

City of Blackfoot

157 N Broadway

Blackfoot, Idaho 83221

Required Information for Single Family Residential 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 of 11" x 17". Requirements:

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 structures and job address.
- 2. Design Criteria for 2012 Codes** – 2012 IRC, 2012 IFGC, 2012 IMC, design loads (ie: snow load 47 lbs., Wind Speed 90 mph w/3 sec. gust, Seismic Design: C, frost Depth: 30")
- 3. Concrete Footing/Foundation Plan:** Complete footing/foundation details (ie: height, width, reinforcement/rebar schedule, anchor bolts, foundation straps, shear wall details and footing depth (30") and concrete column details.
- 4. 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 (including location of all required smoke detectors) g. Wall height and ceiling height
- 5. 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
- 6. 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. Complete Truss framing plan/details if engineered trusses are used (2 copies)
- 7. Engineered Floor Design:** a. If an engineered floor joist material is used
- 8. Res Check:** a. Completed worksheets for the Model Energy Code available at www.energycodes.gov
- 9. Engineered Designs:** a. for any irregular portions of structures per R301.2.2.2.2 or other non-prescriptive construction
- 10. Heat Load Calculations/Duct Design:** a. Heat load calculations and duct design calculation sized based on building loads calculated in accordance with ACCA Manual J, 8th Edition and ACCA Manual D (show layout & air damper locations) b. List of all appliances fed by Natural Gas

11. City Water Line & Sewer:

Water and Sewer Connection Fees:

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

Sewer Service		Sewer
	In City	Out City
Single Residence	\$1,300	\$1,900
Duplex, Twin Home	\$2,600	\$3,900
Multi-Residential		
First Residence	\$1,300	\$1,900
Second Residence	\$1,170	\$1,710
Third Residence	\$1,040	\$1,520
4th Residence and up (Ea.)	\$ 910	\$1,330
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.		



City of Blackfoot

Idaho

157 North Broadway
Blackfoot, Idaho 83221
(208) 785-8600
www.cityofblackfoot.org

Building Department Process

Step 1: Submit an Application

- Complete Application
- Building Division Applications Available at: / <http://www.cityofblackfoot.org/node/52>
- Pay Fee Schedules online/ <http://www.cityofblackfoot.org/financials>

Step 2: Plan Review Process / Upload Files to ProjectDox

- Site Planning Meeting with Departments of City of Blackfoot
- Submit Application to Building Department City Hall 157 N Broadway
- **ProjectDox agencies** reviews plans.
- Resubmittals: If you do not pass review, you'll be notified to upload corrections.
- Building Permit Approval required before building can begin.
- Download the approved plans/ approval letter.
- Letter will be e-mailed to you or notification.
- Build / With Building Permit on Site

Step 4: Building Official Notation

- Notify Building Official for Inspections
- Build Project

Step 5: Inspections needed are listed on your Building Permit

- BUILDING
- HVAC
- ELECTRICAL
- PLUMBING

❖ Any Questions Call

- Donna Parkinson Permits donna@cityofblackfoot.org (208)785-8600 x 3
- Jeff Geisler Building Official jeff.geisler@dbs.idaho.gov (208)220-6310
- Ben Hirschi Fire Marshall bhirschi@cityofblackfoot.org (208)785-8605
- Richard Mangum PWD richard@cityofblackfoot.org (208)785-8608 x 8
- Kurt Hibbert P & Z Administrator khibbert@cityofblackfoot.org 208)785-8600 x 4



State of Idaho
DIVISION OF BUILDING SAFETY

Building a Safer Idaho

C.L. "BUTCH" OTTER
Governor
C. Kelly Pearce
Administrator

1090 East Watertower Street Suite 150
Meridian, Idaho 83642
Main # 1-800-955-3044
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dbs.idaho.gov

September 8, 2016

In order to fulfill the requirements of the 2012 International Residential Code and the 2012 International Energy Conservation Code, the Division of Building Safety will be enforcing the requirements of Manual S, J and D on new construction residential projects within the city limits of Blackfoot beginning January 1, 2017.

The documentation required to be submitted at plan review will be as follows:

Building Plans

- Site plan
- Floor plans
- Building Envelope Insulation Values

HVAC Design Report

- Heating & Cooling Load Calculations (Manual J)
- Equipment Specifications (Manual S)
- Duct Design (Manual D)

Software programs that fulfill the requirements of Manual S, J and D and are approved by ACCA for HVAC Design will be recognized and accepted.

The HVAC Design report will be reviewed for accuracy corresponding to the building plans and the requirements of Manual S, J and D prior to issuing a building permit. Upon review, the report will be stamped "*Approved*" and made available for the Builder/Contractor.

The "*Approved*" copy of the HVAC Design report must be available on site for the HVAC Inspector at the time of the HVAC Rough-in and Final inspections; if the report is not on site, the inspection will not pass.

If there are any inquiries concerning this process, please feel free to contact me.

Mike Hyde
Division of Building Safety
HVAC Program Specialist
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Michael.hyde@dbs.idaho.gov

