

ORDINANCE NO. 5XX
Case No. ORA20-0006
Building Code Ordinance Amendments

AN ORDINANCE OF KOOTENAI COUNTY, IDAHO, A POLITICAL SUBDIVISION OF THE STATE OF IDAHO, RELATING TO ADOPTION OF BUILDING CODES; ADOPTING CONSTRUCTION, MECHANICAL, ENERGY, AND OTHER CODES AND REQUIREMENTS, INCLUDING LOCAL AMENDMENTS TO ADOPTED CODES; REPEALING PREVIOUSLY ADOPTED BUILDING CODES; PROVIDING FOR SEVERABILITY; PROVIDING FOR SURVIVAL AND NON-WAIVER OF ENFORCEMENT ACTIONS UNDER PREVIOUSLY ADOPTED ORDINANCES AND CODES; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Kootenai County, Idaho as follows:

SECTION 1. That Section 7.1.201, Kootenai County Code, shall be, and the same is hereby amended as follows:

7.1.201: CONSTRUCTION CODES ADOPTED: Kootenai County hereby adopts the following construction codes, standards and requirements, as amended by the State of Idaho by statute or administrative rule and by Article 1.3 of this chapter:

A. THE ~~2018–2015~~ INTERNATIONAL BUILDING CODE, as published by the International Code Council, excluding any incorporated references to the NEC electrical code, the International Plumbing Code, the International Zoning Code, and, except as specifically noted, excluding any reference to flood requirements. All flood requirements shall be governed by the provisions of Title 8, Chapter 7, Article 7.2 of this code.

B. THE ~~2018–2012~~ INTERNATIONAL RESIDENTIAL CODE, as published by the International Code Council, including APPENDIX ~~Q–G~~ but excluding parts VII and VIII thereof, excluding any incorporated references to the NEC electrical code, the International Plumbing Code, the International Zoning Code, and, except as specifically noted, excluding any reference to flood requirements. All flood requirements shall be governed by the provisions of Title 8, Chapter 7, Article 7.2 of this code.

C. THE ~~2018–2015~~ INTERNATIONAL ENERGY CONSERVATION CODE, with 2012 amendments for the Residential portion thereof, as published by the International Code Council, excluding any incorporated references to the NEC electrical code, the International Plumbing Code, and the International Zoning Code.

D. THE ~~2018–2012~~ INTERNATIONAL MECHANICAL CODE, as published by the International Code Council, excluding any incorporated references to the NEC electrical code, the International Plumbing Code, and the International Zoning Code.

E. THE ~~2018-2012~~ INTERNATIONAL FUEL GAS CODE, as published by the International Code Council, excluding any incorporated references to the NEC electrical code, the International Plumbing Code, and the International Zoning Code.

F. THE ~~2018-2015~~ INTERNATIONAL PROPERTY MAINTENANCE CODE, INCLUDING APPENDIX A, as published by the International Code Council, excluding any incorporated references to the NEC electrical code, the International Plumbing Code, and the International Zoning Code, and excluding any reference to flood requirements. All flood requirements shall be governed by the provisions of Title 8, Chapter 7, Article 7.2 of this code.

G. THE ~~2018-2015~~ INTERNATIONAL EXISTING BUILDING CODE, as published by the International Code Council, excluding any incorporated references to the NEC electrical code, the International Plumbing Code, and the International Zoning Code, and excluding any reference to flood requirements. All flood requirements shall be governed by the provisions of Title 8, Chapter 7, Article 7.2 of this code.

H. THE ~~2018-2012~~ INTERNATIONAL FIRE CODE, as published by the International Code Council and as adopted, amended, and approved by the Idaho State Fire Marshal and the fire protection district with jurisdiction, if applicable, excluding any incorporated references to the NEC electrical code, the International Plumbing Code, and the International Zoning Code. The adopted version of the International Fire Code shall be deemed to be superseded by successive versions of such Code as they are adopted or approved by the Idaho State Fire Marshal and the fire protection district with jurisdiction, if applicable, effective on the date that any such code becomes law.

I. THE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE as published by the International Code Council, excluding any incorporated references to the NEC electrical code, the International Plumbing Code, and the International Zoning Code, and excluding any reference to flood requirements. All flood requirements shall be governed by the provisions of Title 8, Chapter 7, Article 7.2 of this code.

SECTION 2. That Section 7.1.301, Kootenai County Code, shall be, and the same is hereby amended as follows:

7.1.301: AMENDMENTS TO INTERNATIONAL BUILDING CODE: The following terms, conditions, and provisions shall be incorporated as amendments to the ~~2018-2015~~ International Building Code adopted pursuant to subsection 7.1.201(A) of this chapter, and shall be administered as part of said Code. Section numbers prior to each item refer to those in the International Building Code.

101.1: Title. Add “Kootenai County” as the NAME OF JURISDICTION.

101.4.3: Plumbing. Delete section.

103.3: Deputies. Delete section and replace with the following:

In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint

inspectors, plan examiners, and other technical officers. Such employees shall have powers as delegated by the building official.

104.2.1: Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas. Delete section and replace with the following:

For applications for reconstruction, rehabilitation, repair, alteration, addition, or other improvement of existing buildings or structures located in flood hazard areas, the building official and flood plain administrator shall determine if the proposed work constitutes substantial improvement or repair of substantial damage. Where it is determined that the proposed work constitutes substantial improvement or repair of substantial damage, the building shall be required to meet the requirements of Title 8, Chapter 7, Article 7.2, Kootenai County Code.

105.1.1: Annual permit. Delete section.

105.1.2: Annual permit records. Delete section.

105.2: Work exempt from permit:

Building: Delete Item No. 1 and replace with the following:

1. One-story detached accessory structures used as tool or storage sheds, playhouses, gazebos, free standing pergolas, and similar uses, provided the floor area does not exceed 200 square feet. Said accessory structure shall conform to placement standards established in Title 8, Kootenai County Code. Roof projections of said structures shall not extend a distance greater than twenty-four inches from the outside of the exterior wall of the structure. Structure floor area shall be measured from the inside of exterior walls or columns. Such structures are limited to a ten foot eave height.

Add a new Item No. 14 to read as follows:

14. Agricultural buildings, as defined in Chapter 2 of this Code. Signoffs from other public agencies and an initial erosion and storm water risk assessment may be required. In the case of a high risk site, as defined in Title 8, Chapter 7, Article 7.1, Kootenai County Code, a site disturbance plan and permit will be required.

Add a new Item No. 15 to read as follows:

15. Equipment used primarily for industrial chemical process purposes and for mineral extraction and mineral processing. This exemption does not include the erection and fabrication of new boilers, pressure vessels and other equipment required to condition a building for personnel comfort and safety. Equipment in this regard shall mean and be limited to facilities or installations for heating, ventilating, air conditioning, refrigerating equipment, elevators, dumbwaiters, escalators, and boilers and pressure vessels associated with building heating systems.

Electrical: Delete all electrical exemptions.

Plumbing: Delete all plumbing exemptions.

105.5: Expiration. Delete last sentence and replace with the following:

Extensions of time shall be requested in writing and justifiable cause demonstrated. If such extension is granted, the applicant shall be assessed a fee equal to the amount of the re-inspection fee as published in the most recent fee resolution adopted by the Board.

Exception: Except as determined by the building official, no building permit which was issued prior to January 1, 2006 shall be eligible for an extension of time.

107.1: General. Delete section and replace with the following:

Submittal documents consisting of construction documents, statement of special inspections, geotechnical report, structural observation programs and other data shall be submitted electronically with each permit application. The architectural construction documents shall be prepared by, or under the direct supervision of an Idaho licensed architect per Idaho law. Where special conditions exist, the building official may require additional documentation prepared by, or under the direct supervision of an Idaho licensed engineer practicing within his or her particular field of competence per Idaho law. Any design which is the result of standard engineering practice shall be accompanied by supporting calculations for all load combinations and all sheets of plans containing engineered items must bear the seal and signature of the responsible design professional.

Exceptions:

1. The building official is authorized to waive the submission of construction documents and other data not required to be prepared by an Idaho licensed architect or engineer if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.
2. The Building Official is authorized to waive the submission of electronic documents under special circumstances.

109.3: Building permit valuations. Delete section and replace with the following:

Valuation for permit fee calculations shall be set by the Building Official in accordance with the current Fee Resolution adopted by the Board.

111.2: Certificate issued. Modify the first paragraph to read as follows:

After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the Community Development Department, and finds evidence of final approval from all relevant agencies with jurisdiction, including, but not limited to, the fire district, highway district, Idaho Transportation Department, Panhandle Health District, sewer districts, the Idaho State Electrical Inspector, the Idaho State Plumbing Inspector, the Idaho Department of Health and Welfare, the Idaho Department of Lands, the U.S. Army Corps of Engineers, and the

Kootenai County Airport, the Building Official shall issue a certificate of occupancy that contains the following:

113.1: General. Delete section and replace with the following:

In order to hear and decide appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The Board of Appeals shall consist of the Kootenai County Board of Commissioners. Appeals shall be conducted in accordance with Section 7.1.406 of this chapter, ~~Kootenai County Code~~, and Title 8, Chapter 8, Article 8.5, Kootenai County Code.

113.3: Qualifications. Delete section.

202: Definitions. Delete the definition of “AGRICULTURAL BUILDING” and replace with the following:

AGRICULTURAL BUILDING. A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products, provided the building is situated on land actively devoted to agricultural pursuits as defined in Section 63-604, Idaho Code, and is, at the time of application, being assessed as an agricultural building and is not being used solely to house equine species such as horses which are owned by the property owner and are used primarily for the owner’s pleasure. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

Add to the definition of “DWELLING UNIT”:

For purposes of determining fire separation and exit configuration, habitable space or occupiable conditioned space contained within a detached residential accessory building shall be considered as part of the dwelling unit that the building is accessory to unless all elements of a dwelling unit are contained within that space.

305.2.3: Twelve (12) or fewer children in a dwelling unit. Delete section and replace with the following:

A facility such as the above within a dwelling unit and having twelve (12) or fewer children receiving such day care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

308.2.4: Five (5) or fewer persons receiving custodial care. Delete section and replace with the following:

A facility with five (5) or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

308.3.2: Five (5) or fewer persons receiving medical care. Delete section and replace with the following:

A facility with five (5) or fewer persons receiving medical care shall be classified as a Group R-3 occupancy.

308.5.4: Persons receiving care in a dwelling unit. Delete section and replace with the following:

A facility such as the above within a dwelling unit and having twelve (12) or fewer children receiving day care or having five (5) or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

310.4: Residential Group R-3. Delete section and replace with the following:

Residential Group R-3. Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2 R-4, E or I, including:

1. Buildings that do not contain more than two (2) dwelling units.
2. Care facilities that provide accommodations for five (5) or fewer persons receiving personal care, custodial care or medical care.
3. Congregate living facilities (nontransient) with sixteen (16) or fewer occupants, including boarding houses (nontransient), convents, dormitories, fraternities and sororities, and monasteries.
4. Congregate living facilities (transient) with ten (10) or fewer occupants, including boarding houses (transient).
5. Dwelling units providing day care for twelve (12) or fewer children.
6. Lodging houses (transient) with five (5) or fewer guest rooms and ten (10) or fewer occupants.

310.4.1: Care facilities within a dwelling. Delete section and replace with the following:

Care facilities within a dwelling. Care facilities for twelve (12) or fewer children receiving day care or for five (5) or fewer persons receiving personal care or custodial care that are within a single- or two-family dwelling are permitted to comply with the International Residential Code.

~~406.3.2.1~~406.3.4: Dwelling unit separation. Delete section and replace with the following:

The private garage shall be separated from the dwelling unit and its attic area with no less than one layer of 5/8" Type X Gypsum Board or equivalent on the garage side. If the garage ceiling is utilized as part of the separation, the entire garage must be lined with 5/8" type X

Gypsum Board or equivalent. If there is habitable space or occupiable conditioned space above a garage space, the garage side of the floor/ceiling assembly shall be protected with no less than two layers of 5/8" Type X Gypsum Board or equivalent and the entire garage must be lined with 5/8" type X Gypsum Board or equivalent. Exits from such spaces above or below a garage shall not pass through the garage. If a common door is provided, it shall be a self-closing, tight-fitting solid-wood door 1 3/8" in thickness, or a self-closing, tight-fitting 20-minute fire-rated door, or solid or honeycomb steel doors not less than 1 3/8" thick. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Penetrations through the separation required in Section 406.3.4 shall be protected with approved materials to resist the passage of flame and products of combustion. The material filling this annular space shall be required to meet the ASTM E 814 or UL 1479.

1203.4: Under-floor ventilation. Delete reference to Section 1204.4.2 and add to the end of the section the following:

A minimum of Class I vapor retarder shall be provided in under floor areas extending from foundation wall to foundation wall.

1203.4.2: Ventilation area for crawl spaces with open earth floors. Delete section.

1604.1: General. Add new section 1604.1.1 as follows:

1604.1.1: Minimum Design Criteria. Minimum design criteria shall be as set forth in Table 1604.1.1.

Add new Table 1604.1.1 as follows:

**Table 1604.1.1
Minimum Design Criteria**

Wind Speed	Per IBC 1609
Air Freezing Index	1500
Seismic Design Category	C
Weathering	Severe
Minimum Frost Depth	24"
Assumed Minimum Soil Bearing Pressure	1500 psf
Decay	Slight
Ice Barrier Underlayment Required	Yes

1608.1: General. Add new section 1608.1.1 as follows:

1608.1.1: Flat Roof Snow Loads. The flat roof snow load for buildings to be located on land parcels with a ground snow load not exceeding 60 psf may be either a minimum of 40 psf or designed in accordance with accepted engineering practice. The flat roof snow load

for buildings to be located on land parcels with a ground snow load greater than 60 psf but not exceeding 70 psf may be either a minimum of 50 psf or designed in accordance with accepted engineering practice. The flat roof snow load for buildings to be located on land parcels with a ground snow load greater than 70 psf but not exceeding 85 psf may be either a minimum of 60 psf or designed in accordance with accepted engineering practice. Buildings to be located on land parcels with a ground snow load greater than 85 psf shall be designed in accordance with accepted engineering practice.

1608.2: Ground snow loads. Delete entire section and replace with the following:

The ground snow loads shall be determined using factors and methodology contained in the publication entitled *Ground and Roof Snow Loads for Idaho*, and the accompanying map entitled *Normalized Ground Snow Loads for Idaho*, by the University of Idaho, Moscow, Idaho, 1986.

1806.2: Presumptive load-bearing values of soils. Add the following to the beginning of the new section 1806.0 as follows:

~~1806.0-General Rule.~~ Unless the “Class of Materials” in Table 1806.2 is determined by a State of Idaho licensed engineer, the presumptive load-bearing value of supporting material shall be 1500 psf.

1807.1.6.2: Concrete foundation walls. Add the following to the beginning of this section:

Use of reinforcement tables contained in this section is permitted only where the United Soil Classification contained in IBC Table 1610.1 and Class of Materials contained in IBC Table 1806.2 have been determined by a State of Idaho Licensed Design Professional. In lieu of an engineered determination, the following prescriptive reinforcement shall be used.

Minimum Reinforcement for Footings and Foundation Walls. Concrete foundation walls shall be laterally supported at the top and bottom. All foundation and retaining walls exceeding 4' in height from bottom of footing to top of wall must extend to and be anchored to floor or roof framing above or shall be engineered. Minimum placement of reinforcing bars for foundation walls for light frame construction which do not exceed four feet in height shall be no greater than twenty-four inches on center, and six inches of the top and bottom of the stem wall horizontally, and forty eight inches on center vertically. Minimum placement of reinforcing bars for foundation walls exceeding four feet in height to a maximum height of nine feet shall be no greater than eighteen inches on center, and six inches of the top and bottom of the stem wall horizontally, and eighteen inches on center vertically. All vertical reinforcement shall be embedded into the footings without ground contact. Minimum reinforcement for all continuous footings shall be two continuous horizontal reinforcing bars. Minimum reinforcing bar size shall be #4.

Foundation walls are permitted to be otherwise designed by an Idaho licensed architect or engineer.

1809.5: Frost protection. Delete Item No. 1 and replace with the following:

1. Extending below the established frost depth of 24”, or in accordance with the requirements of a site Geotechnical Report if one has been prepared.

SECTION 3. That Section 7.1.302, Kootenai County Code, shall be, and the same is hereby amended as follows:

7.1.302: AMENDMENTS TO INTERNATIONAL RESIDENTIAL CODE: The following terms, conditions, and provisions shall be incorporated into the 2012 International Residential Code adopted pursuant to subsection 7.1.201(B) of this chapter, and shall be administered as part of said Code. Section numbers prior to each item refer to those in the International Residential Code.

R101.1: Title. Add “Kootenai County” as the NAME OF JURISDICTION.

R101.2: Scope. Delete the exceptions and replace with the following:

The following shall also be permitted to be constructed in accordance with this code:

1. Owner-occupied lodging houses with five (5) or fewer guestrooms and ten (10) or fewer total occupants.
2. A care facility with five (5) or fewer persons receiving custodial care within a dwelling unit or single-family dwelling.
3. A care facility for five (5) or fewer persons receiving personal care that are within a dwelling unit or single-family dwelling.
4. A care facility with twelve (12) or fewer children receiving day care within a dwelling unit or single-family dwelling.

R104.10.1: Flood hazard areas. Delete section.

R105.2: Work exempt from permit.

Building: Delete Item No. 1 and replace with the following:

One-story detached accessory structures used as tool or storage sheds, playhouses, gazebos, free standing pergolas, and similar uses, provided the floor area does not exceed 200 square feet. Said accessory structure shall conform to placement standards established by the Kootenai County Zoning Ordinance, Title 9, Kootenai County Code. Roof projections of said structures shall not extend a distance greater than twenty-four inches from the outside of the exterior wall of the structure. Structure floor area shall be measured from the inside of exterior walls or columns. Such structures are limited to a ten foot eave height.

Delete item No. 7 and replace with the following:

Prefabricated swimming pools that are not greater than four (4) feet (one thousand, two hundred nineteen (1219) mm) deep.

Add a new Item No. 11 to read as follows:

Flag Poles

Add a new Item No. 12 to read as follows:

Agricultural buildings, as defined in Chapter 2 of this Code, provided that agricultural use is permitted pursuant to Title 8, Chapter 2, Kootenai County Code. Signoffs from other public agencies and an initial erosion and stormwater risk assessment may be required. In the case of a high risk site, as defined in Title 8, Chapter 7, Article 7.1, Kootenai County Code, a site disturbance plan will be required.

Electrical: Delete electrical exemptions.

R105.3.1.1: Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas. Modify section to read as follows:

For applications for reconstruction, rehabilitation, repair, alteration, addition, or other improvement of existing buildings or structures located in flood hazard areas, the building official and floodplain administrator shall determine if the proposed work constitutes substantial improvement or repair of substantial damage. Where it is determined that the proposed work constitutes substantial improvement or repair of substantial damage, the building shall be required to meet the requirements of Title 8, Chapter 7, Article 7.2, Kootenai County Code.

R105.5: Expiration. Delete the last sentence and replace with the following:

Extensions of time shall be requested in writing and justifiable cause demonstrated. If such extension is granted, the applicant shall be assessed a fee equal to the amount of the re-inspection fee as published in the most recent fee resolution adopted by the Board.

Exception: Except as determined by the building official, no building permit which was issued prior to January 1, 2006 shall be eligible for an extension of time.

R106.1: Submittal documents. Delete section and replace with the following:

General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report, structural observation programs and other data shall be submitted electronically with each permit application. Any submittal that does not comply with prescriptive structural requirements of this Code must be designed or partially designed under standard engineering practice. Any design which is the result of standard engineering practice shall be accompanied by supporting calculations for all load combinations and all sheets of plans containing engineered items must bear the seal and signature of the responsible design professional.

Exceptions:

1. The building official is authorized to waive the submission of construction documents and other data not required to be prepared by an Idaho licensed architect or engineer if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.
2. The building official is authorized to waive the submission of electronic documents under special circumstances.

R106.1.4: Information for construction in flood hazard areas. Revise the first sentence to read as follows:

For buildings and structures located in whole or in part in flood hazard areas as established in Title 8, Chapter 7, Article 7.2, Kootenai County Code, construction documents shall include:

R108.3: Building permit valuations. Delete section and replace with the following:

Valuation for permit fee calculations shall be set by the building official in accordance with the current fee resolution adopted by the Board.

R109.1.3: Floodplain inspections. Delete section.

R110.3: Certificate issued. Modify the first paragraph to read as follows:

After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the Community Development Department, and finds evidence of final approval from all relevant agencies with jurisdiction, including, but not limited to, the fire district, highway district, Idaho Transportation Department, Panhandle Health District, sewer districts, the Idaho State Electrical Inspector, the Idaho State Plumbing Inspector, the Idaho Department of Health and Welfare, the Idaho Department of Lands, the U.S. Army Corps of Engineers, and the Kootenai County Airport, the Building Official shall issue a certificate of occupancy that contains the following:

R112.1: General. Delete section and replace with the following:

In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals. The Board of Appeals shall consist of the Kootenai County Board of Commissioners. Appeals shall be conducted in accordance with Section 7.1.406 of this chapter, ~~Kootenai County Code~~, and Title 8, Chapter 8, Article 8.5, Kootenai County Code.

~~R112.2.1: Determination of substantial improvement in flood hazard areas. Delete section.~~

~~R112.2.2: Criteria for issuance of a variance for flood hazard areas. Delete section.~~

R112.3: Qualifications. Delete section.

R202: Definitions. Delete the definition of “MANUFACTURED HOME” and replace with the following:

MANUFACTURED HOME and MOBILE HOME: Shall be as defined in Section 39-4105, Idaho Code. A mobile home shall be considered a manufactured home for purposes of this code, provided that any application for setting or significant modification of a mobile home must be accompanied by a rehabilitation certificate issued by the State of Idaho, Division of Building Safety.

Add to the definition of “DWELLING UNIT”:

For purposes of determining of fire separation and exit configuration, habitable space or occupiable conditioned space contained within a detached residential accessory building shall be considered as part of the dwelling unit that the building is accessory to unless all elements of a dwelling unit are contained within that space.

Add the following definitions:

AGRICULTURAL BUILDING: A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. Such structure shall not be used solely to house equine species such as horses which are owned by the property owner and are used primarily for the owner’s pleasure. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

MODULAR BUILDING: Shall be as defined in Section 39-4301, Idaho Code.

~~TINY HOUSE ON FOUNDATION:~~ A structure supported by a permanent foundation system in compliance with this Code that is intended to be utilized for human habitation as a dwelling unit designed and constructed under provisions of Appendix Q of this Code.

R301.2: Climatic and geographic design criteria. Delete Table R301.2(1) and replace with the following:

**Table R301.2(1)
Climatic and Geographic Design Criteria**

Ground Snow Load	Varies ¹
Wind Speed (MPH)	Fastest Mile: 76 mph Three Second gust: 90 mph
Air Freezing Index	1500
Mobile/Manufactured Snow Load	30 psf minimum ¹
Seismic Design Category	C

[table continues on next page]

[table continued from previous page]

Subject to Damage From	Weathering	Severe
	Frost Line Depth	24"
	Termite	Slight
	Decay	Slight
Ice Barrier Underlayment Required		Yes

¹ The ground snow loads to be used in determining the design snow loads shall be determined using the factors and methodology contained in the publication entitled *Ground and Roof Snow Loads for Idaho*, and the accompanying map entitled *Formalized Ground Snow Loads for Idaho*, by the University of Idaho, Moscow, Idaho, 1986. Methodology for determining design snow loads shall be as required in IBC Section 1608.1.

R301.2.1.2 Protection of Openings. Delete section.

R301.2.3: Snow loads. Delete section and replace with the following:

Wood framed construction, cold formed steel framed construction, and masonry and concrete construction on land parcels with a ground snow load not exceeding 70 psf may be in accordance with Chapters 5, 6, and 8. The flat roof snow load for buildings to be located on land parcels with a ground snow load not exceeding 60 psf may be either a minimum of 40 psf or designed in accordance with accepted engineering practice. The flat roof snow load for buildings to be located on land parcels with a ground snow load greater than 60 psf but not exceeding 70 psf may be either a minimum of 50 psf or designed in accordance with accepted engineering practice. The flat roof snow load for buildings to be located on land parcels with a ground snow load greater than 70 psf but not exceeding 85 psf may be either a minimum of 60 psf or designed in accordance with accepted engineering practice. Buildings to be located on land parcels with a ground snow load greater than 85 psf shall be designed in accordance with accepted engineering practice.

R301.2.3.1: Mobile, manufactured, and modular buildings. Add new section R301.2.3.1 as follows:

R301.2.3.1: Mobile, manufactured, and modular buildings. Any manufactured or mobile home newly set in the unincorporated area of Kootenai County, including within mobile home parks, must be documented as meeting no less than a 30 pounds per square foot roof snow load. Any manufactured or mobile home that is not listed as meeting the minimum roof snow requirements of sections 1608.1 and 1608.2 of the International Building Code, as amended by this section, may satisfy these requirements by one of the following methods:

- a. A self-supporting ramada (roof cover) is erected over the manufactured or mobile home. Such a cover must meet the appropriate snow load requirements as required in this document and the adopted codes specific to its proposed location. A separate building permit shall be obtained for the ramada prior to or at the same time as the setting permit.

b. An engineering report, with supporting calculations, shall be prepared by a State of Idaho licensed professional engineer which documents that the mobile or manufactured home is capable of resisting the snow loads specific to its proposed location, pursuant to this document and the adopted codes.

c. The mobile or manufactured home is altered so that is capable of resisting the snow loads specific to its proposed location. The submittal documents for such an alteration shall contain supporting design calculations and be the design prepared by a State of Idaho licensed professional engineer.

Exceptions:

1. Any mobile or manufactured home which can be verified as being currently legally set in conformance with all Kootenai County and State of Idaho regulations may be relocated within the jurisdiction of Kootenai County without demonstrating compliance with options (a), (b), or (c) above, provided said structure can be verified as being constructed to meet a minimum roof snow load of 30 pounds per square foot. Compliance with other applicable statutes, rules, and ordinances is required.

2. Any mobile or manufactured home which will be utilized as an approved temporary hardship unit as defined in Title 8, Kootenai County Code, may be approved by the building official for issuance of a building permit without demonstrating compliance with options (a), (b), or (c) above, provided said structure can be verified as being constructed to meet a minimum roof snow load of 30 pounds per square foot.

R301.2.4: Floodplain construction. Delete section.

R301.2.4.1: Alternative provisions. Delete section.

~~R302.2: Townhouses. Delete the exception and replace with the following:~~

~~Exception: A two (2) one-hour fire-resistance-rated wall assembly or a common two-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses. If two (2) one-hour walls are used, plumbing and electrical installations within the wall cavity shall conform with fire-resistance penetration requirements in accordance with section R302.4 through R302.4.2 for each of the two (2) one-hour rated walls. The two-hour fire-resistance-rated common wall shall not contain plumbing or mechanical equipment, ducts or vents within its wall cavity. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against the exterior walls and the underside of the roof sheathing. Penetrations of electrical outlet boxes shall be in accordance with section R302.4.~~

Table R302.1(1): Delete table and replace with the following:

[table begins on next page]

Table R302.1(1)
Exterior Walls

<u>EXTERIOR WALL ELEMENT</u>		<u>MINIMUM FIRE RESISTANCE RATING</u>	<u>MINIMUM FIRE SEPARATION DISTANCE</u>
<u>Walls</u>	<u>Fire-resistance rated</u>	<u>1 hour-tested in accordance with ASTM E 119, UL263, or Section 703.3 of the International Building Code with exposure from both sides</u>	<u>< 3 feet</u>
	<u>Not fire-resistance rated</u>	<u>0 hours</u>	<u>3 feet</u>
<u>Projections</u>	<u>Fire-resistance rated</u>	<u>1 hour on the underside, or heavy timber, or fire retardant-treated wood^{a, b}</u>	<u>2 feet to < 3 feet</u>
	<u>Not fire-resistance rated</u>	<u>0 hours</u>	<u>3 feet</u>
<u>Openings in Walls</u>	<u>Not allowed</u>	<u>N/A</u>	<u>< 3 feet</u>
	<u>25% maximum of wall area</u>	<u>0 hours</u>	<u>3 feet to < 5 feet</u>
<u>Penetrations</u>	<u>Unlimited</u>	<u>0 hours</u>	<u>5 feet</u>
	<u>All</u>	<u>Comply with Section R302.4</u>	<u>< 3 feet</u>
		<u>None required</u>	<u>3 feet</u>

For SI: 1 foot = 304.8 mm. N/A = Not Applicable

^a The fire-resistance rating shall be permitted to be reduced to zero (0) hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.

^b The fire-resistance rating shall be permitted to be reduced to zero (0) hours on the underside of the rake overhang where gable vent openings are not installed.

~~R302.5.3: Other penetrations. Delete section and replace with the following:~~

~~Penetrations through the separation required in Section R302.6 shall be protected with approved materials to resist the passage of flame and products of combustion. The material filling this annular space shall be required to meet the ASTM E 814 or UL 1479.~~

R302.6: Dwelling/garage fire separation. Delete section and replace with the following:

The private garage shall be separated from a dwelling unit and its attic area with no less than one layer of 5/8" Type X Gypsum Board or equivalent on the garage side. If the garage ceiling is utilized as part of the separation, the entire garage must be lined with 5/8" type X

Gypsum Board or equivalent. If there is habitable, occupiable, or any conditioned space above a garage space, the garage side of the floor/ceiling assembly shall be protected with no less than two layers of 5/8" Type X Gypsum Board or equivalent and the entire garage must be lined with 5/8" type X Gypsum Board or equivalent. If a common door is provided, it shall be a self-closing, tight-fitting solid-wood door 1 3/8 inches in thickness, or a self-closing, tight-fitting 20-minute fire-rated door, or solid or honeycomb steel doors not less than 1 3/8 inches thick. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

R302.7: Under-stair protection. Delete reference to 1/2" gypsum and replace with 5/8" type X gypsum.

R302.13: Fire protection of floors. Delete section.

R303.4: Mechanical Ventilation. Delete section and replace with the following:

Dwelling units shall be provided with whole-house mechanical ventilation in accordance with Section MI 505.4.

R313.1: Townhouse automatic fire sprinkler systems. Delete the exception under Section R313.1 and replace with the following:

Automatic residential fire sprinkler systems shall not be required in townhouses where either two (2) one (1)-hour fire-resistance-rated walls or a common two (2)-hour fire-resistance rated wall, as specified in item number 2 of Section R302.2.2 is installed between dwelling units or when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

R313.2: One- and two-family dwellings automatic fire systems. Delete section.

R314.2.2: Alterations, repairs and additions. Delete the exceptions and replace with the following:

Exceptions:

1. Work involving the exterior surfaces of dwellings, such as, but not limited to, replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck or electrical permits, are exempt from the requirements of this section.

2. Installation, alteration or repairs of plumbing or mechanical systems are exempt from the requirements of this section.

R315.2.2: Alterations, repairs and additions. Delete the exceptions and replace with the following:

Exceptions:

1. Work involving the exterior surfaces of dwellings, such as, but not limited to, replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck or electrical permits, are exempt from the requirements of this section.

2. Installation, alteration or repairs of non-combustible plumbing or mechanical systems are exempt from the requirements of this section.

R322: FLOOD-RESISTANT CONSTRUCTION. Delete section.

Tables R403.1, R403.1(1), R403.1(2), and R403.1(3): Delete tables and replace with new Table R403.1 as follows:

Table R403.1
Minimum Width of Concrete, Precast, or Masonry Footings (Inches)^a

<u>Stories</u>	<u>LOAD-BEARING VALUE OF SOIL (psf)</u>			
	<u>1,500</u>	<u>2,000</u>	<u>3,000</u>	<u>4,000</u>
<u>Conventional light-frame construction</u>				
<u>1-Story</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>
<u>2-Story</u>	<u>15</u>	<u>12</u>	<u>12</u>	<u>12</u>
<u>3-Story</u>	<u>23</u>	<u>17</u>	<u>12</u>	<u>12</u>
<u>4-inch brick veneer over light frame or 8-inch hollow concrete masonry</u>				
<u>1-Story</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>
<u>2-Story</u>	<u>21</u>	<u>16</u>	<u>12</u>	<u>12</u>
<u>3-Story</u>	<u>32</u>	<u>24</u>	<u>16</u>	<u>12</u>
<u>8-inch solid or fully grouted masonry</u>				
<u>1-Story</u>	<u>16</u>	<u>12</u>	<u>12</u>	<u>12</u>
<u>2-Story</u>	<u>29</u>	<u>21</u>	<u>14</u>	<u>12</u>
<u>3-Story</u>	<u>42</u>	<u>32</u>	<u>21</u>	<u>16</u>

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479 kPa.

^a Where minimum footing width is twelve (12) inches, use of a single Wythe of solid or fully grouted twelve (12)-inch nominal concrete masonry units is permitted.

R403.1.1: Minimum size. Delete section and replace with the following:

Minimum sizes for concrete and masonry footings shall be as set forth in Table R403.1 and Figure R403.1(1). The footing width (W) shall be based on the load bearing value of the

soil in accordance with Table R401.4.1. Spread footings shall be at least six (6) inches in thickness (T). Footing projections (P) shall be at least two (2) inches and shall not exceed the thickness of the footing. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table R401.4.1. Footings for wood foundations shall be in accordance with the details set forth in Section R403.2 and Figures R403.1(2) and R403.1(3).

R404: Foundation and Retaining Walls. Add new section R404.0 as follows:

R404.0: Use of reinforcement tables contained in this section is permitted only where the United Soil Classification contained in IRC Section R405.1 has been determined by a State of Idaho Licensed Design Professional. In lieu of an engineered determination, the following prescriptive reinforcement shall be used.

Concrete foundation walls over 4' in height shall be laterally supported at the top and bottom. Minimum placement of reinforcing bars for foundation walls which do not exceed four feet in height shall be no greater than twenty four inches on center and six inches of the top and bottom of the stem wall horizontally, and forty eight inches on center vertically. Minimum placement of reinforcing bars for foundation walls exceeding four feet in height to a maximum height of nine feet shall be no greater than eighteen inches on center and six inches of the top and bottom of the stem wall horizontally, and eighteen inches on center vertically. All vertical reinforcement shall be embedded into the footings without ground contact. Minimum reinforcement for all continuous footings shall be two continuous horizontal reinforcing bars.

Minimum reinforcing bar size shall be #4. Foundation walls exceeding 9' in height must be and all walls are permitted to be otherwise designed by an Idaho licensed architect or engineer.

R408.1: Ventilation. Add new section R408.1.1 as follows:

R408.1.1: Vapor retarder required. The ground surface of all under-floor spaces shall be provided with a continuous Class I vapor retarder.

R602.10: Wall Bracing. Delete section and replace with the following:

Buildings shall be braced in accordance with this Section or, when applicable Section R602.12, or the most current edition of APA System Report SR" 102 as an alternate method. Where a building, or portion thereof, does not comply with one (1) or more of the bracing requirements in this Section, those portions shall be designed and constructed in accordance with Section R301.1.

G2406.2: Prohibited locations. Delete Item Nos. 3 and 4.

G2445: Unvented Room Heaters. Delete section in its entirety.

~~APPENDIX R: Tiny Houses on Foundations.~~

~~AR101: Scope. This appendix shall be applicable to tiny houses used as single dwelling units. Tiny houses shall comply with this code, including foundation, structural, mechanical, and energy compliance except as otherwise stated in this appendix.~~

~~AR102: Definitions. For purposes of this appendix, the following words and terms shall have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.~~

~~TINY HOUSE. A dwelling that is 400 square feet or less in floor area, excluding lofts.~~

~~ESCAPE AND RESCUE ROOF ACCESS WINDOW. A skylight or roof window designed and installed to satisfy the emergency escape and rescue opening requirements in Section R310 of this code.~~

~~LANDING PLATFORM. A landing provided as the top step of a stairway accessing a loft.~~

~~LOFT. A floor level located more than 30 inches above the main floor and open to it on at least one side with a ceiling height of less than 6 feet 8 inches, used as a living or sleeping space.~~

~~AR103: Minimum Ceiling Height. Habitable space and hallways in tiny houses shall have a ceiling height of not less than 6 feet 8 inches. Bathrooms, toilet rooms, and kitchens shall have a ceiling height of not less than 6 feet 4 inches. Obstructions shall not extend below these minimum ceiling heights including beams, girders, ducts, lighting and other obstructions.~~

~~Exception: Ceiling heights in lofts are permitted to be less than 6 feet 8 inches.~~

~~AR104: Lofts.~~

~~AR104.1: Minimum loft area and dimensions. Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AR104.1.1 through AR104.1.3 of this Appendix.~~

~~AR104.1.1: Minimum area. Lofts shall have a floor area of not less than 35 square feet.~~

~~AR104.1.2: Minimum dimensions. Lofts shall be not less than 5 feet in any horizontal dimension.~~

~~AR104.1.3: Height effect on loft area. Portions of a loft with a sloping ceiling measuring less than 3 feet from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.~~

~~Exception: Under gable roofs with a minimum slope of 6:12, portions of a loft with a sloping ceiling measuring less than 16 inches from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.~~

~~AR104.2: Loft access. The access to and primary egress from lofts shall be any type described in Sections AR104.3 through AR104.6 of this Appendix.~~

~~AR104.3: Stairways. Stairways accessing lofts shall comply with this code or with Sections AR104.3.1 through AR104.3.5 of this Appendix.~~

~~AR104.3.1: Width. Stairways accessing a loft shall not be less than 17 inches in clear width at or above the handrail. The minimum width below the handrail shall be not less than 20 inches.~~

~~AR104.3.2: Headroom. The headroom in stairways accessing a loft shall be not less than 6 feet 2 inches, as measured vertically, from a sloped line connecting the tread or landing platform nosings in the middle of their width.~~

~~Exception: The headroom for a landing platform, where stairways access lofts, shall be not less than 4 feet 6 inches.~~

~~AR104.3.3: Treads and risers. Risers for stairs accessing a loft shall be not less than 7 inches and not more than 12 inches in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:~~

- ~~1. The tread depth shall be 20 inches minus $\frac{4}{3}$ of the riser height, or~~
- ~~2. The riser height shall be 15 inches minus $\frac{3}{4}$ of the tread depth.~~

~~AR104.3.4: Landing platforms. The top tread and riser of stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 6 feet 2 inches where the stairway meets the loft. The landing platform shall be 18 inches to 22 inches in depth measured from the nosing of the landing platform to the edge of the loft, and 16 to 18 inches in height measured from the landing platform to the loft floor.~~

~~AR104.3.5: Stairway handrails. Handrails shall comply with Section R311.7.8 of this code.~~

~~AR104.3.6: Stairway guards. Guards at open sides of stairways shall comply with Section R312.1 of this code.~~

~~AR104.4: Ladders. Ladders accessing lofts shall comply with Sections AR104.4.1 and AR104.4.2 of this Appendix.~~

~~AR104.4.1: Ladder size and capacity. Ladders accessing lofts shall have a rung width of not less than 12 inches and 10 inches to 14 inches spacing between rungs. Ladders shall be capable of supporting a 200 pound load on any rung. Rung spacing shall be uniform within $\frac{3}{8}$ inch.~~

~~AR104.4.2: Ladder incline. Ladders shall be installed at 70 to 80 degrees from horizontal.~~

~~AR104.5: Alternating tread devices. Alternating tread devices accessing lofts, and handrails of alternating tread devices shall comply with sections 1011.14.1 and 1011.14.2 of the International Building Code, excluding the exception. The clear width at and below the handrails shall be not less than 20 inches.~~

~~AR104.6: Ship's ladders. Ship's ladders accessing lofts, and treads and handrails of ship's ladders shall comply with sections 1011.15.1 and 1011.15.2 of the International Building Code. The clear width at and below handrails shall be not less than 20 inches.~~

~~AR104.7: Loft guards. Loft guards shall be located along the open side of lofts. Loft guards shall not be less than 36 inches in height or one half of the clear height to the ceiling, whichever is less.~~

~~AR105: Emergency Escape and Rescue Openings. Tiny houses shall meet the requirements of Section R310 of this code for emergency escape and rescue openings.~~

~~Exception: Escape and rescue roof access windows in lofts used as sleeping rooms shall be deemed to meet three requirements of Section R310 of this code where installed such that the bottom of the opening is not more than 44 inches above the loft floor, provided the escape and rescue roof access window complies with the minimum opening area requirements of Section R310 of this code.~~

SECTION 4. That Section 7.1.303, Kootenai County Code, shall be, and the same is hereby amended as follows:

7.1.303: AMENDMENTS TO INTERNATIONAL FUEL GAS CODE: The following terms, conditions, and provisions shall be incorporated into the 2018 ~~2012~~ International Fuel Gas Code adopted pursuant to subsection 7.1.201(E) of this chapter, and shall be enforced as part of said Code. Section numbers prior to each item refer to those in the International Fuel Gas Code.

103.2: Appointment. Delete section.

103.3: Deputies. Delete section.

109: Means of Appeal. Delete section in its entirety.

303.3: Prohibited locations. Delete Item Nos. 3 and 4.

621.4: Prohibited locations. Delete section and replace with the following:

Unvented room heaters shall not be installed within occupancies in Groups A, E, I, and R. The location of unvented room heaters shall also comply with Section 303.3 of this code.

SECTION 5. That Section 7.1.304, Kootenai County Code, shall be, and the same is hereby amended as follows:

7.1.304: AMENDMENTS TO INTERNATIONAL MECHANICAL CODE: The following deletions shall be incorporated into the 2018 ~~2012~~ International Mechanical Code adopted

pursuant to subsection 7.1.201(D) of this chapter. Section numbers prior to each item refer to those in the International Mechanical Code.

103.2: Appointment. Delete section.

103.3: Deputies. Delete section.

109: Means of Appeal. Delete section in its entirety.

SECTION 6. That Section 7.1.305, Kootenai County Code, shall be, and the same is hereby amended as follows:

7.1.305: AMENDMENTS TO INTERNATIONAL ENERGY CONSERVATION CODE:

The following deletion shall be incorporated into the ~~2018~~ 2015 International Energy Conservation Code (with 2012 amendments for the Residential portion thereof) adopted pursuant to subsection 7.1.201(C) of this chapter. The section number prior to this item refer to those in the International Energy Conservation Code.

C101.5.2: Industrial, electronic, and manufacturing equipment. Add the following new section:

C101.5.2 Industrial, electronic, and manufacturing equipment. Buildings or portions thereof that are heated or cooled exclusively to maintain the required operating temperature of industrial, electronic, or manufacturing equipment shall be exempt from the provisions of this code. Such buildings or portions thereof shall be separated from connected conditioned space by building thermal envelope assemblies complying with this code.

C109: Board of Appeals. Delete section in its entirety.

C402.5: Air leakage—thermal envelope (Mandatory). Add exception as follows:

Exception: For buildings having over fifty thousand (50,000) square feet of conditioned floor area, air leakage testing shall be permitted to be conducted on less than the whole building, provided the following portions of the building are tested and their measured air leakage is area-weighted by the surface areas of the building envelope: 1. The entire floor area of all stories that have any spaces directly under a roof. 2. The entire floor area of all stories that have a building entrance or loading dock. 3. Representative above-grade wall sections of the building totaling at least twenty-five percent (25%) of the above-grade wall area enclosing the remaining conditioned space. Floor area tested under subparagraphs 1. or 2. of this exception shall not be included in the twenty-five percent (25%) of above grade wall sections tested under this subparagraph.

C403.5: Economizers (Prescriptive). Add exception number 7 as follows:

7. Unusual outdoor air contaminate conditions – Systems where special outside air filtration and treatment for the reduction and treatment of unusual outdoor contaminants, makes an air economizer infeasible.

Table C404.5.1: Delete table and replace with the following:

Table C404.5.1
Piping Volume and Maximum Piping Lengths

<u>NOMINAL PIPE SIZE (inches)</u>	<u>VOLUME (liquid ounces per foot length)</u>	<u>MAXIMUM PIPING LENGTH (feet)</u>	
		<u>Public lavatory faucets</u>	<u>Other fixtures and appliances</u>
<u>5/16</u>	<u>0.33</u>	<u>31</u>	<u>50</u>
	<u>0.5</u>	<u>non-standard size</u>	<u>50</u>
	<u>0.75</u>	<u>17</u>	<u>50</u>
<u>1/2</u>	<u>1.5</u>	<u>10</u>	<u>43</u>
<u>5/8</u>	<u>2</u>	<u>7</u>	<u>32</u>
<u>3/4</u>	<u>3</u>	<u>5</u>	<u>21</u>
<u>7/8</u>	<u>4</u>	<u>non-standard size</u>	<u>16</u>
	<u>5</u>	<u>3</u>	<u>13</u>
<u>1 1/4</u>	<u>8</u>	<u>2</u>	<u>8</u>
<u>1 1/2</u>	<u>11</u>	<u>1</u>	<u>6</u>
<u>2 or larger</u>	<u>18</u>	<u>1</u>	<u>4</u>

For SI: 1 inch = 25.4 mm; 1 foot = 304.8 mm; 1 liquid ounce = 0.030 L; 1 gallon = 128 ounces.

Table R404.1.2: Delete the rows in Table R402.1.2 for climate zones “5 and Marine 4” and “6” and replace with the following:

Table R402.1.2
Insulation and Fenestration Requirements by Component

<u>Climate Zone</u>	<u>Fenestration U- Factor</u>	<u>Skylight U-factor</u>	<u>Fenestration SHGC</u>	<u>Ceiling R-Value</u>	<u>Frame Wall R-Value</u>	<u>Mass Wall R-Value</u>	<u>Floor R-Value</u>	<u>Basement Wall R-Value</u>	<u>R-Value Depth</u>	<u>Crawl Space Wall R-Value</u>
<u>5</u>	<u>0.32</u>	<u>0.55</u>		<u>38</u>	<u>20 or 13+5h</u>	<u>13/17</u>	<u>30g</u>		<u>10, 2 ft</u>	
<u>6</u>	<u>0.30</u>	<u>0.55</u>		<u>49</u>	<u>22 or 13+5h</u>	<u>15/20</u>			<u>10, 4 ft</u>	

Add the following as footnote to the title of Table:

For residential log home building thermal envelope construction requirements see Section R402.6.

Table R402.1.4: Delete the rows in Table R402.1.4 for climate zones "5 and Marine 4" and "6" and replace with the following:

Table R402.1.4
Equivalent U-Factors

<u>Climate Zone</u>	<u>Fenestration U-factor</u>	<u>Skylight U-factor</u>	<u>Ceiling U-factor</u>	<u>Frame Wall U-factor</u>	<u>Mass Wall U-factor</u>	<u>Floor U-factor</u>	<u>Basement Wall U-factor</u>	<u>Crawlspace Wall U-factor</u>
<u>5</u>	<u>0.32</u>	<u>0.55</u>	<u>0.030</u>	<u>0.060</u>	<u>0.082</u>	<u>0.033</u>	<u>0.050</u>	<u>0.055</u>
<u>6</u>	<u>0.30</u>	<u>0.55</u>	<u>0.026</u>	<u>0.057</u>	<u>0.060</u>	<u>0.033</u>	<u>0.050</u>	<u>0.055</u>

R402.4.1: Building Thermal Envelope. Delete section and replace with the following:

1. Until June 30, 2021, the building thermal envelope shall comply with Sections R402.4.1.1 (Installation) and either Section R402.4.I.2 (Testing) or Section R402.4.1.3 (Visual inspection).

2. Effective July 1 , 2021, the building thermal envelope of a minimum of twenty percent (20%) of all new single-family homes constructed by each builder shall comply with Section R402.4.1.1 (Installation) and Section R402.4.I.2 (Testing). The authority having jurisdiction may:

2.1. Determine how to enforce this requirement, starting with the fifth house and continuing with each subsequent fifth house.

2.2. Waive this requirement if significant testing indicates the five (5) air changes per hour (ACH) requirement is consistently being met or exceeded (resulting in a lower ACH).

2.3. Grant exceptions to this requirement in rural areas where testing equipment is not available or cost effective.

3. Effective July I, 2021, the building thermal envelope of eighty percent (80%) of all new single-family homes constructed by each builder shall comply with Section R402.4.1.1 (Installation) and either Section R402.4.1.2 (Testing) or Section R402.4.1.3 (Visual inspection).

4. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

R402.4.1.1: Installation. Delete section and replace with the following:

The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1 as applicable to the method of construction.

R402.4.1.2: Testing. Delete section and replace with the following:

Testing building envelope tightness and insulation installation shall be considered acceptable when tested air leakage is less than five (5) air changes per hour (ACH) when tested with a blower door at a pressure of 33.5 psf (50 Pa). Testing shall occur after rough in and after installation of penetrations of the building envelope, including penetrations for utilities, plumbing, electrical, ventilation and combustion appliances. Testing shall be conducted in accordance with RESNET/ ICC 380, ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2-inch w.g. (50 Pascals). During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed.
2. Dampers shall be closed, but not sealed, including exhaust, intake makeup air, backdraft and flue dampers.
3. Interior doors shall be open.
4. Exterior openings for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling system(s) shall be turned off.
6. HVAC ducts shall not be sealed.
7. Supply and return registers shall not be sealed.

R402.4.1.3: Visual inspection. Add new section as follows:

Building envelope tightness and insulation installation shall be considered acceptable when the items listed in Table R402.4.1.1 applicable to the method of construction, are field verified. Where required by code official an approved party independent from the installer of the insulation shall inspect the air barrier and insulation.

R402.6: Residential log home thermal envelope. Add new section as follows:

Residential log home construction shall comply with Section R401 (General), Section R402.4 (Air leakage), Section R402.5 (Maximum fenestration U-factor and SHGC), Section R403.1 (Controls), the mandatory sections of Sections R403.3 through R403.9, Section R404 (Electrical Power and Lighting Systems), and either 1., 2., or 3. as follows:

1. Sections R402.2 through R402.3, Section R403.3.1 (Insulation), Section (Lightning, equipment) and Table, R402.6 (Log Home Prescriptive Thermal Envelope Requirements by Component).

2. Section R405 (Simulated Performance Alternative).

3. REScheck (U.S. Department of Energy Building Codes Program).

Add the following as Table R402.6:

Table R402.6
Log Home Prescriptive Thermal Envelope Requirements by Component

<u>Climate Zone</u>	<u>Fenestration U-factor^a</u>	<u>Skylight U-factor</u>	<u>Glazed Fenestration SHGC</u>	<u>Ceiling R-value</u>	<u>Average Log Size In Inches</u>	<u>Floor R-value</u>	<u>Basement Wall R-value^d</u>	<u>Slab R-value, Depth^b</u>	<u>Crawl Space Wall R-value^d</u>
<u>5, 6 - High efficiency equipment path^c</u>	<u>0.32</u>	<u>0.60</u>		<u>49</u>	<u>5</u>	<u>30</u>	<u>15/19</u>	<u>10, 4 ft.</u>	<u>10/13</u>
<u>5</u>	<u>0.32</u>	<u>0.60</u>		<u>49</u>	<u>8</u>	<u>30</u>	<u>10/13</u>	<u>10, 2 ft.</u>	<u>10/13</u>
<u>6</u>	<u>0.30</u>	<u>0.60</u>		<u>49</u>	<u>8</u>	<u>30</u>	<u>15/19</u>	<u>10, 4 ft.</u>	<u>10/13</u>

For SI: 1 foot = 304.8 mm.

^aThe fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

^bR-5 shall be added to the required slab edge R-values for heated slabs.

^c90% AFUE natural gas or propane, 84% AFUE oil, or 15 SEER heat pump heating equipment (zonal electric resistance heating equipment such as electric base board electric resistance heating equipment as the sole source for heating is considered compliant with the high efficiency equipment path).

^d15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

R403.5.3: Hot water pipe insulation (Prescriptive). Delete section and replace with the following:

Insulation for hot water piping with a thermal resistance, R-value, of not less than R-3 shall be applied to the following:

1. Piping serving more than one (1) dwelling unit.
2. Piping located outside the conditioned space.
3. Piping located under a floor slab.

4. Buried piping.

5. Supply and return piping in recirculation systems other than demand recirculation systems.

R404.1: Lighting equipment (Mandatory). Delete section and replace with the following:

A minimum of seventy-five percent (75%) of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or a minimum of seventy-five percent (75%) of the permanently installed lighting fixtures shall contain only high efficacy lamps.

R406.3: Energy Rating Index. Delete Section and replace with the following:

The Energy Rating Index (FRI) shall be determined in accordance with RESNET/ICC 301. Energy used to recharge or refuel a vehicle used for transportation on roads that are not on the building site shall not be included in the ERI reference design or the rated design.

Table R406.4: Delete table and replace with the following:

Table R406.4
Maximum Energy Rating Index

<u>Climate Zone</u>	<u>Energy Rating Index^a</u>
<u>5</u>	<u>68</u>
<u>6</u>	<u>68</u>

^a Where onsite renewable energy is included for compliance using the ERI analysis of Section R406.4, the building shall meet the mandatory requirements of Section IR406.2, and the building thermal envelope shall be greater than or equal to the levels of efficiency and SHGC in Table R402.1.2 or Table R402.1.4 of the 2015 International Energy Conservation Code.

SECTION 7. That Section 7.1.306, Kootenai County Code, shall be, and the same is hereby amended as follows:

7.1.306: AMENDMENTS TO INTERNATIONAL PROPERTY MAINTENANCE CODE:
The following deletions shall be incorporated into the 2018 2015 International Property Maintenance Code adopted pursuant to subsection 7.1.201(F) of this chapter. Section numbers prior to each item refer to those in the International Property Maintenance Code.

103: Department of Property Maintenance Inspection. Delete section in its entirety.

106.1: Unlawful acts. Delete section.

106.2: Notice of violation. Delete section.

106.3: Prosecution of violation. Delete section.

106.4: Violation penalties. Delete section.

107.3: Method of service. Delete section.

107.6: Transfer of ownership. Delete section.

108.2.1: Authority to disconnect service utilities. Delete section.

109.4: Emergency repairs. Delete section.

109.5: Costs of emergency repairs. Delete section.

109.6: Hearing. Delete section.

110.3: Failure to comply. Delete section.

110.4: Salvage materials. Delete section.

111: Means of Appeal. Delete section in its entirety.

112: Stop Work Order. Delete section in its entirety.

302.4: Weeds. Delete section.

302.8: Motor vehicles. Delete section.

302.9: Defacement of property. Delete section.

303.1: Swimming pools. Delete section.

304.2: Protective treatment. Delete section.

304.5: Foundation walls. Delete section.

304.6: Exterior walls. Delete section.

304.13: Window, skylight and door frames. Delete section.

304.14: Insect screens. Delete section.

304.15: Doors. Delete section.

304 16: Basement hatchways. Delete section.

304.17: Guards for basement windows. Delete section.

304.18: Building security. Delete section and all subsections thereunder.

304.19: Gates. Delete section.

305.1: General. Delete section.

305.3: Interior surfaces. Delete section.

305.6: Interior doors. Delete section.

306.1.1: Unsafe conditions. Delete Item 3 and all items thereunder.

308.2: Disposal of rubbish. Delete sections and all subsections thereunder.

308.3: Disposal of garbage. Delete sections and all subsections thereunder.

309: Pest Elimination. Delete section in its entirety.

Chapter 4: Light, Ventilation and Occupancy Limitations. Delete chapter in its entirety.

Chapter 5: Plumbing Facilities and Fixture Requirements. Delete chapter in its entirety.

Chapter 6: Mechanical and Electrical Requirements. Delete chapter in its entirety.

Chapter 7: Fire Safety Requirements. Delete chapter in its entirety.

SECTION 8. That Section 7.1.307, Kootenai County Code, shall be, and the same is hereby amended as follows:

7.1.307: AMENDMENTS TO INTERNATIONAL EXISTING BUILDING CODE: The following deletions shall be incorporated into the 2018 ~~2015~~ International Existing Building Code adopted pursuant to subsection 7.1.201(G) of this chapter. Section numbers prior to each item refer to those in the International Existing Building Code.

103.2: Appointment. Delete section.

103.3: Deputies. Delete section.

112: Board of Appeals. Delete section in its entirety.

SECTION 9. The provisions of this Ordinance shall repeal and replace all previously adopted building codes and amendments thereto. Construction on projects initiated under prior codes may proceed to completion in accordance with the codes in effect at the time of permit application. Any repair, reconstruction, remodeling, or alteration of existing structures shall conform to the codes in effect at the time a complete application is received.

SECTION 10. If any provision of this Ordinance shall be declared by a court of appropriate jurisdiction to be invalid, such decision shall not affect the validity of remaining portions of this Ordinance. Any remaining portions shall be interpreted to give effect to the spirit of this Ordinance prior to removal of the provisions declared invalid.

SECTION 11. Neither the adoption of this Ordinance nor the repeal of any ordinance shall, in any manner, affect the prosecution for violation of such ordinance committed prior to the effective

date of this Ordinance or be construed as a waiver of any license or penalty due under any such ordinance or in any manner affect the validity of any action heretofore taken by the Kootenai County Board of Commissioners or Kootenai County Community Development (formerly known as the Kootenai County Building and Planning Department) or the validity of any such action to be taken upon matters pending before the Kootenai County Board of Commissioners or Kootenai County Community Development on the effective date of this Ordinance.

SECTION 12. Notice of adoption of this Ordinance shall be published in one (1) issue of the *Coeur d'Alene Press* upon its passage and approval.

SECTION 13. This Ordinance shall take effect and be in full force as of January 1, 2021.

DATED this _____ day of December, 2020.

**KOOTENAI COUNTY
BOARD OF COMMISSIONERS**

Chris Fillios, Chairman

Leslie Duncan, Commissioner

Bill Brooks, Commissioner

ATTEST:
JIM BRANNON, CLERK

By: _____
Deputy Clerk

Publication Date: December _____, 2020

C: Community Development, Prosecuting Attorney (Civil and Criminal Divisions), NIBCA, American Legal Publishing, Ordinance File