

Frequently Asked Question

- **Where are you located?**
We are located at City Hall.
- **Can I start my project and get a building permit later?**
If a building Permit is not purchased before a project that required a permit is started, The Building Official can issue a citation to you and/or your Contractor. This is a \$100.00 citation and you will still need to buy your building Permit.
- **Do I need a building permit for a fence?**
Yes, a building permit is required for all fences.
- **I am thinking about moving my business to a new location, do I need a permit to move it?**
Yes, you will need either a certificate of occupancy or a certificate of compliance. If you are remodeling the building you are moving into you will need a building permit.
- **How much does a building permit cost?**
Most building permits are based on the value of the project however some are fixed price permits. (Contact Building Services @ 580-2091 for pricing information.)
- **Do I need a permit for a shed?**
Sheds that are 120 Sq.Ft. or less and that have a wood floor and can be readily moved do not need a permit. But it is up to the property owner to make sure that the entire shed is located on your property. Shed setbacks must be a minimum of 5' from property line or any other structure. Sheds cannot be place in the front yard. You will need a permit for any shed if you are located in the floodplain.
- **When do I need a building permit?**
The International Building Code Section 105.1. states:
“**105.1 Required.** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.”
- **It was taking too long to get my home built so I just moved in and finished it when I had time and I think my building permit is expired and I did not get a final inspection so I do not have a Certificate of Occupancy do I really need it?**
Yes, you do need a final inspection and a Certificate of Occupancy. As for your building permit you should have call your Building Official and he could have extended it for 180 days. The International Building Code Section 110.1 States:
“**110.1 Use and occupancy.** No building or structure shall be used or occupied, and no change in the existing occupancy

classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy there for as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.”

The best way to find out if a building permit is needed is to call the Building Services @ 208-580-2091 or e-mail us at mmccain@mountain-home.us We are here to help and provide you with information about the Local Zoning and current Building Codes.

➤ **What Building Code are you using?**

The City of Mountain Home is currently using: (As of January 1, 2018)

2015 International Building Code

2012 International Residential Code

2015 International Energy Conservation Code with 2012 amendments for residential

2015 International Existing Building Code

2015 Idaho Fire Code

1997 Uniform Code for the Abatement of Dangerous Buildings

2009 International Property Maintenance Code

2012 International Mechanical Code--- (State Inspection)

2015 Idaho (Uniform) Plumbing Code--- (State Inspection)

2017 National Electrical Code--- (State Inspection)

2012 Fuel and Gas Code

➤ **What is Mountain Homes Design Criteria?**

Mountain Homes Design Criteria is as follows:

Seismic Design Category	C
Ground Snow Load	20 psf
Wind Load	115mph-3second gust
Live Roof Load	30 psf
Weathering	Severe
Frost Depth	24”
Termite	Moderate
Decay	Slight to Moderate
Winter Design Temp.	10° F
Ice Barrier Underlayment	yes
Flood Hazards	Firm March 15, 1994
Air Freeze Index	86.7
Mean Annual Temp.	50.5°F
Exposure	C
Elevation	3185’ above sea level

Lat. N43’ 09°

Long. W115’ 43°