

Design Standards Checklist For Teton County Idaho

In an effort to inform owners, design professionals, and builders of the minimum requirements the plans examiner is looking for, the Building Department has created this list for your reference. You must indicate Y, N, N/A or other appropriate information for each item on this list. If you are unsure of any items, contact the Building Department for assistance. Plans found to be insufficient for architectural, life safety, or structural reasons may be refused.

Directions: Complete every item below and submit the completed list with your building permit application.

Format:

- _____ Printed plans shall be submitted on 24"x 36" paper. A PDF file of the plans shall be submitted with the application
- _____ Printed plans must be legible, min. 1/8" lettering; min. 1/4" scale, and good contrast.
- _____ Plans shall be to scale; scale shall be indicated for each drawing.
- _____ All pages must bear owners name, address/location of the project, designers name, date of drawings, sheet number and description.
- _____ Site plans must show all property lines, setback distances, septic and well locations or sewer and water connections. Show any wet lands, Special Flood Hazard Areas, north indicator, easements, ditches, streams, rivers etc.

Architectural Drawings:

- _____ Cover sheet showing applicable codes as adopted by Teton County, owner information, contact information, legal description / address, Climatic and Geographic Design Criteria.
- _____ Dimensioned floor plans for each floor including details for stairs, handrails, and guards are required. All doors must show size and direction of swing. Egress windows must be called out.
- _____ Provide the size of and location of crawlspace and attic access. Note: access is required within 20 ft. of any mechanical equipment located in crawl spaces or attics.
- _____ Indicate fire separation for garage walls, ceilings and their supporting elements common to the dwelling unit.
- _____ Provide exterior elevations (all sides) of the building indicating existing and final grades.
- _____ Interior cross sections showing ceiling height and headroom at landings and stairs with rise and run called out.
- _____ Window details must indicate locations that are egress units or tempered glass.
- _____ Provide details of egress window wells that include size and depth when required. Wells deeper than 44" shall show window swing and include a ladder.

Building Envelope:

- _____ Indicate the depth of foundations from finished grade to bottom of footing. All basements and crawlspaces must be damp proofed or water proofed against infiltration with an approved moisture barrier on the exterior of the walls enclosing interior spaces or floors.
- _____ Show final grade slopes away from foundations. (No exceptions)
- _____ It is required that a radon system be installed below living spaces in accordance with the currently adopted International Residential Code. Plans must indicate the type and show locations of vent(s) through the roof.
- _____ Provide wall section(s) showing exterior finish, weather barriers, structural sheathing, building envelope insulation, vapor barrier, interior finished surfaces and roof ventilation.
- _____ Indicate R-values for roof, walls, floors, crawlspaces, basement walls, and concrete slabs. Indicate U-factors for windows.
- _____ Flashing details and/or notes shall be provided for all required locations, including, decks.

Exterior & Interior Stone and Masonry Veneer: (Engineering may be required):

- _____ Indicate size, type, and location of rock or stone veneer.
- _____ Show attachment, support from below and supporting walls in accordance with the requirements and limitations of 2018 IRC Sections R703.8, R1001, IBC sections 1404.10 and 2111 for seismic zone D.

Wood Burning Masonry Fireplace: (Engineering required unless otherwise approved by the Building Official):

- _____ Show compliance for clearance from combustibles and required fire blocking.
- _____ Indicate all directional changes in chimney walls and/or flue lining.
- _____ Indicate compliance for chimney termination and spark arrestors.
- _____ Indicate size, thickness, extension, and material type for mantles, hearths and supporting elements.
- _____ Provide dimensions of the fireplace opening.
- _____ If the fireplace is located on an exterior wall, provide a detail of the chimney attachment to floors and roofs more than 6 feet above grade.
- _____ Provide dimensions and location of lintel, throat, damper, smoke chamber and flue.

_____ Provide combustion air size, material, and location within the firebox. Indicate the termination at the building exterior.

_____ When used as a structural element of the building, show attachments and reinforcement of beams, etc.

Gas Fireplace:

_____ Provide manufacturer and model of all vented gas fireplaces and fireplace heaters. Installation shall be in accordance with the manufacture’s installation instructions. A copy of these instructions shall be onsite for reference, if needed, by the inspector.

_____ Provide size and location of the exterior combustion air openings.

_____ Un-vented heaters are not allowed for comfort heat in occupied spaces. Direct-vent fireplaces and heaters are recommended for sleeping rooms

Mechanical:

_____ Show location and Btu rating of all gas appliances including, but not limited to, boilers, furnaces, ranges and cook tops, vented fireplaces and heaters, and water heaters.

_____ Show gas line piping with sizing, individual appliance demands and total demand.

_____ Required drain pans and combustion air shall be shown on plans.

_____ Indicate access to, and required clearances for, all mechanical equipment.

_____ Provide details and/or notes for proper vent termination of all appliances.

_____ Show access and clearances for all equipment and appliances. (Including clearances above the cook top.)

_____ Provide the location of any condensate disposal.

_____ Provide required water heater and/or boiler combustion air openings, seismic bracing, and drain pans.

_____ Appliances located in garages shall be protected from impact and have their source of ignition a minimum of 18” off the floor unless otherwise tested, listed and approved for floor installation.

Electrical:

_____ Show location and type of exterior light to meet requirements in the Teton County Zoning Ordinance 8-4-6 and Subdivision Ordinance 9-4-1-K Outdoor Lighting

_____ Provide the location of smoke & carbon monoxide detectors. (All smoke & carbon monoxide detectors must be interconnected and hard wired with battery backup).

Climatic and Geographic Design Criteria:

- Ground Snow Load: An engineer, licensed in the state of Idaho may determine the site-specific ground snow load (using the University of Idaho Normalized Ground Snow Load Map or other approved source). Ground snow loads that exceed 70 psf are required to be reviewed and stamped by an Structural Engineer licensed in the state of Idaho
- Roof Snow Load: In lieu of an engineer’s determination, the following requirements should be used:
 - Minimum roof snow load for elevations less than 6,600 feet above sea level is 85 psf + dead load + drift
 - Minimum roof snow load for elevations of 6,600 above sea level or higher is 100 psf + dead load + drift
- Wind Design: Speed 115 mph
- Seismic Category: D-1
- Weathering: Severe (Concrete and masonry shall conform to “Severe” requirements of the currently adopted IRC.
- Frost Line Depth: 32” From bottom of footing vertically to finished grade or as determined by a soils investigation.
- Termite: None to Slight as per IRC
- Winter Design Temp: -20 degree outdoor design temperature.
- Under-Layment Req: Yes. Ice water shield shall extend from the lowest edges of all roof surfaces to a point 24 inches inside the exterior wall line of the building
- Air Freezing Index: 2500 per 2018 IRC Figure 403.3(2). An Estimate of the 100 year (1%) Return Period
- Mean Annual Temp: 40.4° f
- Climate Zone 6B

Table of 2018 IECC Building Envelope Requirements for Idaho

TABLE R402.1.4 EQUIVALENT U-FACTORS^a

Climate Zone	Fenestration U-Factor ^b	Skylight ^b U-factor	Glazed Fenestration SHGC ^{b, e}	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value ⁱ	Floor R-Value	Basement ^c Wall R-Value	Slab ^d R-Value & Depth	Crawlspace ^c Wall R-Value
6	0.30	0.55	NR	49	22 or 13+ ^h	15/20	30 ^g	15/19	10, 4 ft	15/19