75.00) must be paid at the time of filing for an extension of the building permit.

#### 4. **Section 107 Submittal Documents**

~~Submittal Documents: Sections 107.1 of the IBC and IRC are deleted in their entirety and replaced by the following:~~

~~IBC section 107.1 and IRC R106.1 Submittal Documents:~~

- a. Delete Section 107.1 General. and replace with the following: **Section 107.1 General.** Construction documents, special inspection and structural observation programs, and other data shall be submitted in two (2) or more sets with each application for permit for commercial projects. Construction documents, special inspection and structural observation programs, and other data shall be submitted electronically with each application for permit for residential projects. 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. Said design professional shall be an Idaho state licensed architect and/or Idaho state licensed structural engineer.
- b. **Section 107.3.4.1 Deferred Submittal.** ~~Section 107.3.4.1 of the IBC shall be amended by the addition of the following language at the end of Section 107.3.4.1:~~

**Section 107.3.4.1:** ...Furthermore, the deferred submittal may be charged a plan review fee in addition to any and all other related building permit fees in the amount of one hundred percent (100%) of the first plan review related to that building permit, except when manufactured trusses are used in an R3 and/or U-occupancy, truss specification may be submitted when available from the approved manufacturer without deferred submittal plan check fee.

~~E. Fees, Deposits And Refunds: For buildings, structures and other improvements requiring a building or other permit under this chapter, fees, deposits and refunds shall be paid to the city of Hailey as specified herein.~~

~~1. Building Permit Fee: Fees shall be charged utilizing table 1-A of the 1997 UBC, published by the International Conference Of Building Officials (ICBO). Building valuation shall be factored at one hundred twenty dollars (\$120.00) per square foot. For new construction or substantial remodels, an application fee of five hundred dollars (\$500.00) shall be made at the time the building permit application is submitted to the city. Said fee shall be credited to the total amount of the building permit fee, but shall be forfeited if the building permit is not obtained by the applicant within one hundred eighty (180) days of permit approval. Except as otherwise provided for herein, the remainder of the building permit fee shall be collected when the building permit is issued.~~

~~a. New residential construction, excluding additions and alterations, shall receive a ten percent (10%) reduction in building permit fees when built in accordance with the build better program and when using a RESNET certified HERS rater (performance path), in accordance with subsection [15.08.012C1a](#) of the Hailey municipal code.~~

~~2. Plan Review Fee: Building department review will be sixty five percent (65%) of the building permit fee. Except as otherwise provided for herein, the plan review fee shall be collected when the building permit is issued. At the election of the applicant, payment of the plan review fee for an Energy Star certified single family residence or a building built to the build better program specifications may be deferred to the date of the issuance of a certificate of occupancy.~~

~~3. Fire Review Fee: Fire department review for commercial or multi-family projects shall be twenty five percent (25%) of the building plan review fee. Except as otherwise provided for herein, the fire review fee shall be collected when the building permit is issued.~~

~~4. Deferred Submittal Fee: An additional one hundred percent (100%) of the original plan review fee may be charged for all deferred submittals.~~

- ~~5. Moved Structure Fee: Moved structures will be calculated by using the estimated cost of the move applied to table 1-A of the 1997 UBC.~~
- ~~6. Manufactured Homes Fee: Fees shall be based on the on-site elements constructed, not the home itself.~~
- ~~7. Demolition Fee: Fee shall be seventy five dollars (\$75.00) and shall be due at the time the application is submitted to the city.~~
- ~~8. Reroof Fee: Fee will be seventy five dollars (\$75.00) per roof and shall be due at the time the application is submitted to the city.~~
- ~~9. Fence Fee: Fee will be thirty dollars (\$30.00) and be paid when the application is submitted.~~
- ~~10. Shed Fee: Permits must be obtained for all sheds exceeding two hundred (200) square feet. Fees shall be based on table 1-A of the 1997 UBC.~~
- ~~11. Alternative Energy Review Fee: Fee shall be seventy five dollars (\$75.00) per alternative energy system application and shall be due at the time the application is submitted to the city.~~
- ~~12. Window Replacement Fee: Fee shall be seventy five dollars (\$75.00) per window replacement application and shall be due at the time the application is submitted to the city.~~
- ~~13. Fireplace Installation For Solid Fuel Burners Fee: Fee shall be seventy five dollars (\$75.00) per fireplace installation for solid fuel burners and shall be due at the time the application is due.~~

## **5. Section 109 Fees**

~~Fee Refunds: Section 109.6 Refunds.~~ Of the IBC-Is deleted in its entirety and replaced as follows:

The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The building official may authorize refunding of one hundred percent (100%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The building official may authorize refunding of not more than one hundred percent (100%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done. The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.



## 6. Section 110 Inspections

~~G. Required Inspections:~~ Section 110 of the IBC shall be amended by the addition of a new **Section 110.3.8.1**, as follows:

**Section 110.3.8.1 Manufactured Homes.** Inspections are required for manufactured homes placed in the city of Hailey.

## 7. Section 113 Board of Appeals

~~Section 112 of the IBC and IRC 113~~ shall be amended by the addition of a new section ~~112.3.1~~113.3.1, as follows:

Section 112.3.1 Board Membership. The mayor and the Hailey city council will appoint a three (3) person board to stand as the board of appeals, as needed, with membership to be selected from, but not limited to, the following list of professionals in the various fields of expertise in the building industry:

A Blaine County, Idaho building official;  
The city of Hailey fire chief;  
General contractor associated with the Building Contractors Association Of The Wood River Valley;  
A licensed Idaho architect; and  
A licensed Idaho structural engineer.

## 8. Section 202 Definitions.

~~I. Start Of Construction:~~ Section 202 and section ~~1612.2~~ of the IBC shall be amended, to add the following definition:

~~Start Of Construction: The excavation or trenching for the installation of forms for footings. Where no forms are used, it is excavation or trenching.~~

~~J. Building Height:~~ Section 502.1 of the IBC shall be amended by deleting the definition of "height, building" in its entirety and replacing it with the definition of building height contained in [title 17, chapter 17.02](#) of the Hailey city code, as amended.

The following definitions shall be added to **Section 202**:

- a. **Height, Building.** shall be deleted in its entirety and replaced with the definition of building height contained in [title 17, chapter 17.02](#) of the Hailey city code, as amended.
- b. **Start of Construction.** shall be deleted in its entirety and replaced as follows:

**Start of Construction.** The excavation or trenching for the installation of forms for footings. Where no forms are used, it is excavation or trenching. For a substantial improvement or renovation, the start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

## **9. Section 601 General.**

~~K.~~ Fire Resistance Rating Requirements: Table 602 of the IBC shall be amended as follows:

- a. All walls of buildings that are closer than five feet (5') to a property line shall be constructed of four (4) hour firewall materials including a parapet wall as defined in the international building code.

Exception: Walls may be constructed of two (2) hour firewall materials if an approved, monitored sprinkler system is installed within the building.

- b. Walls that run parallel to a public way, street or alley, as those terms are defined in the IBC, when said public way, street or alley is greater than twenty feet (20') wide, shall be constructed specifically in accordance with the IBC. Walls described in this subsection 2 shall not be subject to the requirements of subsection 1.
- c. There shall be no openings or penetrations allowed in the required firewalls of buildings that are closer than five feet (5') to a property line.
- d. The requirements as stated in subsections 1, 2 and 3 above shall apply to all zones and all types of building construction in the city of Hailey except general residential and limited residential zones 1 and 2.

## **10. Section 1505 Fire Classification**

- a. **Section 1505 Fire Classification** is amended by addition of a new **subsection 1509.9 BB. Roofs, Underfloor Protection, Gutters, Downspouts.** ~~Section 1505 of the IBC is amended by addition of a new subsection 1505.9, as follows:~~

**1505.9 Roof Coverings.** Any alteration, addition or repair of fifty percent (50%) or more of a roof surface or any new construction shall construct the entire roof in compliance with this section 1505.9. If an alteration, addition or repair of an existing roof involves less than fifty percent (50%) of a roof, only that alteration, addition or repair shall conform to the requirements of this section 1505.9 without the existing structure complying with all of requirements of this section 1505.9. Roofs shall have at least a class C roof assembly, as defined by the most currently adopted version of IBC, or an approved noncombustible roof covering. Cedar shake and all wood based roof coverings are prohibited, even if such roof coverings are classified as a class C

roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers, or have on layer of seventy two (72) pound (32.4 kg) mineral surfaced, nonperforated cap sheet complying with ASTM 3909 installed over the combustible decking.

**1505.9.1 Roof Valleys.** Where provided, valley flashings shall be not less than 0.019 inch (0.44 mm) (no. 26 galvanized sheet gage) corrosion resistant metal installed over a minimum thirty six inch (36") wide (914 mm) underlayment consisting of one layer of seventy two (72) pound (32.4 kg) mineral surfaced, nonperforated cap sheet complying with ASTM D 3909 running the full length of the valley.

**1505.9.2 Unenclosed Underfloor Protection.** Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one hour fire resistance rated construction or heavy timber construction.

**1505.9.3 Gutters And Downspouts.** Gutters and downspouts shall be constructed of noncombustible material. Gutters shall be provided with an approved means to prevent the accumulation of leaves and debris in the gutter.

## **11. Section 1507 Requirements for Roof Coverings**

a. **Section 1507.8 Wood Shingles.** is repealed in its entirety.

b. **Section 1507.9 Wood Shakes.** is repealed in its entirety.

CC. Repeal 1507.8, 1507.9: Subsections 1507.8 and 1507.9 of the IBC are repealed in their entirety.

## **12. Section 1603 Construction Documents**

~~L. Live Snow Load Requirements: Section 1603.1.3~~

**Section 1603.1 General.** shall be amended by adding a new **subsection 1603.1.3.1** as follows:

**Section 1603.1.3.1.** All roofs shall sustain within the stress limitations of this code, all "dead loads" plus unit "snow loads" of at least one hundred (100) pounds per square foot. The snow loads shall be assumed to act vertically upon the area projected upon a horizontal plane.

## **13. Section 1605 Load Combinations**

a. **Section 1605.2 Load combinations using strength design or load and resistance factor design.**

**Section 1605.2 Load combinations using strength design or load and resistance factor design.** ~~S. Equations:~~ Section 1605.2 of the IBC is amended by deleting the equations for coefficient  $f_2$  and replacing the coefficient  $f_2$  as follows:

$f_2 = 0.70$  for roof configurations that do not shed snow off the structure; and

$f_2 = 0.42$  for other roofs.

b. **Section 1605.3.1 Basic load combinations.**

**Section 1605.3.1 Basic load combinations.** ~~Snow Loads:~~ Exception 2 of section 1605.3.1 of the IBC is amended by deleting exception 2 and replacing exception 2 as follows:

2. Flat roof snow loads of thirty (30) psf (1.44kN/m<sup>2</sup>) or less need not be combined with seismic loads. Where flat roof snow loads exceed thirty (30) psf (1.44kN/m<sup>2</sup>), thirty five percent (35%) shall be combined with seismic loads.

c. **Section 1605.3.2 Alternative basic load combinations.**

**Section 1605.3.2 Alternative basic load combinations.** ~~U. Snow Loads:~~ Exception 2 of section 1605.3.2 of the IBC is amended by deleting exception 2 and replacing exception 2 as follows:

2. Flat roof snow loads of thirty (30) psf (1.44kN/m<sup>2</sup>) or less need not be combined with seismic loads. Where flat roof snow loads exceed thirty (30) psf (1.44kN/m<sup>2</sup>), thirty five percent (35%) shall be combined with seismic loads.

**14. Section 1607 Live Loads.**

~~M. Live Load Requirements for Balconies or Second Floor Decks:~~

**Table 1607.1, Row 5, Balconies and decks** shall be amended to show a one hundred (100) pound snow load for all balconies and decks regardless of occupancy or size.

**15. Section 1608 Snow loads**

**Section 1608 Snow loads** ~~V. Snow Loads:~~ Section 1608.2 of the IBC shall be amended to designate the ground snow load,  $p_g$ , for the area designated ~~GSCS~~ on figure 1608.2 to be one hundred twenty (120) psf.

**Section 1608 Snow loads** ~~W. Snow Loads:~~ Section 1608 of the IBC is amended by the addition of a new **subsection 1608.34**, as follows:

**1608.-34 Flat Roof Snow Loads.** The snow load,  $p_f$  in  $\text{lb}/\text{ft}^2$ , on a roof with a slope equal to or less than five degrees ( $5^\circ$ ) shall be the greater of one hundred (100) psf or the value calculated using the following formula:

$$P_f = 0.7C_e C_t I_p g$$

## **16. Section 1613 Earthquake loads**

**Section 1613 Earthquake loads** X. Seismic Weight: Section 1613 of the IBC is amended by the addition of new **subsection 1613.54**, as follows:

**1613.54 Effective Seismic Weight.** The effective seismic weight in section 12.7.2 and section 12.14.8.1 of the ASCE7-05 shall be amended as follows:

4. For all roofs regardless of roof slope thirty five percent (35%) of the uniform design snow load shall be included in the effective seismic weight (W).

## **17. Appendix O.**

**Appendix O** is added as follows:

### **Radon Control Methods**

#### **Section O101 Scope**

**O101.1 General.** The requirements of the 2018 International Residential Code Appendix F: Radon Control Methods shall apply to all new construction that includes residential and institutional occupancies (R1, R2, R3, R4, I1, I2, I3, and I4). A change of use or occupancy of an existing building that includes residential and institutional occupancies shall meet the requirements of this appendix for radon control.

**Exception:** Radon mitigation measures are not required if the owner can demonstrate that the proposed design is not likely to produce unacceptable levels of radon gas in sleeping areas. A report showing an approved test was conducted in a representative sleeping area on the lowest residential floor shall be submitted to the building department prior to a certificate of occupancy being issued for the project.

*(The following amendments are already included in the State of Idaho amendments and do not need to be included here.)*

~~Y. Required Plumbing Fixtures: IBC table 2902.1 shall be amended as follows:~~

- ~~1. Delete footnote (f) contained under table 2902.1 Minimum Number Of Required Plumbing Fixtures, and replace with the following: Drinking fountains are not required for an occupant load of thirty (30) or fewer.~~

2. Delete footnote (g) contained under table 2902.1 Minimum Number Of Service Sinks, and replace with the following: (g) For business occupancies, excluding restaurants, and mercantile occupancies with an occupant load of thirty (30) or fewer, service sinks shall not be required.

## **B. International Residential Code**

1. **Section R101.1** Insert: [City of Hailey, Idaho]

2. **Section 105 Permits**

~~Required Permits: Required building permit applications shall be made on forms furnished by the city of Hailey, and approval shall be in accordance with section R105.1 of the IRC and section 3410 of IBC.~~

- a. **Add Section 105.1.3 Excavation.** ~~Section 105.1 of the IRC and IBC require a permit from the building official for the start of construction. For the purposes of this section, the start of construction is defined as the excavation or trenching for the installation of forms for footings, or where no forms are used, start of construction is excavation or trenching.~~
- b. **Add Section 105.1.4 Moved Structures.** ~~Moved Structures: The IRC is amended to add the following section R105.3.3 and the IBC is amended to add the following:~~

Applications for permits for moved structures shall include but are not limited to the following information provided by an Idaho licensed structural engineer: appropriate foundation designed to meet the city of Hailey structural forces; proof that existing headers are structurally adequate; where practical, an analysis of the existing roof system including trusses or rafters and roof sheathing materials, wall and floor systems for conformity to structural forces criteria for the new occupancy and new location.

- c. **Add Section 105.1.5 Manufactured Homes.** ~~Manufactured Homes: The IRC is amended to add the following section R105.1.2 and the IBC is amended to add the following section R105.1.4:~~

~~Manufactured Homes: Permits are required for manufactured homes pursuant to this code.~~

- d. **Add Section 105.1.6 Demolition Permits.** ~~Demolition Permits: The IRC is amended to add the following section R105.1.3 and the IBC is amended to add the following 105.1.3:~~
  - 1) General Requirements. Demolition shall include moving a structure from one site to another and destruction/demolition of a structure for disposal. Permit applications shall be provided by the city of Hailey and shall include owner, address, property descriptions, phone number,

description of the scope of the demolition and a time frame. The person or entity submitting an application for a demolition permit for a historic structure must be the owner of record or the authorized agent of the owner(s). Acknowledgement of the demolition by utility companies serving the property, the Blaine County assessor's office and the jurisdiction's building official if other than the city of Hailey shall be required. Permits shall be valid for ninety (90) days.

- 2) Historic Structures. Prior to issuance of a "demolition" permit for buildings and structures built wholly or in part prior to 1941 ("historic structure"), regardless whether the historic structure was constructed on or relocated to the property, the Hailey building official shall submit the application to the Hailey planning department, Hailey fire department and Hailey arts and historic preservation commission. The applicant shall demonstrate the age of a building or structure by reliable records, including, but not limited to, records of the Blaine County assessor.
  - i. A one hundred twenty (120) day review period shall run from the date of transmittal of copies of the application to the departments, agencies, commissions and organizations. The date of transmittal shall be documented in the application file and shall commence the comment period. Within seven (7) calendar days of the building official certifying that the application is complete, the building official shall, at the applicant's expense, publish a notice of intent to demolish a historic structure in the official newspaper of the city of Hailey, post on the subject property a notice of intent to demolish a historic structure, and mail notice of intent to demolish a historic structure to property owners within three hundred feet (300') of the subject property.
  - ii. During the review period, the city, the Hailey arts and historic preservation commission or any other commission, organization or individual may negotiate with the owner and with any other parties in an effort to find a means of preserving the structure or building for the acquisition by gift, purchase, or exchange of the property or any interest therein.
  - iii. The one hundred twenty (120) day review period may be reduced if the building official or his/her designee finds that: a) the owner has reasonably demonstrated that rehabilitation of the historic structure would not be economically feasible; b) the historic structure shall be preserved by relocation of the building or structure to another appropriate site in Hailey; c) the historic structure is deemed a "dangerous" building as defined in chapter 3, section 3.02 of the 1997 uniform code for the abatement of dangerous buildings; or d) the Hailey arts and historic preservation commission has recommended the one hundred twenty (120) day

review period be reduced because the historic structure does not maintain the historic architectural qualities, historic associations or archeological values of other historic structures within Hailey.

- iv. At the end of the review period, if the application for a "demolition" permit has not been withdrawn, the building official shall process the application according to the IBC and the municipal code. Any demolition permit for historic structure shall be conditioned so that prior to demolition, the applicant shall provide the Hailey arts and historic preservation commission with all available historic information about the historic structure, including: a) color photographs measuring at least four inches by six inches (4" x 6") of at least two (2) elevations of the building at the time of permit submittal (if the building faces one or more public streets, the 2 elevations shall be of the street facing sides); b) height, square footage and current use of building; and c) historical photograph, black and white or color, of the building, if feasible.
- 3) Revegetation: Following demolition of a building or structure, any foundation and basement and all debris shall be removed, clean fill shall be placed in any excavated portion of the property, the grade of the property shall be leveled, and the property shall be planted or reseeded with drought resistant grasses and/or shrubs that are as minimally as possible irrigated to ensure successful revegetation within one month of the permitted work. The revegetation shall include noxious weed abatement and continued maintenance until new construction commences.

### **3. Section 106 Construction Documents**

~~Submittal Documents: Sections 107.1 of the IBC and IRC are deleted in their entirety and replaced by the following:~~

~~IBC section 107.1 and IRC R106.1 Submittal Documents.~~

- a. Delete Section 106.1 Submittal documents. and replace with the following: **Section 106.1 Submittal documents.** Construction documents, special inspection and structural observation programs, and other data shall be submitted in two (2) or more sets with each application for permit for commercial projects. Construction documents, special inspection and structural observation programs, and other data shall be submitted electronically with each application for permit for residential projects. 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. Said design professional shall be an Idaho state licensed architect and/or Idaho state licensed structural engineer.



#### 4. Section 113 Board of Appeals

Section ~~112 of the IBC and IRC~~ 112 shall be amended by the addition of a new section 112.3.1, as follows:

Section 112.3.1 Board Membership. The mayor and the Hailey city council will appoint a three (3) person board to stand as the board of appeals, as needed, with membership to be selected from, but not limited to, the following list of professionals in the various fields of expertise in the building industry:

A Blaine County, Idaho building official;  
The city of Hailey fire chief;  
General contractor associated with the Building Contractors Association Of The Wood River Valley;  
A licensed Idaho architect; and  
A licensed Idaho structural engineer.

#### 5. Section 202 Definitions.

~~I. Start Of Construction: Section 202 and section 1612.2 of the IBC shall be amended, to add the following definition:~~

~~Start Of Construction: The excavation or trenching for the installation of forms for footings. Where no forms are used, it is excavation or trenching.~~

~~J. Building Height: Section 502.1 of the IBC shall be amended by deleting the definition of "height, building" in its entirety and replacing it with the definition of building height contained in [title 17, chapter 17.02](#) of the Hailey city code, as amended.~~

The following definitions shall be added to **Section 202**:

- c. **Height, Building.** shall be deleted in its entirety and replaced with the definition of building height contained in [title 17, chapter 17.02](#) of the Hailey city code, as amended.
- d. **Start of Construction.** shall be deleted in its entirety and replaced as follows:

**Start of Construction.** The excavation or trenching for the installation of forms for footings. Where no forms are used, it is excavation or trenching. For a substantial improvement or renovation, the start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

**6. Section R301.2 Climatic and geographic design criteria.**

a. Insert the following information into Table R301.2(1):

| TABLE R301.2(1)<br>CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA |                             |                                     |                                        |                                          |                                            |                                                                      |
|------------------------------------------------------------|-----------------------------|-------------------------------------|----------------------------------------|------------------------------------------|--------------------------------------------|----------------------------------------------------------------------|
| GROUND<br>SNOW<br>LOAD <sup>o</sup>                        | WIND DESIGN                 |                                     |                                        |                                          | SEISMIC<br>DESIGN<br>CATEGORY <sup>f</sup> | SUBJECT<br>TO<br>DAMAGE<br>FROM<br>Weathering <sup>a</sup><br>Severe |
|                                                            | Speed <sup>d</sup><br>(mph) | Topographic<br>Effects <sup>k</sup> | Special<br>wind<br>region <sup>l</sup> | Windborne<br>debris<br>zone <sup>m</sup> |                                            |                                                                      |
| 120 PSF                                                    | 115<br>MPH                  | NO                                  | NO                                     | NO                                       | D1                                         |                                                                      |

| TABLE R301.2(1)<br>CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA |                                                            |                                       |                                                      |                                                                    |                                       |                                     |
|------------------------------------------------------------|------------------------------------------------------------|---------------------------------------|------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------|-------------------------------------|
| SUBJECT TO<br>DAMAGE<br>FROM                               |                                                            | WINTER<br>DESIGN<br>TEMP <sup>e</sup> | ICE BARRIER<br>UNDERLAYMENT<br>REQUIRED <sup>h</sup> | FLOOD<br>HAZARDS <sup>g</sup>                                      | AIR<br>FREEZING<br>INDEX <sup>i</sup> | MEAN<br>ANNUAL<br>TEMP <sup>i</sup> |
| Frost<br>line<br>depth <sup>b</sup><br>24"                 | Termite <sup>c</sup><br>Slight to<br>Moderate <sup>e</sup> | -6° F                                 | YES 24" inside of<br>wall line                       | 2/8/1988<br>11/10/2010<br>0662, 0664,<br>0666, 0668,<br>0856, 0857 | 1842                                  | 43° F                               |

| MANUAL J DESIGN CRITERIA <sup>n</sup>      |                                          |                                          |                                 |
|--------------------------------------------|------------------------------------------|------------------------------------------|---------------------------------|
| Elevation<br>5318'                         | Latitude<br>43°30' N                     | Winter<br>Heating<br>70° F               | Summer<br>Cooling<br>75° F      |
| Cooling temperature<br>difference<br>14° F | Wind<br>velocity heating<br>per designer | Wind velocity<br>Cooling<br>per designer | Coincident<br>wet bulb<br>57° F |

| MANUAL J DESIGN CRITERIA <sup>n</sup> |                                       |                                        |                                            |
|---------------------------------------|---------------------------------------|----------------------------------------|--------------------------------------------|
| Altitude<br>correction factor<br>.92  | Indoor design<br>Temperature<br>70° F | Design<br>temperature cooling<br>75° F | Heating temperature<br>difference<br>76° F |
| Daily<br>Range<br>H                   | Winter<br>Humidity<br>30%             | Summer<br>Humidity<br>30% or 50%       |                                            |

b. **Section R302.2.2.1 Determination of seismic design category.**

N. ~~Seismic Resisting System:~~ **Section R301.2.2.1 Determination of seismic design category.** ~~of the IRC~~ is amended by the addition of the following subsection **R301.2.2.2.1.3**, as follows:

**R301.2.2.2.1.3 Engineering Design For Seismic Resisting System.** All structures, including detached one- and two-family structures in seismic design category C or greater shall have a lateral force resisting system designed in accordance with accepted engineering practice by the engineer of record. The effective seismic weight for such buildings shall include thirty five percent (35%) of the flat roof uniform design snow load.

c. **Section R301.2.3 Snow loads.**

~~Q.~~ **Section R301.2.3 Snow Loads.** ~~Section R301.2.3 of the IRC~~ shall be amended by the deletion of **section R301.2.3** in its entirety and replaced with the following language:

**Section R301.2.3 Snow Loads.** All roofs shall sustain within the stress limitations of this code, all "dead loads" plus unit "snow loads" of at least one hundred (100) pounds per square foot. The snow loads shall be assumed to act vertically upon the area projected upon a horizontal plane.

7. **Section R302.5 Dwelling-garage opening and penetration protection.**

a. **Section R302.5.1** ~~Q.~~ **Opening Protection.** ~~Section R302.5.1 of the IRC~~ shall be amended by the deletion of **section R302.5.1** in its entirety and replaced with the following language:

**R302.5.1 Opening Protection.** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and the residence shall be equipped with either solid wood doors or solid or honeycomb steel doors not less than one and three-eighths inches ( $1\frac{3}{8}$ " ) thick, or twenty (20) minute fire rated doors. Doors shall be self-closing and self-latching.

8. **Section R302.6 Dwelling-garage separation.**

9. **Section R302.6 Dwelling-garage fire separation.** ~~R. Separation:~~ ~~Section R302.6 of the IRC~~ shall be amended by the deletion of **section R302.6** in its entirety and replaced with the following language:

**R302.6 Dwelling-garage fire separation required.** The garage shall be separated from the residence and its attic area by means of a minimum five eighths inch (5/8") type X gypsum board applied to the garage side of all walls and ceilings forming part of the separation. Where the separation is a floor/ceiling assembly,

the structure supporting the separation shall also be protected by not less than five eighths inch (5/8") type X gypsum board or equivalent. Garages located less than three feet (3') from a dwelling unit on the same lot shall be protected with not less than five eighths inch (5/8") type X gypsum board applied to the interior side of exterior walls that are within this area. Openings in these walls shall be regulated by section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling wall unit.

## 10. Section R902 Fire Classifications

- a. Section R902 Fire Classifications shall be amended by adding subsection R902.3 Z-Roofs, Underfloor Protection, Gutters, Downspouts. ~~Section R902.2 of the IRC is amended to read, as follows:~~

**R902.2 Roof Coverings.** Any alteration, addition or repair of fifty percent (50%) or more of a roof surface or any new construction shall construct the entire roof in compliance with this **section R902.2**. If an alteration, addition or repair of an existing roof involves less than fifty percent (50%) of a roof, only that alteration, addition or repair shall conform to the requirements of this **section R902.2** without the existing structure complying with all of requirements of this **section R902.2**. Roofs shall have at least a class C roof assembly, as defined by the most currently adopted version of IBC, or an approved noncombustible roof covering. Cedar shake and all wood based roof coverings are prohibited, even if such roof coverings are classified as a class C roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers, or have on layer of seventy two (72) pound (32.4 kg) mineral surfaced, nonperforated cap sheet complying with ASTM 3909 install over the combustible decking.

**R902.2.1 Roof Valleys.** Where provided, valley flashings shall be not less than 0.019 inch (0.44 mm) (no. 26 galvanized sheet gage) corrosion resistant metal installed over a minimum thirty six inch (36") wide (914 mm) underlayment consisting of one layer of seventy two (72) pound (32.4 kg) mineral surfaced, nonperforated cap sheet complying with ASTM D 3909 running the full length of the valley.

**R902.2.2 Unenclosed Underfloor Protection.** Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one hour fire resistance rated construction or heavy timber construction.

**R902.2.3 Gutters And Downspouts.** Gutters and downspouts shall be constructed of noncombustible material. Gutters shall be provided with an approved means to prevent the accumulation of leaves and debris in the gutter.

## **11. Section R905 Requirements for Roof Coverings**

- a. **Section R905.7 Wood Shingles.** is repealed in its entirety.
- b. **Section R905.8 Wood Shakes.** is repealed in its entirety.

~~AA. Repeal R905.7, R905.8: Subsections R905.7 and R905.8 of the IRC are repealed in their entirety.~~

## **C. International Energy Conservation Code**

~~P. International Energy Conservation Code: The IECC shall be amended as follows:~~

### **1. IECC Residential Energy Efficiency.**

- a. **Section 405 Simulated Performance Alternative (Performance).** This section shall be met using residential energy services network's (RESNET) home energy rating system (HERS) by developing a simulated model of the proposed design and comparing it to the 2012 IECC standard reference design using a REM/Rate™ energy analysis.

### **1. IECC Commercial Energy Efficiency.**

- a. **Section C407 Total Building Performance.** Buildings less than twenty thousand (20,000) square feet shall comply with section C407 using a COMcheck energy analysis. Buildings twenty thousand (20,000) square feet or more shall comply with section C407.4 using building department approved energy modeling software, including, but not limited to, the most recent published version of the following: eQuest, Trace, Carrier HAP, or EnergyPlus.

**Section 4.** Section 15.08.030 of the Hailey Municipal Code is hereby amended as follows:

### **15.08.030: ADDITIONAL REQUIREMENTS:**

The following regulations shall apply in addition to those contained in the adopted codes and standards:

- A. **Manufactured Homes:** The city of Hailey adopts by reference the "Idaho Manufactured Home Installation Standard" as published by the state of Idaho, September, 1999, compiled jointly by the manufactured housing industry, as may be modified and adopted by the state of Idaho. Said "standard" shall be known as the "manufactured housing code".
- B. **Special Natural Hazard:** Understanding that certain natural hazards exist in the jurisdiction, including, but not limited to, avalanche areas, earthquake, floodplain, snow loads, wildfires and soil qualities, site specific surveys and related engineering may be required as deemed appropriate by the authority of the jurisdiction.

- C. **Plumbing And Electrical Inspections Prerequisite:** The framing inspection by the city of Hailey building department shall not be conducted until the applicant has obtained a rough plumbing and electrical inspection from the Idaho state plumbing and electrical inspectors. The final inspection shall not be conducted until the applicant has obtained a final plumbing and electrical inspection.
- D. **Salvaged Building Materials:** The use of salvaged building materials may be approved by the building official upon receipt of a complete list of those materials, accompanied with written approval of such materials by an Idaho licensed structural engineer. Said materials shall be capable of meeting design criteria for the proposed project.
- E. **Insulation Of Stem Walls:** In reference to residential construction, perimeter stem wall insulation practices shall be considered as equal and equivalent insulation criteria when considering thermal building envelope efficiencies using energy code thermal design parameters.
- F. **Increased Energy Efficiency And Sustainable Building Practices:** Compliance with the required energy efficiency of the IECC and other sustainable building practices and materials shall be followed, as specified by section [15.08.012](#), "Build Better Program", of this chapter, provided the activity is not listed as an exception in section [101.4.3](#) of the IECC or an exemption in subsection [15.08.012](#)A3 or A4 of this chapter.
- G. **Stormwater Retention:** Every project shall be designed to retain stormwater from a 20-year storm event on-site. The building official may require on on-site drainage analysis from a licensed Idaho civil engineer to show compliance.
- H. **Building Permit Valuations:** 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 bring issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

**Section 5.** Section 15.08.030 of the Hailey Municipal Code remains as written:

**15.08.040: PENALTIES:**

- A. A violation of any provision of this chapter may be prosecuted as a misdemeanor, punishable by a fine not to exceed three hundred dollars (\$300.00), or imprisonment for a period not to exceed six (6) months, or both for each offense. Each day that such a violation occurs or continues shall constitute a separate criminal offense.
- B. Appropriate civil actions at law or in equity may be instituted by the city to restrain or abate violations of this chapter, or compel compliance herewith, or to prevent illegal construction or occupancy of any building, structures or premises in violation of this

chapter, together with appropriate damages therefor. These remedies shall be cumulative and in addition to all other legal remedies and penalties provided by law.

**Section 6. Severability Clause.** If any section, paragraph, sentence or provision hereof or the application thereof to any particular circumstances shall ever be held invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

**Section 7. Repealer Clause.** All Ordinances or parts thereof in conflict herewith are hereby repealed and rescinded.

**Section 8. Effective Date.** This Ordinance shall be in full force and effect after its passage, approval and publication according to law

**PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL** and approved by the Mayor this \_\_\_\_ day of December, 2020.

\_\_\_\_\_  
Martha Burke, Mayor

ATTEST:

\_\_\_\_\_  
Mary Cone, City Clerk