

GUIDELINES FOR OBTAINING A CAMAS COUNTY BUILDING PERMIT

1. Submit completed application form.
2. Show proof of septic permit from South Central Health District - (208) 788-4335.
3. Comply with Idaho Code 55-22 UNDERGROUND FACILITIES DAMAGE PREVENTION.
4. Show proof of original parcel or one time split proven by applicant if not in subdivision or PUD.
5. Submit two (18x24 minimum) full sets of architectural plans including structural drawings. Plans must include the following:
 - a. General location map and site plan showing setbacks, septic/well location, proposed location and dimensions of new structures and the exact size and location of any existing structures or alterations.
 - b. Camas County has extreme snow and wind. As a result, **all** structures must be engineered. Idaho licensed stamped engineered structural plans with design criteria must be included to be considered a complete application.
 - c. Footing, foundation plan (with section & details), waterproofing and drainage.
 - d. All connections to foundation, including posts and columns.
 - e. Framing, wood species and grade.
 - f. Framing plans, header sizes, sections, hangers, straps, etc.
 - g. Truss/rafter specs & calculations (must be engineered).
 - h. Roofing materials.
 - i. Floor plan (each floor), plumbing plan, HVAC plan & electrical plan.
 - j. Window egress and basement egress.
 - k. Tempered glass locations.
 - l. Building elevations with finish grade at foundation.
 - m. Braced wall lines and nailing patterns shall be identified on the construction documents.
 - n. Log tie details.
 - o. Building in a flood zone requires as-built elevation documentation prepared by a registered design professional.
 - p. Proposed sewer and water facilities with site location (PUD and subdivision).
 - q. Wildland Fire Hazard Mitigation Plan requirements showing 30' setbacks.
 - r. Well & septic minimums: 50' between tank & well, 100' between tank & stream, 100 feet between well and drain field, verify with South Central District Health 208-788-4335.
 - s. Such other matters as may be necessary to determine conformance with, and provide for, the enforcement of this ordinance.
6. An additional set of plans & an inspection from West Magic Fire District is required if building within the boundaries of the West Magic Fire District

REQUIREMENTS FOR BUILDING IN CAMAS COUNTY

1. Camas County currently uses the 2018 IRC, IBC, IFC, and IECC.
2. Minimum insulation values are as follows:
 - a. R-20 in exterior wall
 - b. R-38 in vaulted ceilings, R-49 in attics
 - c. R-15 in unvented basement or crawl space walls (3-inch foam board or spray insulation)
 - d. R-30 in floor (vented crawlspace only)
 - e. 6 mil polyvinyl on crawlspace floor
3. Seismic zone D_o, wind load 115 mph, Exposure C, 30" frost depth, 35' max build height.
4. Foundations are to extend 6" above finished grade, 30" below grade, and a concrete encased electrode (UFER ground) installed.
5. Accessory structures (light frame construction) under 600 square feet, with an eave height less than 10 feet do not require frost protected foundations.
6. Soils with an allowable bearing capacity of less than 1500 pounds per square foot, the allowable bearing capacity shall be determined by a soil's investigation.
7. Required **snow loads** (live environmental load) for the Camas Prairie shall be a minimum 100 PSF, 125 PSF north of the 500N road, and 80 PSF in West Magic.

8. Buildings near streams require a 50' set back from the mean high-water mark as determined by a hydrologist.
9. Mobile/manufactured homes are to be placed on permanent foundations with tie downs, tongue & axels removed, all ducts, wires, pipes elevated off the ground and meet snow/wind/seismic loads.
10. Retaining walls over 4' require a building permit and must be engineered.
11. Building permit fees are due after the application, septic permit and plans are submitted for review and before the building permit is issued.
12. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.
13. Ice barrier is required under asphalt shingles, metal roof shingles, wood shingles, and wood shakes.
14. A Final Inspection Fee Deposit is due on all permits. The deposit fee shall be equal to 10% of the final sq. ft. value of the building permit. The minimum deposit shall be \$100.00 and the maximum shall be \$500.00. Pursuant to Ordinance #134, if the final inspection certificate has not been issued within thirty-six months after the issuance of the permit, said deposit shall be forfeited.
15. 3-business day notice is required for inspections.
16. Electrical, HVAC, Plumbing Permit: Contact Division of Bldg Safety (800) 955-3044 insp. (800) 839-9239; dbs.idaho.gov
17. Camas County Building Department: (208) 764-2046; ccpz@rtci.net
18. "Tiny Homes" shall meet the requirements of the State of Idaho, Division of Building Safety and the International Residential Code as adopted by Camas County.
19. Mark upon property the location of boundaries, utility easements and building envelopes. **Note:** this may require surveying the property.
20. An avalanche survey may be required to determine safe building envelopes if building near hillsides or mountains.

GUIDELINES FOR OBTAINING A CAMAS COUNTY SITING PERMIT FOR AGRICULTURE BUILDING

1. Submit completed application form.
2. Submit a general location map and site plan showing setbacks, septic/well location, proposed location and dimensions of new structure and the exact size and location of any existing structures.
3. Submit proof of existence, or lack thereof, of utility easements and location upon the property.
4. Mark upon property the location of boundaries and utility easements. **Note:** This may require surveying the property.
5. Furnish an executed copy of the Waiver of Liability (agricultural building only) with the application form.
6. **Definition of an AG building (IBC):** A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public. Reference Idaho statute 39-4116 (5)

Work Exempt from Permit

1. One story detached accessory structure, provided the floor area does not exceed 200 square feet.
2. Fences not over 7 feet.
3. Retaining walls not over 4 feet 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 5000 gallons 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 other similar finish work.
7. Prefabricated swimming pools less than 24 inches.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet in area, not more than 30 inches above grade at any point, not attached to a dwelling and do not serve the exit door.