



BUILDING OFFICIAL DETERMINATION

Goals

- Issue:** What are the city's goals in adopting and applying the International Code Council's uniform codes?
- Rule:** The City of Middleton's comprehensive plan Goal 10, Strategy 3 regarding housing states "Enforce housing standards that improve the durability of housing in Middleton."
- Application:** **2012 IRC R101.3 Intent.** The purpose of this code is to establish minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.
- 2012 IRC R105.8 Responsibility.** It shall be the duty of every person who performs work for the installation or repair of building, structure, electrical, gas, mechanical or plumbing systems for this this code is applicable, to comply with this code.
- 2012 IRC R106.1.1 Information on construction documents.** Construction documents shall be of sufficient clarity to indicate the location, nature and extend of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the building official.
- 2012 IRC R106.4 Amended construction documents.** Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

Determination:

The city's goals in adopting and applying the International Residential Code to achieve the city's comprehensive planning strategy of enforcing housing standards that improve the durability of housing in Middleton are as follows.



1. It is in the best interest of Middleton residents to accomplish the following by applying code provisions consistently among buildings, subdivisions, and builders in a courteous, firm and convincing manner:

- A. increase building durability;
- B. minimize required homeowner repairs and exterior maintenance for approximately 30 years after a building is constructed;
- C. construct building exteriors that last approximately 70 years before needing re-sided;
- D. have many code-compliant contractors for residents to choose from and to stimulate price competition that keeps construction costs as low as can reasonably be expected; and
- E. have many code-compliant residential subdivision and commercial developers for residents to choose from and to stimulate price competition that keeps lot costs as low as can reasonably be expected.

2. Recognize roles and responsibilities among those involved in constructing a building:

- A. architect, engineer or draftsman prepares documents detailing construction according to code;
- B. city reviews and approves construction documents;
- C. contractors and laborers build according to approved construction documents;
- D. superintendents, project manager or job-site foremen oversee and train contractors and laborers, monitor work, and request inspections when ready; and
- E. city inspects work to determine if in compliance with code and passes or fails work, and then issues a certificate of occupancy for construction according to code.

3. Adopt the most current or most recent past version of the International Code Council's codes as soon as practical after they have been adopted by the State of Idaho or the Idaho Building Code Board.

4. Establish a standard for plan review and inspection that will be applied during the time an adopted version of a code is in effect, and avoid adding to or varying from that standard.

5. Identify and communicate the standard to contractors in an easy-to-understand manner so they know the items and detail required on construction documents and that will be inspected.



6. Receive, review and notify contractors that a permit is ready to pick-up between seven and 13 business days. Time taken by applicants to revise and resubmit plan-sheets adds time.
7. Approve construction documents that comply with code and accurately describe the building to be constructed.
8. Construction matches the approved construction documents.
9. Inspect properties upon builder request unless a circumstance warrants otherwise.
10. Avoid adding items to an already delivered NOV/Correction Order.
11. Charge a fee for re-inspections as an incentive for contractors to ensure work is accurate and complete before requesting a re-inspection.
12. Answer contractor questions or speak at builder association meetings upon request, and participate in the local building official association.



David Wardell, Building Official



Date