

# City of Blackfoot

157 N Broadway  
Blackfoot, Idaho 83221  
208-785-8600

## Required Information for Commercial Building Plan Review:

*To process the building permit the following criteria will be required for all plan submittals. Two (2) copies of complete drawings to scale are to be provided on minimum paper dimensions 1-18" x 24" 1-11" x 17"*

### Requirements:

1. **Site Plan** – indicate all property lines, easements or right-of-way, set backs on all 4 sides to property line, north arrow, existing structures on property, proposed new structure/s and job address.
2. **Design Criteria for 2012 Codes** – 2012 IBC, 2009 IFGC, 2009 IMC, 2012 IECC
3. **Construction Documents:** Plans stamped by an Idaho Licensed Architect and Idaho Registered Structural Engineer.  
Exception: Prescriptive structural buildings without complex existing requirements
4. **Concrete Footing/Foundation Plan:** Complete, engineered footing/foundation details (ie: height, width, reinforcement/rebar schedule, anchor bolts, foundation straps, shear wall details and footing depth (30") and concrete column details.
5. **Floor Plans:**
  - a. Scales at  $\frac{1}{4}'' = 1' - 0''$
  - b. Fully dimensioned plan of each floor
  - c. All window and door sizes, (Note: door and window Schedule)
  - d. Braced wall lines & braced wall panel locations
  - e. Size of all load-bearing beams, headers and posts
  - f. Room identification
  - g. Wall height and ceiling height
  - h. Automatic sprinkler system design (If required)
  - i. Egress requirements
  - j. Accessibility requirements
6. **Elevations:** (height above finished grade):
  - a. Scale at  $\frac{1}{4}''$  or  $\frac{1}{8}'' = 1' - 0''$
  - b. All four elevations\
  - c. Extent of foundation walls and footings below finished grade

**7. Framing:**

- a. Wall section(s)- roof to foundation showing size/description of framing members
- b. Stud spacing
- c. Stair heights – including rail heights, rail spacing, stair rise and tread dimensions
- d. Header and beam information
- e.

**10. Mechanical/Heat Load Calculations/Duct Design:**

- a. Load calculations for heating and cooling and ductwork sizes per ASHRAE Handbook of Fundamentals, or other approved calculation procedure.
- b. Mechanical General Regulations are to meet the 2009 International Mechanical Code and the International Fuel Gas Code.

**11. Fire Department Approval:**

Plans reviewed and approved by the local Fire District or the State of Idaho Fire Marshall

**12. Geotechnical Soils Report:**

Where required by code, a Geotechnical Soils Report prepared by a licensed Geotechnical Engineer or a registered and experienced Civil Engineer.

Complete engineered truss framing plan/details

**Engineered Floor Design:**

If an engineered floor joist material is used

**Check/Mechanical Design Certificate:**

Completed Mechanical Design Certificate based on the 2009  
(see [www.energycodes.gov](http://www.energycodes.gov) for COM-Check-EZ software)

**Sewer Permit and Water Inspection Fee for Private sewage disposal system \$35.00 Sewer Permit and Inspection Fee - \$35.00**

**Commercial Per EDU in City Outside City (up to 5 EDUs Assessed) \$2,000.00 ea. \$3,000.00 ea. (Up to 10 Edu's Assessed) \$1,800.00 ea. \$2,700.00 ea. 11 EDU's and up would be set by the city council and mayor; this fee will be no less than \$18,000.00. Example; An office or business complex with 5 businesses, each being assessed 1 point would be 5 points and the Sewer Availability Fee would be \$5,400.00. EDU's will be assessed based on the chart under title 9-04-21 of the City Code Book. No permit will be issued until application form is completed and a complete assessment is done. Industrial User SAF will be by agreement based on potential loading to Treatment Plant and capacity of Treatment Plant.**

**Water and Sewer Connection Fees -**

<b>Water Service</b>	<b>In City</b>	<b>Out City</b>
<b>Line Size</b>		
<b>1"</b>	<b>\$1,000</b>	<b>\$1,500</b>
<b>1 ½"</b>	<b>\$2,200</b>	<b>\$3,300</b>
<b>2"</b>	<b>\$4,000</b>	<b>\$6,000</b>
<b>3"</b>	<b>\$9,000</b>	<b>\$13,500</b>
<b>4"</b>	<b>\$16,000</b>	<b>\$24,000</b>
<b>6"</b>	<b>\$36,000</b>	<b>\$54,000</b>

<b>Sewer Service</b>	<b>Sewer</b>	
<b>Single Residence</b>	<b>\$1,300</b>	<b>\$1,900</b>
<b>Duplex, Twin Home</b>	<b>\$2,600</b>	<b>\$3,900</b>
<b>Multi-Residential</b>		
<b>First Residence</b>	<b>\$1,300</b>	<b>\$1,900</b>
<b>Second Residence</b>	<b>\$1,170</b>	<b>\$1,710</b>
<b>Third Residence</b>	<b>\$1,040</b>	<b>\$1,520</b>
<b>4th Residence</b>	<b>\$ 910</b>	<b>\$1,330</b>

Examples; a triplex would pay a SAF of \$3,510.00 plus an inspection fee of \$35.00, a four plex would pay a SAF of \$4,420.00 plus \$35.00, a six plex would pay a SAF of \$6,240.00 plus \$35.00.

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