



BOISE COUNTY
RESIDENTIAL
BUILDERS HANDBOOK

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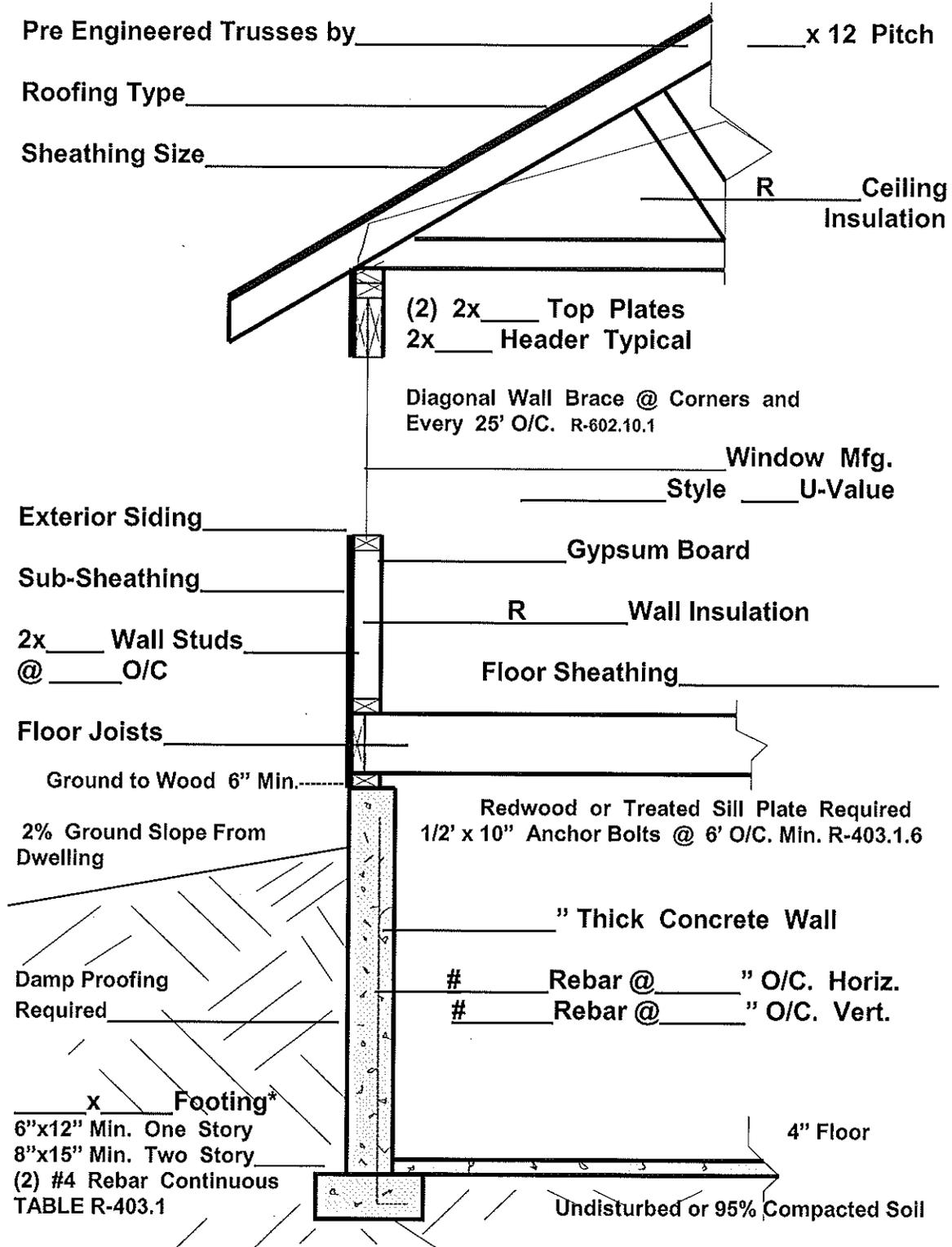
NOTICE: Information contained within this booklet is meant to comply with the 2003 International Residential Code requirements. Appropriate section numbers are provided for reference. This booklet is to be used as an aid for Builders only, and does not supersede any applicable Codes or Local Authority.

This booklet is to be used as an aid for the structural and life safety portions in the building of one and two family residential dwellings only! It does not cover any commercial applications. Other methods and local standard practices will continue to be accepted, but you should discuss them with the Planning & Zoning Department first. For more information please contact Boise County Planning & Zoning Office at (208) 392-2293.

<u>AREAS OF BOISE COUNTY</u>	<u>REQUIRED FROST*</u>	<u>WIND LOAD</u>
Idaho City	36"	70 MPH
Crouch	36"	70 MPH
Horseshoe Bend	36"	70 MPH
Placerville	36"	70 MPH
Centerville	36"	70 MPH
Gardena	36"	70 MPH
Garden Valley	36"	70 MPH
Grand Jean	36"	70 MPH
Lowman	36"	70 MPH
Pioneerville	36"	70 MPH

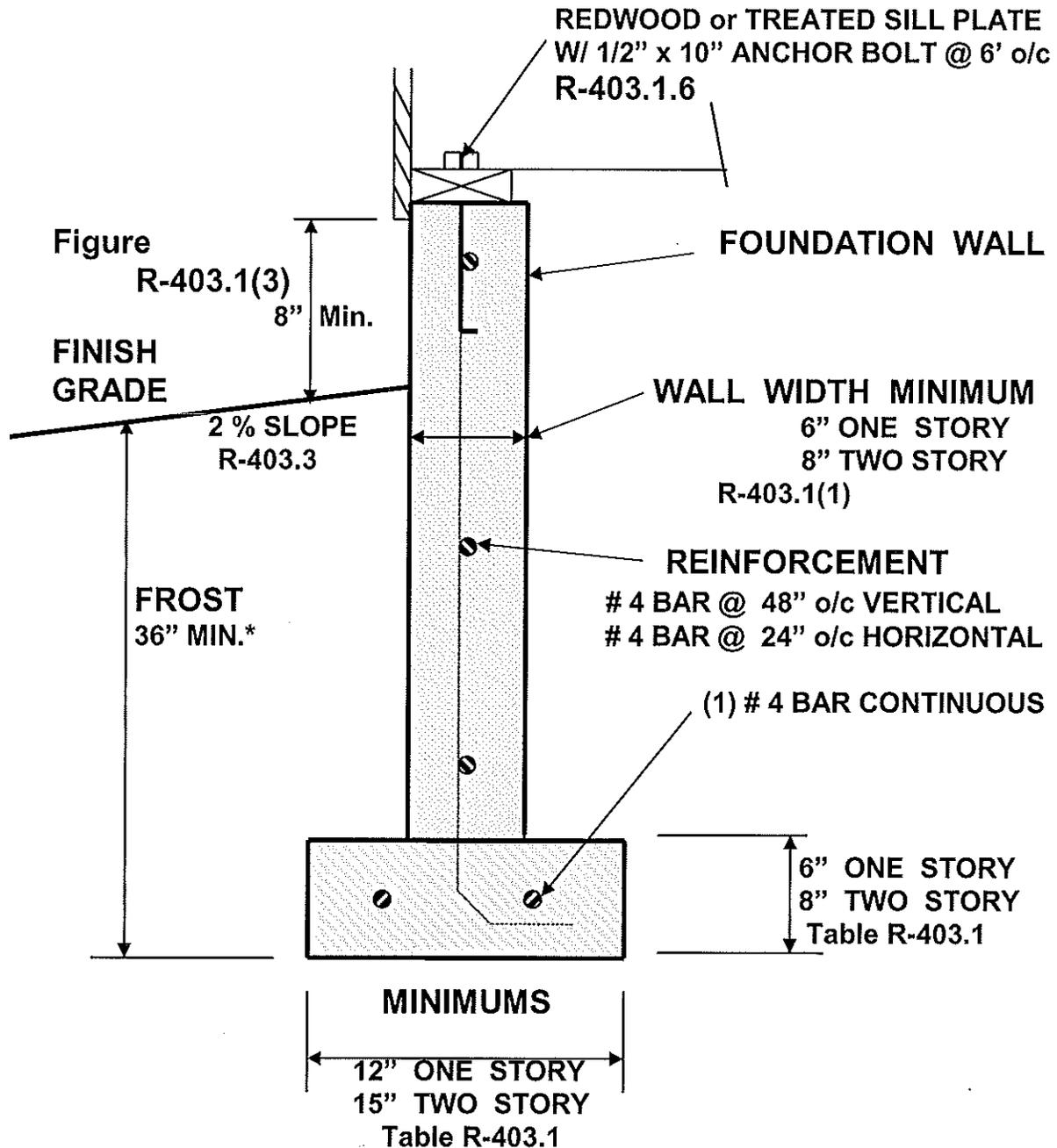
* Frost depth below finish ground level in inches

Fill-in-the-blank Wall Section Detail



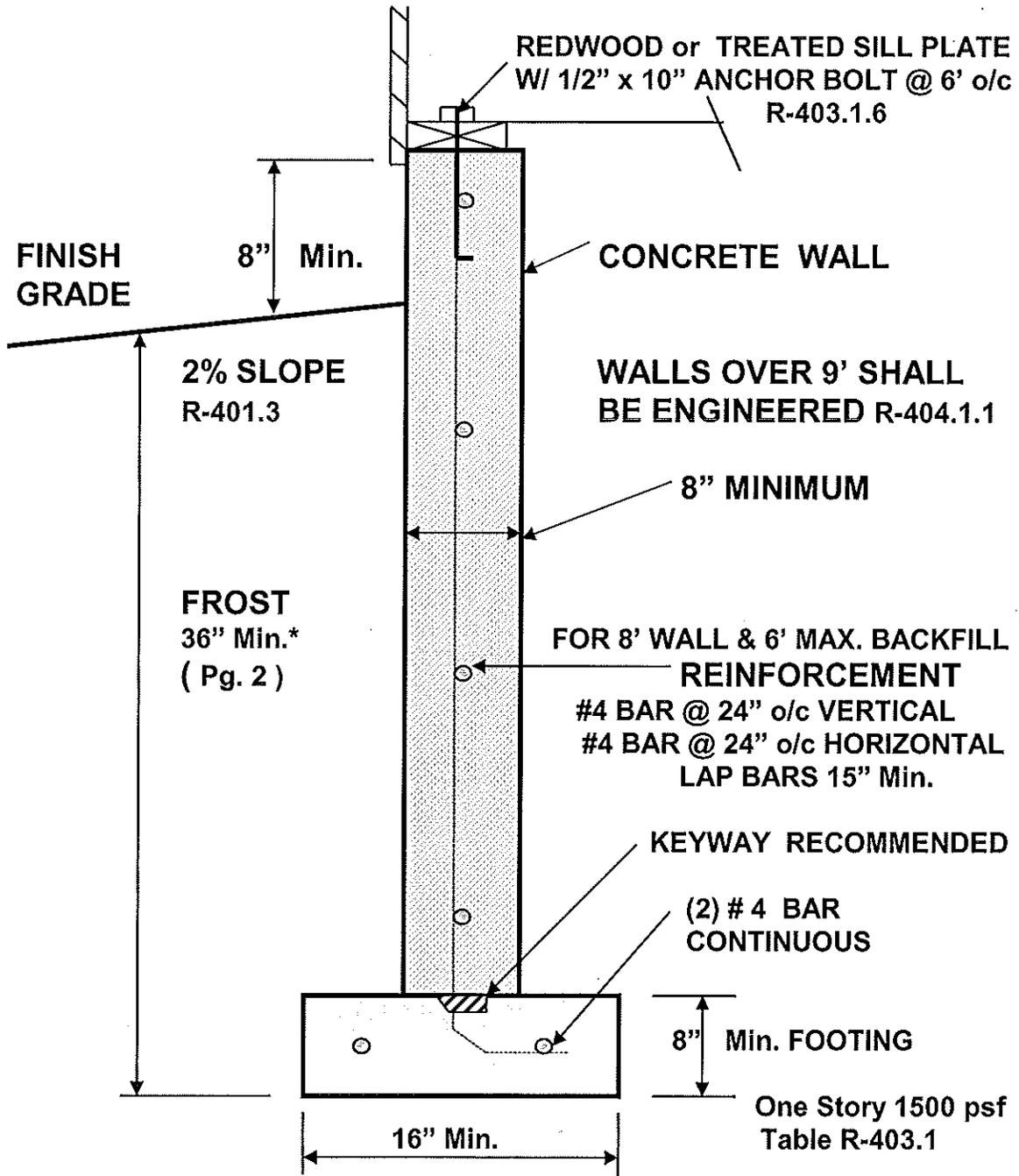
* REFER TO PAGE #1 FOR REQUIRED FROST DEPTH

LESS THAN 4' FOUNDATION



* REFER TO PAGE #1 FOR REQUIRED FROST DEPTH

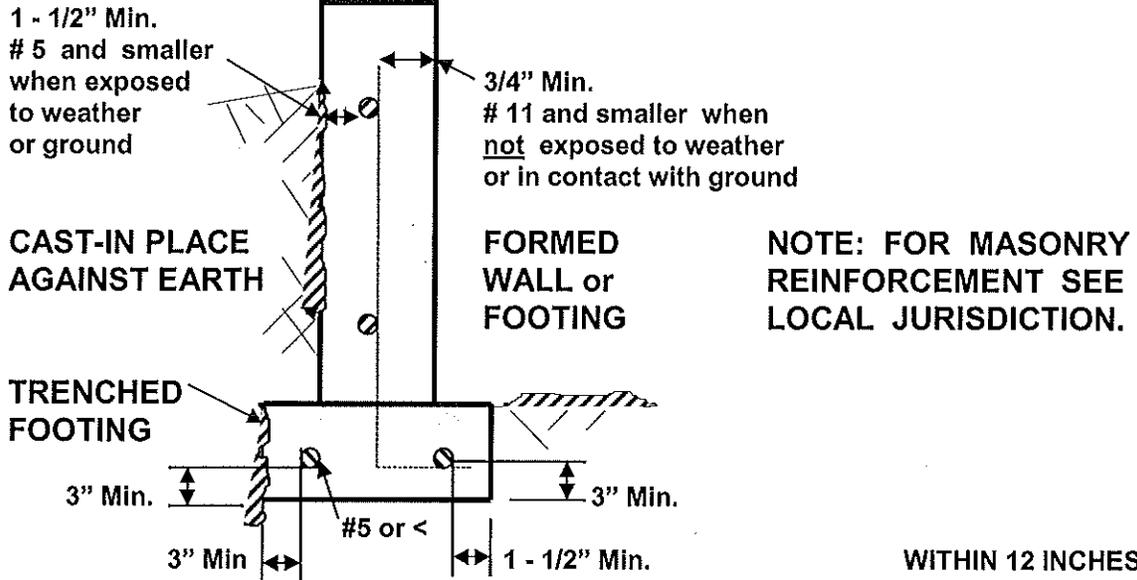
MORE THAN 4' FOUNDATION



NOTE: Unless otherwise approved by the Building Inspector, foundation walls enclosing a basement below finished grade, shall be damproofed outside by approved methods and materials. R-404.2.5

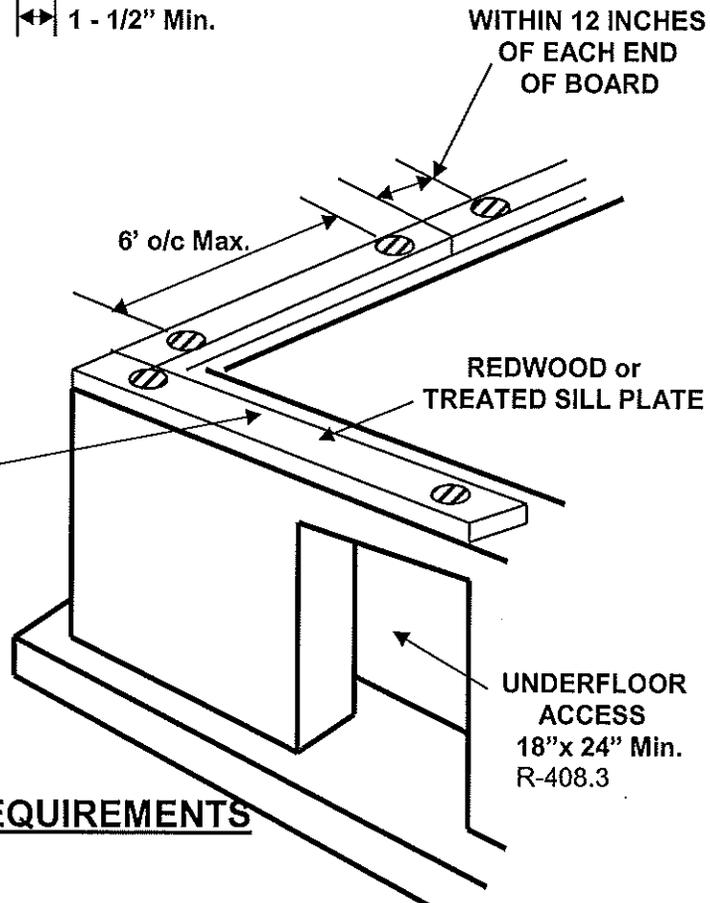
FOUNDATION BOLT AND REBAR PROTECTION REQUIREMENTS

CLEARANCE TO REBAR R-403



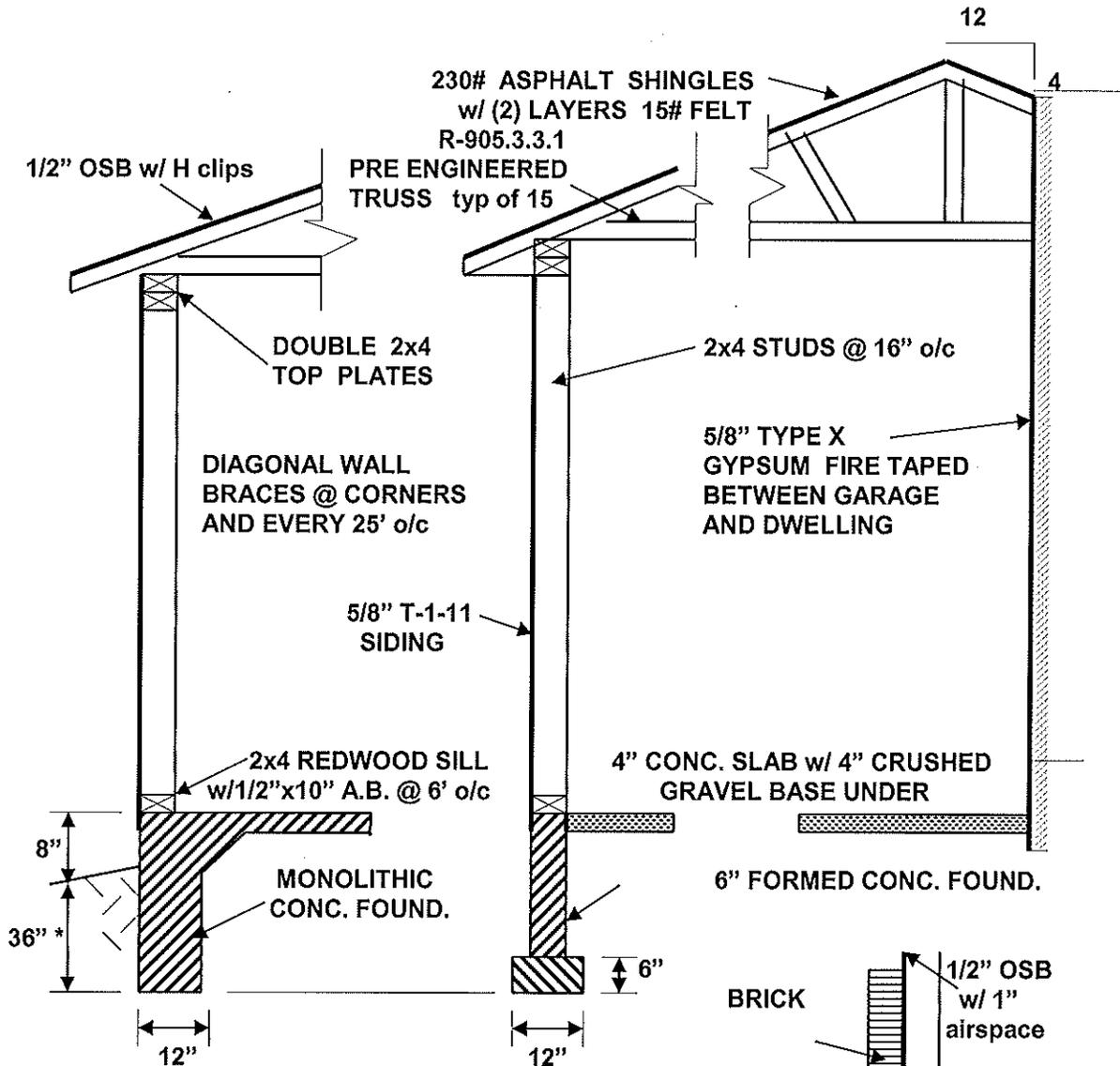
2"X2"X3/16" PLATE WASHERS
SHALL BE USED IN SEISMIC
ZONES D1 & HIGHER
SEE PAGE 2 FOR ZONES

MINIMUM OF TWO (2)
1/2" ANCHOR BOLTS
PER PLATE + @ 6' o/c
7" Min. EMBEDMENT
IN CONCRETE w/ WASHERS
R-403.1.6



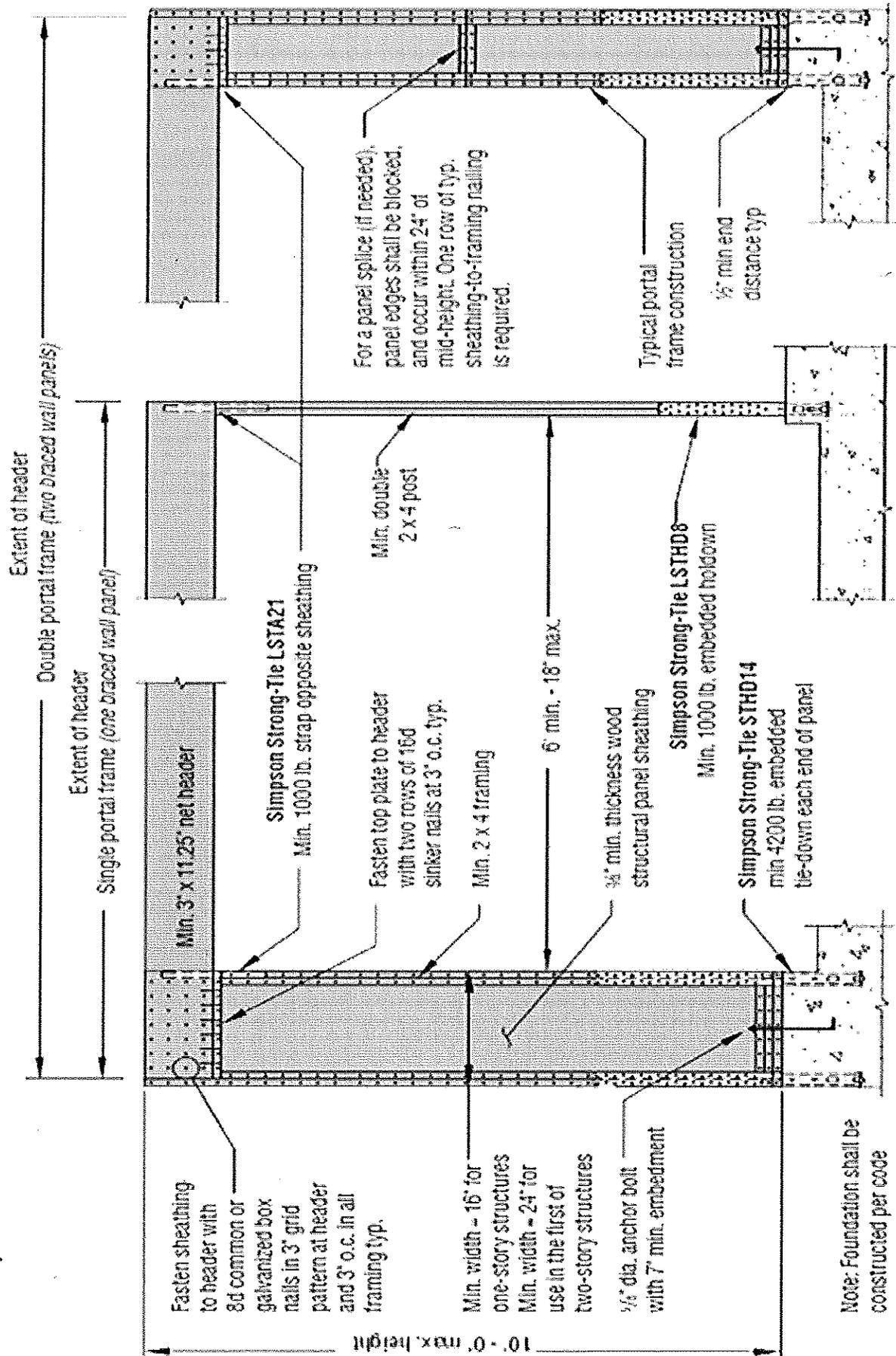
FOUNDATION BOLT REQUIREMENTS R-403.1

TYPICAL GARAGE WALL & CARPORT SECTION DETAIL

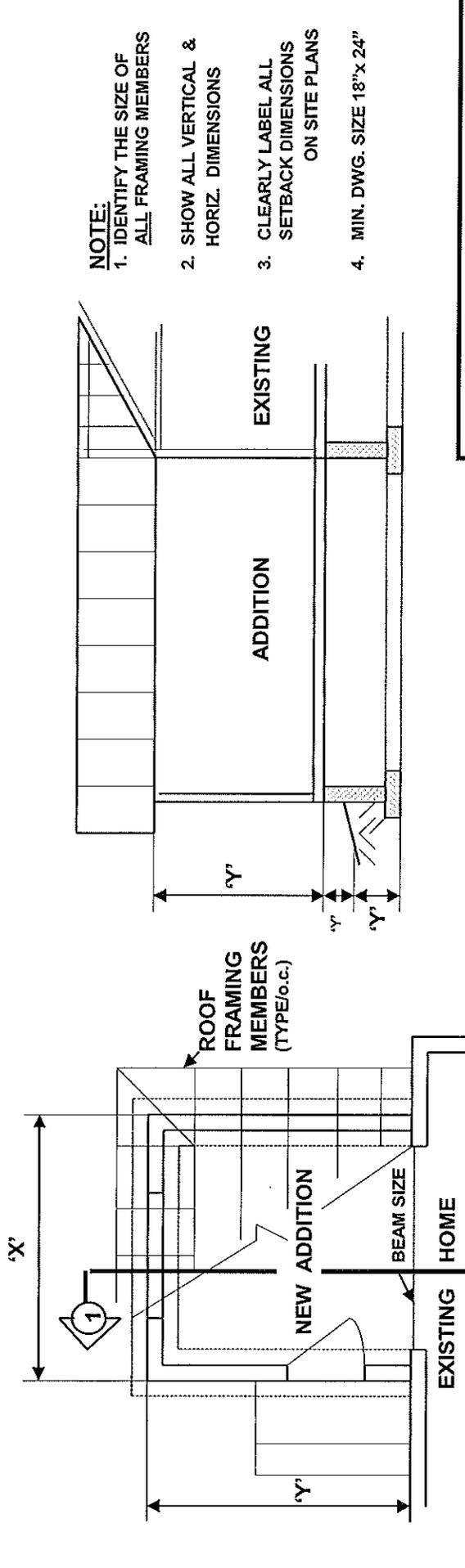
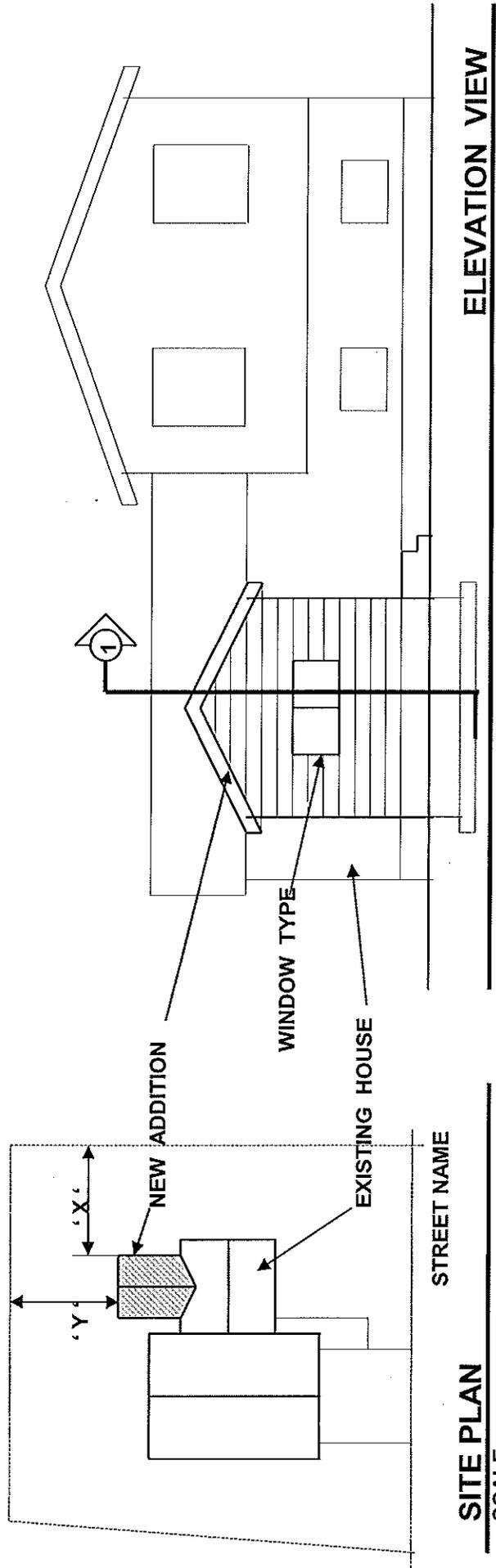


NOTE: FOR SINGLE STORY ONLY. FOR INSULATION AND FROST REQUIREMENTS, PLEASE CONTACT THE LOCAL JURISDICTION

*** SEE PAGE #1 FOR LOCAL FROST DEPTH**



Method PFH: Portal Frame with Holdowns



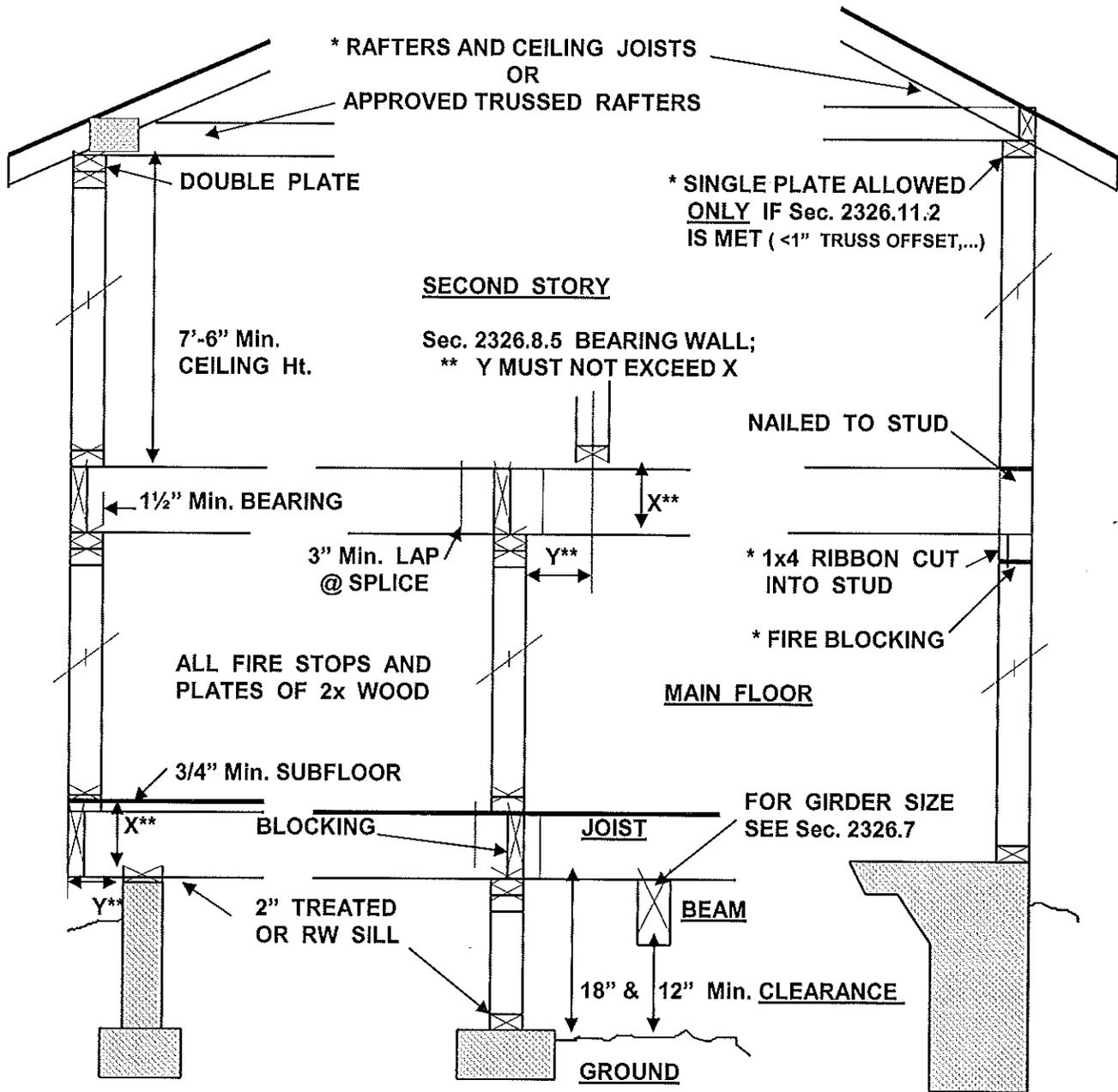
- NOTE:**
1. IDENTIFY THE SIZE OF ALL FRAMING MEMBERS
 2. SHOW ALL VERTICAL & HORIZ. DIMENSIONS
 3. CLEARLY LABEL ALL SETBACK DIMENSIONS ON SITE PLANS
 4. MIN. DWG. SIZE 18"x 24"

TYPICAL PLAN FORMAT
OWNERS NAME / LOCATION
SCALE / DATE / DRAWN BY

1 CROSS SECTION
SCALE

TYPICAL WALL, FLOOR AND ROOF FRAMING DETAIL

THIS FIGURE IS FOR ILLUSTRATION PURPOSES ONLY AND THE WRITTEN TEXT SHALL APPLY! FOR DIMENSIONAL WOOD ONLY!



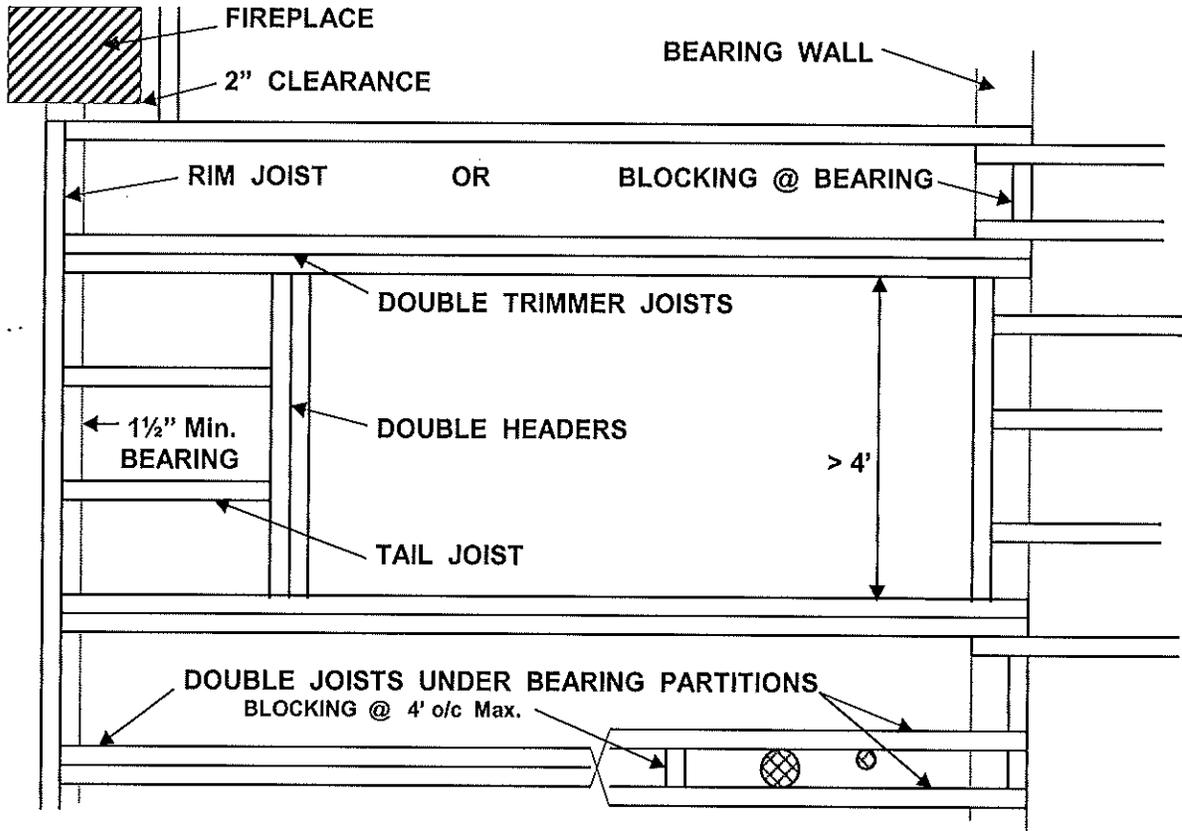
PLATFORM FRAMING
MOST COMMON IN AREA (R-402.3a)

*** BALLOON FRAMING**
WITH MONOLITHIC FOUNDATION

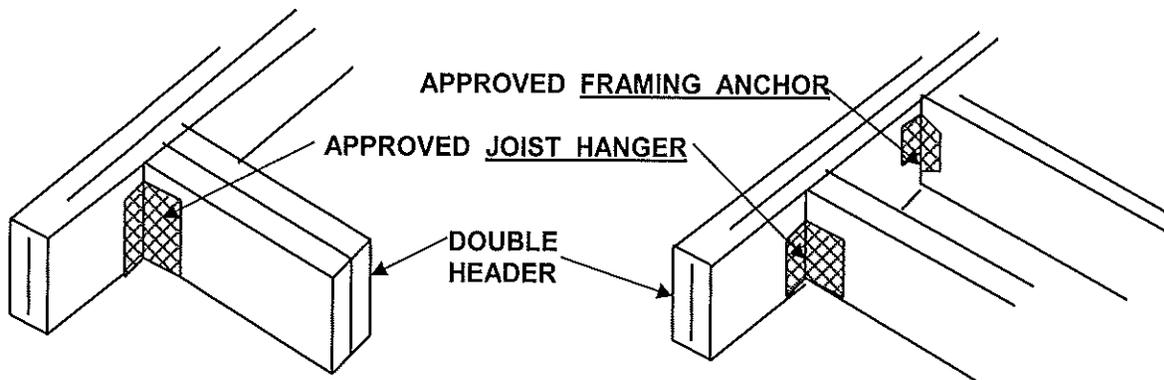
* REFER TO LOCAL JURISDICTION FOR MORE DETAILS ON THIS ITEM *

FRAMING AROUND OPENINGS

Sec. 2326.8.4 R-601.2



DOUBLE TRIMMERS & HEADERS WHEN SPAN EXCEEDS 4 FEET

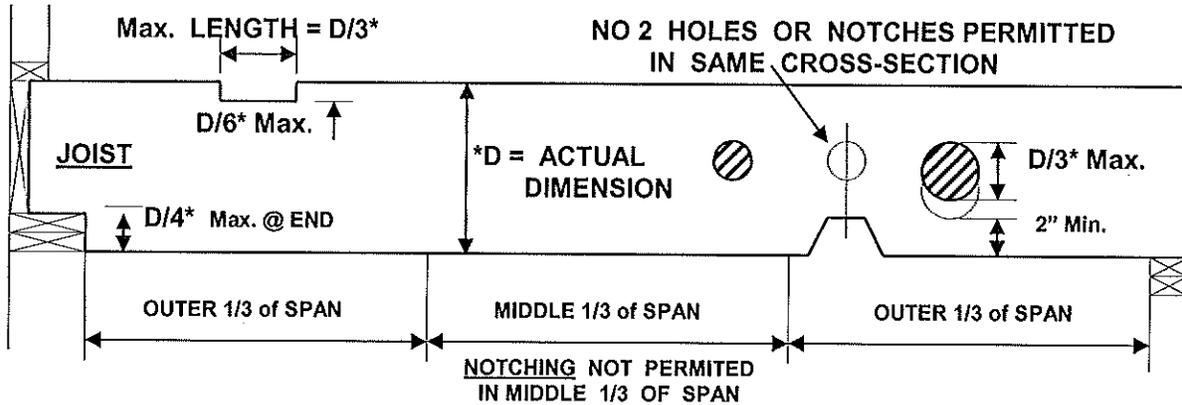


HEADERS OVER 6 FEET

TAIL JOISTS EXCEEDING 12 FEET

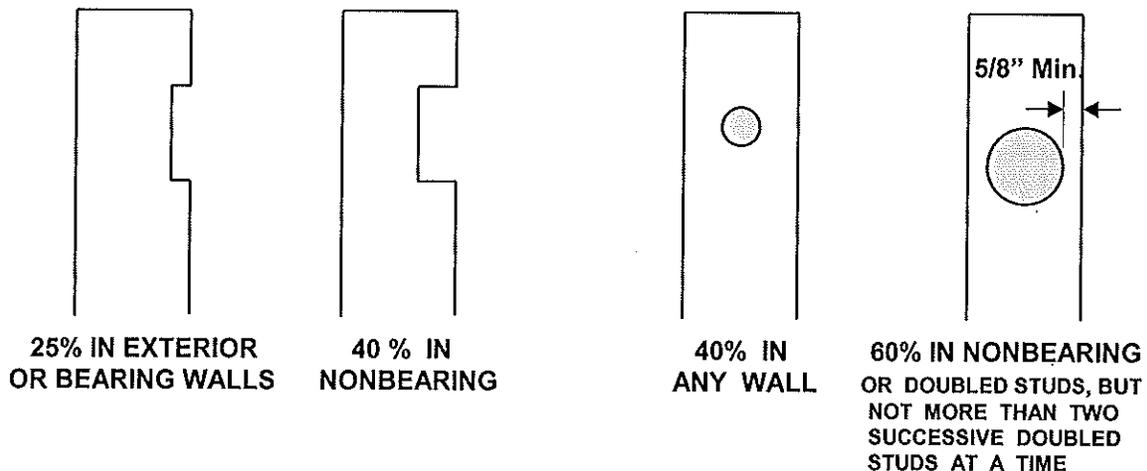
ILLUSTRATIONS FOR DIMENSIONAL WOOD ONLY!

GUIDE FOR CUTTING, NOTCHING & BORING OF DIMENSIONAL WOOD JOISTS



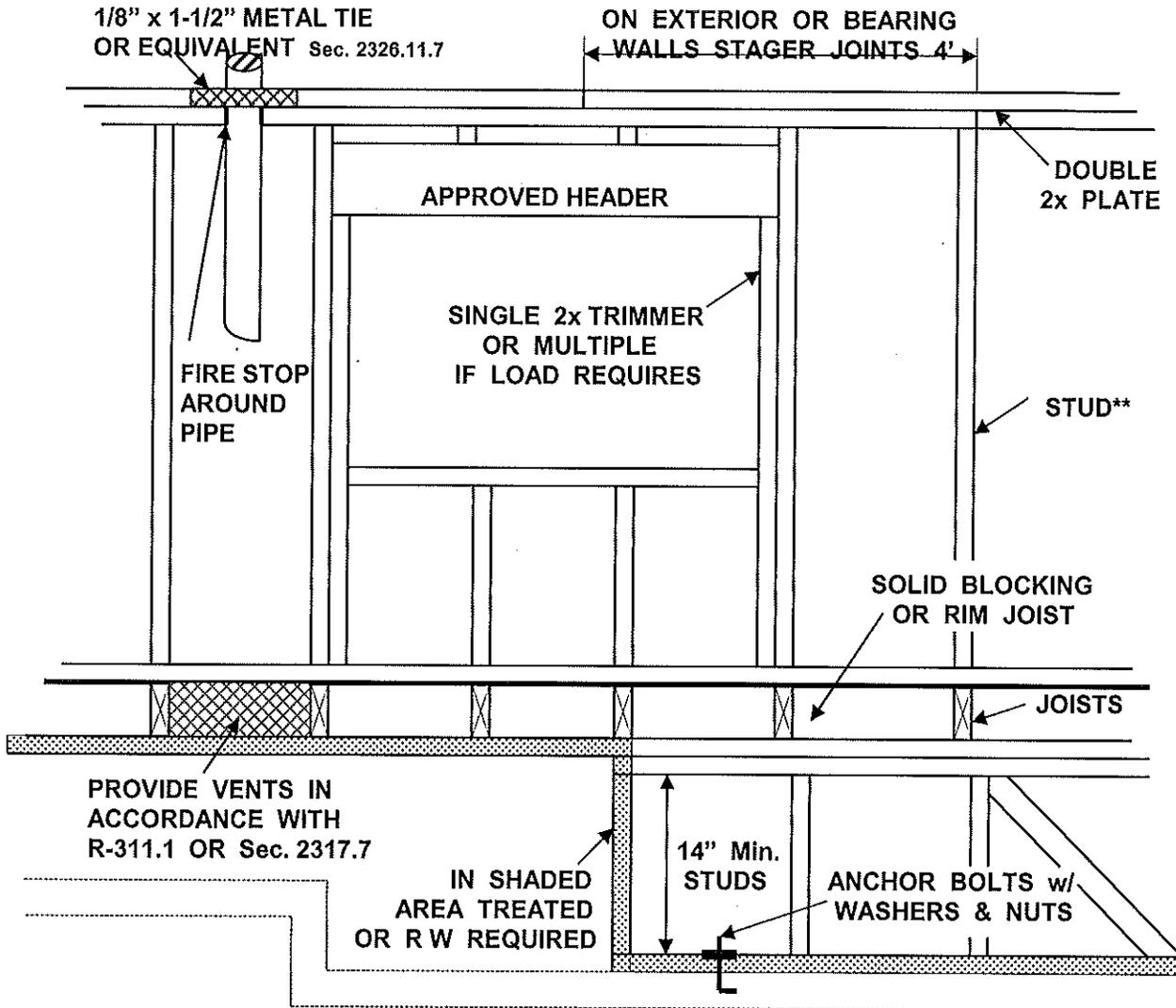
JOIST SIZE	MAX. HOLE	MAX. NOTCH DEPTH	MAX. END NOTCH
2x4	NONE	NONE	NONE
2x6	1- 1/2"	7/8"	1- 3/8"
2x8	2- 3/8"	1- 1/4"	1- 7/8"
2x10	3"	1- 1/2"	2- 3/8"
2x12	3- 3/4"	1- 7/8"	2- 7/8"

GUIDE FOR NOTCHING AND BORING OF DIMENSIONAL WOOD STUDS



TYPICAL WALL FRAMING DETAILS

R-402.3b



** MAXIMUM STUD SPACING

STUD SIZE	SUPPORTING: ROOF / CEILING	1 FLOOR + ROOF / CEILING	2 FLOORS + ROOF / CEILING	NONBEARING
2x4	24"	16"	NOT ALLOWED	24" up to 14'
2x6	24"	24"	16"	24" up to 20'

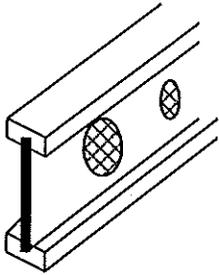
Maximum laterally unsupported stud height for bearing walls is 10' unless permitted by the Building Official, and justified by an analysis. See Sec. 2326.11.1 or R-402.3

BRACING SHALL MEET LOCAL SEISMIC AND WIND REQUIREMENTS!

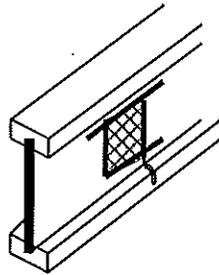
ENGINEERED I-JOIST WARNINGS

THESE CONDITIONS ARE NOT PERMITTED !

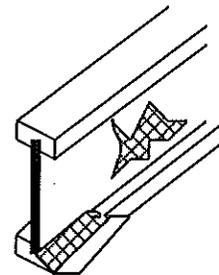
ALWAYS REFER TO MANUFACTURES INSTALLATION INSTRUCTIONS



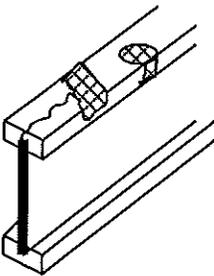
REFER TO HOLE CHART *
FOR PERMITTED SIZING



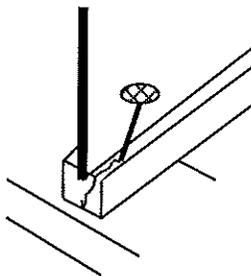
DO NOT OVERCUT HOLE
OR CUT INTO FLANGE



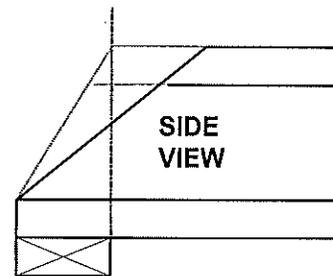
DON'T USE HAMMER TO
ENLARGE HOLES OR
BEAT ON FLANGE



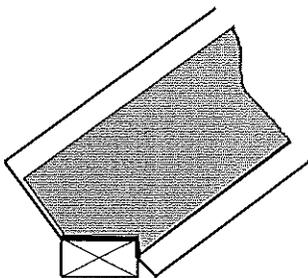
DO NOT DRILL OR
DAMAGE FLANGE



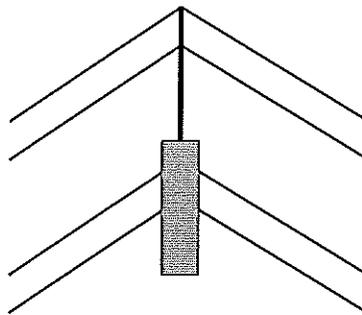
DO NOT USE 16d NAILS
USE 8d, 10d & 12d NAILS ONLY
STAY BACK 1-1/2" FROM END



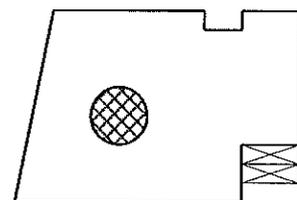
DO NOT CUT BEYOND
INSIDE EDGE OF BEARING



DO NOT SUPPORT
JOIST ON WEB

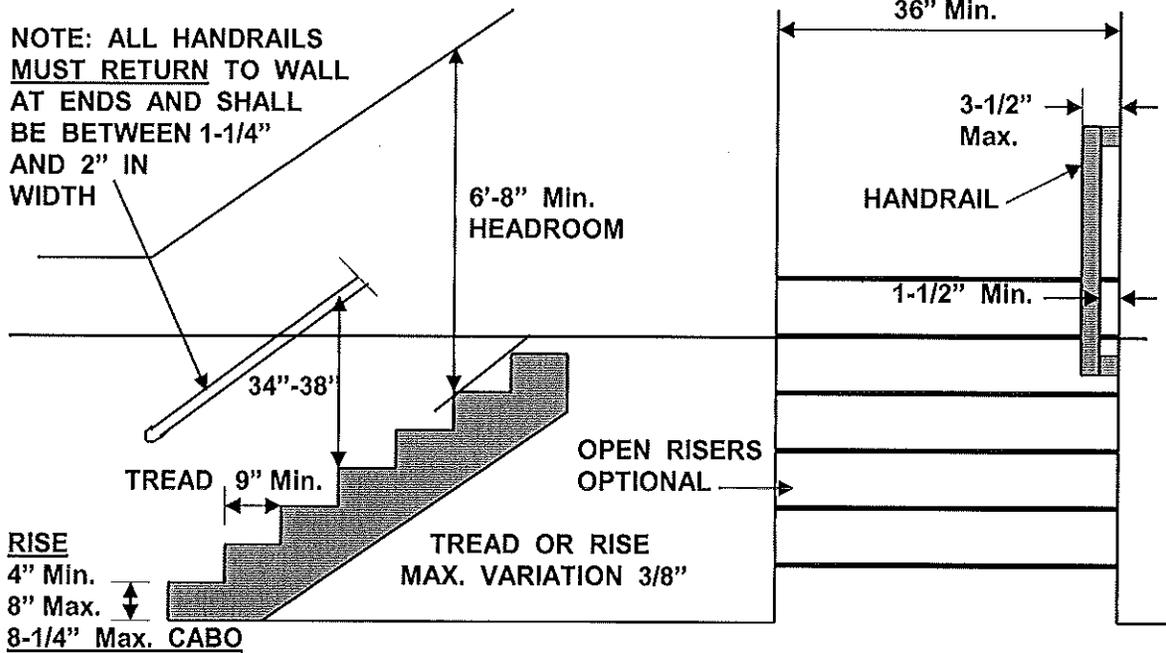


DO NOT BIRDSMOUTH OR
USE UNSUPPORTED
AS A TRUSS COMPONENT

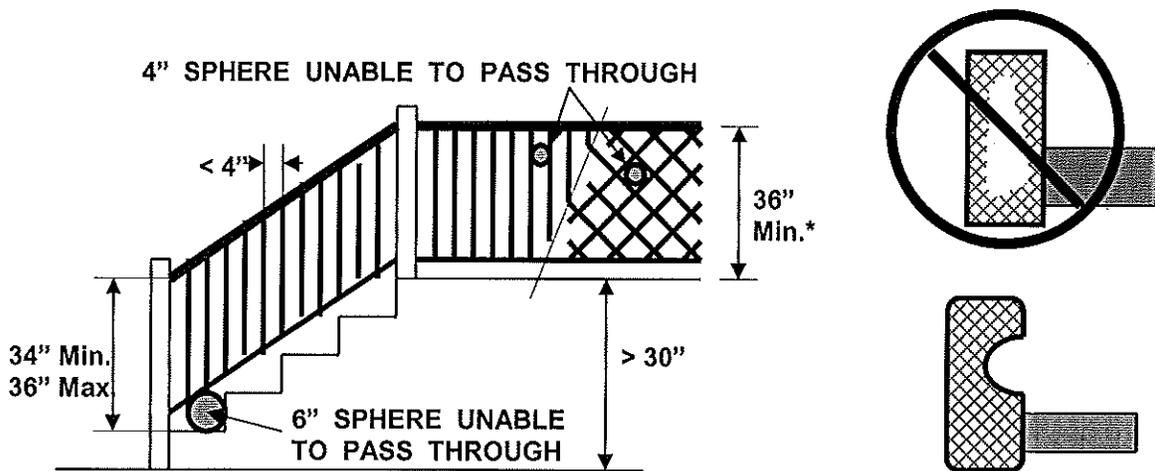


DO NOT NOTCH OR
DRILL ANY
LAMINATED BEAM !

GUARDRAIL AND STAIRWAY REQUIREMENTS



STAIRWAYS Sec. 1006, R-213.1



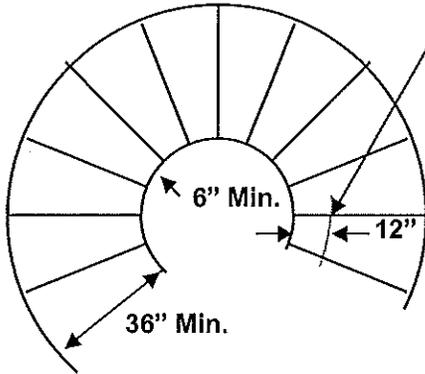
GUARDRAILS Sec. 509, R-214.2

APPROVED ALTERNATE HANDRAIL R-214.1, Sec. 1006.9

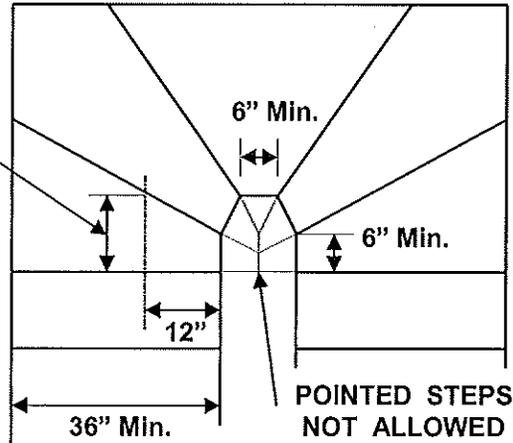
NOTE: The above sections require that open sides of stairs with a total rise of more than 30 inches above the floor or grade below must have a guardrail.
* The minimum required guardrail height for porches or balconies is 36".

CIRCULAR, SPIRAL AND WINDING STAIRWAYS - LESS THAN 10 OCCUPANTS

REQUIRED WIDTH OF RUN SHALL BE PROVIDED AT THIS LOCATION Sec. 1006.4

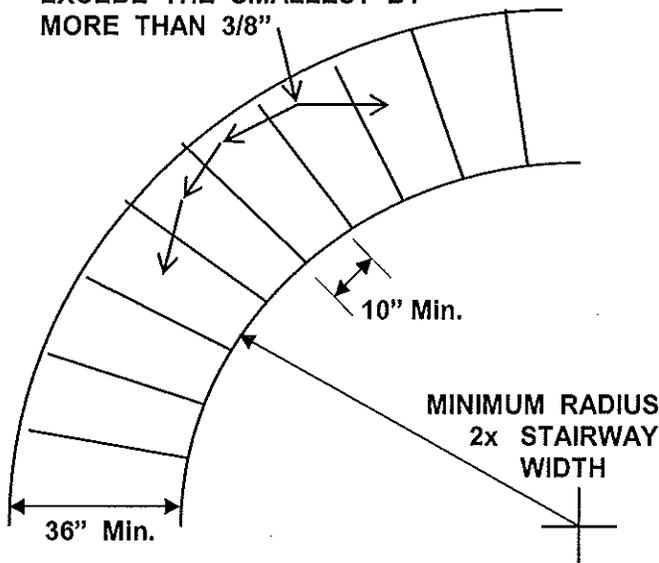


WINDING STAIRWAY
Sec. 1006.4, R-213.2

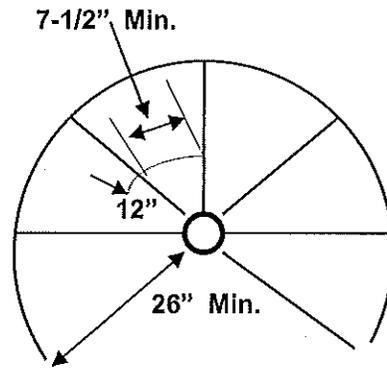


ALTERNATE USE OF WINDERS
Sec. 1006.2

THE LARGEST TREAD WIDTH OR RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8"



CIRCULAR STAIRWAY
Sec. 1006.5

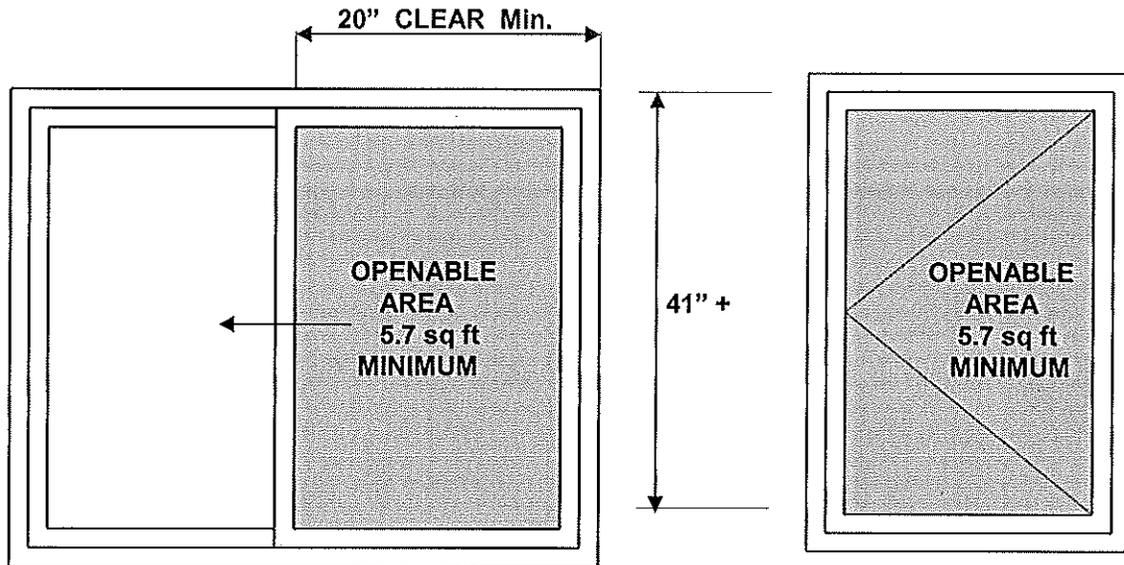


1. LIMITED TO SERVING AS EXIT FOR 400 sq ft
2. 9-1/2" Max. RISE BETWEEN TREADS

SPIRAL STAIRWAY
Sec. 1006.6, R-213.3

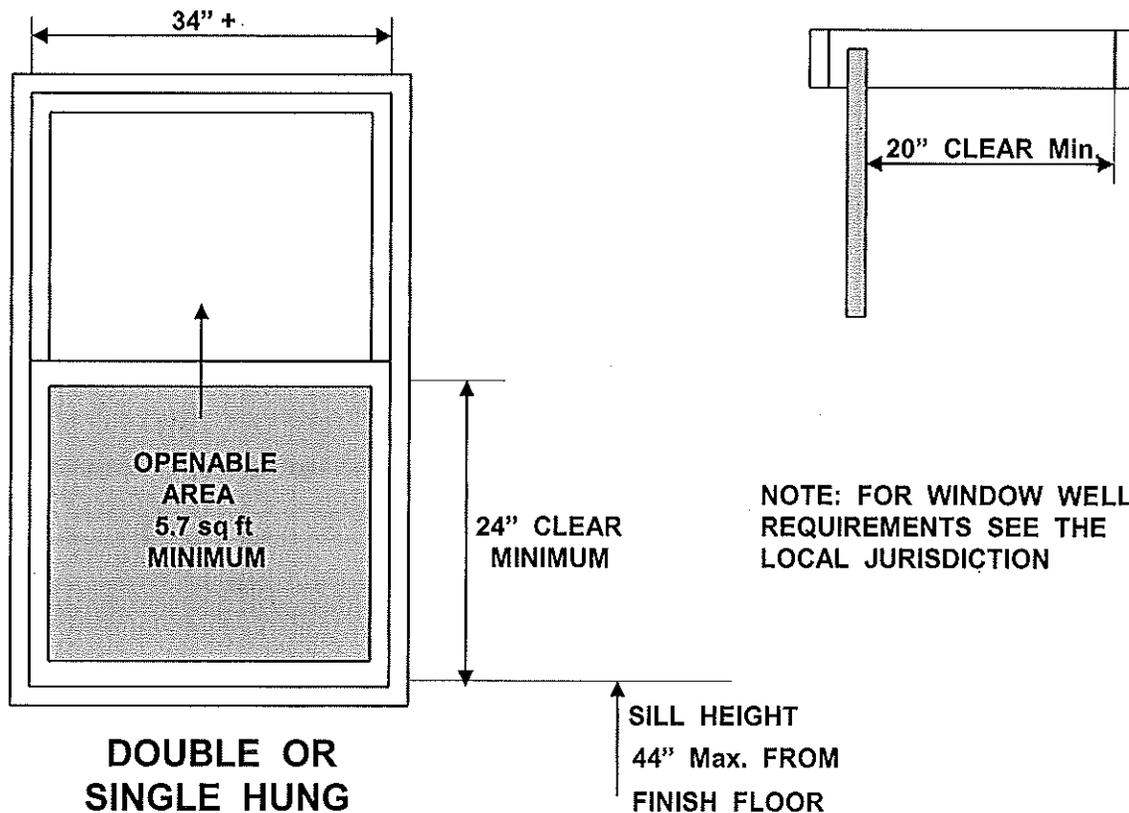
EGRESS WINDOWS FOR BASEMENTS AND SLEEPING ROOMS

Sec. 310.4, R-210.2



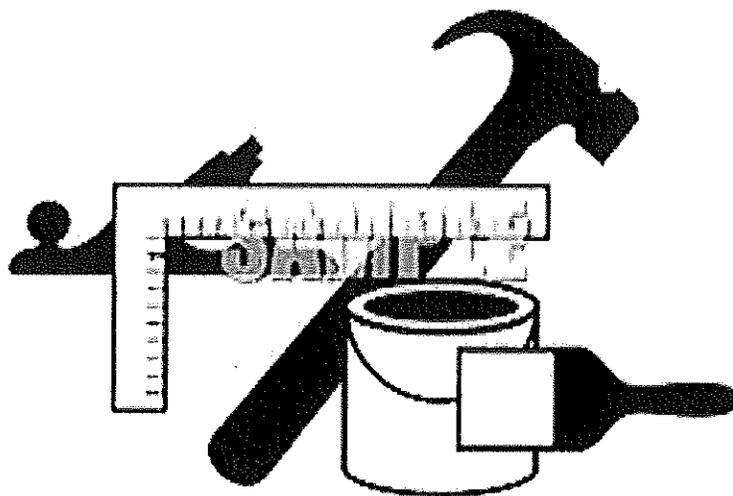
SLIDING WINDOW

CASEMENT



DOUBLE OR SINGLE HUNG

NOTE: FOR WINDOW WELL REQUIREMENTS SEE THE LOCAL JURISDICTION



**FOR MORE INFORMATION
CONTACT:**

**BOISE COUNTY
PLANNING & ZONING
DEPARTMENT
413 MAIN STREET
P.O. BOX 1300
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