CITY OF EAST HOPE
County of Bonner
BUILDING PERMIT APPLICATION PROCEDURES

A $100 NON-REFUNDABLE FEE MADE OUT TO THE CITY OF EAST HOPE WILL BE REQUIRED AT THE TIME THE APPLICATION IS SUBMITTED. SAID FEE WILL BE APPLIED TO BALANCE DUE UPON PERMIT APPROVAL.

STEP # 1

PLANNING AND ZONING REQUIREMENTS

1. Recorded copy of your warranty deed, showing your name and legal description.
2. Compliance with (a) Zoning (b) Subdivision (c) Stormwater (d) Floodplain regulations (e) Site development ORD 307
3. Complete the plot plan as directed on the form provided. (Show all setbacks from proposed structure's greatest architectural projections to property line.) Setbacks are determined by your property zone. (Chart included in packet)
4. A stormwater plan must be filed if your building site is within 300 feet of any surface water, or on a slope of 15% or greater. Commercial and Industrial projects require a stormwater plan.
5. Commercial and Industrial projects must have site plan approval.
6. A Development Permit will be required if your parcel of land is located in a floodplain and/or floodway. (For structures located in a floodplain and floodway, an Idaho licensed architect or engineer must design the foundation).
7. Plans must show building height and compliance with East Hope's maximum building height standards.

STEP #2

BEFORE THE APPLICATION IS ACCEPTED, THE FOLLOWING APPROVALS MUST BE OBTAINED:

1. Septic/Sewer approval (for residential and commercial projects): a signature on the application from Panhandle Health District (322 Marion St., Sandpoint, Idaho, 83864, 208-265-6384), or a letter of approval from your sewer district.
2. Other approvals may be required (ITD, EPA, DEQ, Fire Department, City, etc.).
3. **You will need any or all of the above signatures or approval letters before you turn in your application.**
4. An energizing permit allowing connection of electricity to the building will be issued with the building permit by the city.
5. Make sure all non-shaded areas of the application are complete.
6. Provide clear directions to the building site.
7. After reading the notice at the bottom of the permit page, print name legibly, sign your name and date the application. **Return completed application, required approvals and information to the City of East Hope located at 110 School Road.**

******INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED******

STEP #3

BUILDING AND SAFETY REQUIREMENTS:

1. **TWO (2) 8.5x11 or 11x17** complete sets of construction plans are required for Residential projects. **Full size sets may be required if not legible.**

   All plans must be drawn to scale showing the following information:
   - Elevations of all sides of the structure.
   - Floor plans of all floor levels, showing location of smoke detectors, size and location of window and doors.
   - Footing and Foundation details **(show sizes and rebar schedules).**
   - Complete framing details showing all structural components **(header and beam sizes, window schedules & insulation R-Values are required on all plans).**
   - Typical cross-section of the structure showing elevations of the interior.
   - Roof details/truss specifications **(indicate size, spacing, and direction of rafters, or provide engineered or manufactured truss specifications).**
   - Dimensions must be clearly indicated on the plans.
   - Plans for **Commercial, Industrial, Public,** and **all Pole Buildings** must be **stamped by an Idaho Licensed Architect or Engineer.**
   - **NOTE:** One set of the approved plans **MUST REMAIN ON THE JOB SITE AT ALL TIMES.**
2. Your application will be reviewed for **compliance** with **Local, State, and Federal Codes.** (Corrections may need to be completed prior to final approval).

STEP #4

STATE REQUIREMENTS:

1. State electrical, mechanical and plumbing permits are required. For more information contact the Idaho Division of Occupational and Professional Licenses, **(208) 332-4700.**

CITY OF EAST HOPE **208-264-5877** **http://www.cityofeasthope.com/**
PLANNING & ZONING: RUEN-YEAGER & ASSOCIATES **208-265-4629** **planning@ruenyeager.com**
JAMES A. SEWELL & ASSOCIATES, LLC **208-263-4160**
1319 North Division Ave., Sandpoint, ID 83864

CITY OF EAST HOPE
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INFORMATION REQUIRED ON PLANS FOR A BUILDING PERMIT

SUBMIT 2 (TWO) sets of plans drawn to scale and of sufficient clarity to indicate the location, nature and extent of the work proposed.

Plans shall show the following:

PLOT PLAN: Show property line boundaries, building to be constructed and setbacks from building to all property lines. Show road access to the building as well as any standing water or waterways. Show all existing buildings. Indicate **North** direction on plan.

FLOOR PLAN: Fully dimensioned floor plan showing all bearing and non-bearing partitions at all floor levels, size of headers, square footage of proposed structure, room sizes, size and location of all doors, and windows, plumbing fixtures, heating and cooling equipment, smoke alarms, stairs, decks, covered porches, patios, etc.

ELEVATIONS: Show all sides of proposed structure including windows, doors, roof pitch and type of roofing, finished grade around building, decks, and exterior stairs.

FOUNDATION PLAN: Show sizes of footings, foundation wall, location and size of reinforcing steel, slabs on-grade and type of soil.

FLOOR FRAMING PLAN: Show size, direction and spacing of floor joists at all levels of structure including stairwell openings, bearing beams in floor system, thickness and type of floor sheathing. Show all manufactured members with their size and series number from the manufacturer.

ROOF PLAN: Show size, direction and spacing of all roof framing members. If using trusses, submit a truss framing plan. **Engineering is required for all roof trusses.** Also indicate thickness and type of roof sheathing.

CROSS-SECTION: Typical building cross-section should show a complete section through the building showing all basic framing details from the top of the roof assembly to the foundation. Also, include interior elevations showing any and all interior bearing points.

(STATE LAW REQUIRES COMMERCIAL, INDUSTRIAL AND PUBLIC BUILDINGS TO BE WET-STAMPED BY AN IDAHO-LICENSED ARCHITECT OR ENGINEER).

CITY OF EAST HOPE
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RESIDENTIAL ROOF LOADS

SNOW LOAD: For all areas of **City of East Hope** the **minimum** snow load shall be **55 psf.** It is recommended that the Calculation of Snow Load be determined by the Snow Study of the University of Idaho.

DEAD LOAD: Is the vertical load due to the weight of all permanent structural and non-structural components of a building; such as walls, floors, roofs and fixed service equipment. The **typical** dead load for dwellings is **12 psf.**

WIND LOAD: Shall be based on basic wind speed of **115 mph.**

EARTHQUAKE LOAD: Shall be based on **Seismic Zone C** of the Uniform Building Code.

COMMERCIAL ROOF LOADS

SNOW LOAD: To be determined in accordance with Section 1608 of the International Building Code.

Design Criteria:

* Ground Snow Load	104
* Wind Speed	115
* Seismic Design Category	C
* Weathering	Severe
* Frost Line Depth	24-inches below finished grade
* Termite	None to slight
* Decay	None
* Winter Design Temperature	-10° Fahrenheit

DEAD LOAD: Is the vertical load due to the weight of all permanent structural and non-structural components of a building; such as walls, floors, roofs and fixed service equipment.

WIND LOAD: Shall be based on basic wind speed of **115 mph.**

EARTHQUAKE LOAD: Shall be based on **Seismic Zone C** of the International Building Code.

RESIDENTIAL FOUNDATION REQUIREMENTS

1. FOOTINGS

A. Frost Depth – **bottom** of footing – minimum of **24 inches below grade**.

B. Minimum size - 1 Story = 6"x12"
2 Story = 6"x15"
3 Story = 6"x23"

C. Bearing – All footings must be placed on undisturbed soil or compacted soil of 94%. Compacted soil must be tested.

2. FOUNDATION STEM WALLS

A. Minimum thickness – see table below:

Table R404.1.1(1)
Plain Concrete and Plain Masonry Foundation Walls

Maximum Wall Height (feet)	Maximum Unbalanced Backfill Height[c] (feet)	Plain Concrete Minimum Nominal Wall Thickness (inches)	Plain Masonry[a] Minimum Nominal Wall Thickness (inches)
		Soil Classes[b]	
		GM, GC, SM, SM-SC & ML	GM, GC, SM, SM-SC & ML
5	4	6	6 solid[d] or 8
	5	6	8
6	4	6	6 solid[d] or 8
	5	6	8
	6	8[g]	10
7	4	6	8
	5	6	10
	6	8	12
	7	8	10 solid[d]
8	4	6	6 solid[d] or 8
	5	6	10
	6	8	12
	7	10	12 solid[d]
	8	10	12 solid[d]
9	4	6	6 solid[d] or 8
	5	8[g]	10
	6	8	12
	7	10	12 solid[d]
	8	10	Footnote e
	9	12	Footnote e

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 Pa.

a. Mortar shall be Type M or S and masonry shall be laid in running bond. Ungrouted hollow masonry units are permitted except where otherwise indicated.

b. Soil classes are in accordance with the United Soil Classification System. Refer to Table R405.1.

c. Unbalanced backfill height is the difference in height of the exterior and interior finish ground levels. Where an interior concrete slab is provided, the unbalanced backfill height shall be measured from the exterior finish ground level to the top of the interior concrete slab.

d. Solid grouted hollow units or solid masonry units.

e. Wall construction shall be in accordance with Table R404.1.1(2) or a design shall be provided.

B. Anchor Bolts – ½" Diameter & Extend a minimum of 7" into concrete. J-Bolts spaced a maximum of 6 feet o.c. and less then 12 inches from all breaks in the sill; minimum two (2) per sill plate.

3. GARAGE SLABS

A. 3 ½" Minimum Thickness

4. CONCRETE

A. Minimum strength-
Concrete **not exposed** to weather = **2500psi.**
Concrete **exposed** to weather = **3000 psi.**
Porches, exterior slabs, steps and garage floor slabs = **3500 psi.**

B. All concrete exposed to weather must be 5% to 7% air entrained.

5. GENERAL INFORMATION

A. Foundation plates must be pressure treated wood

B. Under-floor clearance must be a minimum of 18" from earth to joist and 12" to girders

C. Under-floor access must be a minimum of 18"x 24"

D. Under-floor area must be vented to a minimum of one sq. ft. per 150 sq. ft. of under-floor area and within 3' of each corner

E. All rebar must have a minimum 3" coverage from earth and 1 ½" from forms

EAST HOPE - ZONING DISTRICT STANDARDS TABLE 6-2

STANDARD BY ZONE	Single-family Residential 1 (R1)	Medium Density Residential (R2)	Single-family Residential 1/3 (R3)	Shoreline Residential (SR)	Shoreline (S)	Neighborhood Commercial (NC)
Minimum lot size	1 acre	32,670 sq. ft.	1/3 acre	10,000 sq. ft.	10,000 sq. ft.	No minimum
Front yard setback	25'	25'	15'	12'	12'	15'
Side yard setback	Combined 25' (1)	Combined 15' (2)	7'	10'	10'	5'
Flanking street setback (3)	15'	15'	15'	15'	15'	15'
Rear yard setback	25'	25'	12'	12'	12'	5'
Corner lot, on both frontages	25'	25'	15'			15'
Triangular (3-sided) lot	(4)	(4)	(4)	(4)	(4)	(4)
Irregular-shaped lot	(5)	(5)	(5)	(5)	(5)	(5)
Waterfront (7)	50'	50'	50'	50'	50'	50'
Maximum lot coverage	33%	33%	33%	33%	33%	60%
Maximum building height (6)	18'	18'	18'	35'	35'	30'

Additional Table 6-2A Standards:

(1) Combined total of side yard setbacks shall be 25 feet, with neither side less than 10 feet. Lots narrower than 65 feet on the front building line shall have combined side yard total of 15', with neither side less than 7 feet.

(2) Combined total of side yards shall be 15 feet, with neither side less than 7 feet.

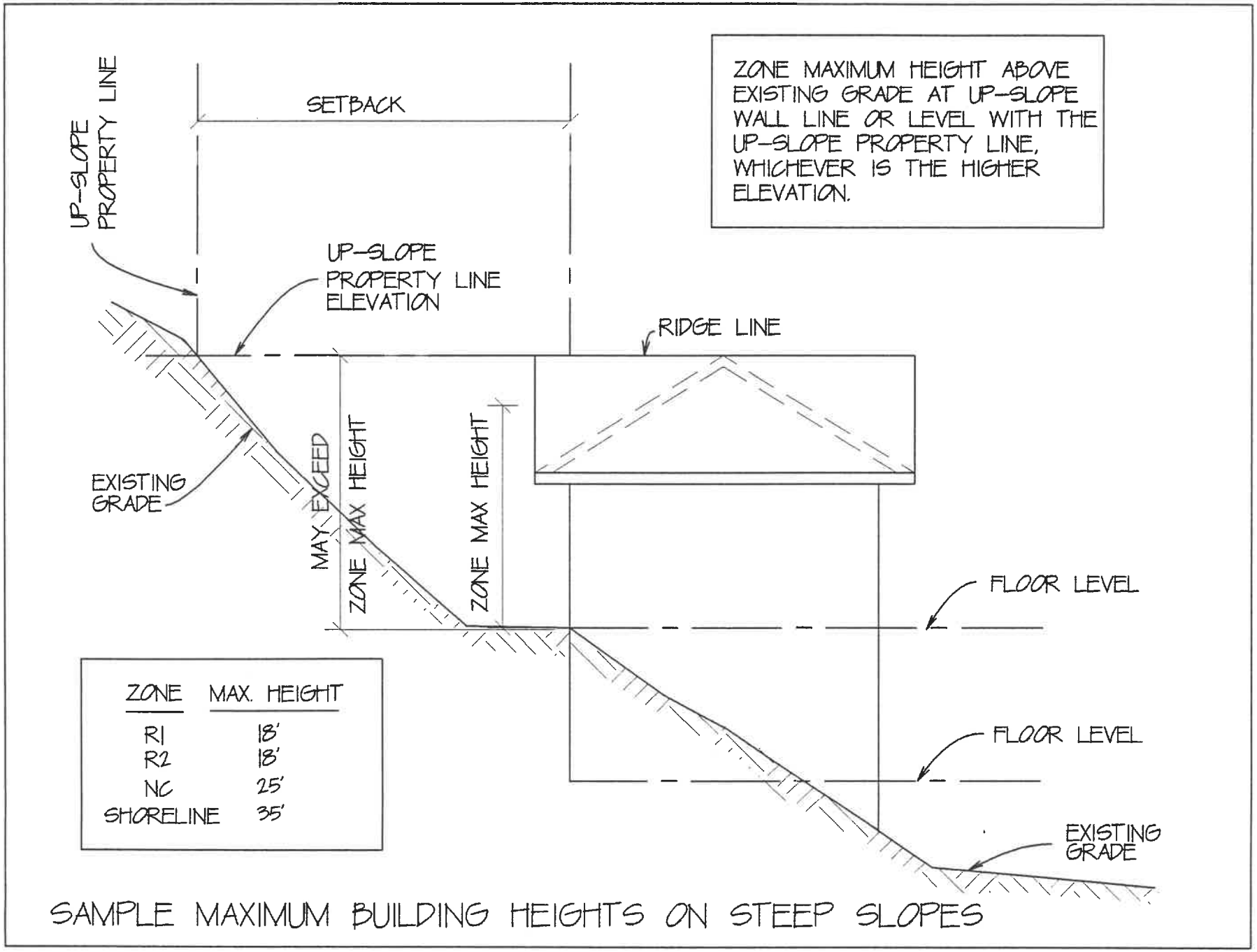
(3) Flanking street setback shall apply to yards flanked by a street or easement that does not provide access to the lot or parcel.

(4) Triangular-shaped lots shall be deemed to have one front yard and two side yards. If the side flanks a street, the flanking street setback shall apply.

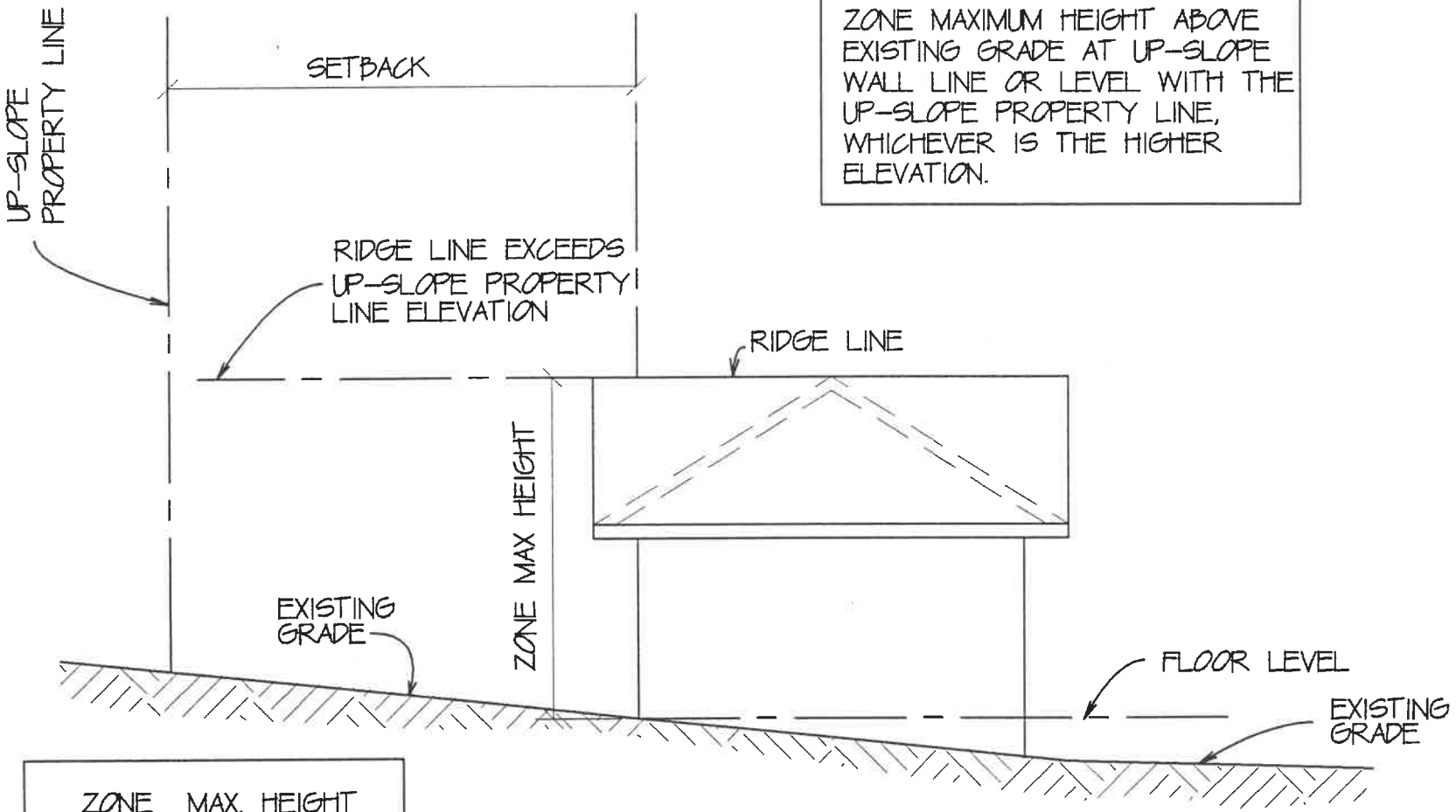
(5) For any lot or parcel for which yard definitions do not clearly apply, the planning administrator shall determine the setbacks, based upon orientation of property to streets, access easements, and adjoining property lines.

(6) Maximum height, or level with the up-slope property line, whichever is the higher elevation. The maximum building height shall be approximately perpendicular to the building line from the building's highest point to the up-slope property line. Municipal fire stations are excepted from this standard.

(7) Waterfront setback distance shall be measured from the applicable water body's ordinary or artificial high water mark, as defined by this code, to the nearest architectural projection of a structure or building. Applicable water bodies are surface waters such as streams, lakes, or rivers, as shown on the National Hydrography Dataset (NHD), as published by the U.S. Geological Survey.



SAMPLE MAXIMUM BUILDING HEIGHTS ON STEEP SLOPES



ZONE	MAX. HEIGHT
R1	18'
R2	18'
NC	25'
SHORELINE	35'

SAMPLE MAXIMUM BUILDING HEIGHTS ON GENTLE SLOPES

VALUATION OF PROPOSED PROJECT

For other than new construction, i.e., remodels, signs, change of use, roof over modular homes and additions.

Applicant Name: _____

Project: _____

Applicant Telephone No.:_____

To Whom It May Concern:

The project valuation for the proposed project listed above is $_____.
(For value of actual work being done.)

Sincerely,

_____ _____

Applicant Signature Date