

COMMERCIAL MODULAR BUILDING PERMIT APPLICATION  
 BUILDING AND ZONING PERMIT CHECKLIST  
 JEROME COUNTY BUILDING DEPARTMENT  
 300 North Lincoln, Jerome, ID 83338 RM 200  
 Office Number: (208) 324-9262

<b>Permit #</b>  Staff Initials:
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\* ALL ITEMS WITH AN ASTERISK ARE REQUIRED, ALL OTHER ITEMS ARE SPECIFIC TO THE PROJECT.  
 PLEASE CHECK WITH STAFF TO DETERMINE ALL OTHER NECESSARY REQUIREMENTS

**NAME:** \_\_\_\_\_

**PARCEL and/or ADDRESS:** \_\_\_\_\_

<u>REQUIRED PAPERWORK:</u>	<u>AGENCY LETTERS:</u>
* _____ Building and Zoning Permit Application	* _____ Health Department or City Letter <input type="checkbox"/> Permit# _____
* _____ Summary Sheet (Assessor's Office)	_____ Highway Department Letter <input type="checkbox"/> Access Permit <input type="checkbox"/>
* _____ Plans: (3 Sets Of Wet Stamped Plans)	_____ Fire Department <input type="checkbox"/> 150' + Fire Dept Approval Required
* _____ Property Deed _____ Subdivision Plat	_____ Canal Company _____ (Name i.e. NSCC)
* _____ Title	_____ Other _____

\_\_\_\_\_ **FLOOR PLAN (3 SETS)**

\_\_\_\_\_ \* **Site Plan (3 Sets)**

\_\_\_\_\_ Scale

\_\_\_\_\_ North Arrow

\_\_\_\_\_ Property Lines w/dimensions

\_\_\_\_\_ Proposed & Existing Structures

\_\_\_\_\_ Square Footage of Proposed Structure

\_\_\_\_\_ Distances Between Structures

\_\_\_\_\_ Setbacks of Buildings to Property Lines

\_\_\_\_\_ Location of Well, Septic, Drain Field

\_\_\_\_\_ Location of Existing/Proposed Access

\_\_\_\_\_ Road Name at Point of Access

\_\_\_\_\_ Location of Easements (i.e. power, water, road, access)

\_\_\_\_\_ Parking

\_\_\_\_\_ Canals Ditches, Irrigation

\_\_\_\_\_ Site Drainage System  
(including drainage away from the building and any swale or retention area for on-site storage of surface water)

**Foundation**       **Block Set**

**Roadway**    Public \_\_\_\_\_      Private \_\_\_\_\_

**Address #'s Posted:**      Yes \_\_\_\_\_      No \_\_\_\_\_

**Setbacks**

Front \_\_\_\_\_ Right \_\_\_\_\_ Rear \_\_\_\_\_ Left \_\_\_\_\_

**Structure Square Footage** (i.e. living space, garage, shop)

\_\_\_\_\_ sq. feet \_\_\_\_\_

**Modular Building Dimensions** \_\_\_\_\_x\_\_\_\_\_

**SERIAL #** \_\_\_\_\_

ZONING REVIEW _____	DIVISIONS OF PROPERTY ___/___/___	TO INSPECTOR ___/___/___
<b>FEES PAID:</b>		
BUILDING PERMIT _____	\$ _____	Rcpt.# _____
ADDRESS Numbers _____ <small>(site only not for bldg)</small>	\$ _____	Rcpt.# _____
Total \$ _____		Rcpt.# _____

# JEROME COUNTY BUILDING AND ZONING PERMIT MODULAR

RECEIVED BY	DATE	ZONING DISTRICT	RP	PERMIT #
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LEGAL DESCRIPTION	SECTION	TOWNSHIP RANGE	PARCEL #	SUBDIVISION NAME	BLOCK	LOT	ACRES
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JOB ADDRESS \_\_\_\_\_

PROPERTY OWNER	MAIL ADDRESS	ZIP	PHONE
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CONTRACTOR	MAILING ADDRESS	ZIP	PHONE	REGISTRATION # _____ EXPIRATION DATE
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CONTRACTOR EMAIL \_\_\_\_\_

NEW MANUFACTURER'S EMAIL ADDRESS \_\_\_\_\_

PROPOSED USE: \_\_\_\_\_ BUILDING HAS  PLUMBING  HVAC  ELECTRICAL

NUMBER OF OFF STREET PARKING SPACES \_\_\_\_\_  
SERIAL# AND YEAR \_\_\_\_\_

- A) It shall be the duty of the permit holder or their agent to notify the building official that such work is ready for inspection and to comply with the current building codes.
- B) No building or structure shall be occupied until the building official has issued a certificate of occupancy.
- C) Every permit shall become invalid if the work authorized by such permit is suspended or abandoned for a period of 180 days.
- D) It shall be the responsibility of the owner or authorized agent to provide surface drainage to an approved point of collection so as to not create a hazard for structures on adjacent properties, and to grade lots so as to drain surface water away from foundation walls minimum 6" in 10'.

- THIS PERMIT IS ISSUED SUBJECT TO THE REGULATIONS CONTAINED IN THE BUILDING CODE AND IT IS HEREBY AGREED THAT THE WORK TO BE DONE AS SHOWN IN THE PLANS AND SPECIFICATIONS WILL BE APPLICABLE THERETO. THE BUILDING OFFICIAL RESERVES THE RIGHT TO REVOKE ANY BUILDING PERMIT THAT IS ISSUED IN ERROR OR ON THE BASIS OF INCORRECT INFORMATION.
- EXPIRATION AS PER THE 2015 IBC R105.5 WORK MUST COMMENCE WITHIN 180 DAYS AND MAY NOT BE SUSPENDED OR ABANDONED FOR MORE THAN 180 DAYS WITHOUT WRITTEN REQUEST OF APPLICANT AND WRITTEN APPROVAL OF THE BUILDING OFFICIAL.
- IN MAKING THIS APPLICATION, THE APPLICANT REPRESENTS THAT ALL STATEMENTS ARE A TRUE DESCRIPTION OF THE PROPOSED USES AND / OR BUILDINGS AND THAT ALL PROVISIONS OF THE LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.
- SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL AND PLUMBING FROM THE IDAHO DEPT. OF LABOR AND INDUSTRIAL SERVICES. MECHANICAL PERMITS ARE AVAILABLE AT THE JEROME COUNTY BUILDING DEPT.

**24 HOUR NOTICE REQUIRED FOR INSPECTIONS**  
(208) 324-9115

SITING, FOOTINGS, FOUNDATIONS,  
MECHANICAL, FRAMING, INSULATION,  
SHEETROCK, FINAL

(800) 839-9239 ELECTRICAL (STATE OF IDAHO)  
(800) 839-9239 PLUMBING (STATE OF IDAHO)

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PLEASE PRINT YOUR NAME

OWNER       CONTRACTOR/AGENT

**DEPARTMENT USE ONLY**

ZONING AT SITE: \_\_\_\_\_ COMPLIANCE: \_\_\_\_\_ FLOOD ZONE: \_\_\_\_\_ SET BACK COMPLIANCE: \_\_\_\_\_

OTHER PERMITS REQUIRED: \_\_\_\_\_ DATE: \_\_\_\_\_ BY: \_\_\_\_\_

APPROVAL      DENIAL

OCCUPANCY	TOTAL SQUARE FEET
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FIRST FLOOR \_\_\_\_\_ HEALTH DISTRICT SEPTIC PERMIT # \_\_\_\_\_ CITYSEWER AND WATER PERMIT # \_\_\_\_\_

\_\_\_\_\_  
BUILDING DEPARTMENT APPROVAL

**THIS BUILDING PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE BUILDING OFFICIAL AND FEES ARE PAID**

# **Jerome County requires a Building Permit before ANY construction can begin.**

Double Fees may be levied whenever construction has begun prior to obtaining a building permit.

Prior to obtaining a building permit, you should determine whether your project meets appropriate zoning requirements and whether there are any floodplains or other engineering restrictions.

All Building Permits require a Zoning Permit (Application included) to be reviewed and approved by the Zoning Administrator. Zoning must be approved before your application will move to the Building Department for review.

## **Zoning Requirements:**

1. Structures under 200 square feet may require a Zoning Permit, but not a Building Permit unless the structure is attached to an existing building, then a Building Permit will be required.
2. Structures over 200 square feet will require a Building Permit.
3. Agricultural buildings will require a Zoning Permit and an AG Siting Permit only.
4. Fire Department letter, if the project is over 150 feet from the main road. An access road to Jerome County Fire Department requirements shall be installed prior to construction.

## **Current Adopted Codes**

2018 International Building Code  
2018 International Residential Building Code  
2018 International Existing Building Code  
2018 International Energy Conservation Code  
2018 International Mechanical Code  
2018 International Fuel Gas Code

One-story detached accessory structures, provided the floor area is no greater than 200 feet, are exempt from permit.

## **Design Criteria**

Wind Speed: 115 MPH

Wind Exposure: C

Ground Snow Load: 30 PSF

Table R301.5 is amended to require a minimum uniform live load of 40 PSF in habitable attics and sleeping rooms.

Seismic Design Category: C

Presumed Soil Bearing Pressure: 1500 PSF without soils investigation

Frost Depth: 24 inches

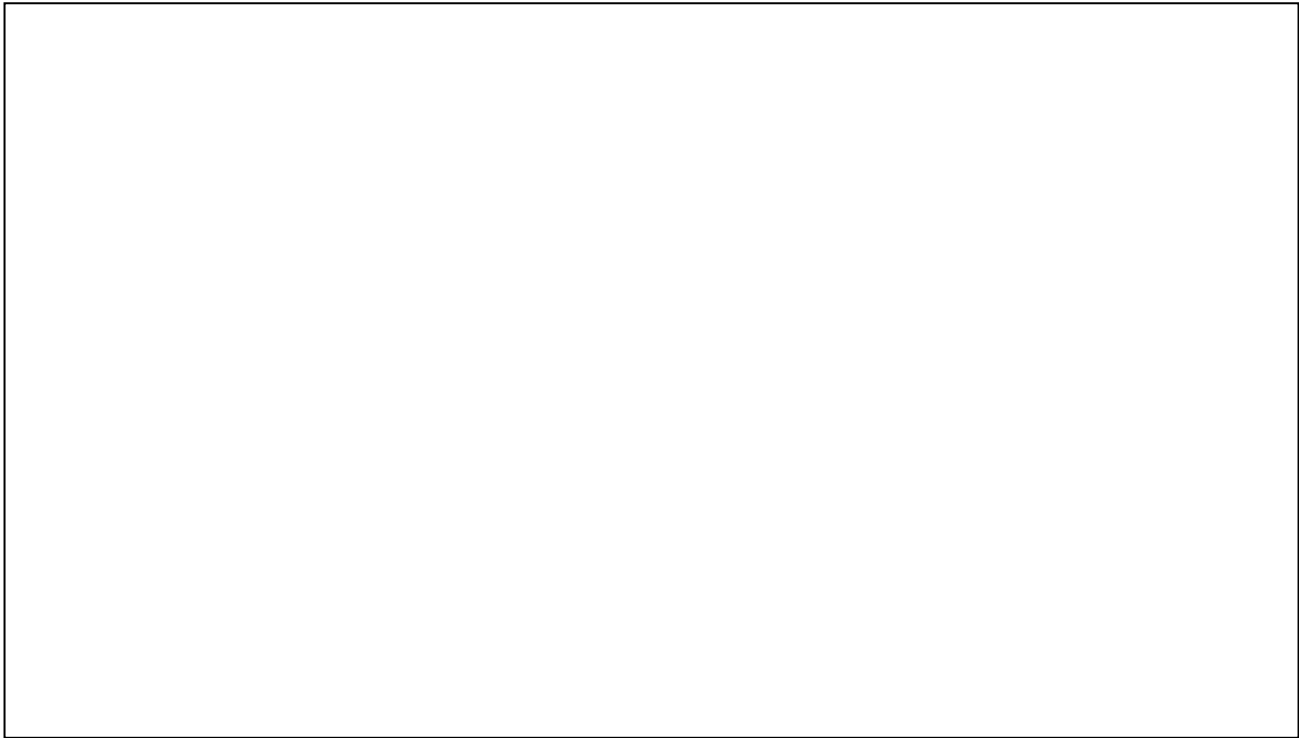
Elevation: 4048 feet above sea level

Climate Zone: 5B

R105.5 **EXPIRATION:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within **180 days** after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of **180 days** after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**For mechanical applications and all other information please go to our website**

[www.jeromecountyid.us/158/Building-Department](http://www.jeromecountyid.us/158/Building-Department)

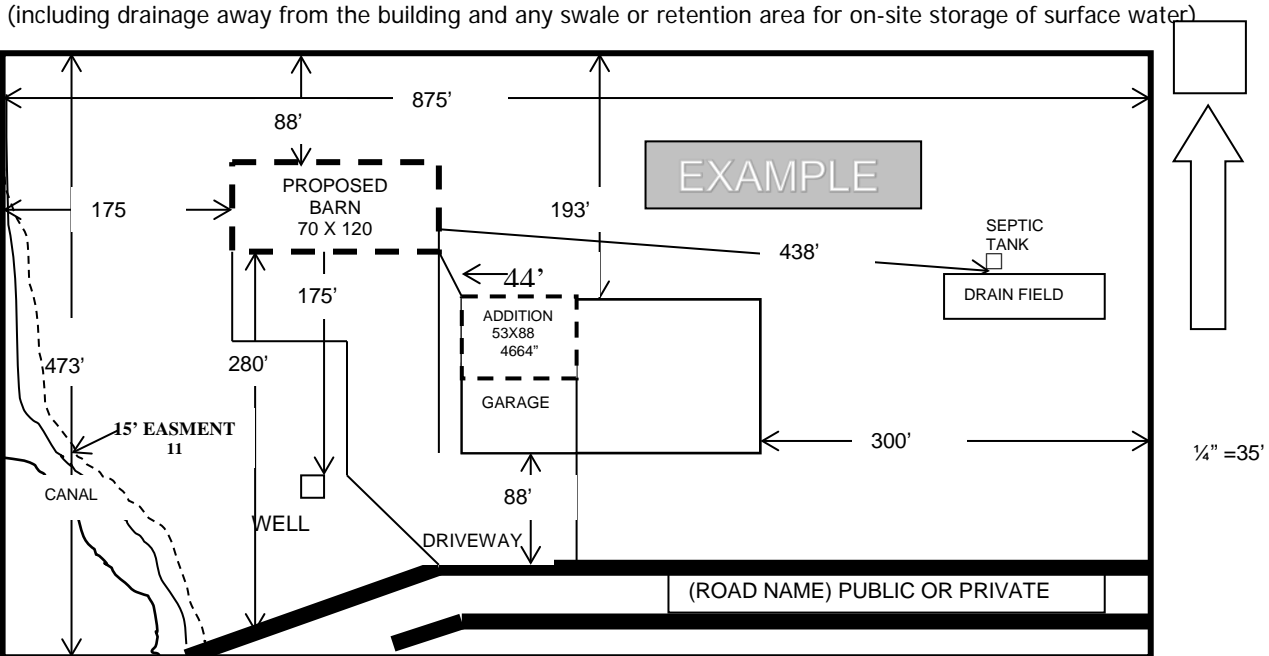


# SITE PLAN

The site plan should be drawn to an acceptable scale, showing the exact dimensions and the shape of the lot to be built upon and must include:

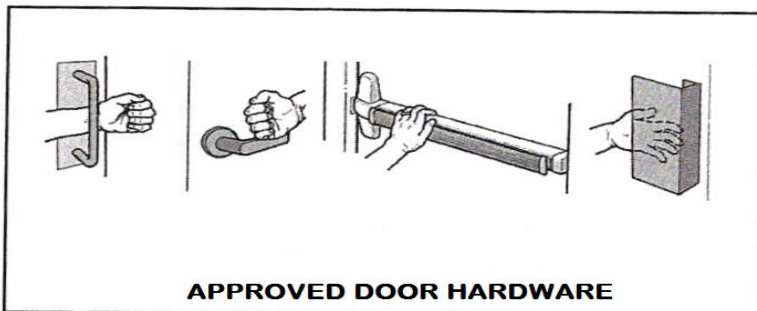
- \_\_\_ Scale
- \_\_\_ North Arrow
- \_\_\_ Property Lines w/dimensions
- \_\_\_ Proposed & Existing Structures
- \_\_\_ Square Footage of Proposed Structure
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- \_\_\_ Road Name at Point of Access
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- \_\_\_ Canals Ditches, Irrigation
- \_\_\_ Parking
- \_\_\_ Site Drainage System

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## INSPECTION CRITERIA

1. PLEASE PROVIDE MANUFACTURER'S HOLD DOWN SYSTEM REQUIREMENTS
2. ALL REQUIRED INSTALLATION, ELECTRIC AND PLUMBING PERMITS HAVE BEEN OBTAINED.
3. ALL ELECTRICAL AND PLUMBING CONNECTIONS SHALL BE INSPECTED BY THE STATE.  
**(800) 839-9239**
4. MINIMUM SETBACK REQUIREMENTS ARE COMPLIED WITH.
5. PIERS, PARTICULARLY WITH RESPECT TO SIZE AND SPACING.
6. TIE-DOWN ATTACHMENTS.
7. UNDER FLOOR ACCESS.
8. UNDER FLOOR VENTILATION PROVISIONS.
9. DUCT CROSSOVERS, TO ENSURE THEY HAVE BEEN INSTALLED IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTION.
10. LANDINGS, STAIRS, GUARDS & HANDRAILS (WHERE APPLICABLE)
11. SITE GRADING AND DRAINAGE
12. Vin # \_\_\_\_\_
13. 4" ADDRESS NUMBERS REQUIRED ON BUILDING \_\_\_\_\_
14. EXIT DOOR HARDWARE – DOORS SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. HANDLES, PULLS, ECT. SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.



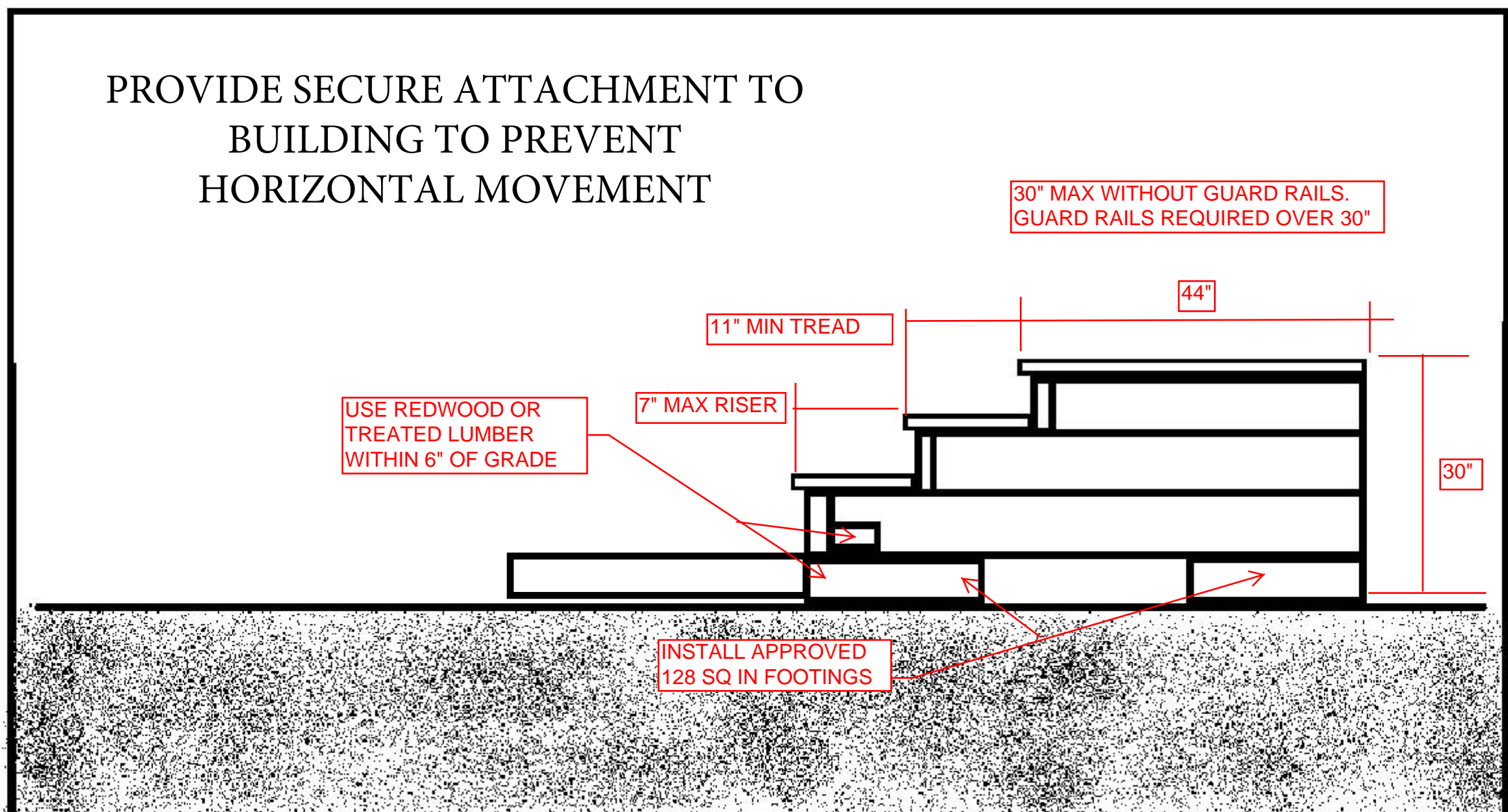
15. 10 LB ABC FIRE EXTINGUISHER REQUIRED.

## Commercial Landing & Stair Requirement

Stairs shall be constructed with a minimum thirty-six (36") width, seven inch (7") maximum tread rise minimum eleven inch (11") tread run, and a minimum thirty-six inch (36" X 44") top landing located not more than seven inch (7") below the threshold. All stairways with four or more risers shall be equipped with a guard on at least one side with the top located between thirty-four inches (34") and thirty-eight inches (38") above landings and the nosing of treads. Any stairway with a landing greater than thirty inches (30") above grade must have a guard.

Stairs shall be constructed and cross braced with number 2 (#2) or better grade lumber. All lumber within six inches (6") of grade shall be redwood or pressure treated lumber.

Stairs shall be supported on a minimum of four (4) one hundred twenty-eight (128) square inch footings.



# Agency Numbers

COMPANY	NAME	PHONE NUMBER	ADDRESS	CITY
A&B CANAL	DON TEMPLE	(208) 436-3152	P.O. BOX 675	RUPERT
AMERICAN FALLS #2 RESERVOIR	LYNN HARMON	(208) 886-2331	409 N APPLE ST	SHOSHONE
BIGWOOD CANAL CO.		(208) 886-2331	409 N APPLE ST	SHOSHONE
BLM		(208) 732-7200	400 W F	SHOSHONE
DIGLINE		(800) 342-1585	50 S COLE RD.	BOISE
EDEN, CITY		(208) 731-0329	P.O. BOX 376	EDEN
FIRST SEGREGATION/EDEN FIRE DEPT.	DONALD UTT	(208) 825-5776	235 E WILSON AVE	EDEN
FIRST SEGREGATION CITY FIRE	DONALD UTT	(208) 825-5725	235 E WILSON AVE	EDEN
HAZELTON CITY HALL		(208) 829-5415	P.O BOX 145	HAZELTON
IDAHO DEPT OF WATER RESOURCES		(208) 736-3033	650 ADDISON AVE W STE 500	TWIN FALLS
IDAHO POWER		(208) 736-3236	133 FAIRFIELD ST N	TWIN FALLS
ITD DIV OF HIGHWAYS		(208) 886-7800	216 SOUTH DATE	SHOSHONE
INTERMOUNTAIN GAS		(208) 737-6300	451 ALAN DR.	JEROME
JEROME, CITY		(208) 324-8189	152 EAST AVE A	JEROME
JEROME COUNTY AIRPORT		(208) 324-9980	472 HIGHWAY 25	JEROME
JEROME COUNTY BUILDING DEPT		(208) 324-9262	300 N LINCOLN RM 208	JEROME
JEROME COUNTY P&Z/ CODE ENFORCMENT		(208) 324-9116	300 N LINCOLN RM 208	JEROME
JEROME HIGHWAY DISTRICT	BUD RASMUSSAN	(208) 324-4601	30 N 100 W	JEROME
JEROME RURAL FIRE DEPT	JOE ROBINETTE	(208) 420-8382	143 EAST AVE A	JEROME
	LARRY ROBBINS	(208) 539-3078	143 EAST AVE A	JEROME
JEROME SEWER & WATER	ROY PRESCOTT	(208) 280-2163	110 N 800 E	JEROME
MILNER IRRIGATION		(208) 432-5560	5294 E 3610 N	MURTAUGH
NORTH SIDE CANAL CO.	ALAN HANSTEN	(208) 324-2319	921 N LINCOLN	JEROME
SIRCOMM	HOPE	(208) 324-1911	911 EAST AVE H	JEROME
SOUTH CENTRAL PUBLIC HEALTH		(208) 324-8838	951 EAST AVE H	JEROME
		Public Records Email	phd5.idaho.gov	
	TWIN FALLS OFFICE	(208) 737-5900	1020 WASHINGTON ST N	TWIN FALLS
WEST END FIRE DEPARTMENT	RANDY SUTTON	(208) 438-4511	P.O BOX 94	PAUL