

TITLE 7
BUILDING REGULATIONS

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CHAPTER 1

BUILDING CODES AND REGULATIONS

SECTION:

- 7-1-1: Codes Adopted
- 7-1-2: Building Permit Requirements
- 7-1-3: Manufactured Home Installation
- 7-1-4: Exemptions
- 7-1-5: Penalty

7-1-1: **CODES ADOPTED:**

- A. **Adoption Of Codes:** The City adopts the 2015 International Building Code and the 2017 Idaho Residential Code, published by the International Code Council as its official building codes. The adopted versions of international building codes as adopted by the Idaho Building Code Board shall be deemed superseded by successive versions of the codes as adopted. Copies of the codes shall be available at the city library. (Ord 2020-2)
- B. **Effective Date:** The international building code as adopted and amended from time to time, shall be effective upon the passage and publication hereof as provided by the laws of the State of Idaho and shall be deemed superseded by successive versions of such code as it is adopted or approved, effective on January 1 of the year following the date any such code is adopted and approved, unless a different date is required by state statute. (Ord. 9-10-A, 9-8-2010; amd. Ord 2017-1; 6-14-2017; Ord 2020-3; 7-8-2020)

7-1-2: **BUILDING PERMIT REQUIREMENTS:**

- A. **Permits Required:**
 - 1. A clearance for building permit shall be obtained from the Planning and Zoning Commission ("Commission") or other entity as designated by the Lewisville City Council ("Council", and a Building Permit shall be obtained from the Clerk of the City of Lewisville ("Clerk") prior to the commencement of any work relating to the erection, construction, placement, enlargement, alteration, repair,

moving, removal, demolition, conversion, or occupancy of any building, and shall also include any alteration, repair, or installation of plumbing, electrical wiring, electrical panels, or gas piping and maintenance of all buildings or structures in the City.

2. Permits for electrical, plumbing, septic system, or well shall be obtained from the proper authorities and copies of all permits shall be available for inspection at the building site at all times during construction.

B. Procedure For Obtaining Building Permits:

1. Lewisville Building Permit:

a. All persons seeking a building permit ("applicants") shall apply to the Commission at a regularly scheduled monthly meeting of the Commission. At that meeting, applicants shall provide:

(1) A completed permit application.

(2) Proof of ownership of the real property for which the applicant is seeking the building permit.

(3) Two (2) copies of the plans and specifications for the proposed building, including, but not limited to, the following, if applicable: plot plan showing the location of the septic system, drainfield, and well; foundation plan; floor plan; engineered truss plan; a cross sectional view; estimate of the cost of construction; and proof that the current or proposed septic system is adequate for the proposed construction.

b. All plans shall be drawn to scale.

2. Issuance Of Permit: Upon a majority vote of approval by the Commission, the mayor, or designated agent, shall issue a Clearance for a building permit.

3. City of Lewisville Building Permit: Applicants shall present to the Clerk or designated agent, the following:

a. The Clearance for Building Permit

b. All required documents outlined in 1-a above

c. The permit fee specified in subsection D of this section.

4. The Clerk shall arrange with an entity duly licensed to perform inspections within the State of Idaho to perform all inspections. Said entity shall be specified by Resolution of the Council.

5. Certificate Of Occupancy: Applicants shall furnish the Clerk with one copy of the certificate of occupancy prior to occupation.

- C. Display Of Permits: One copy of all issued building permits, along with the documents provided to the commission to obtain the building permit, shall be kept at the location of construction specified on the building permit at all times during construction, for public inspection.
- D. Permit Fees: Applicants shall pay permit and plan review fees in amounts to be determined by resolution of the city council. All permits required under this chapter require fees to be paid prior to a permit being issued. (Ord. 9-10-A, 9-8-2010; Ord. 2017-1, 7-14-17)

7-1-3: MANUFACTURED HOME INSTALLATION:

- A. Permit Required: Placement of manufactured homes shall require an installation permit. The permit applicant shall supply to the planning and zoning commission or governing body the same site information as is required when seeking a building permit for a single-family dwelling and shall pay a permit fee as set by resolution of the city council.
- B. Compliance With Standards: All construction and installation of mobile homes manufactured after June 15, 1976, shall be performed in accordance with the current Idaho adopted edition of the "Idaho Manufactured Home Installation Standard" promulgated by the Idaho division of building safety.
- C. Certificate Of Rehabilitation Compliance: Applications for installation permits for homes manufactured before June 15, 1976, shall be accompanied by a certificate of rehabilitation compliance issued by the Idaho division of building safety for the particular home to be installed. (Ord. 9-10-A, 9-8-2010)

7-1-4: EXEMPTIONS:

- A. Certain Work Exempt: The following work is exempt and does not require a building permit: painting, replacing existing sidewalks, replacing existing floors, replacing existing roof, replacing existing doors or windows, replacing existing siding. However, if any

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structural repair, change, or alteration is necessary, a permit will be required.

- B. **Agricultural Buildings:** Agricultural buildings, as defined by the international building code, are exempt from the building codes adopted herein but shall remain subject to placement requirements and permits established by zoning regulations. (Ord. 9-10-A, 9-8-2010)

7-1-5: **PENALTY:**

It is a misdemeanor, punishable as provided in section 1-4-1 of this code, for any person or company to violate the provisions of this chapter. A separate violation is deemed to have occurred with respect to each building not in compliance with this chapter. Each day such violation continues constitutes a separate offense. (Ord. 9-10-A, 9-8-2010; amd. 2012 Code)

CHAPTER 2

MOBILE HOME PLACEMENT

SECTION:

- 7-2-1: Definitions
 7-2-2: Restrictions; Temporary Placement
 7-2-3: Mobile Home Park Or Properly Zoned Lot
 7-2-4: Violation A Misdemeanor

7-2-1: **DEFINITIONS:** For the purpose of this chapter, the following terms shall have the meanings ascribed to them in this section:

LOT: A parcel or plat of land occupied or suitable for occupancy by one building or structure, and accessory buildings, and having its principal frontage upon a public street or highway.

MOBILE HOME OR TRAILER: A manufactured relocatable dwelling unit which may not meet the requirements of the international building code.

Provided, further, that a doublewide mobile home placed on a foundation shall not be construed as a mobile home, and is exempt from the provision of this chapter. (Ord. 02-94, 9-13-1994; amd. 2012 Code)

7-2-2: **RESTRICTIONS; TEMPORARY PLACEMENT:**

- A. **Placement During Construction Of Permanent Structure:** The placing of a mobile home upon a lot on which there is already a dwelling, business, apartment, condominium or a mobile home is hereby prohibited. However, a mobile home may be temporarily placed on a lot for a period not to exceed one year while a permanent structure

is being built. The person, or his agent so requesting a temporary placement, shall first get approval of the city council. The applicant shall make reasonable progress, not to exceed one year, on the permanent structure. Failure to do so shall be considered a violation of this chapter.

- B. **Removal Of Mobile Home:** Upon completion of the permanent structure or at the end of one year, the mobile home shall be removed within thirty (30) days. A building shall be deemed complete when there is no reasonable progress for a period of fourteen (14) days. (Ord. 02-94, 9-13-1994)

7-2-3: **MOBILE HOME PARK OR PROPERLY ZONED LOT:** No mobile home may be moved onto a lot in the city except in a mobile home park or zone as designated by the city or its planning and zoning commission. (Ord. 02-94, 9-13-1994)

7-2-4: **VIOLATION A MISDEMEANOR:** Violation of any of the provisions of this chapter or failure to comply with any of its requirements shall constitute a misdemeanor, which, upon conviction thereof, is punishable as provided in section 1-4-1 of this code. Each day such violation continues shall be considered a separate offense. The landowner, tenant, subdivider, builder, public official or any other person who commits, participates in, assists in, or maintains such violation may be found guilty of a separate offense. Nothing herein contained shall prevent the city council or any other public official or private citizen from taking such lawful action as is necessary to restrain or prevent any violation of this chapter or of the Idaho Code. (Ord. 02-94, 9-13-1994; amd. 2012 Code)