

**TITLE 6**  
**BUILDING REGULATIONS**

Subject	Chapter
International Building Code .....	1
International Mechanical Code .....	2
International Residential Code .....	3
International Energy Code .....	4
International Fuel Gas Code .....	5
International Fire Code .....	6
Building Permits .....	7

## Chapter 1

**International Building Code**

## SECTION:

- 6-1-1: Adoption
- 6-1-2: Exceptions
- 6-1-3: Compliance Required
- 6-1-4: Copies on File
- 6-1-5: Penalty

6-1-1: **ADOPTION:** All of the International Building Code, as adopted by the State of Idaho, including rules promulgated by the board to provide equivalency with the provisions of the Americans with Disabilities Act accessibility guidelines and Federal Fair Housing Act accessibility guidelines, as amended. (2000 code, 2003 code, 2006 code, 2009 code)

6-1-2: **EXCEPTIONS:** For buildings constructed in 2011 or later, the following exceptions will apply:

- A. Any reference to Sections 101.4 concerning Electrical and 101.4.3 Plumbing shall be deleted, thus solely regulated under the State of Idaho IC 54-1001 and IC 54-2601.
- B. Amend Section 903.2.8 by adding the following exception:  
**Exception:** Automatic sprinkler systems are not required in 4-unit or less Group R buildings.
- C. Amend Section 1612.3 inserting Teton County, ID in place of [NAME OF JURISDICTION] and August 4, 1988 in place of [DATE OF ISSUANCE]
- D. Amend Section 3412.2 inserting 1994 in place of [DATE TO BE INSERTED BY THE JURISDICTION]
- E. All Appendices of the International Building Code, 2009 Edition, are hereby deleted.

6-1-3           **INSTALLATION OF MANUFACTURED HOMES:** Manufactured Homes as defined by Idaho state Law and inspected by The Department of Housing and Urban Development (HUD), shall not be subject to the enforcement provisions of the aforesaid Building Codes, but shall be regulated and inspected as prescribed in Title 44, Chapter 22 of the Idaho Code. The owner, or an agent of the owner, must apply for and receive, an Installation Permit prior to placing any Manufactured Home on their property. All additions or alterations to any Manufactured Home must comply with all Building Code requirements. The Building Official or appointed representative is hereby authorized to permit, inspect and collect fees, as established by the governing body, for Manufactured Homes placed in Teton County. Mobile or Manufactured Homes not bearing a HUD certification label shall not be allowed except as provided for by Title 44 Chapter 25 of Idaho Code.

6-1-4:           **COMPLIANCE REQUIRED:** It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code. (Ord. 042798-C, 4-27-1998, 051407)

6-1-5:           **COPIES ON FILE:** Editions of the International Building Code are available for review in the building officials' office located at 150 Courthouse Dr., Room 107, Driggs, ID 83422. Business hours are 9AM to 5PM, Monday – Friday.

6-1-6:           **PENALTY:** Any person, firm or corporation violating any part of the provisions of this chapter shall be guilty of a misdemeanor, and shall be deemed guilty of a separate offense for every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction of any violation of the provisions contained in this chapter, such person, firm, or corporation shall be subject to penalty as provided in section 1-4-1 of this code. (Ord. 042798-C, 4-27-1998, 2000 code, 2003 code, 2006 code, 2009 code)

## Chapter 2

**International Mechanical Code**

## SECTION:

- 6-2-1: Adoption  
 6-2-2: Compliance Required  
 6-2-3: Copies on File  
 6-2-4: Penalty

6-2-1: **ADOPTION:** All of the International Mechanical Code including Appendix A, as amended. (2000 code, 2003 code, 2006 code, 2009 code)

6-2-2: **COMPLIANCE REQUIRED:** It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, install, alter, repair, move, convert or demolish, equip, use, or maintain mechanical systems or equipment or cause or permit the same to be done in violation of this code. (Ord. 042798-C, 4-27-1998, Ord. 051407)

6-2-3: **COPIES ON FILE:** Editions of the International Mechanical Code are available for review in the building officials' office located at 150 Courthouse Dr., Room 107, Driggs, ID 83422. Business hours are 9AM-5PM Mon. – Fri. (Ord. 042798-C, 4-27-1998, Ord. 051407)

6-2-4: **PENALTY:** Any person, firm or corporation violating any part of the provisions of this chapter shall be guilty of a misdemeanor, and shall be deemed guilty of a separate offense for every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction of any violation of the provisions contained in this chapter, such person, firm, or corporation shall be subject to penalty as provided in section 1-4-1 of this code. (Ord. 042798-C, 4-27-1998, 2000 code, 2003 code, 2006 code, 2009 code)

## Chapter 3

**International Residential Code**

## SECTION:

- 6-3-1: Adoption
- 6-3-2: Exceptions
- 6-3-3: Manufactured Homes
- 6-3-4: Compliance Required
- 6-3-5: Copies on File
- 6-3-6: Penalty

6-3-1: **ADOPTION:** International Residential Code part I-IV, part IX Referenced Standards (2001 code, 2003 code, 2006 code, 2009 code)

6-3-2 **EXCEPTIONS:** For buildings constructed in 2011 or later, the following exceptions will apply:

- A. Table R301.2(1) shall be amended to read as follows:  
Ground Snow Load = 60 – 120 psf, Wind Speed = 90 mph, Seismic Design Category = D1, Weathering = Severe, Frost Depth = 32”, Termite = Slight/Moderate, Decay = None/Slight, Winter Design Temp = -10 degrees F., Ice Shield = Yes, Flood Hazards = Entry into NFIP- March 31, 2000/ Flood Insurance Study- August 4, 1988, Air Freezing Index = 2,500, Mean Annual Temp = 40 - 45° F.
- B. All electrical and plumbing requirements of Chapters 25 through 42 shall be deleted, thus solely regulated under the State of Idaho IC 54-1001 and IC 54-2601.
- C. All Appendices of the International Residential Code, 2009 Edition are hereby deleted.

6-3-3 **INSTALLATION OF MANUFACTURED HOMES:** Manufactured Homes as defined by Idaho state Law and inspected by The Department of Housing and Urban Development (HUD), shall not be subject to the enforcement provisions of the aforesaid Building Codes, but shall be regulated and inspected as prescribed in Title 44, Chapter 22 of the Idaho Code. The owner, or an agent of the owner, must apply for and receive, an Installation Permit prior to placing any Manufactured Home on their property. All additions or alterations to any Manufactured Home must comply with all Building Code requirements. The Building Official or appointed representative is hereby authorized to permit, inspect and collect fees, as established by the governing body, for Manufactured Homes placed in Teton County. Mobile or Manufactured Homes not bearing a HUD certification label shall not be allowed except as provided for by Title 44 Chapter 25 of Idaho Code.

6-3-4:           **COMPLIANCE REQUIRED:** It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, convert or demolish, equip, use, or cause or permit the same to be done in violation of this code. (Ord. 042798-C, 4-27-1998, Ord. 051407)

6-3-5:           **COPIES ON FILE:** Editions of the International Residential Code are available for review in the building officials' office located at 150 Courthouse Dr., Room 107, Driggs, ID 83422. Business hours are 9AM-5PM Mon. - Fri (Ord. 042798-C, 4-27-1998, Ord. 051407)

6-3-6:           **PENALTY:** Any person, firm or corporation violating any part of the provisions of this chapter shall be guilty of a misdemeanor, and shall be deemed guilty of a separate offense for every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction of any violation of the provisions contained in this chapter, such person, firm, or corporation shall be subject to penalty as provided in section 1-4-1 of this code. (Ord. 042798-C, 4-27-1998, 2000 code, 2003 code, 2006 code, 2009 code)

## Chapter 4

**International Energy Conservation Code**

## SECTION:

- 6-4-1: Adoption
- 6-4-2: Compliance Required
- 6-4-3: Copies on File
- 6-4-4: Penalty

6-4-1: **ADOPTION:** All of the International Energy Conservation Code, as amended. (2000 code, 2003 code, 2006 code, 2009 code)

6-4-2: **COMPLIANCE REQUIRED:** It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, convert or demolish, equip, use, or maintain buildings or structures or cause or permit the same to be done in violation of this code. (Ord. 042798-C, 4-27-1998, Ord. 051407)

6-4-3: **COPIES ON FILE:** Editions of the International Energy Conservation Code are available for review in the building officials' office located at 150 Courthouse Dr., Room 107, Driggs, ID 83422. Business hours are 9AM-5PM Mon. - Fri. (Ord. 042798-C, 4-27-1998, Ord. 051407)

6-4-4: **PENALTY:** Any person, firm or corporation violating any part of the provisions of this chapter shall be guilty of a misdemeanor, and shall be deemed guilty of a separate offense for every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction of any violation of the provisions contained in this chapter, such person, firm, or corporation shall be subject to penalty as provided in section 1-4-1 of this code. (Ord. 042798-C, 4-27-1998, 2000 code, 2003 code, 2006 code, 2009 code)

## Chapter 5

**International Fuel Gas Code**

## SECTION:

- 6-5-1: Adoption
- 6-5-2: Exceptions
- 6-5-3: Compliance Required
- 6-5-4: Copies on File
- 6-5-5: Penalty

6-5-1: **ADOPTION:** All of the International Fuel Gas Code, as amended. (2000 code, 2003 code, 2006 code, 2009 code)

6-5-2: **EXCEPTIONS:** For buildings constructed in 2011 or later, the following exceptions will apply:

- A. Delete Section 621 (IFGC) – Unvented Room Heaters
- B. Delete Section 303.3; Items 3 & 4

6-5-3: **COMPLIANCE REQUIRED:** It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, convert or demolish, equip, use, or maintain mechanical systems or equipment or cause or permit the same to be done in violation of this code. (Ord. 042798-C, 4-27-1998, Ord. 051407)

6-5-4: **COPIES ON FILE:** Editions of the International Fuel Gas Code are available for review in the building officials' office located at 150 Courthouse Dr., Room 107, Driggs, ID 83422. Business hours are 9:00 am to 5:00pm Mon. – Fri. (Ord. 042798-C, 4-27-1998, Ord. 051407)

6-5-5: **PENALTY:** Any person, firm or corporation violating any part of the provisions of this chapter shall be guilty of a misdemeanor, and shall be deemed guilty of a separate offense for every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction of any violation of the provisions contained in this chapter, such person, firm, or corporation shall be subject to penalty as provided in section 1-4-1 of this code. (Ord. 042798-C, 4-27-1998, 2000 code, 2003 code, 2006 code, 2009 code)

## Chapter 6

**International Fire Code**

## SECTION:

- 6-6-1: Adoption  
 6-6-2: Compliance Required  
 6-6-3: Copies on File  
 6-6-4: Penalty

6-6-1: **ADOPTION:** All of the International Fire Code including all of Appendix A, with the following language, as amended by the State Fire Marshall:

A. Section 903.2.7 Group R Automatic Sprinkler System Requirements with the following exception: Automatic sprinkler systems are not required in 4 or less unit Group R buildings. (2003 code, 2006 code, 2009 code)

6-6-2: **COMPLIANCE REQUIRED:** This Code regulates and governs the safe guarding of life and property from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees; and each and all of the regulations, provisions, penalties, conditions and terms of the Fire Code.

6-6-3: **COPIES ON FILE:** Editions of the International Fire Code are available for review in the building officials' office located at 150 Courthouse Dr., Room 107, Driggs, ID 83422. Business hours are 9AM-5PM Mon. – Fri. (Ord. 042798-C, 4-27-1998, Ord. 051407)

6-6-4: **PENALTY:** Any person, firm or corporation violating any part of the provisions of this chapter shall be guilty of a misdemeanor, and shall be deemed guilty of a separate offense for every day or portion thereof during which any violation is committed, continued or permitted. Upon conviction of any violation of the provisions contained in this chapter, such person, firm, or corporation shall be subject to penalty as provided in section 1-4-1 of this code. (Ord. 042798-C, 4-27-1998, 2000 code, 2003 code, 2006 code, 2009 code)

## Chapter 7

**Building Permits**

## SECTION:

- 6-7-1: Building Permit Required
- 6-7-2: Application
- 6-7-3: Approval of Application
- 6-7-4: Issuance
- 6-7-5: Posting
- 6-7-6: Vested Rights
- 6-7-7: Penalty

6-7-1        **BUILDING PERMIT REQUIRED:** No person shall, within the county, erect or construct or commence to the erection or construction of, or alter or commence the alteration of, any type of building without first obtaining a building permit in accordance with the provisions and procedures set forth in this chapter. (Ord. 4-13-1987; amd. 2001 code; 2003 code; 2006 code, 2009 code)

6-7-2:        **APPLICATION:**

A.        Form; Fee: Application for a building permit shall be made to the planning and building office of the county on forms prescribed and furnished by the office, and shall be accompanied by a permit fee as published on the current Teton County building fee schedule.

B.        Plans and Specifications: Plans and specifications for the proposed construction or alteration shall accompany the permit application. (Ord., 4-13-1987; amd. 2001 Code; 2003 Code; 2006 Code, 2009 code)

6-7-3:        **APPROVAL OF APPLICATION:** All applications for a building permit under this chapter shall be reviewed for approval by the county building official to ensure compliance with the International Building Code (IBC), International Code Council (ICC), International Residential Code (IRC), International Mechanical Code (IMC), International Energy Conservation Code (ECC), International Fuel Gas Code (IFGC), and the International Fire Code (IFC). Such application shall not be denied unless it is in noncompliance with the required codes and the ordinance of the county. (2001 Code; 2003 Code; 2006 Code, 2009 code)

6-7-4:        **ISSUANCE:** The application shall be approved or denied by the Planning and Building Office. (Ord., 4-13-1987; amd. 2000 Code; 2003 Code; 2006 Code, 2009 code)

6-7-5:         **POSTING :** A copy of the permit shall be posted in a conspicuous place on the premises during construction or the existence of the work or use authorized thereby. (Ord., 4-13-1987)

6-7-6:         **VESTED RIGHTS:** No person shall acquire any vested right to construct, alter, or maintain any building by virtue of money spent or work done prior to obtaining a building permit required by the terms of this chapter, and shall not require any vested right to any building or land for any purpose whether such use is begun without first obtaining a building permit required by the terms of this chapter. (Ord., 45-13-1987; amd. 2001 Code)

6-7-7:         **EXPIRATION:** A building permit shall expire three years after its date of issuance. (amd. ORD.2010-6)

6-7-8:         **EXTENSION PERMIT:** Prior to the date of expiration, an application may be submitted to the planning and building office for an extension building permit and shall be accompanied by an extension permit fee as published on the current Teton County Fee Schedule. An extension permit expires one year after the date of issuance; however, an application for another extension permit may be made following the same process and payment of fee. There is no limit on the number of extension permits allowed. (amd. ORD.2010-6)

6-7-9:         **PENALTY:** Any person violating any provision of this chapter, shall upon conviction thereof, be subject to penalty as provided in section 1-4-1 of this code. (Ord., 4-13-1987; amd. 2001 Code; amd. ORD.2010-6)

**TETON COUNTY BUILDING ORDINANCE  
OF TETON COUNTY, IDAHO**

EFFECTIVE: 1987 Teton County Building Ordinance

**AMENDED:** June 28, 1993  
February 18, 1997  
February 24, 1997  
April 27, 1998  
August 13, 2001  
April 11, 2005  
May 14, 2007  
December 16, 2010

Approved this the 16 day of December, 2010. (Ordinance 2010-6)

*Kathryn M. Rinaldi*

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Kathryn Rinaldi, Chairman Board of County Commissioners