

CHAPTER 1

BUILDING CODE

SECTION:

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11-1-1: **CODE ADOPTED:** The County of Cassia, Idaho, hereby adopts and elects to enforce the provisions of the 2018 Edition of the International Building Code (IBC), including appendices E, G, H, and I; adopting Idaho Manufactured Home Installation Current Standard; Adopting the 2018 Edition of the International Residential Code (IRC), including parts I through IV and IX, and including appendices H, J, Q, and S; adopting the 2018 Edition of the International Existing Building Code (IEBC); adopting the 2018 Edition of the International Energy Conservation Code (IECC); adopting the International Fire Code 2018 Edition; adopting the 1997 Uniform Code for Abatement of Dangerous Buildings.

11-1-2: **EFFECTIVE DATE OF ADOPTION AND UPDATES:** The adopted versions of the foregoing codes shall be effective January 1, 2021. The foregoing codes shall be deemed superseded by successive versions of such codes as they are adopted or approved by the state of Idaho effective on the 1st day of January the year following the date any such codes are made effective for the state, unless a different date is required by state statute.

11-1-3: **AMENDMENTS TO ADOPTED CODES:**

11-1-3

11-1-4

That the following amendments shall be applicable to the adopted building codes:

- A. **To the International Building Code:** The State Building Code had an incorrect IDAPA number and is corrected by amending Section 3113.1 to read as follows: "General. The provisions of this Section shall apply to relocatable buildings. Relocatable buildings manufactured after the effective date of this code shall comply with the applicable provisions of this code; Title 39, Chapter 43, of Idaho Code; and IDAPA 24.39.31. **Exception:** This section shall not apply to manufactured housing used as dwellings.
- B. **To the International Residential Code:** The State Building Code erroneously refers to the wrong table reference in IDAPA 24.39.30 Section 004.02.q, which provision shall read as follows:

"q. Delete Tables 403.4 Minimum Depth (D) and Width (W) of Crushed Stone Footings (inches), R403.1(1) Minimum Width and Thickness for Concrete Footings for Light-Frame Construction (inches), R403.1(2) Minimum Width and Thickness for Concrete Footings for Light-Frame Construction and Brick Veneer (inches), and R403.1(3) Minimum Width and Thickness for Concrete Footings with Cast-in-Place of Fully Grouted Masonry Wall Construction (inches)."

11-1-4:

**ADOPTION BY REFERENCE / COPY OF CODES ON FILE
WITH CLERK OF THE BOARD OF COUNTY**

COMMISSIONERS: One copy each of the following: 2018 International Building Code, 2018 International Residential Code, Idaho Manufactured Home Installation Current Standard, 2018 International Existing Building Code, 2018 International Energy Conservation Code, 2018 International Fire Code, and 1997 Uniform Code for Abatement of Dangerous Buildings, are hereby adopted by reference, pursuant to provision of Idaho Code Section 31-715. Furthermore, the clerk of the Board of County Commissioners is hereby directed to duly certify a copy of each such code listed herein, and file such copy in the office of the clerk of the Board of County Commissioners for the use and examination of the public, as provided for by Idaho Code Section 31-715

11-1-5

11-1-11

11-1-5: **UNLAWFUL ACTS:** It shall be unlawful to erect, construct, enlarge, alter, repair, move, remove, convert, demolish, or maintain buildings or structures in violation of, or without complying with the rules, regulations, and ordinances set forth by the Codes listed in Section 4, hereinabove, as herein adopted and as may be changed, altered, or amended by the each of those respective Codes.

11-1-6: **PERMIT FEES:** Applicants shall pay permit and plan review fees in amounts to be determined by Resolution of the Board of Cassia County Commissioners. All permits required under this Ordinance require fees to be paid prior to a permit being issued, unless specified otherwise herein.

11-1-7: **EXEMPTIONS:** Agricultural buildings, as defined by the International Building Code, are exempt from the building codes adopted herein but shall remain subject to placement requirements and permits established by zoning regulations.

11-1-8: **PENALTY:** Any violation of this ordinance is punishable as a misdemeanor as set forth in Section 1-4-1 of Cassia County Code.

11-1-9: **SEVERABILITY:** This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

11-1-10: **REPEAL OF CONFLICTING PROVISIONS:** All provisions of the current Chapter 1, Title 11, Cassia County Code regarding Building Code in Cassia County, be and hereby are repealed.

11-1-11: **EFFECTIVE DATE:** This ordinance shall be effective as of January 1, 2021.