

Lemhi County Building Permit Application

City & County Building/Planning & Zoning Department
 200 Fulton St Suite #204 Salmon, Idaho 83467
 (208)756-2815 ext. 1704

INSTRUCTIONS

1. Please fill out the enclosed applications completely. **Lack of information could delay your approval.**
 - a. The Flood Plain Development Permit only needs to be filled out if your project is within a flood hazard area (we can help you determine this if you are unsure)
2. A plot plan is required with applications that consist of exterior work. This is necessary to determine whether all setback requirements from roads, streams, creeks, rivers, property lines & existing buildings and/or structures have been met. Also include septic, drain field and replacement area locations.
 - a. Please remember it is your responsibility to provide proof of property lines.
 - b. Verify setback compliance prior to any site preparation.
3. Approved access permits must be submitted for all new accesses off of County Roads before addresses are assigned.
4. Submit your completed applications and applicable construction drawings
 - a. This is a one size fits all permit and depending on your project our office may require different items. Refer to the construction document checklist.
 - b. If you are building a “storage” building and there is no existing residence on the property please refer to the affidavit that is attached. This affidavit must be signed & notarized prior to issuing a building permit.
5. Your application and construction drawings will be reviewed for compliance with the currently adopted codes.
 - a. Remember that additional information may be requested after a plan review is done.
6. Payment and issuance of your building permit.
 - a. Once a plan review is completed your building permit will be issued and payment will be expected.
 - b. No work may commence, nor will any inspection be performed, prior to a building permit being issued so please plan accordingly.

Climatic And Geographic Design Criteria

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (mph)	Topographic effects		Weathering	Frost line depth	Termite					
VARIES	115	NO	C&D	SEVERE	36 "	SOME	0	YES	YES	3000	44.8

Feel free to contact our office at any time if you need assistance. We are more than happy to help you.

Setbacks

*Please verify all setbacks with our office prior to any site preparation

Setbacks for all areas (see additional setbacks for Elkbend & Gilmore areas)

Setback From:	Setbacks (in feet)
property line, arterial roads (measured from the edge of road right of way)	50 feet
property line, all other streets (measured from the edge of road right of way)	25 feet
rear property line	10 feet for the first 10 feet of wall height. 1:1 for heights greater than 10 feet
side property line	10 feet for the first 10 feet of wall height. 1:1 for heights greater than 10 feet
stream corridor	Table 6.7

Minimum Stream Corridor Setbacks

Stream/Stream Channel Type	Required Setback (on both sides of stream)
Salmon, Lemhi, Pahsimeroi and North Fork Rivers	50 feet from the average annual high water mark, definition of “stream corridor”
The stream corridor includes the entire special flood hazard area (where one is mapped) and all wetlands and riparian areas associated with the stream, other streams - well-defined channel*	60 feet from the average annual high water mark,
other streams - poorly defined or braided channel*	50 feet from average annual high water mark
other streams - incised channel, ravine (stream “bottom” less than 50 feet wide) *	30 feet from the top of the bank
Irrigation ditches	No required county setbacks (please see Idaho State Statue 42-1102 and any plats or legal descriptions that may pertain to your property)

Setbacks for Existing Lots in the Elkbend & Gilmore Area

Setback From:	Setback (In Feet)
Property Line, Arterial Roads (measured from the edge road right of way)	25 Feet
Property Line; All Other Streets (measured from the edge of road right of way)	25 Feet
Rear Property Line	5 Feet for the First 10 Feet of Wall Height 1:2 Ratio for Everything Greater than 10 Feet
Side Property Line	5 Feet for the First 10 Feet of Wall Height 1:2 Ratio for Everything Greater than 10 Feet

Minimum Stream Corridor Setbacks for Existing Lots in the Elkbend & Gilmore Area

Stream/stream Channel Type	Required Setback (On Both Sides of Stream)
Salmon & Lemhi	25 Feet from the Average Annual High Water Mark
Definition of "Stream Corridor"	The Stream Corridor Includes the Entire Special Flood Hazard Area (Where One Is Mapped) and All Wetlands and Riparian Areas Associated with the Stream.
Other Streams - Well-defined Channel	25 Feet from the Average Annual High Water Mark
Other Streams - Poorly Defined Or Braided Channel	25 Feet from Average Annual High Water Mark
Other Streams - Incised Channel, Ravine (Stream "Bottom" less than 50 Feet Wide)	30 Feet from the Top of the Bank
Irrigation Ditches	No required county setbacks (please see Idaho State Statue 42-1102 and any plats or legal descriptions that may pertain to your property)



Lemhi County Floodplain Development Permit

Parcel #	Site Address: (if one has not been assigned the parcel # will suffice)	Permit # FP-		
Owner Information:				
Name:	Telephone:			
Mailing Address:	City:	State: Zip:		
Contractor Information:				
Contractor Name:	Telephone:			
Company Address:	City:	State: Zip:		
Company Mailing Address:	City:	State: Zip:		
Type of Development (Please mark all that apply)				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement (>50%) (Required detailed improvement list and appraisal/assessment value) <input type="checkbox"/> Improvement (<50%) (Required detailed improvement list and appraisal/assessment value) <input type="checkbox"/> Channelization (Requires "No-Rise" Certification) <input type="checkbox"/> Fill (Requires "No-Rise" Certification) </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Bridge/Culvert (Requires "No-Rise" Certification) <input type="checkbox"/> Levee (Requires "No-Rise" Certification) <input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Multi-Family Dwelling <input type="checkbox"/> Manufactured Home (Requires Anchoring Certification) <input type="checkbox"/> Nonresidential <input type="checkbox"/> Rehabilitation (>50%) <input type="checkbox"/> Other (Please attach written explanation) </td> </tr> </table>			<input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement (>50%) (Required detailed improvement list and appraisal/assessment value) <input type="checkbox"/> Improvement (<50%) (Required detailed improvement list and appraisal/assessment value) <input type="checkbox"/> Channelization (Requires "No-Rise" Certification) <input type="checkbox"/> Fill (Requires "No-Rise" Certification)	<input type="checkbox"/> Bridge/Culvert (Requires "No-Rise" Certification) <input type="checkbox"/> Levee (Requires "No-Rise" Certification) <input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Multi-Family Dwelling <input type="checkbox"/> Manufactured Home (Requires Anchoring Certification) <input type="checkbox"/> Nonresidential <input type="checkbox"/> Rehabilitation (>50%) <input type="checkbox"/> Other (Please attach written explanation)
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Flood Hazard Data				
Water Course Name:	Special Flood Hazard Designation Zone:			
Map Panel #	Map Panel Date:			
Is Development in a Floodway?	<input type="checkbox"/> No Yes	Floodway Panel #		
Base Flood Elevation (BFE) at development site:	Source of BFE determination:			
If no BFE is available indicate highest adjacent grade:	Source of highest adjacent grade:			
Elevation required for lowest floor	Elevation required for flood proofing			

I hereby certify that the information submitted is true and correct to the best of knowledge. I have read and understand the Lemhi County Development Code and proceed with development accordingly. I will submit a post construction elevation certification (on required structures)

Owner Signature: _____

Date: _____

Contractor Signature: _____

Date: _____

Flood Plain Development Review Checklist
(For Community Use)

Name:	Permit # FP-
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Forms Required

- Current Appraisal or Assessor's Valuation
Value: _____ Source: _____
 - Provided
 - N/A
- Elevation certificate lowest floor elevation is at or above BFE
 - Provided
 - N/A
- Elevation certificate lowest floor elevation is at or above highest adjacent grade
 - Provided
 - N/A
- Placement of fill certification
 - Provided
 - N/A
- Manufactured home anchoring certification
 - Provided
 - N/A
- Engineering "No-Rise Certification)
 - Provided
 - N/A
- Engineering data provided for "No-Rise" Certification- Acceptance of data by regional FEMA office.
 - Provided
 - N/A
- Other
 - Provided
 - N/A

Permit Action

- Permit Approved:** The information submitted for the proposed project was reviewed and is in compliance with the approved flood plain management standards.
- Permit Denied:** The proposed project does not meet approved flood plain management standards. (explanation on file)
- Variance Granted:** A variance was granted from the base (100 year) flood elevations established by FEMA consistent with variance requirements of NFIP regulations Part 60.6 (Variance action documentation is on file)

Floodplain Administrators Signature

Date

Comments: _____

Lemhi County Floodway “No-Rise/No-Impact Certification

This document is to certify that I am a duly qualified engineer licensed to practice in the State of Idaho. It is to further certify that the attached technical data supports the fact that the proposed _____ project will not impact the base flood elevations, floodway elevations, and floodway widths on the _____ at published cross sections in the Flood Insurance Study for Lemhi County, Community Panel # _____ dated _____ and will not impact the base flood elevations, floodway elevations, and floodway widths at the unpublished cross-sections in the area of the proposed development.



Name

Title

Address

Seal, Signature and Date

For Community Use Only:	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED
Community Official’s Name: _____ Signature: _____	

Lemhi County Building Permit Application

Contractor Registration # _____

Job Address: _____

RP#	Lot	Block	Subdivision:
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Owner Name:	Telephone:
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Mailing Address: _____

Email Address: _____

Contractor Name:	Telephone:
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Mailing Address: _____

Email Address: _____

Registered Design Professional:	Telephone:
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Mailing Address: _____

Email Address: _____

Describe Work:	Residential	Commercial
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Square Feet:	Cost Per Square Foot:	Valuation:	Fee:
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Will This Project Be Heated?	Yes _____	No _____	All Heated Structures Must Conform to one of the Following ICC Requirements (please mark the one you intend on following)
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Performance Method: _____**Prescriptive Method:** _____Res-Check or Com-Check
www.energycodes.govResidential Requirements.
Windows –**U Value .30 or less**; Ceiling- **R49**; Wall- **R-22 or r13+r5 continuous**; Floor- **R30**; Slab- **R10 (4 feet)**; Basement Wall- Continuous **R-15**; Framing- **R-19**

Will this project have plumbing?	No	Yes	If Yes on either, please contact the Division of Building Safety @ 800-955-3044 for permits
Will this project have electricity?	No	Yes	
Will this project have HVAC? (Heating, Venting & Cooling)	No	Yes	If Yes a HVAC Permit will need to be obtained from the Building Department Please continue to reverse side.
Flood Plain Designation? (The Building Department can assist you with this determination)	Zone: _____		Work done in a Flood Plain may require an elevation certificate as per the Lemhi County Code and the requirements of FEMA so please plan accordingly.
Is this project in the wetlands?	No	Yes	If yes, delineation from the U.S Army Corps is required 1-208-522-1645
Will your project involve the removal of any asbestos-containing waste materials?	No	Yes	If yes, please visit the listed website for more information; www.yosemite.epa.gov/R10/OWCM.NSF/asbestos/neshap+notification
Does any of the activity listed in this permit involve a home occupation?	No	Yes	A plan of operation must be submitted prior to the issuance of this permit.

Owner Signature _____ Contractor Signature _____

Please make checks payable to **Lemhi County**

Revision 3/15/2021

Requirements for ALL Construction Plans

***Please use scale of 1/4 inch scale for all drawings**

Please remember that additional information may be needed depending on the type of development and or construction, See additional checklist (all corrections or changes must be made to the plans not just noted on the checklist)

- **Foundation Plan & Detail (Includes Decks)**
 - All footing, stem wall, pier sizes and retaining walls
 - Size & Placement of all reinforcement
 - Depth of footing
 - Type & Location of all anchorage hardware.
 - Depending on soil foundation may need to be engineered (we can help determine this)

- **Floor Plan (must include all levels of structure)**
 - The use of each room
 - All window & door sizes & types
 - All header sizes & materials
 - Indicate required safety glazing at all hazardous locations
 - Note the square footage of each floor (measured to the outside wall)
 - Note all required fire separation

- **Floor Framing Plan (for each floor)**
 - Floor joist, size, spacing, species, grade or manufacturer and series of engineered wood.
 - All beam sizes on plan (include design calculations)
 - Layout of submitted floor trusses must match plan layout
 - Deck ledger framing including ledger attachment
 - Methods of support

- **Roof Framing Plan**
 - Rafter size, spacing, species, grade, or manufacturer and series of engineered wood.
 - Truss layout diagram and specification details for each truss (must include engineered truss plans from manufacturer)
 - All beam sizes (include design calculations)
 - Complete details of over-framing support and connections
 - Methods of support
 - All methods of uplift restraint

- **Building Bracing Plan**
 - Methods and locations of all wall bracing: braced wall panels, alternate panel or narrow portal, continuously sheathed or engineered shear design. INCLUDE required interior braced wall lines.
 - All hold-down locations

- **Building Cross Sections (Must show all levels of structure)**
 - Identify all construction materials
 - Complete stair detail (if applicable)
 - Slope of adjacent grade and clearance to framing and siding.

Additional Construction Checklist

If you are constructing a new home, addition, or any heated attached or detached accessory building, please include the following construction documents.

- Heating, Cooling, & Ventilation**
 - Location, type, & fuel source of all fuel burning appliances (please include on floor plan) **Must include an installation plan & Heat Calc**
 - Indicate the location and CFM of all required mechanical ventilation
 - Method & amount of crawl space ventilation
 - Crawl space & attic access location & opening size
 - Woodstoves can't be utilized as your primary source of heat regardless if the structure is seasonal or not
- Safety**
 - Indicate location of all required emergency egress openings
 - Show all smoke detector and carbon monoxide detector locations
 - Complete stair detail showing rise, run, handrail/guardrail height & size and headroom.
- Energy (All heated structures must comply with the currently adopted energy code)**
 - **Prescriptive Method** of insulation & u-value requirement

Residential Prescriptive

Climate Zone	U-Factor	Skylight U-Factor	Glazed Fenestration U-Factor	Ceiling R-Value	Wood frame wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value & Depth	Crawl Space Wall R-Value
6	0.30	0.60	NR	49	22 or 13+ 5h	15/19	30g	15/19	10,4ft	15/19

g. Or insulation sufficient to fill the framng cavity, R-19 Minimum

h. "13+5" means R-13 cavity pluse R-5 insulated sheating.

Log Home Prescriptive

Climate Zone	Fenestration U-Factor	Skylight U-Factor	Glazed Fenestration SHGC	Ceiling R-Value	Min. Average Log Size in Inches	Floor R-Value	Basement Wall R-Value	Slabe R-Value & Depth	Crawl Space Wall R-Value
6	0.30	0.60	NR	49	8	30	15/19	10, 4ft	10/13

- **Performance Method** of insulation (visit rescheck.gov and/or comcheck.gov for more information)

Revision 3/15/2021

THIS IS A SAMPLE- OUR OFFICE WILL CREATE ONE APPLICABLE TO YOUR BUILDING AND INFORMATION

AFFIDAVIT OF *{Insert Name of Legal Owner}*

STATE OF IDAHO)
)ss.
County of Lemhi)

I/We, *{NAMES AS ABOVE}* , being first duly sworn upon oath, deposes and says:

I.

That affiant makes this Affidavit based on we/his/her own personal knowledge.

II.

That I/we am/are the owner of real property located in Lemhi County, Idaho, which is commonly described as *{list street address if they have one}*, Salmon, ID 83467 and more particularly described as follows:
{USE LEGAL DESCRIPTION FROM DEED}

III.

That I/we acknowledge and agree that the structure pictured in the attached Exhibit A, which is incorporated herein in its entirety, does NOT meet the requirements for a habitable space and no persons shall live, sleep, eat, cook or otherwise occupy for any habitable purposes, until said structure is brought into full compliance with all the applicable Lemhi County codes for a habitable structure.

IV.

Further, that this restriction shall be binding on my heirs, personal representatives, executors, administrators, successors and assigns of all parties hereto.

FURTHER, YOUR AFFIANT SAYETH NAUGHT.

DATED this _____ day of *{Month}*, 20____.

{Insert Name of Legal Owner}

SUBSCRIBED AND SWORN to me this _____ day of *{Month}*, 20____.

Notary Public for Idaho
My Commission Expires: _____

Please Reference Instrument #

**POST THIS CARD AT OR NEAR FRONT OF BUILDING
CITY & COUNTY BUILDING DEPARTMENT
INSPECTION RECORD (208) 756-2815 ext. 1704**

Owner _____ Building Permit No. _____

Type _____ Occupancy _____ Date Issued _____

PLEASE KEEP IN A SAFE PLACE - THIS IS FOR YOUR RECORDS
REMEMBER: NO WORK IS TO BE COVERED OR GO BEYOND THE POINT OF INSPECTION UNTIL IT IS INSPECTED.

INSPECTION	DATE	INSPECTOR
Footing, Foundation, & Slab Floor Inspections		
1. FOOTINGS: Before Concrete is poured - Setbacks, Trenches, Footings -Reinforcing <u>Order concrete at your own risk!</u> <u>Inspections must be done and passed before pouring</u>		
2. STEMWALLS: Before Concrete is poured Foundation Walls - Reinforcing. <u>Order concrete at your own risk! Inspections must be done and passed before pouring</u>		
3. FLOOR: Before Concrete is poured and after Under Floor Services has been signed off by our office & Plumbing Inspector if applicable. <u>Order concrete at your own risk! Inspections must be done and passed before pouring</u>		
Frame Inspection		
4. Framing Inspection: After roof, masonry, all framing, fire-stopping, draft-stopping and bracing are in place and after the plumbing, mechanical and electrical rough inspections are approved.		
Insulation Inspection		
5. Insulation Inspection: After all penetrations have been sealed and the Insulation has been installed. (Refer to Res-Check)		
Sheetrock Inspection		
6. Sheetrock Inspection: After Sheetrock is hung, but before it is taped		
Final		
7. Final Inspection: Please call after Electrical & Plumbing has been finalized and building is complete.		

REMEMBER: NO WORK IS TO BE COVERED OR GO BEYOND THE POINT OF INSPECTION UNTIL IT IS APPROVED. Re-inspections will be billed at the rate of \$50.00 per inspection. If the inspection takes more than one hour to complete, you will be billed at the rate of \$50.00 per hour. Please remember to obtain a certificate of occupancy. **Failure to call for inspections will result in a violation. 1st offense \$100.00, 2nd offense \$250.00, 3rd offense \$500.00, 4th offense misdemeanor.**