

ORDINANCE NO. 603
CASE NO. ORA24-0008
Building Ordinance Amendments re: Agricultural Buildings and Group Homes

AN ORDINANCE OF KOOTENAI COUNTY, IDAHO, A POLITICAL SUBDIVISION OF THE STATE OF IDAHO, RELATING TO BUILDING REGULATION; AMENDING SECTION 7.1.301, KOOTENAI COUNTY CODE, TO CLARIFY THE AMENDMENT TO SECTION 202 OF THE 2018 INTERNATIONAL BUILDING CODE PERTAINING TO THE DEFINITION OF “AGRICULTURAL BUILDING” AND TO AMEND SECTION 310.5 OF THE 2018 INTERNATIONAL BUILDING CODE TO PROVIDE THAT GROUP HOMES WHICH MEET THE CRITERIA SET FORTH IN SECTION 67-6531, IDAHO CODE, MAY ELECT TO COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE; AND AMENDING SECTION 7.1.302, KOOTENAI COUNTY CODE, TO CLARIFY THE AMENDMENT TO SECTION R202 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE PERTAINING TO THE DEFINITION OF “AGRICULTURAL BUILDING”; PROVIDING FOR SEVERABILITY, PROVIDING FOR NON-WAIVER OF ACTIONS REGARDING VIOLATIONS OCCURRING WHILE PRIOR ORDINANCES AND BUILDING CODES WERE IN EFFECT; AND PROVIDING AN EFFECTIVE DATE.

BE IT HEREBY ORDAINED by the Kootenai County Board of Commissioners as follows:

SECTION 1. 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 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 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.

310.5: Residential Group R-4. Delete section and replace with the following:

Residential Group R-4 occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. Buildings of Group R-4 shall be classified as one of the occupancy conditions specified in Section 310.5.1 or 310.5.2. This group shall include, but not be limited to, the following:

Alcohol and drug centers

Assisted living facilities

Congregate care facilities

Group homes

Halfway houses

Residential board and care facilities

Social rehabilitation facilities

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code; provided, however, that group homes which meet the criteria set forth in section 67-6531, Idaho Code, may elect to comply with the International Residential Code.

406.3.2.1: 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 begins on next page]

**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. Add the following to the beginning of the section:

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 2. 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 exception 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 and Title 8, Chapter 8, Article 8.5, Kootenai County Code.

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, provided the building is situated on land actively devoted to agricultural pursuits as defined in Section 63-604, Idaho Code. ~~Such structure shall not be 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.~~

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

TINY HOUSE: 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
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 re-located 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.

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

[table begins on next page]

**Table R302.1(1)
Exterior Walls**

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

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.

R302.6: 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 1³/₈ 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 ½” gypsum and replace with ⅝” 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

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

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.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this chapter is, for any reason, held to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. Neither the adoption of this Ordinance nor the repeal of any ordinance or building code shall, in any manner, affect the prosecution for violation of such ordinance or building code 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 building code or in any manner affect the validity of any action heretofore taken by the Kootenai County Board of Commissioners or Kootenai County Community Development 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.

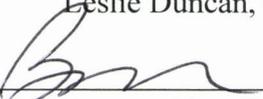
SECTION 5. This Ordinance shall take effect and be in full force upon its passage, approval, and publication in one (1) issue of the *Coeur d'Alene Press*.

ADOPTED this 19th day of October 2024.

**KOOTENAI COUNTY
BOARD OF COMMISSIONERS**

Excused

Leslie Duncan, Chair

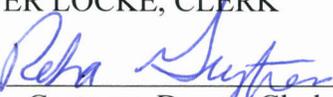


Bruce Mattare, Chair Pro Tem



Bill Brooks, Commissioner

ATTEST:
JENNIFER LOCKE, CLERK

By: 
Reba Grytness, Deputy Clerk



Date of Publication: October 19, 2024