

City of Blackfoot

157 N Broadway
Blackfoot, Idaho 83221
208-785-8600

Required Information for Commercial Building Plan Review:

To process the building permit the following criteria will be required for all plan submittals. Two (2) copies of complete drawings to scale are to be provided on minimum paper dimensions 1-18" x 24" 1-11" x 17"

Requirements:

1. **Site Plan** – indicate all property lines, easements or right-of-way, set backs on all 4 sides to property line, north arrow, existing structures on property, proposed new structure/s and job address.
2. **Design Criteria for 2012 Codes** – 2012 IBC, 2009 IFGC, 2009 IMC, 2012 IECC
3. **Construction Documents:** Plans stamped by an Idaho Licensed Architect and Idaho Registered Structural Engineer.
Exception: Prescriptive structural buildings without complex existing requirements
4. **Concrete Footing/Foundation Plan:** Complete, engineered footing/foundation details (ie: height, width, reinforcement/rebar schedule, anchor bolts, foundation straps, shear wall details and footing depth (30") and concrete column details.
5. **Floor Plans:**
 - a. Scales at $\frac{1}{4}'' = 1' - 0''$
 - b. Fully dimensioned plan of each floor
 - c. All window and door sizes, (Note: door and window Schedule)
 - d. Braced wall lines & braced wall panel locations
 - e. Size of all load-bearing beams, headers and posts
 - f. Room identification
 - g. Wall height and ceiling height
 - h. Automatic sprinkler system design (If required)
 - i. Egress requirements
 - j. Accessibility requirements
6. **Elevations:** (height above finished grade):
 - a. Scale at $\frac{1}{4}''$ or $\frac{1}{8}'' = 1' - 0''$
 - b. All four elevations\
 - c. Extent of foundation walls and footings below finished grade

7. Framing:

- a. Wall section(s)- roof to foundation showing size/description of framing members
- b. Stud spacing
- c. Stair heights – including rail heights, rail spacing, stair rise and tread dimensions
- d. Header and beam information
- e.

10. Mechanical/Heat Load Calculations/Duct Design:

- a. Load calculations for heating and cooling and ductwork sizes per ASHRAE Handbook of Fundamentals, or other approved calculation procedure.
- b. Mechanical General Regulations are to meet the 2009 International Mechanical Code and the International Fuel Gas Code.

11. Fire Department Approval:

Plans reviewed and approved by the local Fire District or the State of Idaho Fire Marshall

12. Geotechnical Soils Report:

Where required by code, a Geotechnical Soils Report prepared by a licensed Geotechnical Engineer or a registered and experienced Civil Engineer.

Complete engineered truss framing plan/details

Engineered Floor Design:

If an engineered floor joist material is used

Check/Mechanical Design Certificate:

Completed Mechanical Design Certificate based on the 2009
(see www.energycodes.gov for COM-Check-EZ software)

Sewer Permit and Water Inspection Fee for Private sewage disposal system \$35.00 Sewer Permit and Inspection Fee - \$35.00

Commercial Per EDU in City Outside City (up to 5 EDUs Assessed) \$2,000.00 ea. \$3,000.00 ea. (Up to 10 Edu's Assessed) \$1,800.00 ea. \$2,700.00 ea. 11 EDU's and up would be set by the city council and mayor; this fee will be no less than \$18,000.00. Example; An office or business complex with 5 businesses, each being assessed 1 point would be 5 points and the Sewer Availability Fee would be \$5,400.00. EDU's will be assessed based on the chart under title 9-04-21 of the City Code Book. No permit will be issued until application form is completed and a complete assessment is done. Industrial User SAF will be by agreement based on potential loading to Treatment Plant and capacity of Treatment Plant.

Water and Sewer Connection Fees -

Water Service	In City	Out City
Line Size		
1"	\$1,000	\$1,500
1 ½"	\$2,200	\$3,300
2"	\$4,000	\$6,000
3"	\$9,000	\$13,500
4"	\$16,000	\$24,000
6"	\$36,000	\$54,000

Sewer Service	Sewer	
Single Residence	\$1,300	\$1,900
Duplex, Twin Home	\$2,600	\$3,900
Multi-Residential		
First Residence	\$1,300	\$1,900
Second Residence	\$1,170	\$1,710
Third Residence	\$1,040	\$1,520
4th Residence	\$ 910	\$1,330

Examples; a triplex would pay a SAF of \$3,510.00 plus an inspection fee of \$35.00, a four plex would pay a SAF of \$4,420.00 plus \$35.00, a six plex would pay a SAF of \$6,240.00 plus \$35.00.

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