BEFORE THE BOARD OF COMMISSIONERS FOR CASSIA COUNTY, IDAHO

ORDINANCE NO. 2015-03-01

AN ORDINANCE WHEREBY THE COUNTY OF CASSIA, IDAHO ADOPTS AND ELECTS TO ENFORCE THE PROVISIONS OF THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), INCLUDING APPENDEICES E, H, AND I, EXCEPTING CERTAIN SECTIONS AND PROVIDING CERTAIN AMENDMENTS FOR LOCAL ADOPTION; ADOPTING IDAHO MANUFACTURED HOME INSTALLATION CURRENT STANDARD; ADOPTING THE 2012 EDITION OF INTERNATIONAL RESIDENTIAL CODE (IRC), EXCLUDING PARTS VII AND VIII, AND INCLUDING APPENDICES H AND J, AS SPECIFICALLY PROVIDED HEREIN AND PROVIDING CERTAIN AMENDMENTS FOR LOCAL ADOPTION; ADOPTING THE 2012 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AS SPECIFICALLY PROVIDED HEREIN AND PROVIDING CERTAIN AMENDMENTS FOR LOCAL ADOPTION; ADOPTING INTERNATIONAL FIRE CODE 2012; REPEALING THE PRIOR EDITIONS OF THE CORRESPONDING INTERNATIONAL OR UNIFORM CODES; DIRECTING THE COUNTY CLERK TO CERTIFY COPIES OF EACH OF THE SAID CODES ADOPTED AND FILE THE SAME IN COMPLIANCE WITH IDAHO CODE 31-715; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of Cassia County Commissioners, that the following codes and provisions are hereby adopted for the County of Cassia, State of Idaho:

1) The International Building Code, 2012 edition, and Appendices E, H, and I published by the International Code Council; as herein amended.

Amending sections as follows:

a. Amend IBC section 101.1 inserting “Cassia County” in place of [NAME OF JURISDICTION];

b. Delete IBC section 305.2.3 and replace with the following: Twelve (12) or fewer children in a dwelling unit. A facility such as the above within a dwelling unit and having twelve (12) or fewer children receiving such day care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

c. Delete IBC section 308.6.4 and replace with the following: Persons receiving care in a dwelling unit. A facility such as the above within a dwelling unit and having twelve (12) or fewer children receiving day care or having five (5) or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

d. Delete IBC section 310.5 and replace with the following: Residential Group R-3, Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4, E or I, including:

i. Buildings that do not contain more than two (2) dwelling units;
ii. Boarding houses (nontransient) with sixteen (16) or fewer occupants;
iii. Boarding houses (transient) with ten (10) or fewer occupants;
iv. Care facilities that provide accommodations for five (5) or fewer persons receiving care;
v. Congregate living facilities (nontransient) with sixteen (16) or fewer occupants;
vi. Congregate living facilities (transient) with ten (10) or fewer occupants; or
vii. Dwelling units providing day care for twelve (12) or fewer children.

e. Delete IBC section 310.5.1 and replace with the following; Care facilities within a dwelling. Care facilities for twelve (12) or fewer children receiving day care or for five (5) or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code.

f. Delete IBC footnote (f) contained under Table 2902.1 Minimum Number of Required Plumbing Fixtures, and replace with the following: For business occupancies, excluding restaurants, and mercantile occupancies with an occupant load of thirty (30) or fewer, service sinks shall not be required.

2) Idaho Manufactured Home Installation Standard current edition published by State of Idaho Division of Building Safety, Manufactured Home Section.

3) The International Residential Code, 2012 edition, excluding parts VII and VIII and including appendices H and J, published by the International Code Council.

Amending sections as follows:

a. Amend IRC section R101.1 inserting “Cassia County” in place of “[NAME OF JURISDICTION]”;

b. Delete IRC exception No. 1 under IRC section R101.2 – Scope.

c. Delete IRC exception No. 2 contained under IRC section R101.2 – Scope, and replace with the following: Owner-occupied lodging houses with three (3) or fewer guestrooms shall be permitted to be constructed in accordance with the International Residential Code for One- and Two-family Dwellings. Such occupancies shall be required to install smoke alarms and carbon monoxide alarms in accordance with sections R314 and R315 respectively of the International Residential Code for One- and Two-family Dwellings.

d. Delete IRC No. 2 contained under the "Building" subsection of IRC section R105.2 – Work exempt from permit, and replace with the following: Fences not over six (6) feet (one thousand, eight hundred twenty-nine (1,829) mm) high may be exempted from the requirement for a building permit in the absence of any other applicable land use regulations governing the installation, height, type or other aspect.

e. Delete IRC item No. 7 contained under the "Building" subsection of IRC section R105.2 – Work exempt from permit, and replace with the following: Prefabricated swimming pools that are not greater than four (4) feet (one thousand, two hundred nineteen (1219) mm) deep.

f. Add the following item No. 11 at the end of the "Building" subsection of IRC section R105.2 – Work exempt from permit: Flag poles.

g. Delete IRC section R109.1.3 and replace with the following: Floodplain inspections. For construction in areas prone to flooding as established by Table R301.2(1), upon placement of the lowest floor, including basement, the building official is authorized to require submission of documentation of the elevation of the lowest floor, including basement, required in section R322.

h. IRC Table R302.1 Exterior Walls – delete the figures contained in the last column of the table under the heading Minimum Fire Separation Distance for the "Walls" and "Projections" elements, and replace with the following:

Minimum Fire Separation Distance
Walls (fire-resistance rated): < Three (3) Feet
Walls (not fire-resistance rated): ≥ Three (3) Feet
Projections (fire-resistance rated): < Three (3) Feet
Projections (not fire-resistance rated): ≥ Three (3) Feet

i. Delete the exception contained under IRC section R302.2 – Townhouses, and replace with the following: Exception: A common one-hour or two-hour fire resistance rated wall assembly tested in accordance with ASTME 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against the exterior walls and the underside of the roof sheathing. Penetrations of electrical outlet boxes shall be in accordance with section R302.4.

j. Delete IRC section R303.4

k. Delete the exception contained under IRC section R313.1 – Townhouse automatic fire sprinkler systems, and replace with the following: Exception: Automatic residential fire sprinkler systems shall not be required in townhouses where a two-hour fire-resistance rated wall is installed between dwelling units or when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

l. Delete IRC section R313.2

m. Add the following to IRC section R315.3 – Where required in existing dwellings: Exceptions: 1. Work involving the exterior surfaces of dwellings, such as, but not limited to, replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck or electrical permits, are exempt from the requirements of this section; and 2. Installation, alteration or repairs of non-combustion plumbing or mechanical systems are exempt from the requirements of this section.

n. Delete IRC section R322.1.10.

o. Delete IRC Section R322.2.2 subparagraph 2.2, and replace with the following: The total net area of all openings shall be at least one (1) square inch (645mm^2) for each square foot (0.093 m^2) of enclosed area, or the opening shall be designed and the construction documents shall include a statement that the design and installation of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing the automatic entry and exit of floodwaters.

p. Delete IRC section R501.3 and its exceptions.

q. Delete IRC section R602.10 and replace with the following: Wall bracing. Buildings shall be braced in accordance with this section or, when applicable section R602.12, or the most current edition of APA System report SR-102 as an alternate method. Where a building, or portion thereof, foes not comply with one (1) or more of the bracing requirements in this section, those portions shall be designated and constructed in accordance with section R301.1.

r. Chapter 11 [RE] Energy Efficiency – The following sections and tables of chapter 11 shall be amended in accordance with the requirements contained below in Subsection 004.04 of these rules which correspond to the appropriate section:

- **i.** TableN1102.1.1 (Table R402.1.1) – Insulation and Fenestration Requirements by Component;
- **ii.** Table N1102.1.3 (Table R402.1.3) – Equivalent U-Factors;

iii. Table N1102.2.6 (Table R402.2.6) – Steel-Frame Ceiling, Wall and Floor Insulation (R-Value);

iv. Section N1102.4.1 (R402.4.1) Building Thermal Envelope;

v. Section N1102.4.1.1 (R402.4.1.1) – Insulation;

vi. Table N1102.4.1.1 (Table R402.4.1.1) Air Barrier and Insulation Installation;

vii. Section N1102.4.1.2 (R402.4.1.2) Testing Option;

viii. Add Section N1102.4.1.3 (R402.4.1.3) Visual Inspection Option;

ix. Add Section N1102.6 (R402.6) Residential Log Home Thermal Envelope;

x. Add Table N1102.6 (Table R402.6) Log Home Prescriptive Thermal Envelope Requirements by Component; and

xi. Section N1104.1 (R404.1) Lighting Equipment.

4) International Existing Building Code. 2012 Edition.

5) International Energy Conservation Code. 2012 Edition with the following amendments.

a. Delete the values contained in Table R402.1.1 (Table N1102.1.1) For climate zone "5 and Marine 4" and replace with the following:

Table R402.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

Climate Zone	Fenestration U-Factor	Skylight U-Factor	Glazed Fenestration SHGC	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value	Crawlspace Wall R-Value
5 and Marine 4	0.35	0.60	NR	38	20 or 13+5[h]	13/17	30[g]	10/13	10, 2 ft	10/13

b. Add the following footnote to the title of Table 402.1.1 – Insulation and Fenestration Requirements by Component: [k.] For residential lot home building thermal envelope construction requirements see section 402.6.

c. Delete the values contained in Table R402.1.3 (Table N1102.1.3) for climate zone "5 and Marine 4" and replace with the following:

TABLE R402.1.3
EQUIVALENT U-FACTORS

Climate Zone	Fenestration U-Factor	Skylight U-Factor	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Crawlspace Wall R-Value
5 and Marine 4	0.35	0.60	0.030	0.057	0.082	0.033	0.059	0.065

d. Delete Table R402.2.6 (Table N1102.2.6) and replace with the following:

TABLE R402.2.6
STEEL-FRAME CEILING, WALL AND FLOOR INSULATION
(R-VALUE)

WOOD FRAME R-VALUE REQUIREMENT	COLD-FORMED STEEL EQUIVALENT R-VALUE[a]
Steel Truss Ceilings	
R-30	R-38 or R-30 + 3 or R-26 + 5
R-38	R-49 or R-38 +3
R-49	R-38 + 5
Steel Joist Ceilings	
R-30	R-38 in 2 x 4 or 2 x 6 or 2 x 8 R-49 in any framing
R-38	R-49 in 2 x4 or2 x6 or 2 x8 or 2 x10
Steel-Framed Wall	
R-13	R-13 + 5 or R-15 + 4 or R-21 + 3 orR-0 + 10
R-19	R-13 + 9 or R-19 + 8 or R-25 + 7
R-21	R-13 + 10 or R-19 + 9 or R-25 + 8
Steel Joist Floor	
R-13	R-19 in 2 x 6 R-19+ 6 in 2x 8 or 2 x 10
R-19	R-19+6 in 2 x6 R-19+ 12 in 2 x8 or 2 x10
a. Cavity insulation R-value is listed first, followed by continuous insulation R-value. **b.** Insulation exceeding the height of the framing shall cover the framing.	

e. Delete section 402.4.1 (N1102.4.1) and replace with the following: Building thermal envelope. The building thermal envelope shall comply with sections R402.1.1 and either section R402.4.1.2 or R402.4.1.3. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

f. Delete section 402.4.1.1 (N1102.4.1.1) and replace with the following: Installation. The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction.

g. Delete the criteria requirement for the "Fireplace" component of Table R402.4.1.1 (Table N1102.4.1.1) – Air Barrier and Insulation Installation, and replace with the following: An air barrier shall be installed on fireplace walls.

h. Delete section 402.4.1.2 (N1102.4.1.2) and replace with the following: testing option, Building envelope tightness and insulation installation shall be considered acceptable when tested air leakage is less than seven (7) air changes per hour (ACH) when tested with a blower door at a pressure of 33.5 psf (50Pa). Testing shall occur after rough in and after installation of penetrations of the building envelope, including penetrations for utilities, plumbing, electrical, ventilation and combustion appliances. During testing:

   i. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed;
   ii. Dampers shall be closed, but not sealed, including exhaust, intake, makeup air, backdraft and flue dampers;
   iii. Interior doors shall be open;
   iv. Exterior openings for continuous ventilation systems and heat recovery ventilators shall be closed and sealed;
   v. Heating and cooling system(s) shall be turned off;
   vi. HVAC ducts shall not be sealed; and
   vii. Supply and return registers shall not be sealed.

i. Add the following as section 402.4.1.3 (N1102.4.1.3): Visual inspection option, Building envelope tightness and insulation installation shall be considered acceptable when the items listed in Table 402.4.1.1., applicable to the methods of construction, are field verified. Where required by code official an approved party independent from the installer of the insulation shall inspect the air barrier and insulation.

j. Delete section 402.4.2 and replace with the following: Fireplaces. New wood-burning fireplaces shall have tight-fitting flue dampers and outdoor combustion air.

k. Add the following section: R402.6 (N1102.6) Residential Log Home Thermal Envelope. Residential log home construction shall comply with sections 401 (General), 402.4 (Air Leakage), 402.5 (Maximum Fenestration U-Factor and

SHGC), 403.1 (Controls), 403.2.2 (Sealing), 403.2.3 (Building Cavities), sections 403.3 through 403.9 (referred to as the mandatory provisions), Section 404 (Electrical Power and Lighting Systems), and either Subparagraph 004.04.b.i., ii., or iii. as follows:

i. Sections 402.2 through 402.3, 403.2.1, 404.1 and Table 402.6;
ii. Section 405 Simulated Performance Alternative (Performance): or
iii. REScheck (U.S. Department of Energy Building Codes Program).

l. Add Table R402.6 (Table N1102.6) Log Home Prescriptive Thermal Envelope Requirements By Component to be used only in accordance with Subparagraph 004.b.i. above to appear as follows:

TABLE R402.6
LOG HOME PRESCRIPTIVE THERMAL ENVELOPE REQUIREMENTS BY COMPONENT

For SI: 1 foot = 304.8 mm.

Climate Zone	Fenestration U-Factor[a]	Skylight U-Factor	Glazed Fenestration SHGC	Ceiling R-Value	Min. Average LOG Size in Inches	Floor R-Value	Basement Wall R-Value	Slab R-Value & Depth[b]	Crawlspace Wall R-Value[d]
5,6 – High efficiency equipment path[c]	**0.32**	0.60	NR	**49**	**5**	**30**	**15/19**	**10, 4 ft.**	**10**
5	**0.32**	**0.60**	**NR**	**49**	**8**	**30**	**10/13**	**10,2 ft.**	**10/13**
6	**0.30**	**0.60**	**NR**	**49**	**8**	**30**	**15/19**	**10, 4 ft**	**10/13**

a. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

b. R-5 shall be added to the required slab edge R-values for heated slabs.

c. 90% AFUE natural gas or propane, 84% AFUE oil, or 15 SEER hear pump hearing equipment (zonal electric resistance hearing equipment such as electric base board electric resistance hearing equipment as the sole source for heating is considered compliant with the high efficiency equipment path).

d. "15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13"means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

m. Delete section R404.1 (N1104.1) and replace with the following: Lighting equipment (Mandatory). A minimum of fifty percent (50%) of the lamps in permanently installed lighting fixtures shall be high-efficiency lamps or a

minimum of fifty percent (50%) of the permanently installed lighting fixtures shall contain only high efficacy lamps.

6) 1997 Uniform Code For The Abatement of Dangerous Buildings published by the International Code Council

BOARD OF COMMISSIONERS FOR CASSIA COUNTY, IDAHO

By: _____
Dennis D. Crane, Chairman

Attest:

_____
Joseph W. Larsen, Clerk

STATE OF IDAHO)
) ss.
Cassia County)

I, Joseph W. Larsen, do hereby certify that I am the duly qualified and acting Clerk of Cassia County, State of Idaho.

I further certify that the above and foregoing constitutes a true and correct copy of an ordinance passes at a meeting of the Board of Commissioners for Cassia County, State of Idaho, held on the 9th day of March, 2015 as said ordinance is officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the seal of said County this 9th day of March, 2015.

_____
Joseph W. Larsen, Clerk