

**From:** [Sean Rogers](#)  
**To:** [kcbooc](#)  
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Please support Idahoans right to choose how they want to build. quality contractors will still build quality homes, owners TYPICALLY will still want to do the job right and regardless of the PR campaign against this, how many home collapse each year or burn down due to this? I dont have the statistics, however I see plenty fail or burn that were built "legally".

One of my homes was unpermitted and is very much still standing and in good repair along with many others here in town and the outskirts. Mine It made it through the bad winters, wet springs and every freeze thaw cycle perfectly. The previous owner was literally ran out of town and threatened with jail time for living in his house when all he wanted to do was be a hermit in the mountains of Idaho and live his humble life.

The feedback I have gotten was that most people support this movement due to the HORRIBLE service received especially at Kootenai County building dept, where inspectors RANDOMLY change what they "want", even (on the current house I just bought) overruled the engineer who drew and stamped the drawings which created problems for the owner during the build. This also includes arbitrary refusal to issue shop permits due to the examiner "thinking" the owner may build a living space inside without a permit. I also have a good friend who the inspector decided the stamped box of bolts wasnt sufficient evidence that the bolts holding the ledger board met the requirements and spent weeks trying to get retail establishments to contact their suppliers to provide the inspector with satisfactory evidence that the bolts were of sufficient quality.

I myself have been denied several permits from Kootenai County after weeks of waiting for the same permit the city of post falls and CDA will give me in 5 minutes over the counter with the same information. I have stopped pulling permits for those jobs.

20 Years ago when I first started my company, there was no requirement for installing wood stoves. I have subsequently performed many inspections after "official inspections" that had several violations to which the depts respond " we dont have any liability in the event of an improperly installed system that was inspected and passed but then fails" this includes failure and loss of money/life and time, so what is the purpose of paying a fee for the professional inspection that when the inspector doesn't do their job correctly, the local authority has no liability?

This is a opportunity to allow Idahoans to have equal control over their future, their money. If they dont get the resale value they want because they did not pull a permit or have inspections, thats THEIR problem, not ours. If the banks wont lend on those properties, thats THEIR problem, not ours. If the house burns down, its the insurance companies problem. If someone gets hurt or dies, thats a liability issue for the courts,

not our problem (however unfortunate). To balance the values, home purchasers may rely more on private home inspectors, or the builders/homeowners can always pay a private party to perform inspections to protect the value of the home WITHOUT govt oversight.

I support any measure to reduce this burden which the free market will clearly compensate for naturally, but would prefer a full repeal with the exception of home builders (and especially flippers). These builders will not have substandard work done by their subcontractors, and the ones that do will be ran out of business quickly. The only reason I support the builder/flipper rule is that if you are making money off building, there is substantial profit in concealing issues that would be more evident with an aged home (roof leaks, foundation cracks, poor electrical)

This is still a very small town, no matter how much we have grown over the last few decades. Your reputation is still critical to your success here.

Thank you,

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Sean Rogers  
Blacks INC  
11837 N Tracey Rd  
Hayden ID 83835