

FOR YOUR INFORMATION

- **Building Codes** have been adopted by the City of Cascade to provide standards to safeguard life, health, and public welfare.
- **New construction or building repair** requires a building permit. Permits are required for manufactured homes, foundations, pole structures, snow roofs, roof extensions, re-roofs, decks, window replacement, signs and demolition.
- **All changes, additions, or alterations** to approved building permits must be submitted on paper for approval prior to construction.

****MANUFACTURED HOMES.** Snow roofs, covers and/or porches for manufactured homes must be free standing and not rely on the manufactured home for support or structural stability. These additions shall be designed and constructed in accordance with provisions of the 2006 IRC and IBC and the City of Cascade Ordinance and Zoning Codes.

It is always best to call to determine if a permit is required.

Submittal for Building Permit

- **A Completed Application**
- **Site Plan Drawing, 2 copies**
- **Construction Plan Drawings, 2 copies**
- **Homeowners Association Committee Approval Letter if Required**

BUILDING SETBACKS

Residential Zones R-I and R-II:

Front – 20' Side – 10' Rear – 10"

Residential Zone R-III

Front – 20' Side – 5' Rear – 10'

When a side street is involved, a 15' setback is required. Additional setback information is available at this office for other zoning.

Setbacks are measured from the EAVE of the building to the PROPERTY LINE.

Design Loads:

Snow Loads=120 lb. (live)

Frost Depth=24 inches

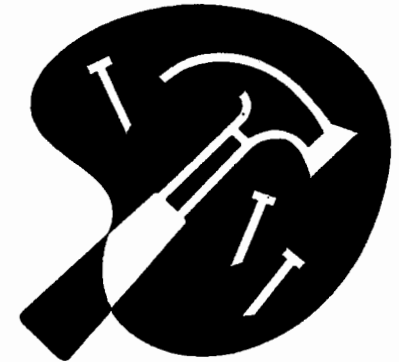
Wind=70 mph min.

Seismic Zone=D

All construction plans shall be stamped by an Idaho licensed engineer or architect and must include structural calculations as required by 2006 IRC Section 106 and 2006 IBC Section 106

**CITY OF CASCADE
Building Department
105 S. Main St.
Cascade, Idaho 83611**

Building & Inspection Requirements



**(208)382-4279
Fax (208)382-7204
www.cascadeid.us**

TO DO

Prior To Inspection

- **Clearly mark your property lines**
- **Permit card to be posted to be visible from road**
- **New construction, house numbers Posted to be visible from road**
- **Job set of plans on site at all time**
- **24 hour call in advance for all inspections**

INSPECTION REQUIREMENTS

The City of Cascade is working out of the 2006 International Residential, Building and Energy Codes. Required Inspections are as follow:

- **Excavation/Soils**
- **Footing/Holes**
- **Foundation**
- **Slab**
- **Wall & Roof Sheathing**
- **Ice/Water Shield**
- **Frame**
- **Insulation**
- **Final**

Please check with the City Building Inspector regarding any additional inspections before construction.



EXCAVATION

A site and soil inspection before placing forms for footings or column/ post holes.

FOOTING/HOLES

This is done after forms are set, reinforcement is accurately placed and Adequately supported before placing Concrete. Property lines must be clearly Marked for this inspection. Pole buildings Require hole inspections.

FOUNDATION/WALL

After all forms and reinforcing materials Are in place before placing concrete.

SLAB

This is done after bar or wire mesh is placed but before concrete placement.

SHEATHING

Before house wrap or siding is placed. Wall and Roof nailing pattern is required to be checked.

ICE & WATER SHIELD

After roof sheathing inspection but before final roofing material is placed.

FRAMING

This is done after roof and wall sheathing, but no siding should be installed. Fire blocking, bracing, draft stops and all pipes, including plumbing, electrical, heating and gas, chimneys and vents are complete. This inspection is done after the Electrical, plumbing and HVAC rough in inspection has been signed off by the State of Idaho. If engineered trusses are used, the truss manufacture's specifications required to be on site.

INSULATION

This is done before the interior of structure is covered.

FINAL

Electrical, plumbing and HVAC final inspection has to be signed off by the State Inspectors before the final inspection is done by the City Building Inspector. Paint, carpet and linoleum do not have to be completed before this inspection.

MANUFACTURED HOMES

Permanent sets require excavation, footing, foundation and final inspections and same for a block set only with out the foundation inspection. Landing and stairs at all exits per the 2006 Building Code. Electrical, plumbing and HVAC must be signed off before the home can be final by the City Inspector.

JURISDICTION - Building permits for property located in the City of Cascade City limits.

**JOB COPY OF PLANS
MUST REMAIN ON SITE AT ALL
TIMES AND BE AVAILABLE
TO THE INSPECTOR**

**ANY QUESTIONS?
Just call 382-4279**