

MANUFACTURED HOMES

Permanent sets require footing, foundation and final inspections; standard sets require excavation, footing and final inspections. Electrical, plumbing and HVAC must be signed off before this department can final the home.

GAS CHECK

The Building Department will not approve a final inspection or issue a certificate of occupancy for any building containing a liquefied petroleum gas fixture or appliance without first receiving evidence that a gas check has been completed and approved by a qualified inspector. The gas check will include observation of a pressure test and an inspection of gas piping, valves, controls and appurtenances for a safe, complete and workable installation.

HVAC INSPECTIONS

are required by the State of Idaho. These are done after all ducts, vents, chimneys, etc. are in place.

ELECTRICAL & PLUMBING INSPECTIONS

are also required by the State. Any questions may be directed to the State inspectors at the numbers listed at the end of this brochure.

**STATE OF IDAHO DIV OF BUILDING
SAFETY: (800) 955-3044**

www.dbs.idaho.gov

SETBACKS/INFO.

Front / back property line	20 ft
Side property line	10 ft
Maximum building height	35 ft
Distance between buildings	6 ft
High waterline	25 ft

Setbacks are measured from the foot print of the building to the PROPERTY LINE. Setbacks and construction may also be regulated by subdivision covenants. The more restrictive is required. Property lines MUST be clearly marked before the footing inspection.

Boise County Building Department Inspection Requirements



Phone (208) 392-4795

Fax (208) 392-2259

413 Main Street P.O. Box 1300

Idaho City, ID 83716

BEFORE YOUR FIRST INSPECTION:

- Clearly mark property lines
- Post permit card and address numbers, visible from road
- Keep plans on site at all times
- Call for inspections at least 48-hrs in advance

REQUIRED INSPECTIONS:

- Footing/Holes/Columns/Pads
- Foundation
- Wall and Roof Sheathing
- Frame
- Insulation
- Final

Please check with this department regarding any additional inspections before construction.

REQUEST AN INSPECTION: Please call the Building Inspection Line. at (208) 781-8565. At least 48-hour notice is required for all requests. When you call YOU MUST HAVE YOUR PERMIT NUMBER, owners name as shown on the application and physical address. Please leave a phone number where you can be reached. Inspection requests MAY NOT be made in the field, they must be called into the office. Our answering machine is on 24 hours a day.

FOOTING/HOLE/COLUMNS/PADS: This is done after forms are set up, reinforcing is tied in place and before placing concrete. The property lines must be clearly marked at the time of this inspection. Pole structures require hole inspections and masonry inspections are also required if applicable.

FOUNDATION/WALL: This is done after the forms and reinforcing materials are in place but before placing concrete.

SHEATHING: This is done before house wrap or siding is placed. Wall and roof nailing pattern is required to be checked.

FRAMING: This is done after roof and wall sheathing, all framing, fire blocking, bracing, draft stops, resistive weather barrier is in place on exterior walls (no siding should be installed), and all pipes (including electrical, plumbing, heating, and gas), chimneys and vents are complete. This inspection is required before insulation is placed but after electrical, plumbing, and HVAC (heating, ventilation, and air conditioning) rough ins have been signed off by the state inspectors. If engineered trusses are used, a copy of the truss manufacturer's specifications must be given to the inspector at the frame inspection. Pole sheds with interior finish require a frame inspection prior to cover.

A re-inspection fee of \$150.00 will be charged after multiple visits of same inspection type.

ENERGY: This is done before the interior of structure is covered. Please note: Insulation installers shall provide a certification listing the type, manufacturer and R-value of insulation installed in each element of the building thermal envelope, as per 2018 International Energy Conservation Code.

FINAL: This is your last inspection and is done after all code related work has been completed and before occupying the building. Electrical, plumbing, and HVAC final inspections must be complete and approved before the final inspection can be done by the Building Department. Carpet, linoleum, and paint do not have to be completed before this inspection.

Did you know...? Wood burning fireplaces (inserts) are permitted and inspected by the Boise County Building Department. Permits can be obtained by contacting our office.