



**Twin Falls Building Inspection Department
Advisory Committee
Agenda**

Wednesday, February 14, 2018, 11:30 AM

City Council Overflow Room
203 Main Avenue East- Twin Falls, Idaho

Special Meeting

Members: Scott Standley, Chair, Jay Reis, Vice Chair; Gary Bond; Dan Brizee; Darren Hall; Sean Knutz; Colby Ricks; Scott McClure; James Ray

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Approval of Minutes from meeting(s): August 17, 2016 & May 18, 2017
- 3) Items for Discussion
 - a) Election of Officers and Introduction of New Member
 - b) Introduce Building Department's newest team member, Kortnie Kent.
Purpose: Informational By: Jarrold Bordi
 - c) Idaho State Plumbing Code Sanitary Drainage section 707.9 regarding clean out locations and access.
Purpose: Discussion By: Steve Harr
 - d) Update on Newly Adopted Building Codes and Proposed Legislation
Purpose: Discussion By: Jarrold Bordi
 - e) Possible Legislation for General Contractor Licensing
Purpose: Informational By: Jarrold Bordi
- 4) General Input/Announcement - Public/Staff
- 5) Upcoming Meeting(s)
- 6) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Wendy Thompson (208) 735-7238 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.



MINUTES
PUBLIC MEETING

Building Inspection Department Advisory Committee
August 17, 2016, 11:30 am
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

BUILDING ADVISORY BOARD MEMBERS

Gary Bond Dan Brizee Darren Hall Sean Knutz Colby Ricks Scott McClure James Ray
Jay Reis Scott Standley
Vice-Chair Chair

Members Present: Gary Bond, Darren Hall, Sean Knutz, Colby Ricks, Dan Brizee, Jay Reis - Vice Chair, Scott Standley - Chair

Members Absent: Scott McClure, James Ray

Staff Present: Jarrod Bordi, Jon Victor, Jon Laux, Steven Harr, Greg Lanting, Council Liaison, & Wendy Thompson

I. CALL MEETING TO ORDER:

1. Scott Standley opened meeting at 11:30, confirmed quorum

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **March 28, 2016**

Sean Knutz made a motion to approve minutes. Colby Ricks seconded the motion. The motion passed unanimously.

III. ITEMS FOR DISCUSSION:

1. Update on Residential Electronic Plan Review

Jarrod Bordi updated the board and asked for member input on how the Residential Electronic Plan Review process is going. Discussion followed.

2. Introduction of Commercial Electronic Plan Review. Discussion followed

Jarrod Bordi updated the board and asked for member input on the Commercial Electronic Plan Review process.

IV. INPUT AND/OR ITEMS FROM THE BUILDING ADVISORY BOARD: Jon Victor brought up question about digital signatures. Discussion followed.

V. UPCOMING MEETINGS/SCHEDULE: To be determined at a future date

VI. ADJOURN MEETING: Scott Standley adjourned the meeting at 11:48

Any person(s) needing special accommodations to participate in the above noticed meeting should contact Wendy Thompson at (208) 735-7238 at least two (2) working days before the meeting.

Si desea esta información en español, llame Leila Sanchez al (208)735-7287



**Twin Falls Building Inspection Department
Advisory Committee
Minutes**

Thursday, May 18, 2017, 11:30 AM

City Council Chambers
305 Third Avenue East - Twin Falls, Idaho

SPECIAL MEETING

Members: Scott Standley, Chair, Jay Reis, Vice Chair; Gary Bond; Dan Brizee; Darren Hall; Sean Knutz; Colby Ricks; Scott McClure; James Ray

1) Confirmation of Quorum/Call Meeting to Order

Present: Scott Standley, Chair; Dan Brizee; James Ray; Darren Hall; Seak Knutz; Gary Bond; & Scott McClure

Absent: Colby Ricks & Jay Reis

Staff Present: Jarrod Bordi, Eck Senivongs; Stephen Harr, Raub Owens; Jon Victor & Wendy Thompson

2) Consent Calendar

a) Approval of minutes from meeting(s): August 17, 2016

Dan Brizee made motion, seconded by Darren Hall. Scott Standley confirmed quorum but no vote was taken

3) Items for Discussion

a) 2017 Building Safety Month

Jarrod Bordi explained that May is Building Safety month for the State of Idaho and the Mayor has signed a Proclamation for Building Safety Month for the City.

b) New Code Adoptions

Discussion ensued on the following:

Jarrod Bordi updated board on what the State has done with new code adoptions.

Dan Brizee gave update on State mechanical board changes.

Scott Standley called break at 11:50 to grab lunch.

Scott Standley resumed meeting at 12:04

- c) Proposal from Eaglewood Homes regarding Blower Door Testing
Taylor Marecele with Eaglewood Homes presented his request to reduce blower door testing requirements. The Board asked questions and discussion between Board members, Taylor, and staff followed.

Scott Standley asked if Board wanted to make motion on this item.

James Ray made motion to move forward to come up with way to do them randomly or as Jarrod thinks is appropriate. Seconded by Gary Bond. Vote passed with 6 in favor 1 opposed.

4) General Input/Announcement - Public/Staff

Scott McClure asked for presentation on difference between codes Uniform & International to help board understand what the State might be proposing. Discussion followed and Dan Brizee offered to make presentation at next meeting.

Raub Owend remarked about negotiated rule making & how getting involved makes a difference & give you voice. Discussion followed.

5) Upcoming Meeting(s)

Possibly in August, date to be arranged.

6) Adjournment

Scott Standley adjourned meeting at 12:36 pm

Cleanouts shall be installed at 50 foot (15 240 mm) intervals in horizontal drain lines 2 inches (50 mm) or smaller.

Exceptions:

- (1) Cleanouts shall be permitted to be omitted on a horizontal drain line less than 5 feet (1524 mm) in length unless such line is serving sinks or urinals.
- (2) Cleanouts shall be permitted to be omitted on a horizontal drainage pipe installed on a slope of 72 degrees (1.26 rad) or less from the vertical angle (one-fifth bend).
- (3) Excepting the building drain, its horizontal branches, and urinals, a cleanout shall not be required on a pipe or piping that is above the floor level of the lowest floor of the building.
- (4) An approved type of two-way cleanout fitting, installed inside the building wall near the connection between the building drain and the building sewer or installed outside of a building at the lower end of a building drain and extended to grade, shall be permitted to be substituted for an upper terminal cleanout.

707.5 Cleaning. Each cleanout shall be installed so that it opens to allow cleaning in the direction of flow of the soil or waste or at right angles thereto and, except in the case of wye branch and end-of-line cleanouts, shall be installed vertically above the flow line of the pipe.

707.6 Extension. Each cleanout extension shall be considered as drainage piping and each 90 degree (1.57 rad) cleanout extension shall be extended from a wye-type fitting or other approved fitting of equivalent sweep.

707.7 Interceptor. Each cleanout for an interceptor shall be outside of such interceptor.

707.8 Access. Each cleanout, unless installed under an approved cover plate, shall be above grade, readily accessible, and so located as to serve the purpose for which it is intended. Cleanouts located under cover plates shall be so installed as to provide the clearances and accessibility required by this section.

707.9 Clearance. Each cleanout in piping 2 inches (50 mm) or less in size shall be so installed that there is a clearance of not less than 18 inches (457 mm) in front of the cleanout. Cleanouts in piping exceeding 2 inches (50 mm) shall have a clearance of not less than 24 inches (610 mm) in front of the cleanout. Cleanouts in under-floor piping shall be extended to or above the finished floor or shall be extended outside the building where there is less than 18 inches (457 mm) vertical overall, allowing for obstructions such as ducts, beams, and piping, and 30 inches of (762 mm) horizontal clearance from the means of access to such cleanout. No under-floor cleanout shall be located exceeding 5 feet (1524 mm) from an access door, trap door, or crawl hole.

707.10 Fittings. Cleanout fittings shall be not less in size than those given in Table 707.1.

707.11 Pressure Drainage Systems. Cleanouts shall be provided for pressure drainage systems as classified under Section 710.7.

707.12 Countersunk Cleanout Plugs. Countersunk cleanout plugs shall be installed where raised heads cause a hazard.

707.13 Hubless Blind Plugs. Where a hubless blind plug is used for a required cleanout, the complete coupling and plug shall be accessible for removal or replacement.

707.14 Trap Arms. Cleanouts for trap arms shall be installed in accordance with Section 1002.3.

708.0 Grade of Horizontal Drainage Piping.

708.1 General. Horizontal drainage piping shall be run in practical alignment and a uniform slope of not less than ¼ inch per foot (20.8 mm/m) or 2 percent toward the point of disposal provided that, where it is impractical due to the depth of the street sewer, to the structural features, or to the arrangement of a building or structure to obtain a slope of ¼ inch per foot (20.8 mm/m) or 2 percent, such pipe or piping 4 inches (100 mm) or larger in diameter shall be permitted to have a slope of not less than ⅛ inch per foot (10.4 mm/m) or 1 percent, where first approved by the Authority Having Jurisdiction.

709.0 Gravity Drainage Required.

709.1 General. Where practicable, plumbing fixtures shall be drained to the public sewer or private sewage disposal system by gravity.

710.0 Drainage of Fixtures Located Below the Next Upstream Manhole or Below the Main Sewer Level.

710.1 Backflow Protection. Fixtures installed on a floor level that is lower than the next upstream manhole cover of the public, or private sewer shall be protected from backflow of sewage by installing an approved type of backwater valve. Fixtures on such floor level that are not below the next upstream manhole cover shall not be required to be protected by a backwater valve. Fixtures on floor levels above such elevation shall not discharge through the backwater valve. Cleanouts for drains that pass through a backwater valve shall be clearly identified with a permanent label stating "backwater valve downstream."

710.2 Sewage Discharge. Drainage piping serving fixtures that are located below the crown level of the main sewer shall discharge into an approved watertight sump or receiving tank, so located as to receive the sewage or wastes by gravity. From such sump or receiving tank, the sewage or other liquid wastes shall be lifted and discharged into the building drain or building sewer by approved ejectors, pumps, or other equally efficient approved mechanical devices.

710.3 Sewage Ejector and Pumps. A sewage ejector or sewage pump receiving the discharge of water closets or urinals:

- (1) Shall have a discharge capacity of not less than 20 gpm (1.26 L/s).
- (2) In single dwelling units, the ejector or pump shall be capable of passing a 1½ inch (38 mm) diameter solid



Building Department

P O Box 1907, Twin Falls, Id 83303

208-735-7238



Design Criteria for Commercial Construction in the jurisdiction of the City of Twin Falls

*****Effective January 1st, 2018*****

(See additional website links at bottom of last page)

Locally-adopted codes

- 2017 National Electrical Code (with Idaho State amendments)
- 2017 Idaho State Plumbing Code/website link: [\(see link on 2nd page/2017 Idaho State Plumbing Code\)](#)
- 2015 International Building Code (with Idaho State amendments)
- 2015 International Fire Code (see link at bottom of 2nd page)
- 2015 International Existing Building Code
- 2015 International Energy Conservation Code (with Idaho State amendments)
- 2012 International Mechanical Code (with Idaho State amendments)
- 2012 International Fuel Gas Code (with Idaho State amendments)
- 2009 ICC A117.1-2009 Accessible and Usable Buildings and Facilities
- 1997 Uniform Code for the Abatement of Dangerous Buildings (per local ordinance)

Other criteria

- Wind speed – Designed per section 1609 of 2015 IBC ($V_{ult}=(105 \text{ mph})$ Category I, **(115mph)** Category II, and **(120 mph)** Category III and IV)
- Wind exposure – “B” (“C” in some areas)
- Ground snow load – 15 psf
- Roof snow load – per IBC, but Section 1608 is amended to include that the minimum uniformly distributed design load shall be 25 psf. Table 1607.1 is amended to require a minimum uniform live load of 40 psf in habitable attics and sleeping rooms
- Seismic criteria –Designed per section 1613 of IBC (*Site Class D soil*; geo soils report may be required)
- Frost depth – 24 inches
- Presumed soil bearing pressure–1500psf for “allowable stress design”; others to comply with chapter 16.
- Climate Zone – 5B



Building Department

P O Box 1907, Twin Falls, Id 83303

208-735-7238

**Design Criteria for Residential Construction in the jurisdiction of the City of Twin Falls
(One- and Two- Family Dwellings and Townhouses)**

*****Effective January, 1st 2018*****

(See additional website links at bottom of page)

Locally-adopted codes

2012 International Residential Code, Parts I-VI and IX, appendices A, B and G (with State amendments).

2015 International Energy Conservation Code (with Idaho State amendments; 2012 IECC design)

2017 National Electrical Code (with State amendments)

2017 Idaho State Plumbing Code/website:

https://dbs.idaho.gov/programs/plumbing/publications/2017_Idaho_State_Plumbing_Code.pdf

Other criteria

- Wind speed – 90 mph 3 sec. gust velocity
- Wind exposure – “B” (“C” in some areas)
- Seismic design category – “B”
- Presumed soil bearing pressure – 1500psf without soils investigation
- Frost depth – 24 inches
- Climate zone – 5B
- Winter heating design temperature is 2 degrees (99% dry bulb)
- Snow load – Ground snow load 15 psf. Minimum uniformly distributed design roof load shall be 25 psf per local ordinance.
- Table R301.5 is amended to require a minimum uniform live load of 40 psf in habitable attics and sleeping rooms.
- Foundations with stem walls shall be provided with a minimum of one # 4 bar at the top of the wall and one #4 bar at the bottom of the footing. #4 vertical bars are required at 6 feet on center.
- *Basement walls* to have one #4 horizontal bar at 4 feet on center. One #4 bar is also required horizontally and vertically around openings, extending 2 feet beyond the opening. One #4 bar to be placed diagonally at corners of openings subject to cracking. Vertical bars installed per IRC.
- Unvented fuel-burning appliances are not allowed.
- 30” minimum crawl space depth measured from bottom of floor joist (per local resolution)

State-adopted codes and other code links

Idaho Division of Building Safety Statutes and Rules

<http://dbs.idaho.gov/rules/current.html>

Idaho State Fire Marshal (DOI)

<https://doi.idaho.gov/sfm/Prevention/Statutes>

Idaho Manufactured Home Installation Standards

<https://dbs.idaho.gov/programs/manufactured/>

ICC Free e-Codes

<https://codes.iccsafe.org/public/>

1 rulemaking process provided in this section, shall be in effect. Any
2 amendments, revisions or modifications made to the Idaho residential
3 code by the board shall be made by administrative rules promulgated by
4 the board;

5 (c) The version of the International Energy Conservation Code adopted
6 by the Idaho building code board, together with the amendments, dele-
7 tions or additions adopted by the Idaho building code board through the
8 negotiated rulemaking process provided in this chapter, shall be in
9 effect. The International Energy Conservation Code, together with any
10 amendments, revisions or modifications made by the board, shall col-
11 lectively constitute and be named the Idaho energy conservation code.
12 The Idaho energy conservation code shall be in effect until such time
13 as a subsequent version is adopted by the Idaho building code board,
14 at which time the subsequent versions of the Idaho energy conservation
15 code, as adopted and amended by the Idaho building code board through
16 the negotiated rulemaking process provided in this section, shall be in
17 effect. Any amendments, revisions or modifications made to the Idaho
18 energy conservation code by the board shall be made by administrative
19 rules promulgated by the board; and

20 (d) The 2006 International Existing Building Code as published by the
21 International Code Council shall be in effect until such time as a sub-
22 sequent version is adopted by the Idaho building code board, at which
23 time the subsequent versions of the International Existing Building
24 Code, as adopted and amended by the Idaho building code board through
25 the negotiated rulemaking process provided in this section, shall be in
26 effect.

27 (2) No amendments to the accessibility guidelines shall be made by the
28 Idaho building code board that provide for lower standards of accessibility
29 than those published by the International Code Council.

30 (3) No amendments to the Idaho residential building code shall be made
31 by the Idaho building code board that provide for standards that are more re-
32 strictive than those published by the International Code Council.

33 (4) Any edition of the building codes adopted by the board will take ef-
34 fect on January 1 of the year following its adoption.

35 (5) In addition to the negotiated rulemaking process set forth in sec-
36 tion 67-5221, Idaho Code, the board shall conduct a minimum of two (2) public
37 hearings, not less than sixty (60) days apart. Express written notice of
38 such public hearings shall be given by the board to each of the following en-
39 tities not less than five (5) days prior to such hearing: associated general
40 contractors of America, associated builders and contractors, association
41 of Idaho cities, Idaho association of building officials, Idaho association
42 of counties, Idaho association of REALTORS®, Idaho building contractors
43 association, American institute of architects Idaho chapter, Idaho fire
44 chiefs association, Idaho society of professional engineers, Idaho state
45 independent living council, southwest Idaho building trades, Idaho building
46 trades, and any other entity that, through electronic or written communica-
47 tion received by the administrator not less than twenty (20) days prior to
48 such scheduled meeting, requests written notification of such public hear-
49 ings.

1 SECTION 2. That Section 39-4116, Idaho Code, be, and the same is hereby
2 amended to read as follows:

3 39-4116. LOCAL GOVERNMENT ADOPTION AND ENFORCEMENT OF BUILDING
4 CODES. (1) Local governments enforcing building codes shall do so only in
5 compliance with the provisions of this section. Local governments that have
6 not previously instituted and implemented a code enforcement program prior
7 to the effective date of this act may elect to implement a building code
8 enforcement program by passing an ordinance evidencing the intent to do so.
9 Local governments may contract with a public or private entity to administer
10 their building code enforcement program.

11 (2) Local governments that issue building permits and perform build-
12 ing code enforcement activities shall, by ordinance effective January 1 of
13 the year following the adoption by the Idaho building code board, adopt the
14 following codes as published by the International Code Council together with
15 any amendments or revisions set forth in section 39-4109, Idaho Code, in-
16 cluding subsequent versions of the International Building Code as adopted
17 and amended by the Idaho building code board through the negotiated rulemak-
18 ing process provided in this chapter:

19 (a) International Building Code, including all rules promulgated by
20 the board to provide equivalency with the provisions of the Americans
21 with disabilities act accessibility guidelines and the federal fair
22 housing act accessibility guidelines;

23 (b) Idaho residential code, parts I-~~IV~~ III and IX; and

24 (c) Idaho energy conservation code.

25 Local governments are not required by this chapter to adopt the other refer-
26 enced codes in the International Building Code. Local governments shall not
27 adopt provisions, chapters, sections or parts of subsequent versions of the
28 International Residential Code or International Energy Conservation Code,
29 or subsequent versions in their entirety that has not been adopted by the
30 Idaho building code board, except as provided in subsection (4) (b) of this
31 section.

32 (3) All single family homes and multiple family dwellings up to two
33 (2) units are hereby exempted from the provisions of the International Fire
34 Code, the International Building Code and the Idaho residential code that
35 require such dwellings to have automatic fire sprinkler systems installed.
36 Nothing in this section shall prevent any person from voluntarily installing
37 an automatic fire sprinkler system in any residential dwelling.

38 (4) ~~Local governments may amend by ordinance the adopted codes or pro-~~
39 ~~visions of referenced codes to reflect local concerns, provided such amend-~~
40 ~~ments establish at least an equivalent level of protection to that of the~~
41 ~~adopted building code.~~ A local jurisdiction shall not have the authority to
42 amend any accessibility provision pursuant to section 39-4109, Idaho Code,
43 except as provided in paragraphs (a) and (b) of this subsection.

44 (a) A local jurisdiction shall not have the authority to amend any ac-
45 cessibility provision pursuant to section 39-4109, Idaho Code.

46 (b) A local jurisdiction shall not adopt any provision, chapter, sec-
47 tion or part of the International Building Code or Idaho residential
48 code or appendices thereto, or subsequent versions in their entirety,
49 that has have not been adopted or that has have been expressly rejected

1 or exempted from the adopted version of those codes by the Idaho build-
2 ing code board through the negotiated rulemaking process as provided in
3 section 39-4109, Idaho Code. Provided however, that, after a finding by
4 the local jurisdiction that ~~good cause~~ an immediate threat to human life
5 or safety exists for such and makes an amendment to such codes and that
6 such amendment is reasonably necessary, and that such amendment estab-
7 lishes at least an equivalent level of protection to that of the adopted
8 building codes, a local jurisdiction may adopt such provision by ordi-
9 nance in accordance with the provisions of chapter 9, title 50, Idaho
10 Code, and provided further that such local jurisdiction shall conduct a
11 public hearing and, provided further, that notice of the time and place
12 of the public hearing shall be published in the official newspaper or
13 paper of general circulation within the jurisdiction and written notice
14 of each of such public hearing and the proposed language shall be given
15 by the local jurisdiction to the local chapters of the entities identi-
16 fied in section 39-4109(5), Idaho Code, not less than thirty (30) days
17 prior to such hearing. In the event that there are no local chapters of
18 such entities identified in section 39-4109(5), Idaho Code, within the
19 local jurisdiction holding the hearings, the notice shall be provided
20 to the state associations of the respective entities.

21 (5) Local governments shall exempt agricultural buildings from the re-
22 quirements of the codes enumerated in this chapter and the rules promulgated
23 by the board. A county may issue permits for farm buildings to assure com-
24 pliance with road setbacks and utility easements, provided that the cost for
25 such permits shall not exceed the actual cost to the county of issuing the
26 permits.

27 (6) Permits shall be governed by the laws in effect at the time the per-
28 mit application is received.

29 (7) The division shall retain jurisdiction for in-plant inspections
30 and installation standards for manufactured or mobile homes and for in-plant
31 inspections and enforcement of construction standards for modular buildings
32 and commercial coaches.

**Position Statement
Contractor Licensing
Professional Building Contractors Licensing Review Board
December, 2017**

The Professional Building Contractors Licensing Review Board (PBCLRB) is a voluntary contractor licensing program created in 2007 in response to the passage of the Idaho Contractor Registration Act, which fell short of contractor licensing. The program offers an option for a building contractor to voluntarily obtain a license. It works closely and offers reciprocity with the City of Idaho Falls contractor licensing program and some surrounding state licensing programs. It's overall goal from the beginning has been to support efforts in Idaho towards licensing building contractors.

The PBCLRB Board of Directors is made up from representatives from the building contractor community, the design industry, building officials and a public member.

This year PBCLRB, in response to increasing enquires from local jurisdictions and consumers, is supporting a legislative effort to move towards a statewide contractor licensing system. This legislation should include the following framework:

- Creation of a licensing system that local jurisdictions can opt into if they determine it is right for their citizens and contractors
- Establish standards that apply across the board to all jurisdictions that choose to participate. At a minimum these standards should include:
 - Consideration of experience levels
 - Continuing education
 - Insurance and worker's compensation requirements that match the registration law
- Reciprocity in all jurisdictions (one statewide license)
- Affordable fees, covering only actual costs of the program administration
- Provide accountability to the citizens through investigation and resolution of complaints
- Administered by a state department

We will work during the 2018 legislative session to move this legislation forward. We are committed to cooperating with building industry groups and the State of Idaho to accomplish this goal.