



## Residential Construction Requirements

### Snow Loads

- Minimum roof snow load for elevations **less than 6,600** above sea level is 85 lbs per square ft + dead load + drift
- Minimum roof snow load for elevations of **6,600 feet above sea level** or higher is 100 lbs per square ft + dead load + drift
- Reduced snow loads may be applied for when accompanied by a stamped and signed site specific design from a qualified engineer licensed in the state of Idaho using the University of Idaho snow load study or other approved source.

### Wind Load

- 90 MPH ( 3 second gust) per IRC (most recently adopted version)

### Seismic Design Category

- D-1 per IRC (most recently adopted version)

### Frost Depth

- Minimum 32 inches from bottom of footing to top of finished grade

### Engineering

- Plans shall be stamped by a structural engineer that is licensed in the state of Idaho
- Homes built in areas with ground snow loads exceeding 70 lbs per sq ft shall be designed in accordance with accepted engineering practice. IRC (most recently adopted version)

### Setback Requirements

- Teton County defines setbacks as: The shortest distance from a building on a lot to any property line, lot line or public road right-of-way adjacent to said lot.

District	Height*	Front Yard***	Rear Yard***	Side Yard***
R-1	30 ft	30 ft	20 ft	10 ft
R-2	30 ft	20 ft	20 ft	10 ft
A2.5	30 ft	30 ft	40 ft	30 ft
A20	30 ft	30 ft	40 ft	30 ft
C-1	45 ft	0 ft	10 ft	10 ft
C-2	45 ft	0 ft	10 ft	10 ft
C-3	45 ft	0 ft	10 ft	10 ft
M-1	45 ft	0 ft	10 ft	10 ft

Minimum setback from natural waterway	50 ft. ****
Minimum setback from Teton River	100 ft. ****
Minimum set back from irrigation canals/ditches	15 ft. ****

\*60 ft. height is allowed for agricultural use only (silos, barns, and granaries.)

\*\*\*Setbacks for a detached accessory structure 200 square feet in size or less shall be a minimum of 12 feet from any property line and/or easement.

\*\*\*\* Setbacks are measured from the side of the channel or high water mark, whichever is greater.