



BOISE COUNTY  
**RESIDENTIAL**  
**BUILDERS HANDBOOK**

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**NOTICE:** Information contained within this booklet is meant to comply with the 2018 ICC 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.

## Requirements for Jurisdictions across the county:

This booklet is to be used as an aid for the structural and life safety portions in the building of one and two story family residential dwellings only. It does not cover 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.

<b>AREAS OF BOISE COUNTY</b>	<b>REQUIRED FROST*</b>	<b>WIND SPEED**</b>
Idaho City	36"	90 MPH
Crouch	36"	90 MPH
Horseshoe Bend	36"	90 MPH
Placerville	36"	90 MPH
Centerville	36"	90 MPH
Gardena	36"	90 MPH
Garden Valley	36"	90 MPH
Grand Jean	36"	90 MPH
Lowman	36"	90 MPH
Pioneerville	36"	90 MPH

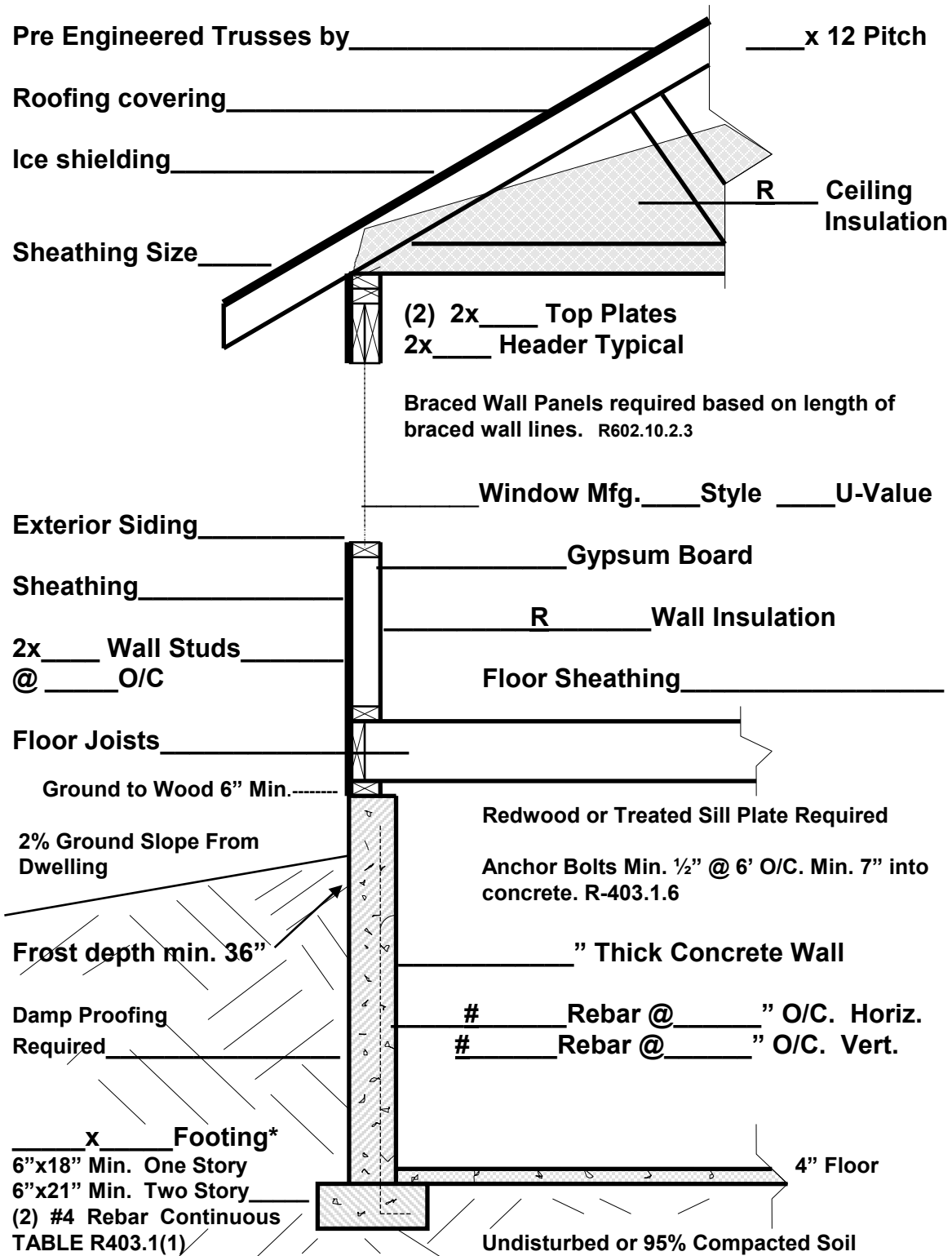
\* Frost depth below finish ground level in inches

\*\*Basic Wind Speeds Figure R301.2(5)A

### Roofing:

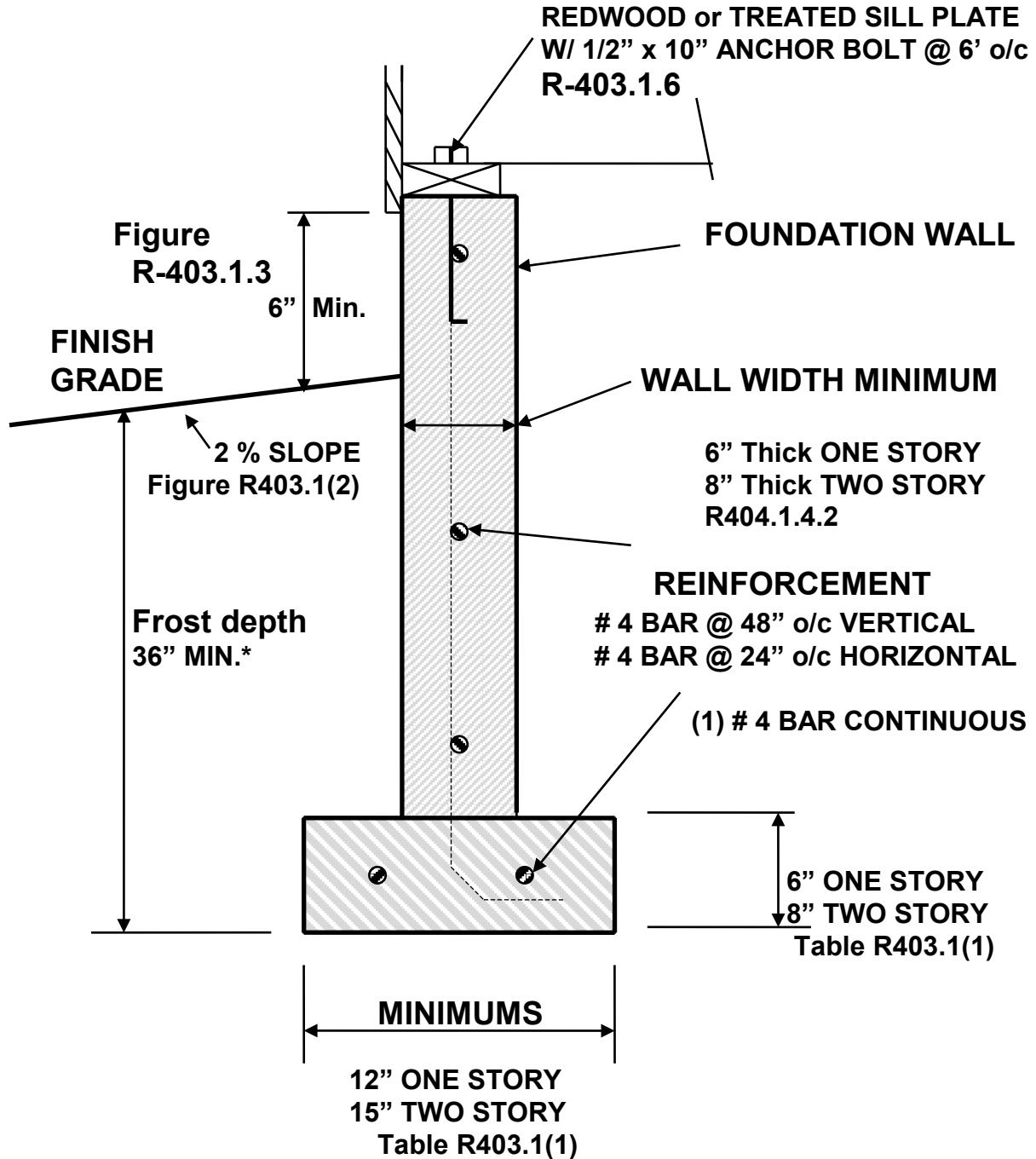
1. Roof coverings: *Ice shielding* is required across Boise county per building code.
2. Roof structure: Roofs are required to meet ground snow loads across Boise county. See the Boise county snow load map for the snow load in your area.

# Fill-in-the-blank Wall Section Detail



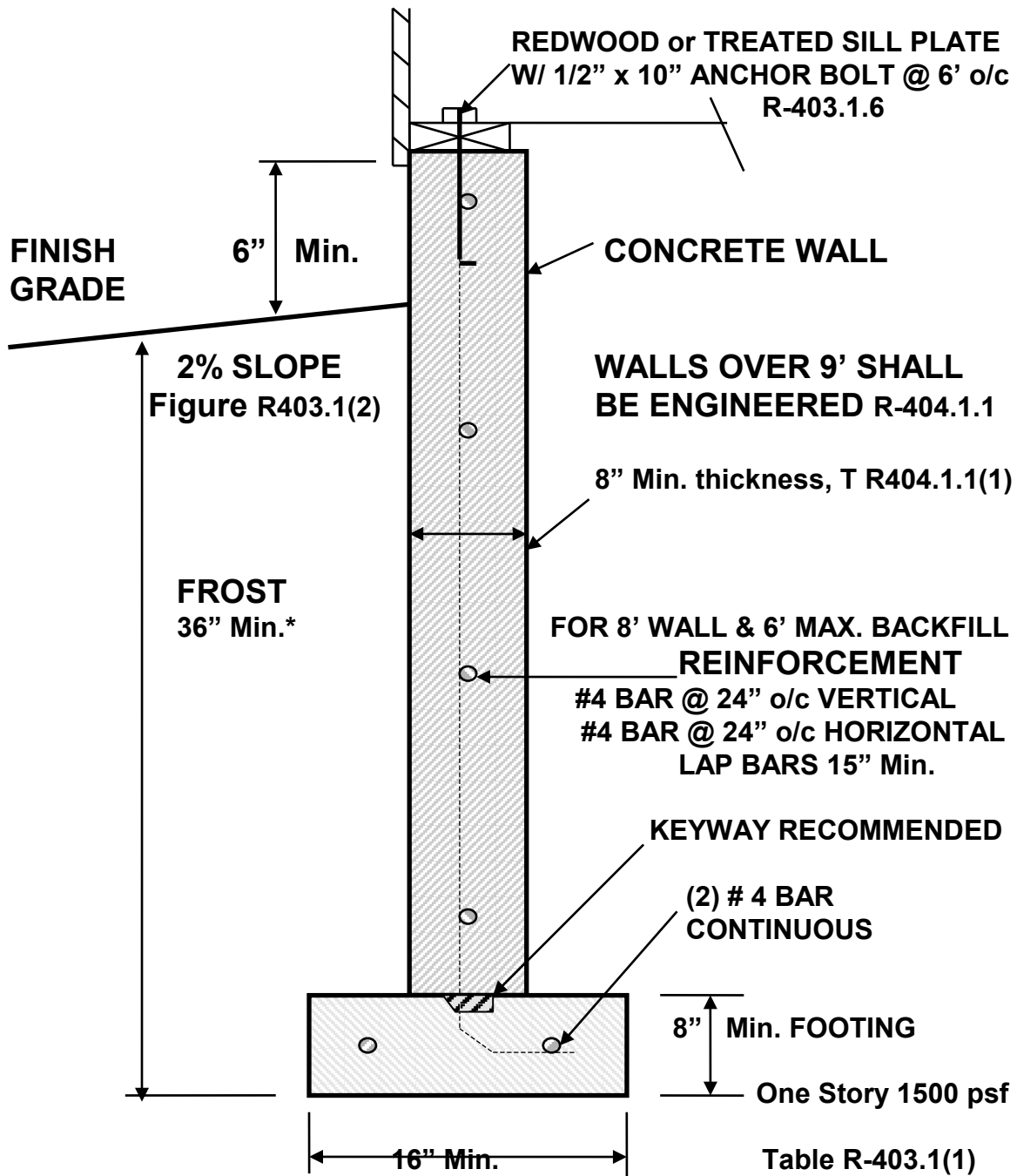
\* REFER TO PAGE #1 FOR REQUIRED FROST DEPTH

# LESS THAN 4' FOUNDATION



**\* REFER TO PAGE #1 FOR REQUIRED FROST DEPTH**

# HIGHER THAN 4' FOUNDATION

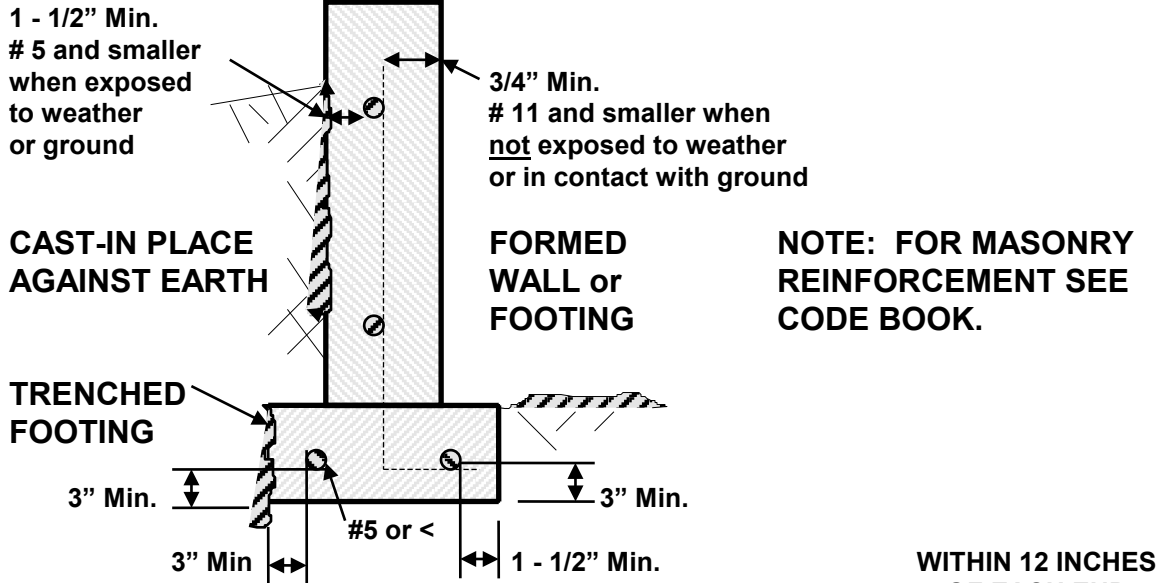


**NOTE:** Unless otherwise approved by the Building Inspector, foundation walls enclosing a basement below finished grade, shall be dampproofed and waterproofed outside by approved methods and materials. **R-406**

# FOUNDATION BOLT AND REBAR PROTECTION REQUIREMENTS

## CLEARANCE TO REBAR

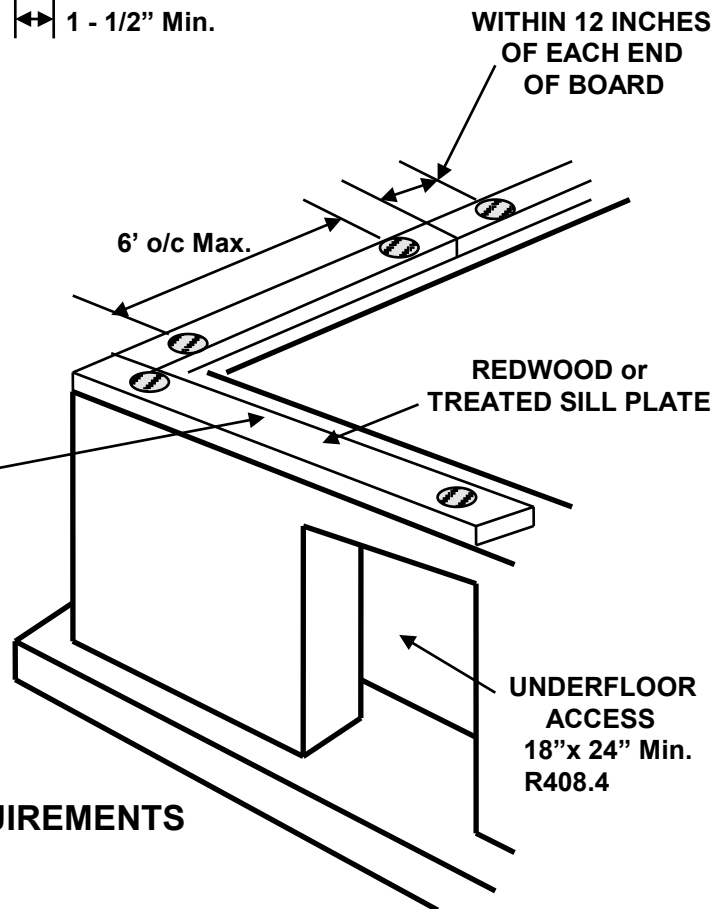
R403.1.3.5.3



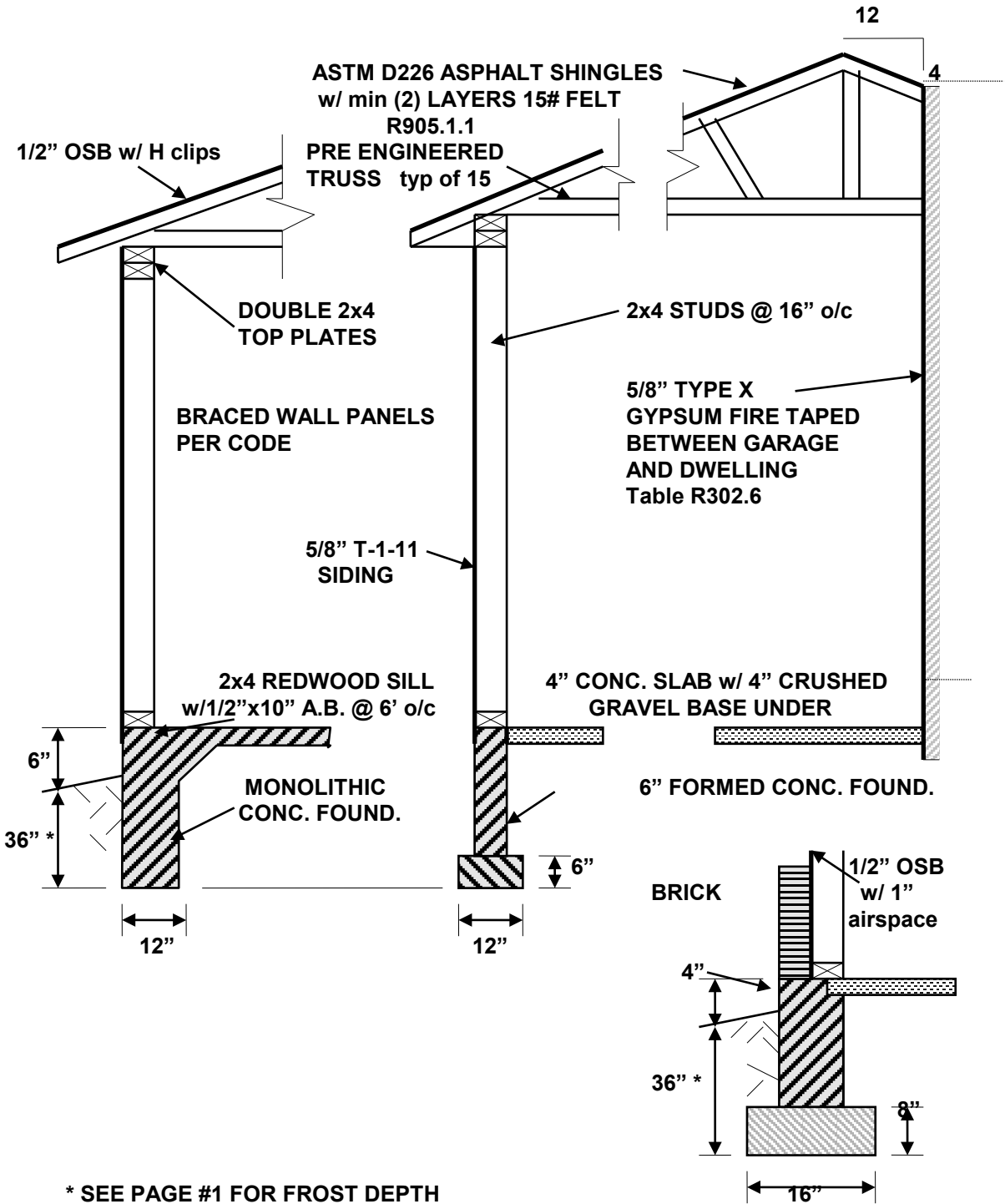
2"X2"X3/16" PLATE WASHERS  
SHALL BE USED IN SEISMIC  
ZONES D1 & HIGHER  
SEE PAGE 2 FOR ZONES

MINIMUM OF TWO (2)  
1/2" ANCHOR BOLTS  
PER PLATE + @ 6' o/c  
7" Min. EMBEDMENT  
IN CONCRETE w/ WASHERS  
R403.1.6

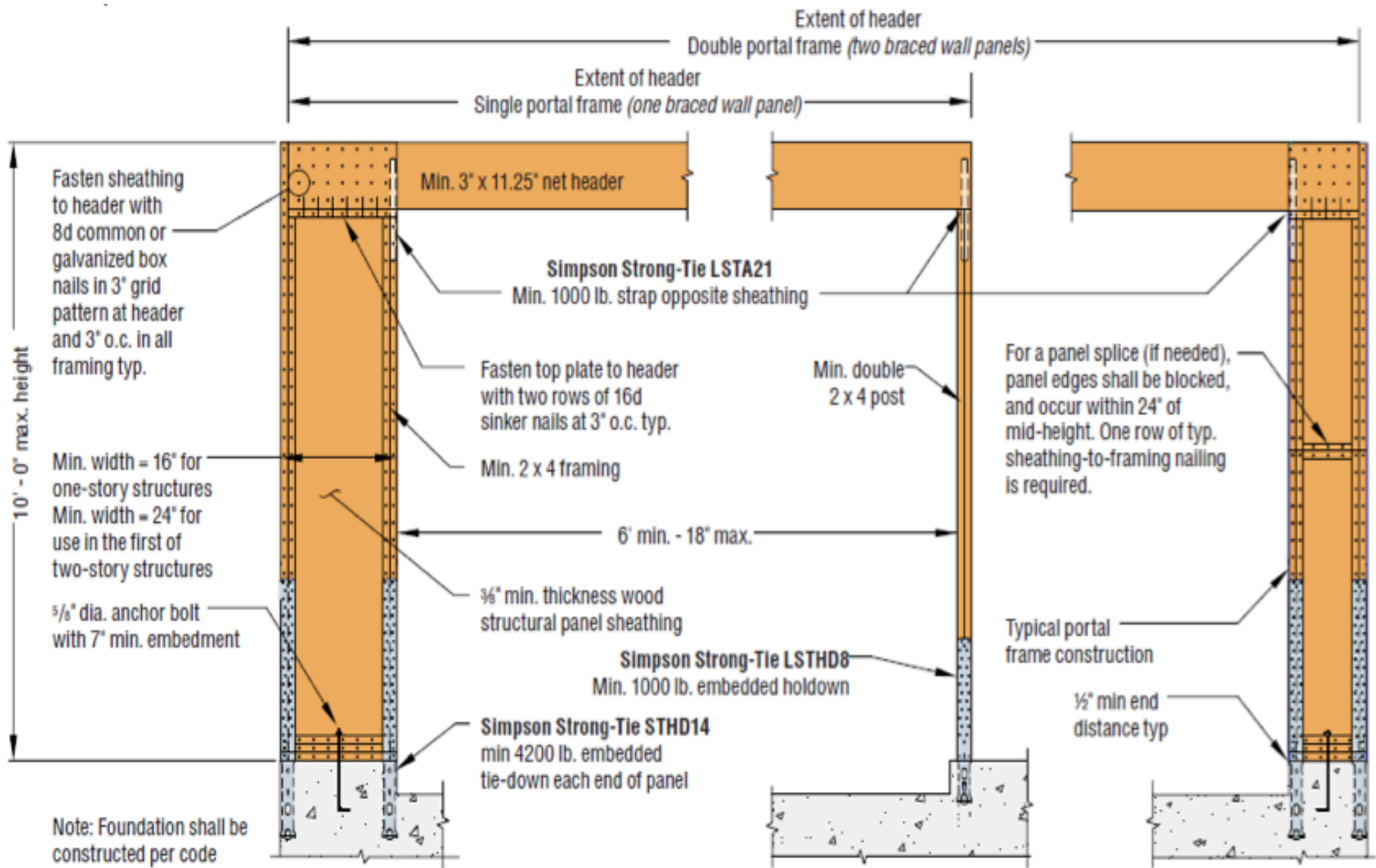
FOUNDATION BOLT REQUIREMENTS  
R-403.1



# TYPICAL GARAGE WALL & CARPORT SECTION DETAIL



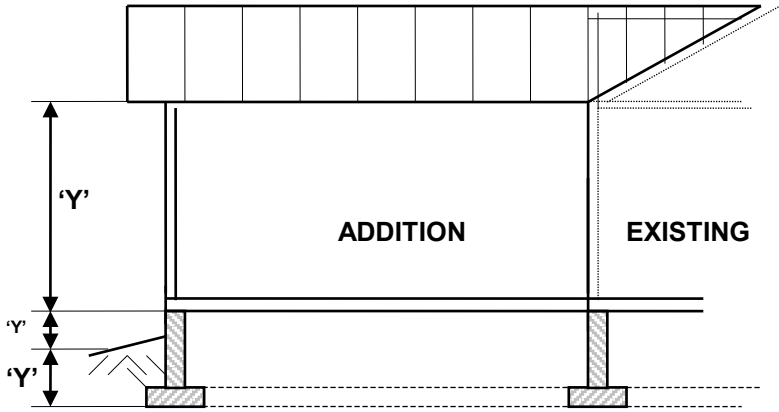
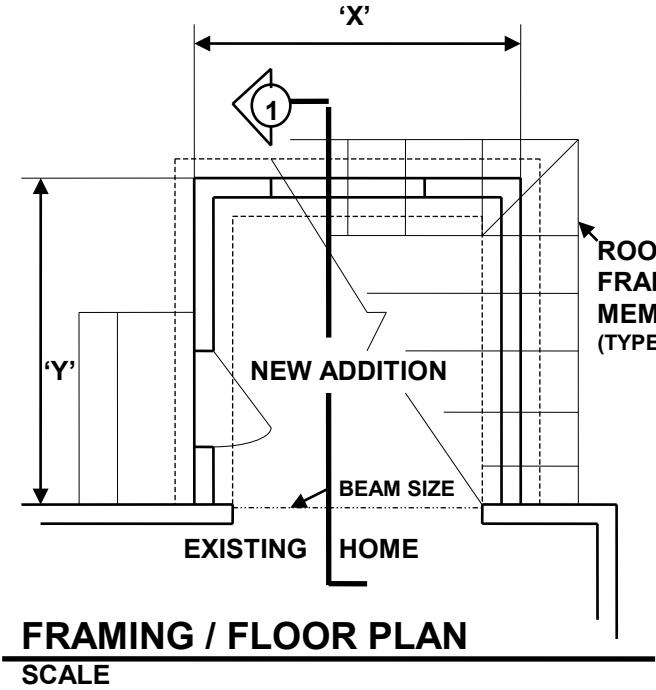
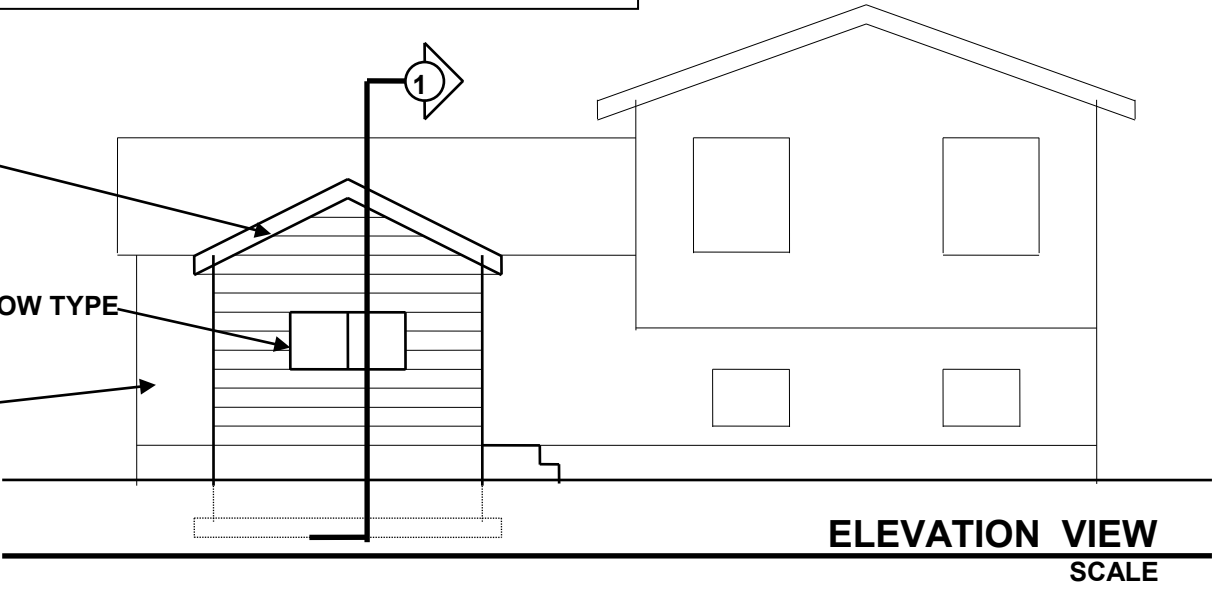
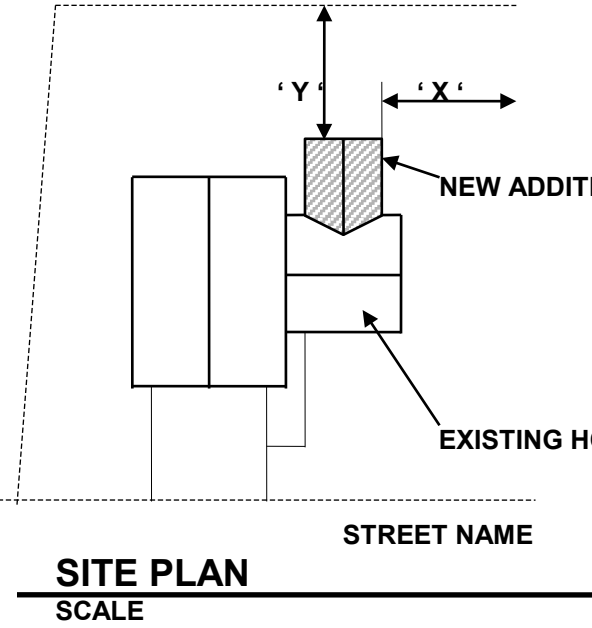




**Method PFH: Portal Frame with Holdowns**

Figure R602.10.6.2

**Sample Plan Format**



- 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"

<b>TYPICAL PLAN FORMAT</b>
OWNERS NAME / LOCATION
SCALE / DATE / DRAWN BY

# TYPICAL WALL, FLOOR AND ROOF FRAMING DETAIL

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

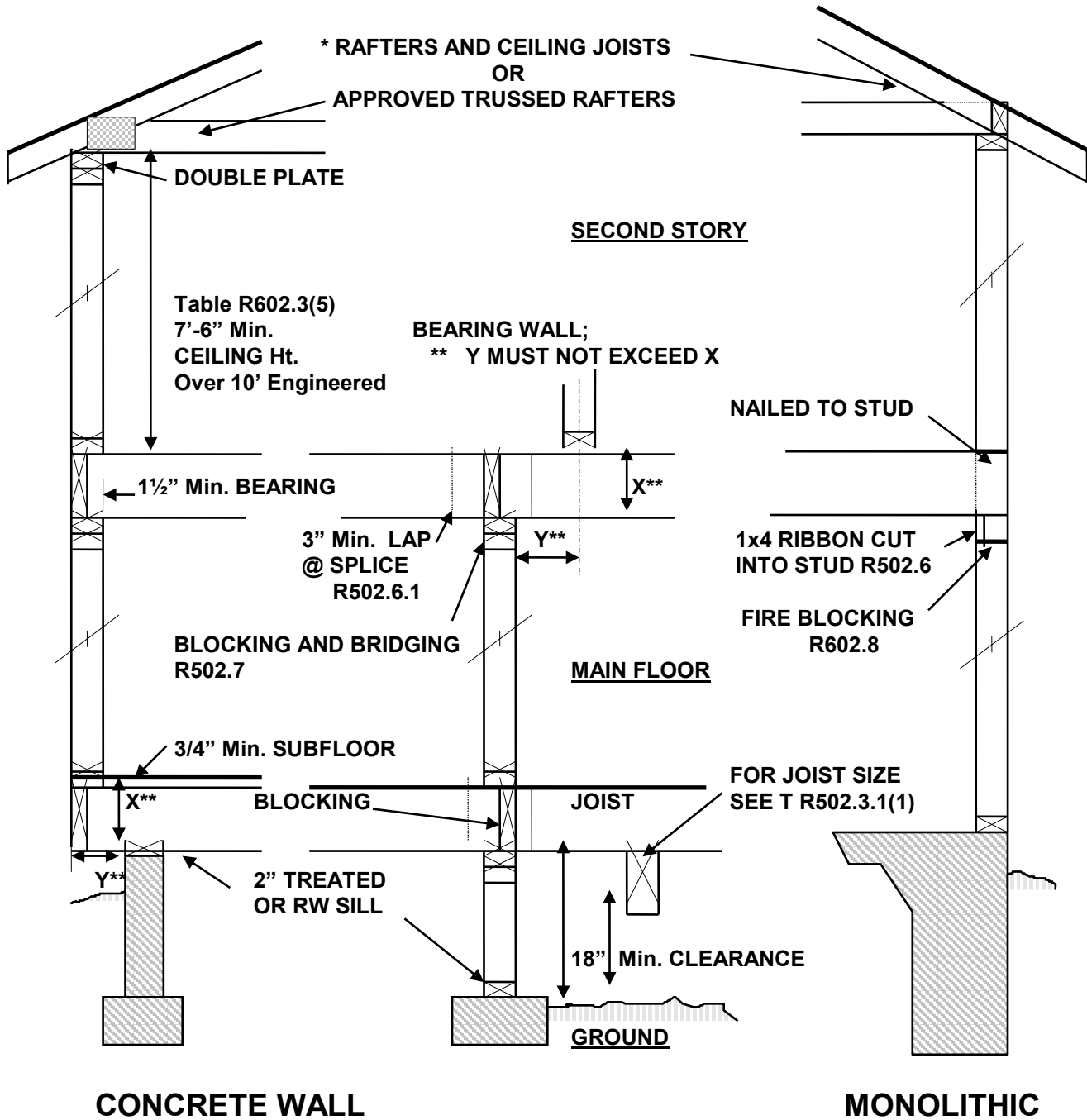
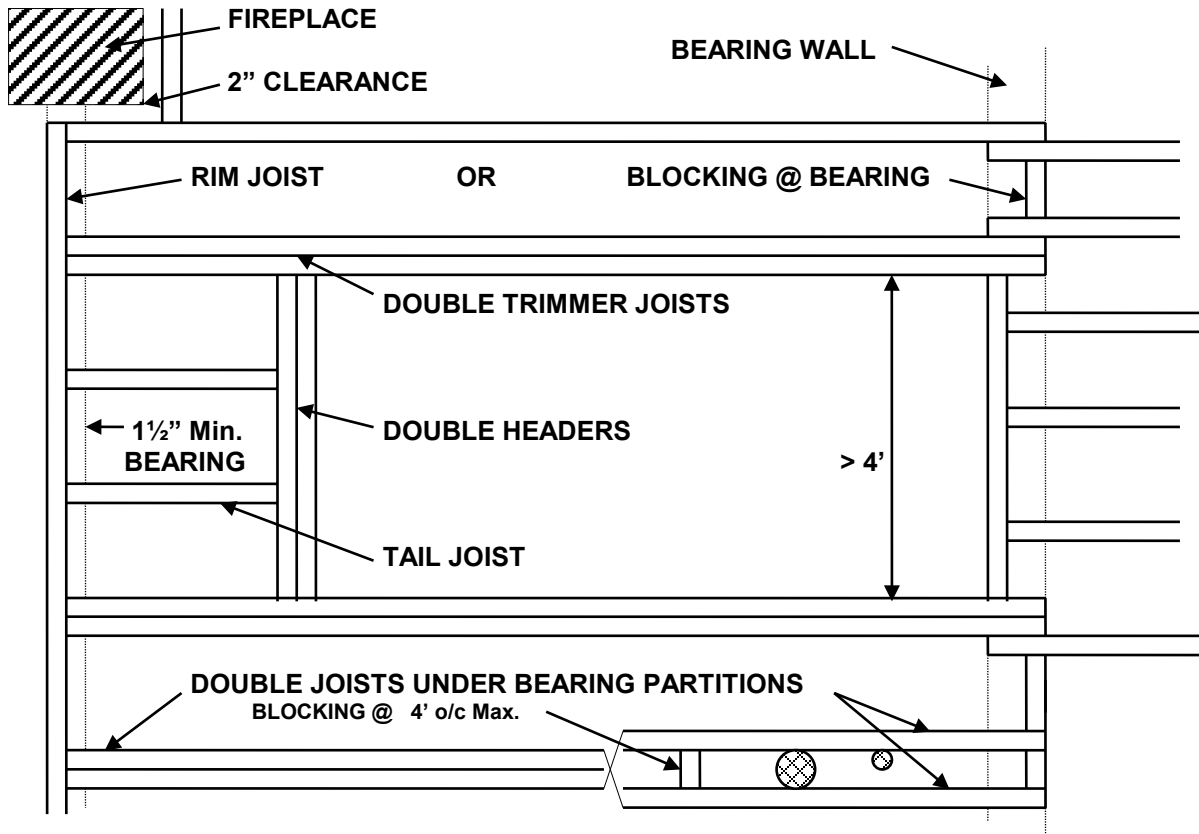


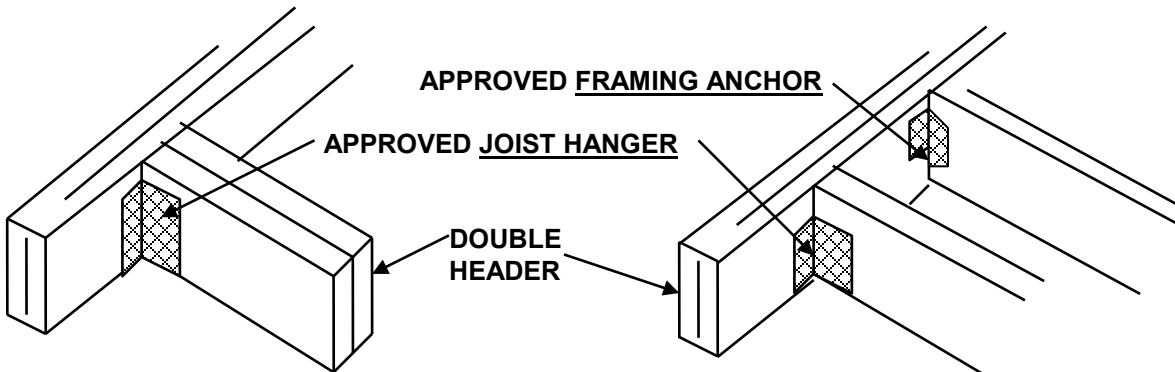
Figure R602.3(1)

# FRAMING AROUND OPENINGS

R502.10 (FLOOR) R802.9 (CEILING)



**DOUBLE TRIMMERS & HEADERS WHEN SPAN EXCEEDS 4 FEET**

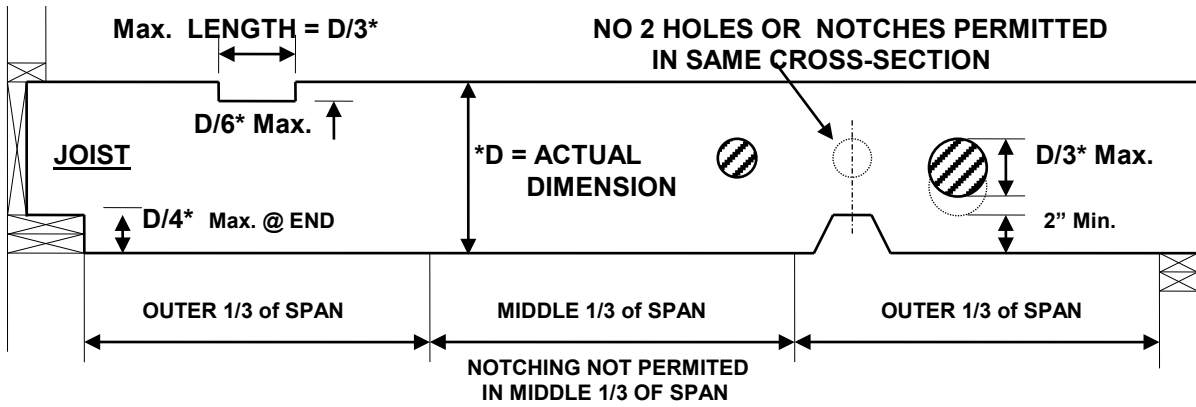


**HEADERS OVER 6 FEET**

**TAIL JOISTS EXCEEDING 12 FEET**

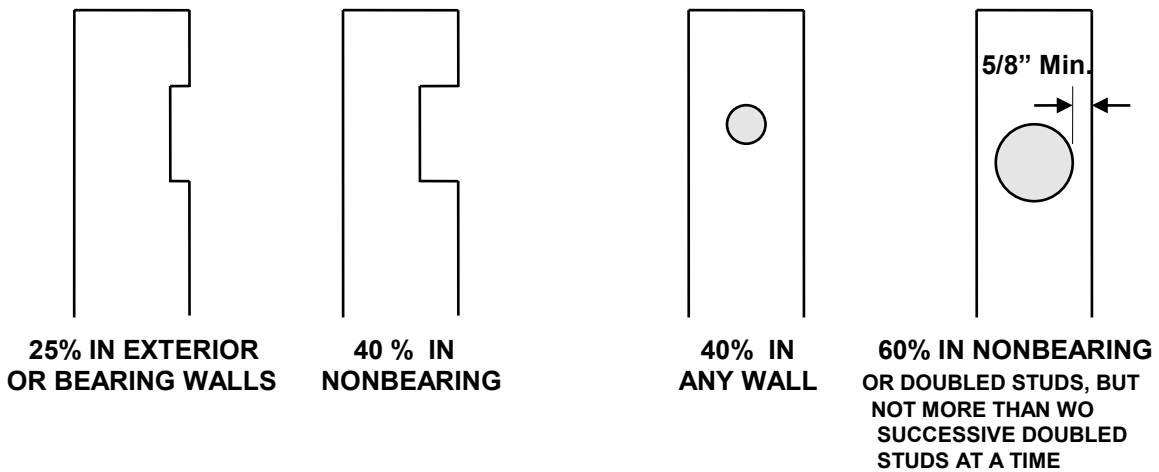
**ILLUSTRATIONS FOR DIMENSIONAL WOOD ONLY.**

# 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

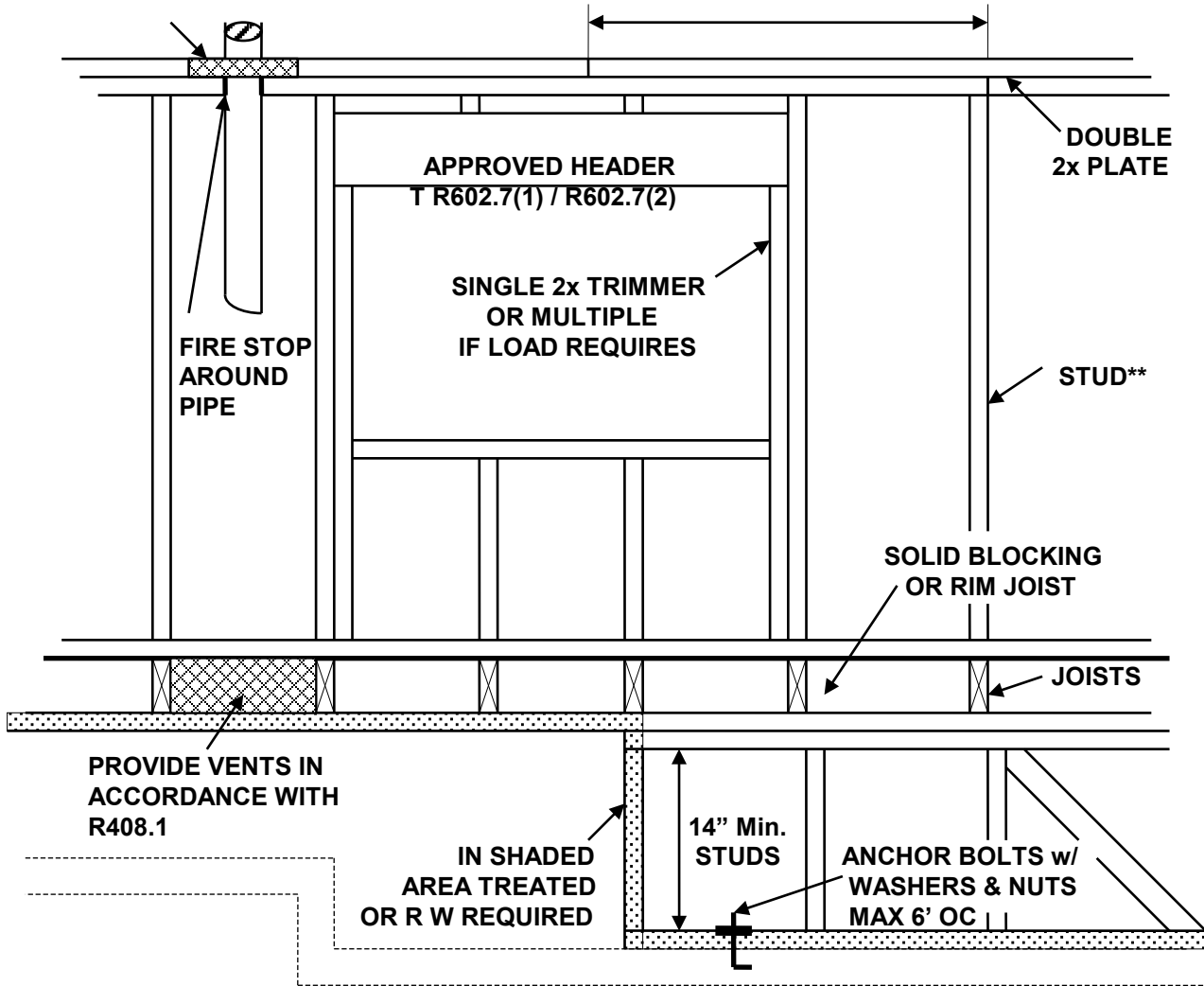


# TYPICAL WALL FRAMING DETAILS

Figure R602.3(2)

16 GA METAL TIE  
OR EQUIVALENT R602.6.1

ON EXTERIOR OR BEARING  
WALLS STAGER JOINTS MIN 24"  
R602.3.2



## \*\* MAXIMUM STUD SPACING

STUD SIZE	SUPPORTING: ROOF / CEILING	1 FLOOR + ROOF / CEILING	2 FLOORS + ROOF / CEILING	<u>NONBEARING</u>
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 602.3.1

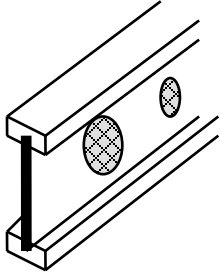
**BRACING SHALL MEET LOCAL SEISMIC AND WIND REQUIREMENTS.**

Table R602.10.1.3

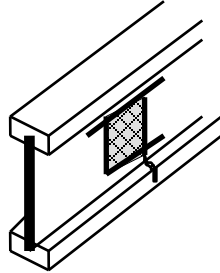
# ENGINEERED I-JOIST WARNINGS

## THESE CONDITIONS ARE NOT PERMITTED

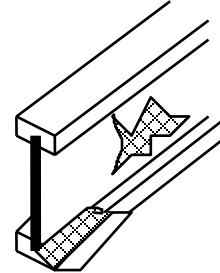
ALWAYS REFER TO MANUFACTURERS INSTALLATION INSTRUCTIONS



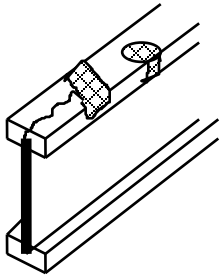
REFER TO HOLE CHART \*  
FOR PERMITTED SIZING



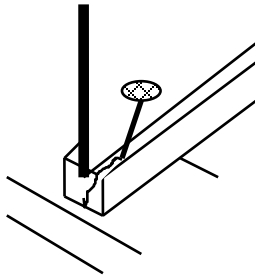
DO NOT OVERCUT HOLE  
OR CUT INTO FLANGE



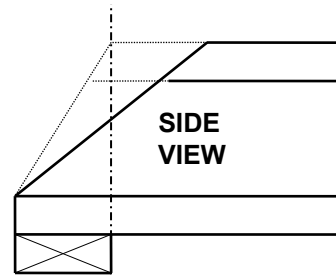
DON'T USE HAMMER TO  
ENLARGE HOLES OR  
BEAT ON FLANGE



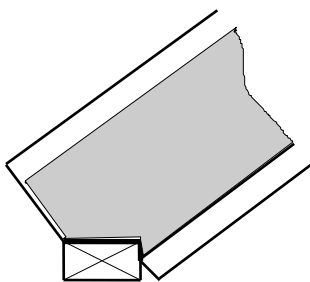
DO NOT DRILL OR  
DAMAGE FLANGE



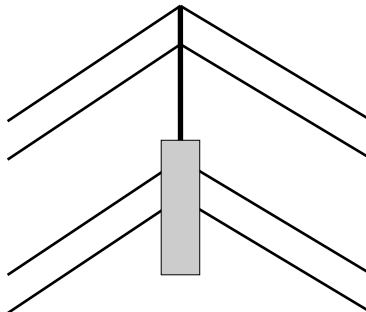
DO NOT USE 16d NAILS  
USE 8d, 10d & 12d NAILS ONLY  
STAY BACK 1-1/2" FROM END



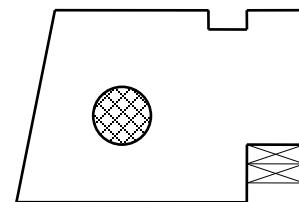
DO NOT CUT BEYOND  
INSIDE EDGE OF BEARING



DO NOT SUPPORT  
JOIST ON WEB

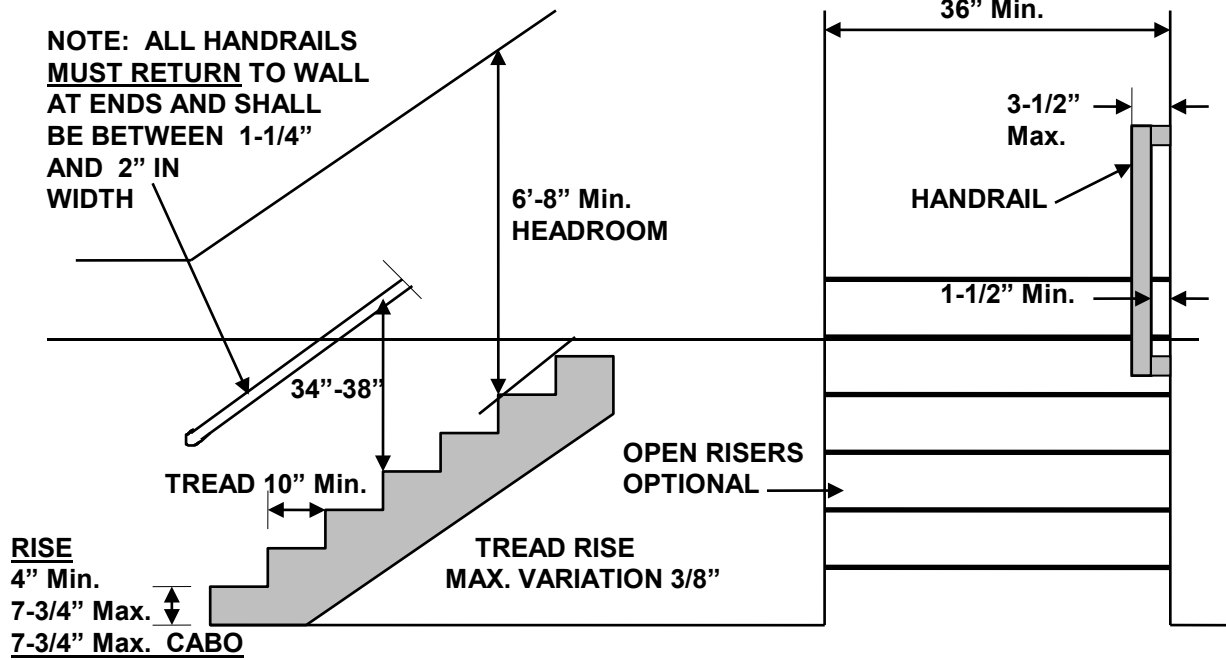


DO NOT BIRDSMOUTH OR  
USE UNSUPPORTED  
AS A TRUSS COMPONENT

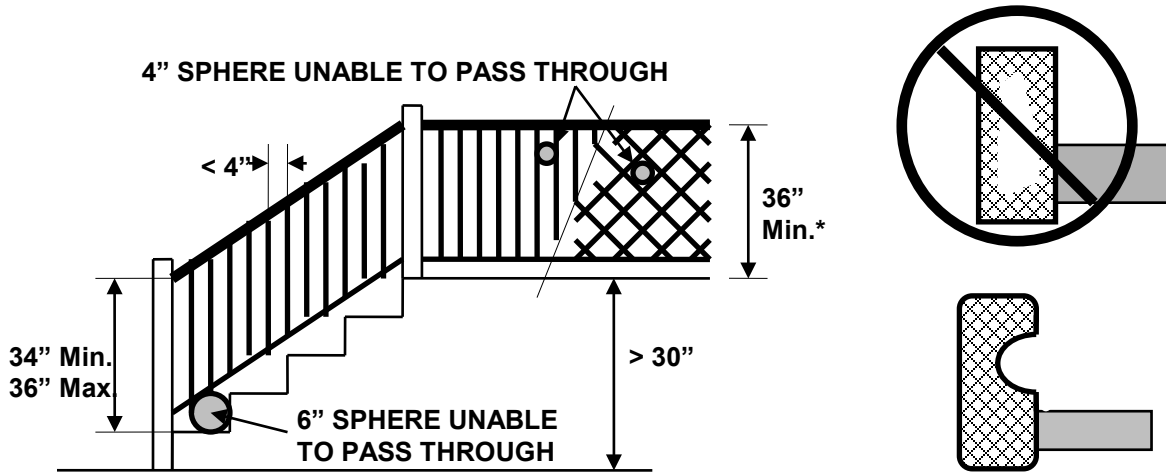


DO NOT NOTCH OR  
DRILL ANY  
LAMINATED BEAM

# GUARDRAIL AND STAIRWAY REQUIREMENTS



## STAIRWAYS: R311.7



## GUARDRAILS: R312.1

## APPROVED ALTERNATE HANDRAIL

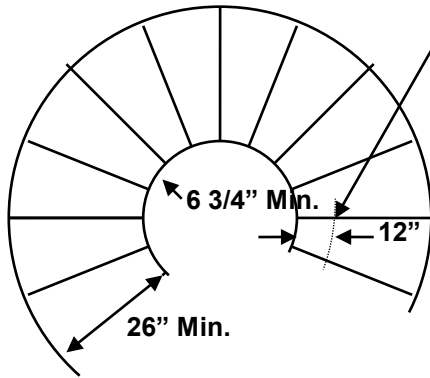
**NOTE:** The above sections require that open sides of stairs with a total rise of more than 30 inches above the floor or grade below must have a guardrail.

\* The minimum required guardrail height for porches or balconies is 36".

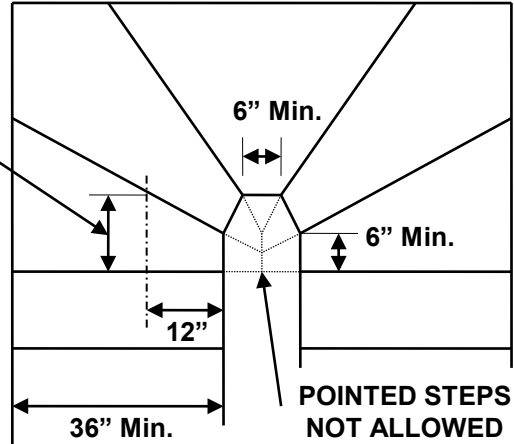


# SPIRAL AND WINDING STAIRWAYS LESS THAN 10 OCCUPANTS

REQUIRED WIDTH OF RUN  
SHALL BE PROVIDED AT THIS  
LOCATION R311.7.10.1

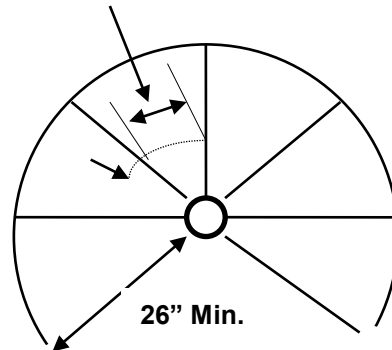


**WINDING STAIRWAY**  
R311.7.10.1



**ALTERNATE USE  
OF WINDERS**  
R311.7.10

6-3/4" Min.

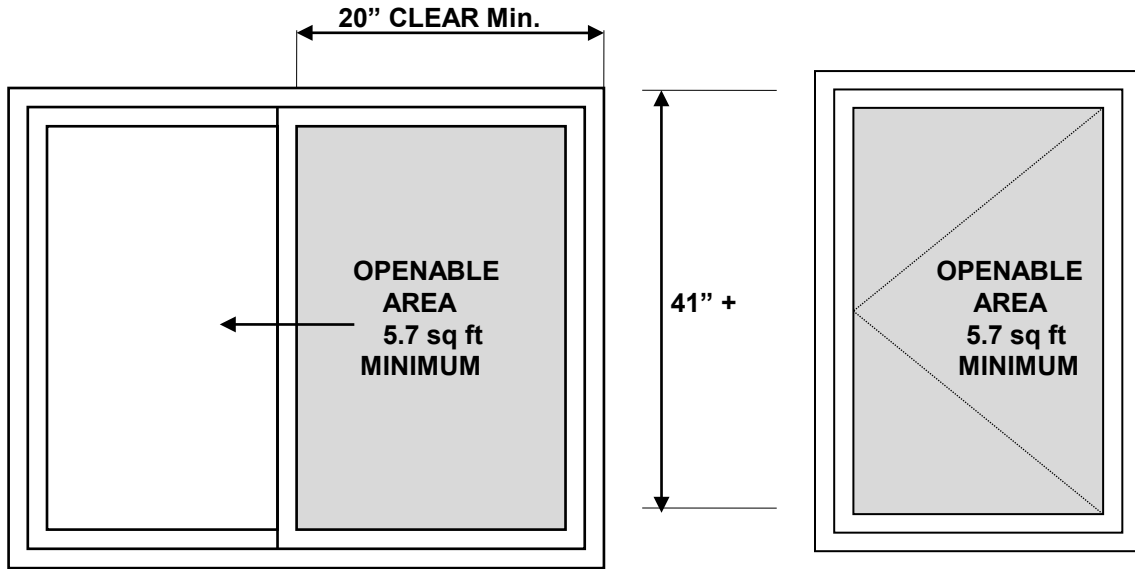


1. MINIMUM HEADROOM 6'6"
2. 9-1/2" Max. RISER
3. 24.5" Max. Walkline radius

**SPIRAL STAIRWAY**  
R311.7.10.1

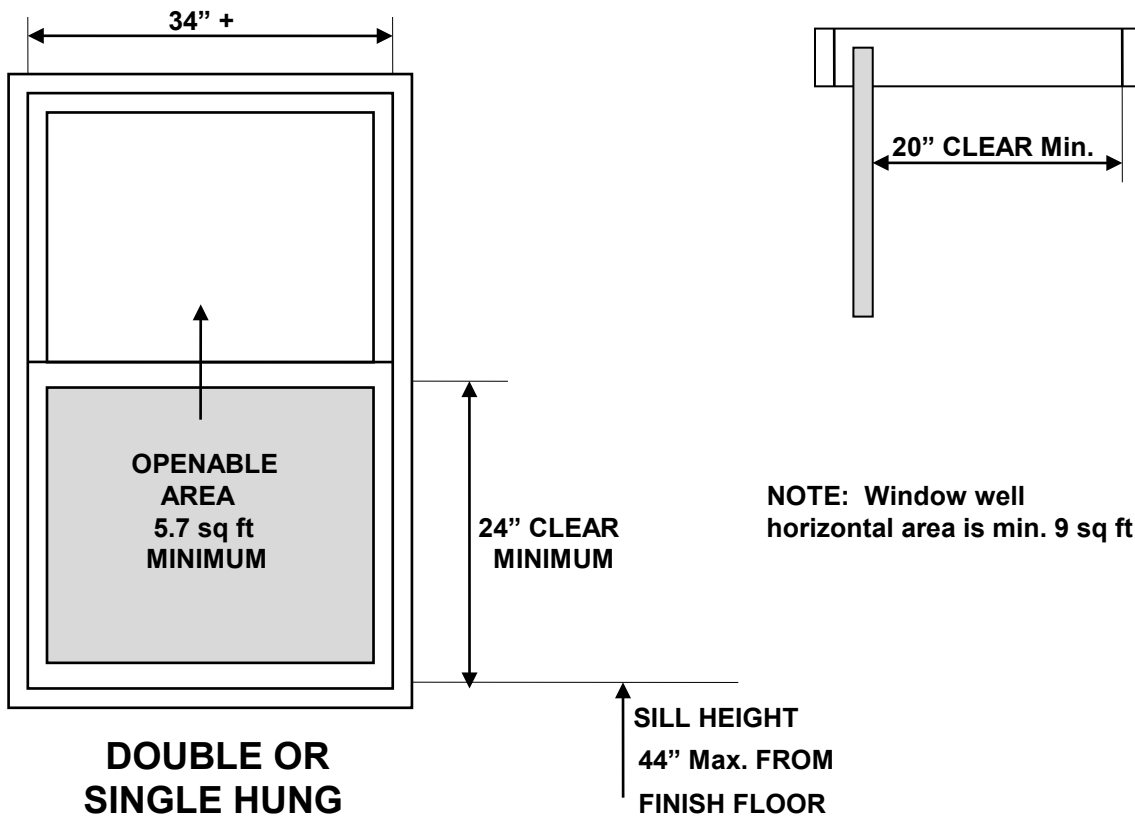
# EGRESS WINDOWS FOR BASEMENTS AND SLEEPING ROOMS

R310



**SLIDING WINDOW**

**CASEMENT**



**DOUBLE OR SINGLE HUNG**



**FOR MORE INFORMATION  
CONTACT:**

**BOISE COUNTY  
PLANNING & ZONING  
DEPARTMENT  
413 MAIN STREET  
P.O. BOX 1300  
IDAHO CITY, IDAHO 83631  
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[www.boisecounty.us](http://www.boisecounty.us)**