



**City of Twin Falls
Building Department**

324 Hansen Street East
P.O. Box 1907
Twin Falls, ID 83303-1907

Phone: 208-735-7238
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www.tfid.org

Residential Building Permit Application

All information to be filled out in its entirety or application will not be taken in

<u>PROJECT INFORMATION</u>	
Project Address: _____	
Subdivision _____	Lot: _____ Block: _____
<u>PROPERTY OWNER INFORMATION</u>	<u>CONTRACTOR INFORMATION</u>
Name: _____	Business Name: _____
Address: _____	Address: _____
City, State, Zip: _____	City, State, Zip: _____
Phone: _____	Phone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____
	State Registration # & Expiration Date: _____
<u>PLAN DESIGNER</u>	<u>ADDITIONAL CONTACTS: Project Manager, etc.</u>
Business Name: _____	Business Name: _____
Contact Name: _____	Contact Name: _____
Address: _____	Address: _____
City, State, Zip: _____	City, State, Zip: _____
Phone: _____	Phone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____

Type of Permit Requested (This area to be completed by Designer)

- Single Family Dwelling
 Duplex Zero Lot Line
 Remodel/ Repair
 Description _____
 Addition _____ Sq. Ft.
 Description _____
 Accessory Structure (shed >200 Sq. ft.) _____ Sq. ft.

- First Story: _____ Sq. Ft.
 Second Story: _____ Sq. Ft.
 Basement: _____ Sq. Ft.
 Garage: _____ Sq. Ft.
 Covered Carport _____ Sq. Ft.
 Covered Porch/Patio _____ Sq. Ft.
Total Sq. Ft. _____ Sq. Ft.

Fire District Application – Total Cubic Feet _____

Project Value: \$ _____

- A. Project Value is used to calculate fees for the building permit. Project Value is the total value of the construction work for which the permit is issued, **including overhead and profit** as well as finish work, painting, roofing, electrical, plumbing, heating/air conditioning, elevators, fire extinguishing systems, other permanent equipment, and owner supplied items. Project value excludes the value of the land.
- B. **I certify that the value & scope of work provided above are the most accurate available at this time:**

Print Name

Signature

Date

1. **Type of Work.** Please mark all that apply

- | | |
|--|---|
| <input type="checkbox"/> Basement – Finished | <input type="checkbox"/> Misc/ Fence/ Storage Building/Etc. |
| <input type="checkbox"/> Basement – Unfinished | <input type="checkbox"/> Carport – Attached |
| <input type="checkbox"/> Garage – Attached | <input type="checkbox"/> Carport – Detached (10' Minimum distance from house) |
| <input type="checkbox"/> Garage – Detached (10' Minimum distance from house) | |

2. **Is the property in a flood plain?** Yes No (If Yes attach Flood Plain Certificate from Engineer)

3. **Planning and Zoning Information**

Land Use Zone _____

Is the property in the area of impact? Yes No (If Yes and this a new construction or an addition, plans must be approved and stamped by South Central Health District and must have a Twin Falls Highway District Approach Permit.)

4. **Energy Code Compliance**

Plans must be submitted demonstrating the Prescriptive Approach or the Performance Method approach for energy code compliance. In marking the option below, and with all information attached to the plans, in signing this application, I declare that I am the permit applicant/builder and that construction of the dwelling will be in compliance with all energy standards as adopted by the City of Twin Falls.

- Option 1: Performance Approach

A copy of the REScheck compliance report is attached to the plans. (This includes both the cover sheet and the Inspection checklist.)

- Option 2: Prescriptive Approach (R-38 Attic, R-20 Exterior Walls, R-30 Floors or R-13 perimeter walls, .35 U Value Lo-E windows)

This option will need to be clearly shown on page 1 of plans.

An Energy Efficiency Certificate will be required to be posted in the electrical panel at final inspection

5. **Wall Bracing Compliance**

All structures are required to be compliant with IRC section 602.10 for wall bracing. Design is required to show compliance with this section. Any walls exceeding 10 feet tall are not prescriptive wall bracing and are required to be engineered for shear. (Calculations & design will be required from an Idaho licensed Engineer).

6. **Curb, Gutter, & Sidewalk (Existing Residences)**

If your property does not currently have curb, gutter or sidewalk, you may be able to defer construction of these items if you are in an area where these are non-existent. You will need a Warranty Deed showing proof of ownership, and we will notarize the deferral here at the Building Department.

7. **Fire Department Access & Fire Protection Plan (Area of Impact)**

Show the location of the 20 foot fire department access road to within 150 feet to all exterior walls of the building. Show fire department turn-a-round when the access road is longer than 150 feet. When there isn't a fire hydrant within 150' of residence, Residential buildings exceeding 56,000 total cubic feet within the fire district will need to be: 1) divide the building with an approved fire wall, 2) install water storage for fire protection (NFPA1142), or 3) install an automatic fire sprinkler system.

*****NOTICE*****

All permits expire 180 days from the date of their issuance or the date of the last inspection. Expired permits will require reactivation at such time that the responsible party decides to complete the project. Reactivation fees will be required on all permits. Please contact the Building Official with any requests for reactivation or extension.

Residential Plan Review Checklist Requirements

Notice to all applicants: This checklist is designed to provide the basic information needed to allow the various agencies within the city to complete a plan review of the proposed project. The basic requirements outlined below may not be all inclusive.

Designer: Please fill out and submit with application.

- ❖ Additional permits *are required* for any electrical (in city limits only), plumbing and mechanical installations.
- ❖ Permit applications are reviewed in the order in which they are received, so in order to avoid any delays make sure that all of the required information is provided.
- ❖ When the structure is more than two stories in height, 10' single story, of an unusual design, or exceeds prescriptive code requirements, an architect or licensed engineer is required to stamp the building plans and specifications.
- ❖ Plans to be designed to the **2012 IRC Code & 2012 IECC. (with Idaho amendments)**
- ❖ Provide extra set of plans when building in the area of impact to show Fire department access & cubic feet of fire area.

Single Family Dwellings/Duplexes, Zero lot line, room additions, remodels, patio covers, accessory structures, etc. – 2 full sets of plans (Min. 18" x 24", Max 24" x 36") Min ¼" Scale (smaller paper may be allowed on small jobs). Pages to be numbered and stapled. A PDF is required for digital plan review, including paper plans.

NOTE: Impact Area requires 3 full sets of plans with South Central Public Health District stamp/permit and Twin Falls Highway District Approach Permit. (This can be sent to us as a PDF as well).

Site Plan

- Site plan typical scale 1:5 or 3/16". Can be drawn 1:10 or 1/8" when house or lot is very large.
- Buildings shall be correctly oriented (no reverse plans), and site specific.
- Show orientation with north arrow, as well as all street names that border lot.
- Show setbacks from structures to the property lines, lot dimensions and lot square footage.
- Show location of all existing and new structures (dimensions of and between structures) on the site if applicable.
- Indicate all easements for water, sewer line, utilities, access, etc.
- Show all zoning setbacks (indicate location and dimensions).
- Show: (1) the storm water drainage system (typ. Arrows and grades), (2) the drainage from the building. (3) the retention areas.
(All drainage must be retained on lot) "Slope grade away from house, 6" in 10' min."
- Indicate lot corners including finished grade & finished floor elevation. F.F.E. > / = 15" min. above curb.
- Show and dimension all existing and proposed concrete work (patios, AC pads, sidewalks, driveways, curb & gutter, etc.) Note: Driveway's to be hard surfaced. (SUI zone min. 50' from roadway)
- Submit well and septic tank permits, if applicable along with stamped site plan from SCDH.
- Fire District application – show the location of the 20 foot fire department access road to within 150 feet to all exterior walls of the building.
Show fire department turn-a-round when the access road is longer than 150 feet.
- Accessory buildings 3' minimum from property lines (1' eave overhang max). Also, 10' minimum separation from house.
- Twin Falls Highway District approach permit (if being built in the Area of Impact)

Foundation/Floor Framing Plan

- Foundation and required expanded footing shall include dimensions and reinforcement's type, size, and locations.
- Detail insulation material types with notes as to R-value, location and weather protection of thermal envelope for slab, foundation stems, mono footings, crawlspaces and/or basement walls.
- Hold-down types or other embedded hardware for framing attachments, including locations.
- Indicate location of all foundation vents and sizes. (vent crawl 1:150) or show conditioned crawl space (to be noted on plans).
- Indicate location of crawl space access(s).
- Cross section of the foundation and details. Show footing sizes, stem wall sizes & all rebar (quantity & sizes). (15" min. footing width below bonus rooms or two story walls)
- All floor joists are noted & with dimensions. If using I-joists, please specify manufacturer & type & size of I-joist being used.

Floor Plan/Roof Framing Plan

- Window and door sizes, type and location. (Mark all egress and tempered windows)
- Show location of smoke detectors. (Inside each sleeping room, outside of each sleeping room and on each story of a dwelling.)
- Carbon Monoxide Detectors outside all bedrooms (if house contains fuel fire appliances or has an attached garage)
- Wall Bracing Design** (Exterior and interior) shall be clearly indicated and a schedule included which specifies the method of bracing to be used and the foundation attachments. (see IRC 602.10) (Design to be provided on separate page)
- Label intended use for all rooms and ceiling heights of each room.
- Indicate location and types of fire separations, (including detail and full UL/GA Listing) and construction methods to be used.
- Provide square footage summary of each of the following: livable area, garage, carport, covered patios, shops, porches, and basement (Finished or unfinished), and any other areas.
- For remodeling show existing and proposed floor plan, additions show the proposed floor plan and area adjacent to the addition.
Basement yes no
- Provide expanded floor plan for all rooms adjacent to the addition.
- Typical building section or wall section, showing construction system.
- Floor framing plan, showing size of headers and all interior pony walls.
- Show any interior bearing walls clearly on floor plan.
- Roof framing plan.** Showing truss layout, any interior bearing walls, girder truss locations, and header locations. Engineering will also be required on job site from Truss manufacturer.
- Location, size and design of basement egress window wells; including headers over windows and height from floor.
- Size and location of attic and crawl space access.
- Crawl space and attic ventilation system (showing all vents in crawl space)
- Bathrooms vent system.
- Construction details on all steps, stairs and landings. Provide cross section showing rise & run, framing, handrails, and head clearance.
- Size, type and location of all bearing beams and/or headers. Call out continuous headers if using the PORTAL FRAME method.
- Energy Compliance Path (ResCheck current version) or indicate on Site Plan prescriptive method of compliance (showing all R-values and types).
- A minimum of one fully dimensioned building cross-sections from foundation to roof with all materials specified. Include insulation baffles, roof framing, roof sheathing, roof covering and roof pitch.
- Exterior elevations (North, East, West & South sides) showing finish & height of walls. (Include height from grade to peak)
- Provide Engineering if walls are over 10' tall.** (Some exceptions may apply. See building department for details)
- Provide Engineering on any post and beam or pole barn structure.** (Some exceptions may apply. See building department for details)
- Specify all materials used (steel, wood, concrete, etc.) with specified grade and species.
- Floodplain certificate from Engineer for all projects built within Twin Falls' designated flood plain areas.
- Manual S & J Calculations for HVAC system. *NEW WITH 2009 CODE* (show fresh air in calculations)**

New construction: Smoke detectors shall receive their primary power from the building wiring. They shall be interconnected for cross activation of alarms and shall also be equipped with a battery backup.

Existing Dwellings: Smoke detectors must be provided as above when any changes to the home are made. Interconnection and hard-wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes. Interconnected battery powered smoke detectors will be allowed in inaccessible areas.

Designer to sign application that they completed check off list: _____

Designer Signature

USE AND OCCUPANCY OF BUILDING

A Certificate of Occupancy will be issued upon completion of the project and after approval of final inspection. **No occupancy is allowed** until issuance of the Certificate of Occupancy. A temporary C of O can be issued for certain incomplete work under extenuating circumstances (such as frozen ground) with **\$1000 refundable fee**.

The US Environmental Protection Agency requires that Renovation, repair and painting projects that disturb lead-based paint in pre-1978 homes, childcare facilities and schools must be performed by an EPA Certified Renovator working for an EPA Certified Firm and specific work practices must be implemented to prevent lead contamination. More information is available at 1800-424-LEAD [5323] or <http://www2.epa.gov/lead>

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You may also find information about Asbestos at <http://www2.epa.gov/asbestos> or the State of Idaho has information on their website at <http://deq.idaho.gov/air-quality/air-pollutants/air-toxics/asbestos.aspx>

Please note that EPA R10 in Seattle handles asbestos in schools (AHERA regulation). R10 Seattle no longer handles asbestos NESHAP issues – these are referred to John Pavitt, EPA R10 Anchorage, AK office – his contact information is phone (907-271-3688) and/or email (pavitt.john@epa.gov).