



**City of Twin Falls
Building Department**

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

Phone: 208-735-7238
Fax: 208-736-2256
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/ DRAFTSPERSON/ ARCHITECT</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: _____
Email: _____	Email: _____

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

- Single Family Dwelling Duplex Zero Lot Line
- Remodel/ Repair/ Egress Windows
Description _____
- Addition _____ Sq. Ft.
Description _____
- Detached Accessory Structure (shed >200 Sq. ft.) _____ Sq. ft.
- Misc. Fence/ Pool/ Deck

- First Story: _____ Sq. Ft.
- Second Story: _____ Sq. Ft.
- Basement Finished: _____ Sq. Ft.
- Basement Unfinished: _____ Sq. Ft.
- Garage _____ Sq. Ft.
- Carport _____ Sq. Ft.
- Covered Porch/ Patio _____ Sq. Ft.
- Pool or Deck _____ Sq. Ft.
- Total Sq. Ft. _____ Sq. Ft.**

Fire District (Area of Impact) – 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

Plan Submittal Requirements

Single Family Dwellings, Duplexes, Zero lot line, room additions, remodels, patio covers, accessory structures, etc.

- **If submitting paper plans:** 2 full sets of plans (Min. 18" x 24", Max 24" x 36") Min ¼" Scale on floor plans, 3/16" or 1"=5' for site plans (smaller paper may be allowed on small jobs).
- **If submitting electronically:** A PDF is required, save the PDF directly from the CAD file, instead of a scan if possible. Submit plans and application to: buildingfax@tfid.org

NOTE: Impact Area Permits submit by one of the methods above along with South Central Public Health District stamp & permit, Twin Falls Highway District Approach Permit, and cubic feet for fire area.

- ❖ 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 cubic feet of fire area when building in the area of impact where no fire hydrants are present.

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

2. **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.)

3. **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

4. **Curb, Gutter, & Sidewalk**

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. **This is not required if you are not adding more than 25% of existing square footage to property.**

5. **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), 3) install an automatic fire sprinkler system, 4) install a fire/ smoke monitoring 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.

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 or Certificate of Completion. A temporary C of O can be issued for certain incomplete work under extenuating circumstances (such as frozen ground) with **\$1000 refundable fee.**



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Residential Addition (Not-enclosed) Checklist (Carport, Deck, Covered Patio)

*****Designer: Please fill out and submit with application*****

2 full sets of plans (Min. 18" x 24", Max 24" x 36") Min 1/4" Scale on floor plans, 3/16" or 1"=5' for site plans (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. Please save the PDF directly from the CAD file, instead of a scan if possible. Digital plans to be submitted to buildingfax@tfid.org**

NOTE: Impact Area requires 2 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).

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. **Check each item below as you complete it or mark N/A if not applicable.**

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 be site specific.
- Show orientation with north arrow.
- 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.
- When building in the area of impact & not in a subdivision, please include an aerial vicinity map showing where the property is located.
- Indicate all easements for water, sewer line, utilities, access, etc.
- Show all zoning setbacks (indicate location and dimensions).
- Show all streets that border lot on site plan (ie. Corner lots or lots with street in front and back)
- 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' solid surface from roadway)**
- Septic system permit, if applicable along with stamped site plan from SCDH.
- Twin Falls Highway District approach permit (if being built in the Area of Impact & adding a new approach)

Foundation/Floor Framing Plan

- Verify that window wells are not covered up by deck.
- Show pier footing sizes & depth.
- All floor joists are noted & with dimensions. Verify that joists are not over spanned.
- Show ledger size, and any supporting structure below deck.
- Fasteners that penetrate conc. or P.T. lumber to be hot dipped galvanized or equal.
- Show deck connection to house. (ie., PT ledger, lag screws, hangers, etc.) See IRC section R507

Floor Plan/Roof Framing Plan

- Show a top down view of shape of deck, carport, or covered patio. Include dimensions.
- Show the rooms in the house that are next to the addition.
- Label intended use of addition.
- Provide square footage summary of addition.
- Roof framing plan. Showing rafter (sizes & spans), or truss layout.
- Size and location of attic access to any attic space >30" tall.
- Show how attic will be vented (if applicable)..
- 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.
- 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 (2 sides) can be included with cross sections. (Include height from grade to top of structure)
- Provide Engineering for any steel posts or beams**

Existing Dwellings: The requirement for Smoke detectors are exempt from these types of construction.

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

Note: *Certificate of Completion will be given after completion of all inspections.*

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>

Laurie Fay

US Environmental Protection Agency Region 10
1200 Sixth Avenue
Suite 900, MS AWT-128
Seattle, WA 98101
Phone: 206-553-1541
Fax: 206-553-8509
Email: fay.laurie@epa.gov

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).