

BUILDING SETBACKS

Residential Zone R-I and R-II
Front 20' Side 10' Rear 10'

Residential Zone R-III
Front 20' Side 5' Rear 10'

Residential Zone R-IV
Front 10' Side 5' Rear 5'

When a side street is involved, a 15' setback is required. Additional zoning information is available at City Hall.

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

DESIGN CRITERIA

Roof Snow Load = 100 lbs per S.F. (live)

Frost Depth = 24 inches

Wind Load = 115 MPH Exposure B

Seismic = Zone D

Climate = Zone 6

LIGHTING ORDINANCE

City Code 2-4 requires new construction or build repair to comply with the City's Nighttime Lighting Ordinance. All exterior lighting will be reviewed for standard compliance.

SIGN ORDINANCE

City Code 2-2 requires a building permit prior to any sign being erected, re-erected, constructed, altered or maintained.

FOR YOUR INFORMATION

- 2018 I.C.C. Building Codes have been adopted by the City of Cascade to provide standards to safeguard life, health, and public welfare.
- New construction or build 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 constructions.
- Additional information regarding Building and Zoning codes can be found on the City website.

SUBMITTAL FOR BUILDING PERMIT

- A Completed Application
- Site Plan Drawing, 2 copies
- Construction Plan Drawings, 2 copies
- Structural Engineering / Calculations, 2 copies
- 2018 Resheck Energy Certificate
- Homeowners Association Committee Approval, if required

**IT IS ALWAYS BEST TO
CALL TO DETERMINE IF
A PERMIT IS REQUIRED.**

BUILDING & INSPECTION REQUIREMENTS



Building Department
105 South Main Street
Cascade, Idaho 83611

208.382.4279
buildinginspector@cascadeid.us

TO DO PRIOR TO INSPECTION

- Clearly Mark Your Property Lines
- Permit Card to Be Posted to Be Visible from Road
- House Numbers Posted to Be Visible from Road, including New Construction
- Job Set of Plans on Site at All Times
- 24-Hour Call-in Advance for All Inspections

INSPECTION REQUIREMENTS

The City of Cascade is working out of the 2018 International Residential, Building and Energy Codes. Required inspections are as follows:

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

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

**ANY QUESTIONS?
JUST CALL 208.382.4279**

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

EXCAVATION

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

FOOTINGS / 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 are 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.

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 and flooring do not have to be completed before this inspection.

MANUFACTURED HOMES

Permanent sets require excavation, footing, foundation and final inspections. Block set require excavation, and final inspection. Landing and stairs at all exits per the 2018 IRC and I.B.C. Electrical, plumbing, and HVAC must be signed off before the home can be final by the City Inspector. Additions, including porches, must be freestanding and not rely on the manufactured home for support or stability, and shall be designed and constructed in accordance with provisions of the 2018 IRC and IBC and the City of Cascade Ordinance and Zoning Codes.