

The North Idaho Building Contractors Association (NIBCA) founded in 1970, and chartered by the National Association of Home Builders (NAHB), is dedicated to protecting and promoting the building industry for the benefit of its members and the citizens of North Idaho. The Association strives to continue its role as an industry leader in governmental issues and community service.

With the recent actions by the Kootenai County Board of Commissioner's to make motion, and vote (2 to 1) to decline the most recent versions International Residential Building Code, and eliminate the requirement of building permits in some situations. The NIBCA has been in contact with County Commisioner, Chris Fillios, and County Director, David Callahan, in an effort to gather information, and develop a better understanding of the reasoning for this action. At this time, the NIBCA is in support of the current regulations and requirements...

- 2012 – 2015 International Building Code (Idaho Code):

These Codes provide for a standard of design, engineering and construction practices, with the primary consideration being, the health and safety of the end user.

- Building Permits & Inspections:

The process of permitting and inspections include plan review to allow the project to move onto construction, and onsite inspections to assure that the design requirements have been adhered to. These inspections include; site disturbance and storm water, foundation, framing and truss roof engineering, heating & ventilation, plumbing, electrical, insulation, and drywall. These inspections are progressive throughout the construction process, and then conclude with the final inspection, and issuance of the Certificate of Occupancy.

- Certificate of Occupancy (C/O):

The C/O indicates that the structure was constructed and inspected in compliance with the recognized codes, and certifies the structure is ready for occupancy. This certificate is widely depended on within the real estate lending and appraisal professions. The lenders have requirements to meet in their lending process, and the C/O is part of the pathway to loan approval. The appraiser looks to the C/O and a benchmark of standards and compliance. This compliance helps maintain area values, which serves the community in general. The C/O can even be viewed by the insurance industry, as a needed item in the decision of insuring a property.

The NIBCA, along with other local, and the state associations, has strived for state licensure for contractors. At this time, the Idaho State Legislation only requires contractors of Idaho to be registered, and provide the necessary business insurances. This is another reason why the NIBCA strongly supports the current status of building codes, permitting, and inspection. We stand not only to and for our membership and industry, but also the citizens of our communities. Our area is growing, and will continue to do so... We need to do it right.

Charlie Rens
North Idaho Building Contractor Association
President - 2017