



April 30, 2018

#### Facts at a glance:

- The updated building codes have been adopted along with the new 'opt out' ordinance
- Effective immediately, all rural, residential property owners can opt out of the building permit process by completing a brief form
- These changes do not affect building projects within city limits or ANY commercial or industrial building projects
- Only property owners are eligible to opt-out. Contractors cannot apply on the property owner's behalf

# County Building Code Changes

## What do they mean and how will they affect me?

QUESTION ONE: I HEARD THE COUNTY COMMISSIONERS VOTED TO CHANGE THE BUILDING CODE. IS THAT IN EFFECT NOW?

Yes. As of April 30, 2018, property owners who are building or modifying a residential structure have the ability to opt-out of the county building code permit process.

QUESTION TWO: DOES THIS MEAN THAT KOOTENAI COUNTY NO LONGER HAS BUILDING CODES?

No. The County Commissioners have adopted the updated version of the building codes, which will continue to apply to all building projects in the County. However, rural, residential property owners are now able to take part in OR opt-out of the building permit process at the start of their project.

QUESTION THREE: DOES THIS CHANGE APPLY TO ALL PROPERTIES?

No. This change applies only to properties in the unincorporated parts of Kootenai County – anything within city limits will not be effected by this change. Similarly, only rural property owners can opt-out for residential building or improvement projects; commercial and industrial projects will still follow the standard processes now in place.

QUESTION FOUR: SO IF I OPT OUT, DO I STILL HAVE TO FOLLOW SOME FORMAL PROCESS WHEN I AM BUILDING OR IMPROVING A RESIDENTIAL PROPERTY WITHIN THE COUNTY?

Yes. A location permit will be required and all land use and jurisdictional requirements from outside agencies will still apply. Our Community Development Department can answer all your questions and help you with whichever process you choose.

# Building Code Changes

## What You Need To Know

---

Property owners in the unincorporated area of Kootenai County now have the option to opt-out of a full building permit for residential and residential accessory structures by applying for a location permit with Community Development.

Property owners also have the option of converting their existing active residential permits to a location permit until July 30, 2018, if they wish to do so.

The location permit is not eligible for mobile homes, manufactured homes, commercial/industrial projects or multi-family residential structures containing three (3) or more dwelling units.

Building Permits are still required for any construction project not exempted by International Residential Code (Section R105.2), unless the property owner has elected to exercise his/her option to opt-out of the building permit process and has obtained a Location Permit for the project.

The State of Idaho's Division of Building and Safety (DBS) will handle mechanical (HVAC) permits.

The location permit will not have agency coordination, certificate of completion or building plan review unless requested. The permit is good for 12 months, unless renewed.

Upon the issuance of a location permit, a Notice to Title will be recorded with Kootenai County Recorders department stating that the owner of the property has opted out of the building permitting process.

Any questions regarding this information should be directed to the Community Development department at [kcpz@kcgov.us](mailto:kcpz@kcgov.us) or (208) 446-1070.