

City of Rathdrum

PUBLIC WORKS DEPARTMENT
8047 W. Main Street #2
Rathdrum, ID 83858
www.rathdrum.org



Public Works Department
Building Department
208-687-2700 ex123

Planning & Zoning
208-687-2700 ex117
Fax 208-687-1377

PERMIT # _____

RESIDENTIAL

JOB ADDRESS: _____

LOT: _____ BLK: _____ SUBDIVISION: _____

CONTRACTOR/OWNER: _____

ADDRESS: _____

CONTACT: _____ PHONE: _____

ARCHITECT: _____ PHONE: _____

ENGINEER: _____ PHONE: _____

PLEASE CHECK CATEGORIES:

NEW CONSTRUCTION
 COMMERCIAL/INDUSTRIAL
BUILDING USE _____
 MOBILE HOME SET
 SIGN
 OTHER _____

ALTERATION/ADDITION
 RESIDENTIAL
 SINGLE FAMILY
 DUPLEX
 MULTI-FAMILY
 RE-ROOF

CONSTRUCTION COST (estimate or actual): _____

HEAT SOURCE: GAS ELECTRIC

POINTS OF CONNECTION:

SEWER LOCATION: _____ Stubbed to lot YES NO
WATER LOCATION: _____ Stubbed to lot YES NO

SIGNATURE: _____

NAME (Print): _____

THIS APPLICATION DOES NOT AUTHORIZE ANY TYPE OF WORK TO COMMENCE. A BUILDING PERMIT WILL BE ISSUED AFTER REVIEW OF THIS APPLICATION AND NECESSARY PLANS FOR BUILDING, MECHANICAL, PUBLIC WORKS, AND ZONING CODE COMPLIANCE.

BUILDING DEPT APPROVAL: _____

PUBLIC WORKS APPROVAL: _____

CITY OF RATHDRUM BUILDING PERMIT APPLICATION PROCEDURE

This page was designed to help the applicant with the permit procedure.
The following items are needed to apply for a building permit.

- ▶ Completed application forms.
- ▶ TWO complete set of construction plans for residential, three sets of plans for commercial or industrial, drawn to scale showing the following:
 - Elevations on all sides
 - Floor plans of all floor levels, showing electrical, window sizes, door sizes, location of smoke detectors
 - Show location of furnace and hot water heater
 - Footing and foundation details (engineering required for foundation walls over eight(8) feet high and retaining walls over four(4) feet high)
 - Complete framing details (showing all structural and nonstructural components)
 - Roof details – truss specifications
 - Deck details
 - Dimensions clearly marked on the plans and drawn to scale

**Plans for commercial, industrial, public, pole buildings, or log buildings must be stamped by an Idaho licensed architect or engineer. (Sites exceeding 15% slope may require additional engineering.)

NOTE:

ONE SET OF THE APPROVED PLANS WILL BE STAMPED BY THE BUILDING DEPARTMENT, AND MUST REMAIN ON THE JOB SITE AT ALL TIMES WITH ENGINEERED TRUSS SHEETS AS NEEDED.

FILLING OUT THE APPLICATIONS AND SITE PLAN REQUIREMENTS:

- Make sure all spaces are completed.
- Sign all forms
- Site Plan:
 - Residential, single family and duplex; two copies of site plan required
 - Commercial and industrial; four copies of site plan required
 - All site plans must be drawn to scale and show access to property with any easements

RETURN THE APPLICATION:

Bring completed application, along with the required enclosures as listed above to our office. (Incomplete applications will *not* be accepted)

After submitting the application, you may be required to obtain signatures from other agencies.

Your application will be reviewed for compliance with local and state codes.

(Corrections may need to be completed prior to final approval)

BUILDING / PUBLIC WORKS - STANDARDS

RATHDRUM BUILDING DEPARTMENT

NOTICE

EFFECTIVE IMMEDIATELY, THE OWNER/CONTRACTOR WILL BE RESPONSIBLE FOR THE JOB CARD, ENGINEERED TRUSS SHEETS, AND THE STAMPED SET OF PLANS. THESE MUST BE MADE AVAILABLE TO THE INSPECTOR AT THE BUILDING SITE ON THE REQUESTED DATE AND TIME OF INSPECTION.

IF SUCH WORK, FOR WHICH THE INSPECTION WAS CALLED, IS NOT READY OR IF THE PLANS AND JOB CARD ARE NOT AVAILABLE ON SITE TO THE INSPECTOR, A REINSPECTION FEE MAY BE ASSESSED.

REQUIRED INSPECTIONS:

1. FOOTINGS
2. STEMWALL OR SLAB
3. FRAMING
4. INSULATION - per International Energy Conservation Code
5. SHEETROCK
6. FINAL

RATHDRUM PUBLIC WORKS DEPARTMENT

NOTICE

REQUIRED INSPECTIONS:

1. WATER & SEWER LINE (prior to backfill)
2. CONCRETE FORMS (prior to pour) for driveway, sidewalk, and approach.
3. FINAL

TO SCHEDULE INSPECTION FOR EITHER OF THE ABOVE, YOU WILL NEED YOUR BUILDING PERMIT NUMBER. 24 HOURS NOTICE REQUIRED.

City of Rathdrum
Public Works Department
 8047 W. Main Street #2
 Rathdrum, ID 83858



Building Department
Public Works Department
 Phone: (208) 687-2700 x 24
 Fax: (208) 687-1377

MECHANICAL PERMIT APPLICATION

PERMIT # _____

DATE RECEIVED: _____

JOB SITE STREET ADDRESS: _____

LOT: _____ BLK: _____ SUBDIVISION: _____

PARCEL # _____

CONTRACTOR: _____ LICENSE # _____

ADDRESS: _____ CITY: _____ ST: _____ ZIP: _____

CONTACT NAME: _____ PHONE # _____

OWNER NAME: _____ PHONE # _____

ADDRESS: _____ CITY: _____ ST: _____ ZIP: _____

CONSTRUCTION COST (ESTIMATE OR ACTUAL) \$ _____

TYPE OF WORK TO BE DONE: _____

UTILITY TYPE: (circle one) GAS ELECTRIC BOTH

PERMIT TYPE:

_____ Commercial/Industrial	_____ New	_____ Added
_____ Residential	_____ New	_____ Added
_____ Manufactured Home	_____ New	_____ Added
_____ Other Mechanical Installation	_____ New	_____ Added

SIGNATURE OF APPLICANT: _____ DATE _____

THIS APPLICATION DOES NOT AUTHORIZE ANY TYPE OF WORK TO COMMENCE. A BUILDING PERMIT will be issued after review of this application and necessary plans for building, mechanical, public works, and zoning code compliance.

BUILDING DEPARTMENT APPROVAL: _____ DATE _____

COMMENTS: _____

PUBLIC WORKS APPROVAL: _____ DATE _____

COMMENTS: _____

BUILDING PERMIT# _____

**CITY OF RATHDRUM
UTILITY DEPARTMENT BILLING SECTION**

THIS NOTICE IS TO INFORM YOU THAT YOU WILL BE REQUIRED TO PAY FOR ANY WATER/SEWER USAGE DURING CONSTRUCTION. IF YOU SELL THE PROPERTY, YOU MUST INFORM THE BUYER OF THE NEED TO CONTACT CITY HALL TO CHANGE THE BILLING ACCOUNT TO THEIR NAME. IF THE BUYER DOES NOT DO THIS, YOU WILL CONTINUE TO BE BILLED FOR WATER/SEWER USAGE FOR THE PROPERTY.

****OCCUPANCY OF THE PREMISES PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY WILL RESULT IN DISCONNECTION OF WATER SERVICE UNTIL A CERTIFICATE IS ISSUED.****

I UNDERSTAND AND AGREE TO THE ABOVE

SIGNATURE

PRINTED NAME

MAILING ADDRESS

PHONE NUMBER (S)

BUILDING PERMIT# _____

CITY OF RATHDRUM
APPLICATION/PERMIT FOR SEWER SERVICE
RESOLUTION #109

THIS PERMIT IS REQUIRED FOR ALL NEW SEWER SERVICE LINES OR ANY REPLACEMENT OF SEWER SERVICE LINES.

THIS APPLICATION MUST BE COMPLETED AND RETURNED TO THE PUBLIC WORKS DEPARTMENT BEFORE THE WORK IS DONE. THE PROPER INSPECTION FEE MUST ACCOMPANY THIS APPLICATION. INSPECTION BY CITY PERSONNEL IS REQUIRED, PRIOR TO BACKFILL. SEWER SERVICE LINE FEES ARE AS FOLLOWS:

\$89.00 EACH INSPECTION OF NEW SEWER LATERAL INSTALLED ON A PUBLIC SEWER MAIN.

PROPERTY OWNER: _____

MAILING ADDRESS: _____

PHONE NUMBER: _____

LOCATION OF PROPERTY _____

FAILURE TO OBTAIN PERMIT AND PAY REQUIRED FEE PRIOR TO WORK BEING COMMENCED WILL, AT THE DISCRETION OF THE DEPARTMENT, RESULT IN THE ASSESSMENT OF A DOUBLE FEE.

INSTALLATION MUST BE INSPECTED PRIOR TO BACKFILL. IF COVERED WITHOUT INSPECTION, INSPECTOR MAY REQUIRE INSTALLATION TO BE UNCOVERED FOR INSPECTION.

MAKE CHECK OR MONEY ORDER PAYABLE TO THE CITY OF RATHDRUM AND BRING TO THE PUBLIC WORKS DEPARTMENT AT 8047 W. MAIN STREET, LOWER LEVEL. PHONE NUMBER: 687-2700

FOR THE OWNER: I AGREE TO PERMIT INSPECTIONS OF THIS INSTALLATION BY AN INSPECTOR FROM THE CITY OF RATHDRUM.

SIGNATURE OF PROPERTY OWNER

DATE: _____

CITY OF RATHDRUM
PERFORMANCE BOND AGREEMENT

PERMIT # _____

BUILDERS NAME: _____

DBA: _____

ADDRESS: _____

PHONE # _____

I DO UNDERSTAND THAT THE PUBLIC WORKS DEPARTMENT HAS BEEN EMPOWERED BY THE CITY COUNCIL THROUGH ORDINANCE #345 TO WITHHOLD THE CERTIFICATE OF OCCUPANCY ON THE ABOVE REFERENCED BUILDING PERMIT UNTIL ALL AREAS OF THE BUILDING SITE AND/OR RIGHT OF WAY INSTALLATIONS OR IMPROVEMENTS ARE IN COMPLIANCE WITH ALL STANDARDS AND REQUIREMENTS OF THE CITY OF RATHDRUM.

IN ACCORDANCE WITH ORDINANCE #345, IF ALL STANDARDS AND REQUIREMENTS HAVE NOT BEEN MET, I WILL BE REQUIRED TO POST A MINIMUM OF A \$2,000.00 PERFORMANCE BOND TO THE PUBLIC WORKS DEPARTMENT. (AMOUNTS OVER \$2,000.00 TO BE DETERMINED BY THE PUBLIC WORKS DIRECTOR.) UPON PAYMENT OF THE PERFORMANCE BOND, THE CERTIFICATE OF OCCUPANCY WILL BE RELEASED BY THE PUBLIC WORKS DEPARTMENT.

REFUND OF THE PERFORMANCE BOND SHALL BE MADE AFTER BUILDING SITE AND RIGHT OF WAY INSTALLATIONS AND/OR IMPROVEMENTS HAVE BEEN BROUGHT INTO COMPLIANCE WITH ALL STANDARDS AND REQUIREMENTS OF THE CITY OF RATHDRUM, AS DETERMINED BY THE PUBLIC WORKS DIRECTOR.

AFTER THE INITIAL INSPECTION, EACH RE-INSPECTION REQUIRED SHALL BE DEDUCTED FROM THE PERFORMANCE BOND REFUND AT THE RATE OF \$85.00 PER INSPECTION.

IF ALL REQUIREMENTS AND STANDARDS HAVE NOT BEEN MET WITHIN THIRTY (30) DAYS AFTER THE PERFORMANCE BOND HAS BEEN POSTED, THE PERFORMANCE BOND SHALL BE FORFEITED TO THE CITY OF RATHDRUM. (IN THE EVENT OF ADVERSE WEATHER CONDITIONS, WHICH PREVENT INSPECTION OR REPAIRS, THE PUBLIC WORKS DIRECTOR MAY EXTEND THE THIRTY DAY FORFEITURE REQUIREMENT.)

I DO UNDERSTAND AND AGREE TO ABIDE BY THE ABOVE REQUIREMENTS

BUILDERS SIGNATURE: _____

DATE: _____

BUILDING PERMIT# _____

CITY OF RATHDRUM PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY ENCROACHMENT INSPECTION REPORT

REQUIRED FEES

DATE ISSUED

ADMINISTRATION: _____

SIDEWALK, CURB, APPROACH: _____

PROPERTY OWNER

SEWER INSPECTION: _____

WATER INSPECTION: _____

STORMWATER INSPECTION: _____

JOB ADDRESS

TOTAL FEES: _____

PHONE NUMBER

SCOPE OF WORK: _____

NOTICE: This permit becomes null and void if work or construction authorized is not commenced and completed within 180 working days. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction. **REQUIRED INSPECTIONS MUST BE MADE. INSPECTORS MUST BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE.** The applicant hereby agrees that the responsibility of the City to inspect the work and work site does not relieve the permittee of the duty to keep the site safe at all times and to perform work in a manner required by city ordinances and other applicable laws. Applicant/permittee hereby covenants to protect the City and save the City harmless from all claims, actions or damages of every kind from all claims, actions or damages of every kind and description which may accrue to or be suffered by any person or persons, corporations, or property be reason of the performance of any work done under this permit, character of materials used, or manner of installation, maintenance and operation or by the improper occupancy of right-of way or public place or public structure and in case any suit or action is brought against said City for damages arising out of, or by reason of any of the work or construction done under this permit, the applicant/permittee, it's successors or assigns will, upon notice to it of commencement of such action, defend the same at applicant/permittee's sole cost and expense and will satisfy any judgment after said permit or action shall have been finally determined, if adverse to the City. Any damage or deficiency to the site or within the right-of-way becomes the responsibility of the permittee unless the Public Work Inspector is notified of such damages prior to issuance of this permit. All improvements within the right-of-way shall be warranted by the permittee for a period of one year.

I DO UNDERSTAND AND AGREE TO ABIDE BY THE ABOVE REQUIREMENTS.

SIGNATURE

ISSUED BY

_____ Applicant has been given standard drawings for the work to be done



RESIDENTIAL HVAC SYSTEM DESIGN FORM

Agency Use Only:
 MECHANICAL PERMIT NUMBER: _____
 BUILDING PERMIT NUMBER: _____

Please COMPLETE "ALL" Fields Below
 (For Dwellings Permitted after 01-01-2010)

DESIGNATED CONTACT PERSON

Name: _____
 Phone: _____ Cell: _____
 E-mail: _____

Mechanical Contractor: _____
 License Number: _____
 Phone Number: _____ E-mail: _____
 Job Address: _____

REQUIRED ATTACHMENTS ATTACHED

- | | | |
|---|-----|--------------------------|
| 1. Manufacturer's Performance Data Sheets | Yes | <input type="checkbox"/> |
| 2. Manual D Worksheets | Yes | <input type="checkbox"/> |
| 3. Duct Distribution Line Drawing | Yes | <input type="checkbox"/> |
| 4. Choose one (1) of the following: | | |
| a) Manual J1 Form & Worksheets | Yes | <input type="checkbox"/> |
| b) MJ1AE Form & Worksheets* | Yes | <input type="checkbox"/> |
| c) Other Approved Form & Worksheets | Yes | <input type="checkbox"/> |

HVAC LOAD CALCULATIONS (from worksheet; Per 2009 IRC M1401.3)

Design Conditions:

Building Construction Information:

Winter Design Conditions:

Outdoor Temperature _____
 Indoor Temperature _____
 Total Heat Loss _____ btu

Summer Design Conditions:

Outdoor Temperature _____
 Indoor Temperature _____
 Latent Heat Gain _____ btu
 Total Heat Gain _____ btu

Building:

Number of Bedrooms _____
 Conditioned Floor Area _____ sq ft
 Number of Occupants _____ bedrooms + 1

Windows:

Eave Overhang Depth _____ ft
 U - Factor _____

Skylights: _____

Direction Orientation of Front Door: _____

HVAC EQUIPMENT SELECTION (Per 2006 IRC M1401.3)

Heating Equipment Data:

Equipment Type _____
 Manufacturer _____
 Model Number _____
 Heating Capacity _____

Cooling Equipment Data:

Equipment Type _____
 Manufacturer _____
 Model Number _____
 Total Cooling Capacity _____

Blower Data:

Heating cfm _____
 Cooling cfm _____
 Static Pressure _____

HVAC DUCT DISTRIBUTION DESIGN (Per 2006 IRC M1601.1)

Design Airflow _____ Longest Supply Run _____ Trunk Type (circle 1) Branch Type (circle 1):
 External Static Pressure _____ Longest Return Run _____ duct board, flex, duct board, flex,
 Component Pressure Losses _____ Total Effective Length _____ sheet metal, other: sheet metal, other:
 Available Static Pressure _____ Friction Rate _____

(Available Static Pressure = ESP-CPL)

(Friction Rate = ASP x 100 / TEL)

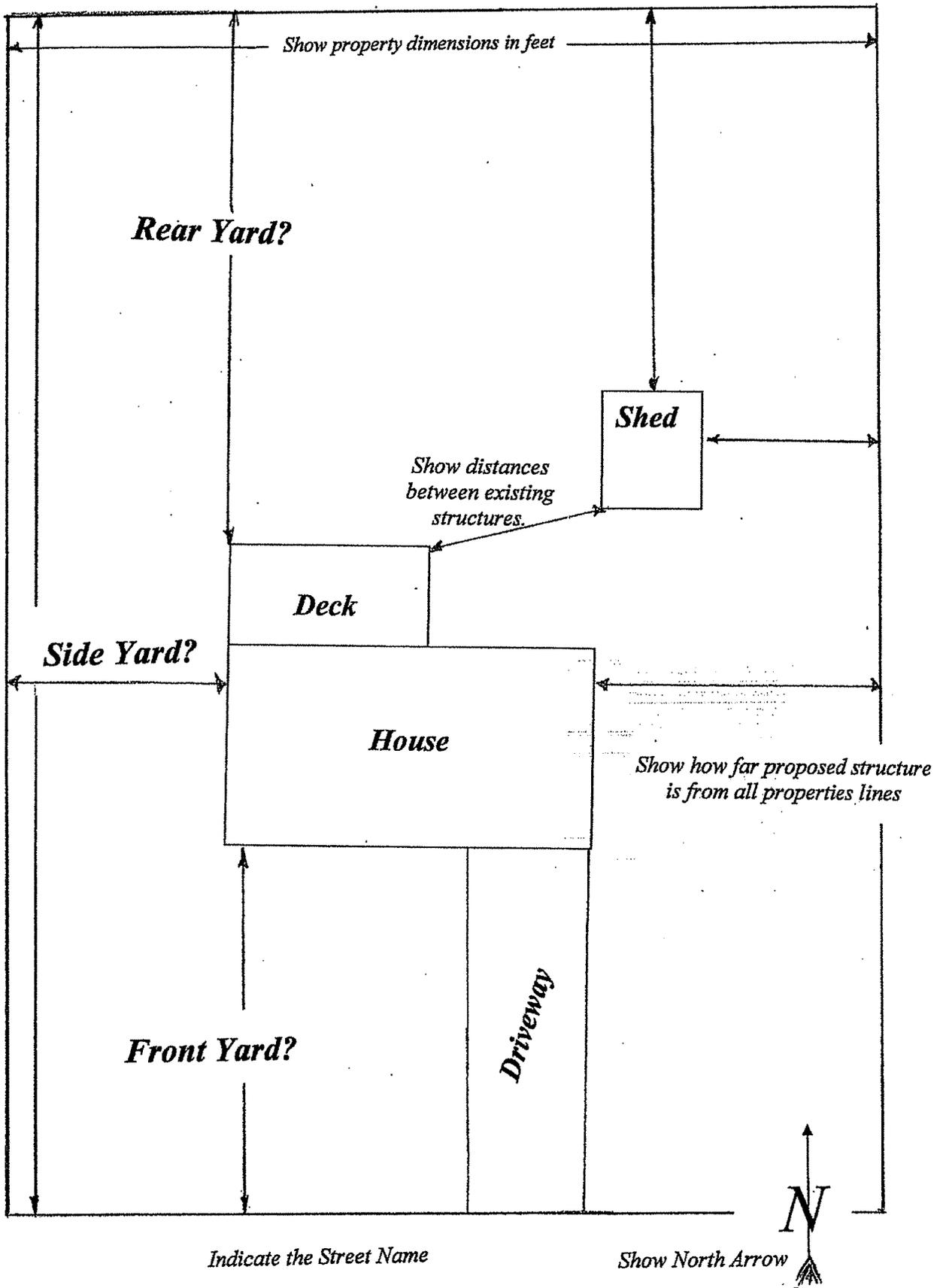
The load calculations, equipment selection, and duct system design were performed based on the plans as submitted for a Building Permit. The equipment and duct design as approved will be installed in the field.

CONTRACTOR (Please Print) _____

Contractor Signature: _____ Date _____

* If Home qualifies for MJ1AE form base on Abridged Edition Checklist

SITE PLAN



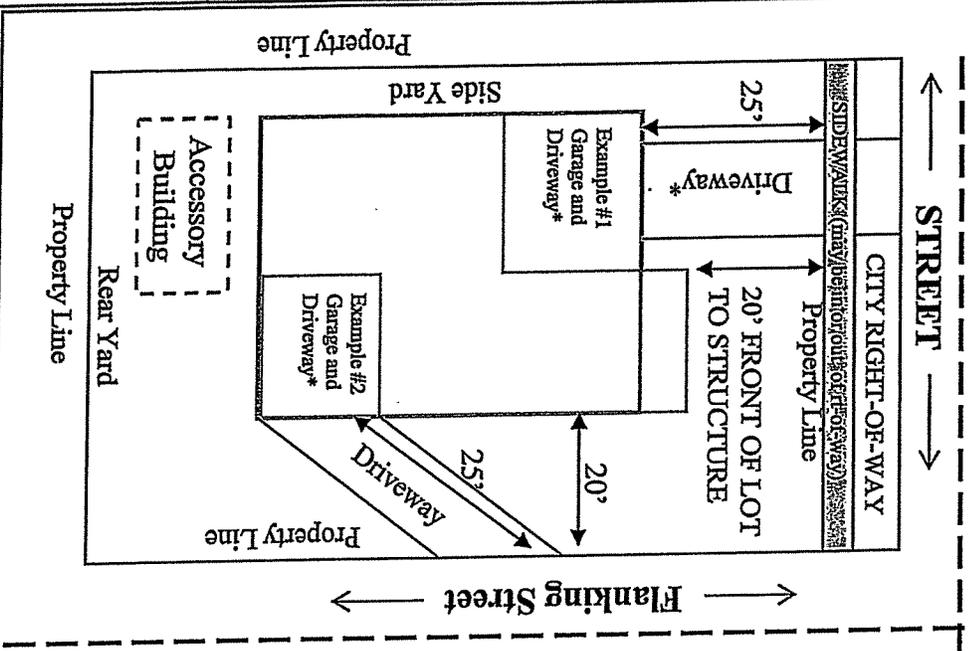
STANDARD RESIDENTIAL SET-BACKS

February, 2013



Rathdrum Planning & Zoning, Public Works Department
 8047 W. Main Street, Rathdrum, ID 83858 208 687-2700 ext. 124

EXAMPLE



RESIDENTIAL	R-1	R-2S	R-2	R-2D	R-3
Minimum Lot Size	10,000 Sq. Ft.	7,500 Sq. Ft.	7,500 Sq. Ft.	7,500 Sq. Ft.	6,000 Sq. Ft. (+1,500 sf per add'l unit)
Front Yard Setback	25'	20'	20'	20'	20'
Flanking Street Setback	20'	20'	20'	20'	20'
Side Yard Setback	10'	8'	7'	8'	6'
Rear Yard Setback	20'	20'	15'	20'	10'
Maximum Lot Coverage	35%	35%	35%	35%	35%
Maximum Bldg Height	35'	35'	35'	35'	35'

Accessory Buildings:

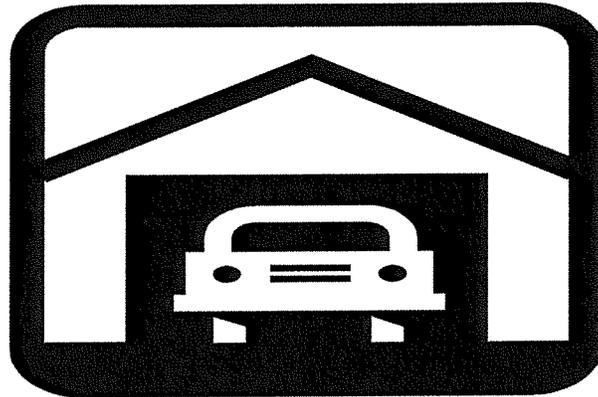
- Maximum height: 22 ft. to peak of roofline.
- Footprint no larger than the primary residential structure or 1200 sq. ft., whichever is greater.

Standard setbacks apply, unless greater than the following exceptions:

- Accessory structures > 300 sq. ft. can be 10 ft. from side or rear property lines if the height of the structure's adjoining wall is less than 15 ft.
- Accessory structures < 300 sq. ft. can be as close as 5 ft. from the side and rear property line or a distance 1/2 the height of the adjacent wall, whichever is greater.

Minimum Driveway Length = 25 ft. from structure to back of the sidewalk.
 (Exception: 20 ft. min. allowed in R-2, R-2D or R-3 zones on lots platted prior to September of 2003)

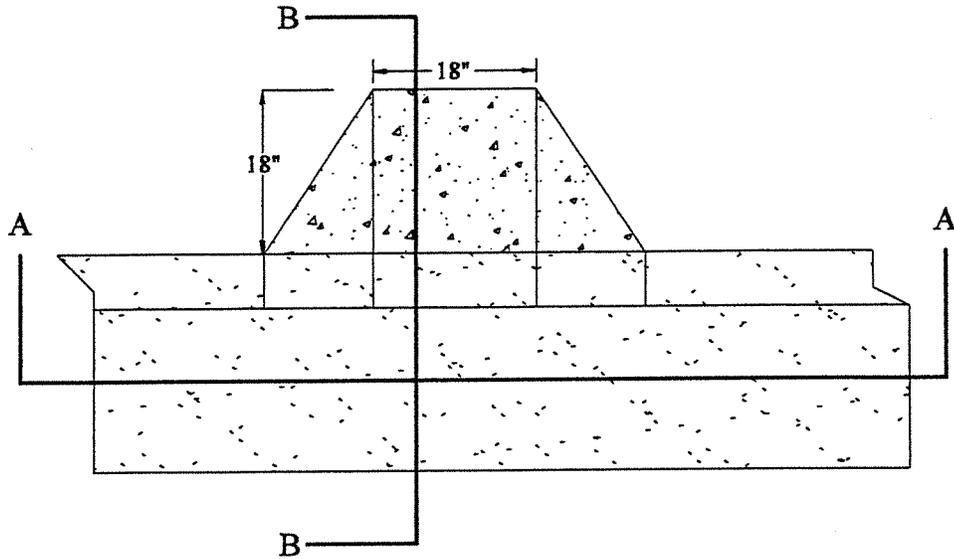
GARAGES ARE NOW REQUIRED IN RATHDRUM



ALL NEW SINGLE FAMILY RESIDENTIAL STRUCTURES AND DUPLEXES SHALL HAVE A GARAGE CONSTRUCTED OF THE SAME TYPE MATERIAL AS THE DWELLING STRUCTURE. IF THE DWELLING UNIT HAS TWO OR MORE BEDROOMS, THE MINIMUM GARAGE SIZE SHALL BE A TWO-CAR GARAGE.

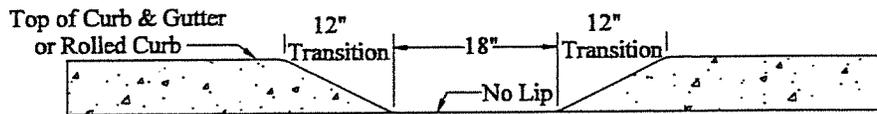
EXCEPTION: LOTS PLATTED PRIOR TO 1945 MAY SEEK AN ADMINISTRATIVE RELIEF FROM THE PLANNING ADMINISTRATOR FROM THE GARAGE REQUIREMENT.

ORDINANCE #449



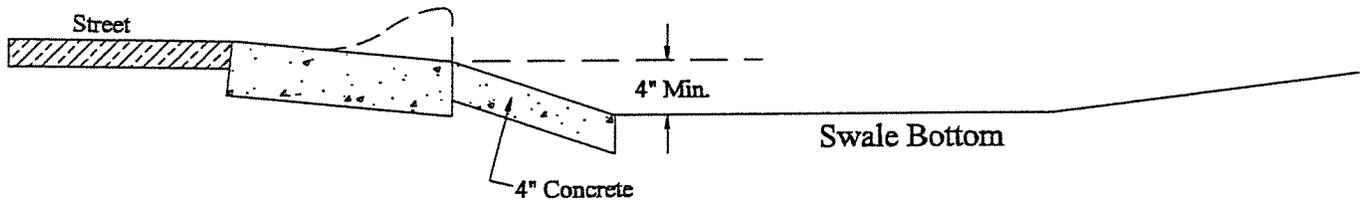
Plan View

No Scale



SECTION A-A

No Scale



SECTION B-B

No Scale

NOTES:

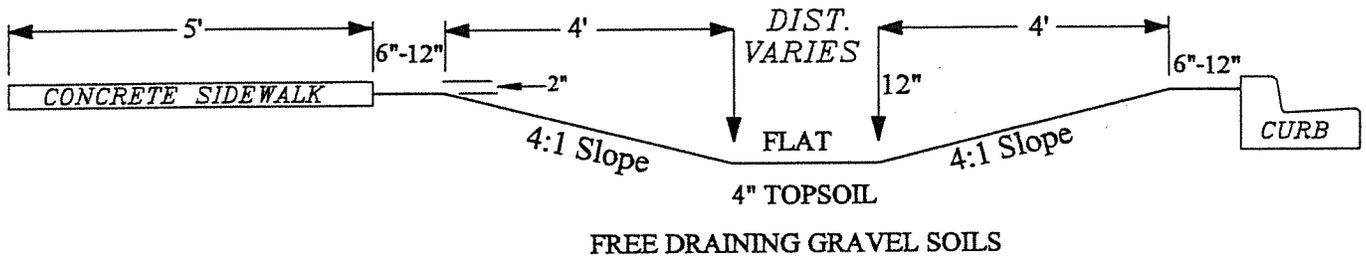
Concrete spillway apron required for Grassy Infiltration Area drainage systems (swales)

CITY OF RATHDRUM

CURB DRAIN INLET

APPROVED BY:

Clot Anderson 1/11/05
Public Works Director Date



No Scale

NOTES:

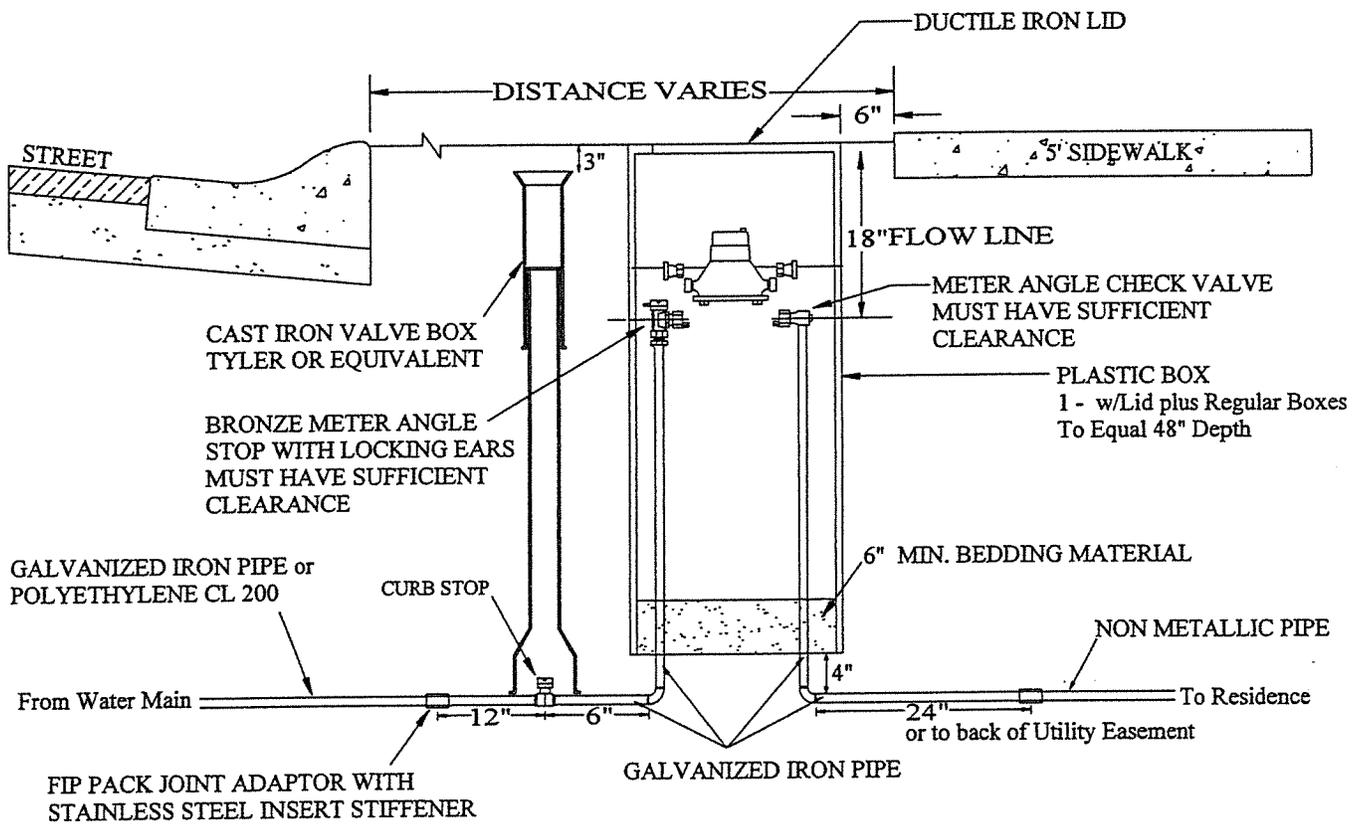
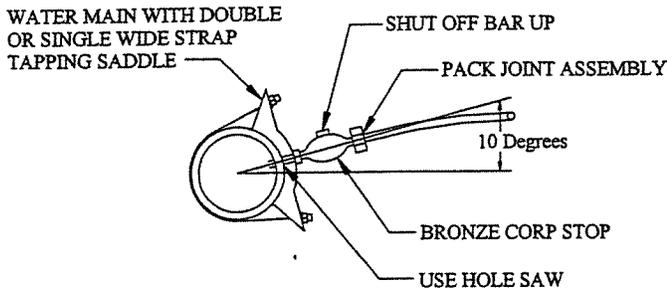
1. Maximum 3:1 slopes; Preferred 4:1 slopes.
2. Drywell topgrates 6" above swale bottoms.
3. Maximum 6" uncompacted & seeded topsoil.
4. All swales shall have a minimum infiltration rate of 0.5"/hr.
5. Culverts & piping for drainage NOT ALLOWED under driveway approaches -
6. Positive drainage flows must be provided from curb flowlines in/out swales.
7. Flat bottom swale required - No "V" ditchlines.

CITY OF RATHDRUM

TYPICAL SWALE DESIGN

APPROVED BY:

Chet Anderson 12/30/05
Public Works Director Date



NOTES:

1. MID-STATES or RAVEN or Equivalent Plastic Boxes
2. Approved use of 1" COPPERSETTER- must incorporate stabilizer & tie bar.

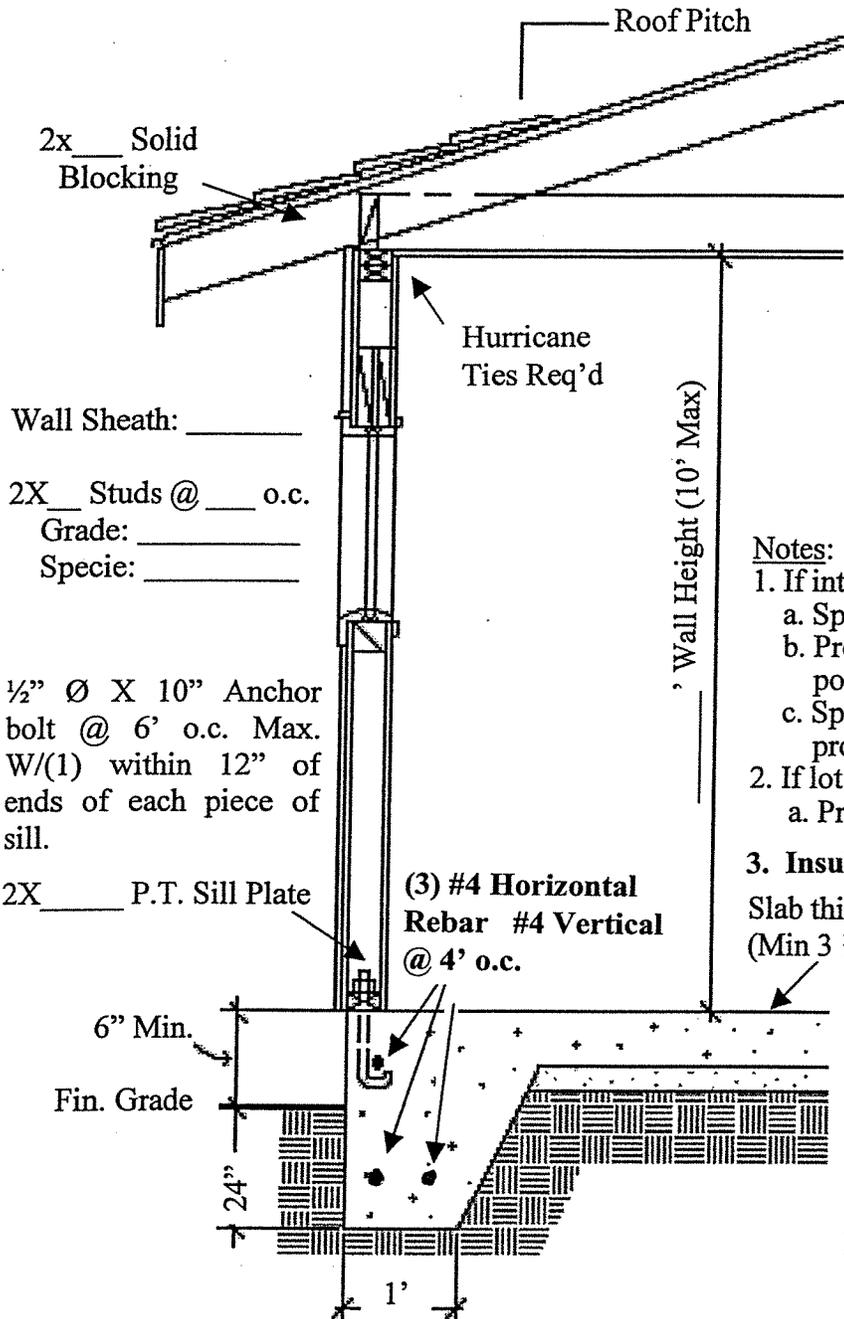
CITY OF RATHDRUM
WATER SERVICE CONNECTION

APPROVED BY:

Public Works Director Date



WOOD FRAME RESIDENTIAL STRUCTURES



WALL SECTION - MONOLITHIC SLAB

Roofing: _____
 Sheathing: _____

Roof Framing:

If using manufactured trusses, provide a copy of the truss sheet from the truss manufacturer or specify:

2X _____ Rafters @ _____" o.c.

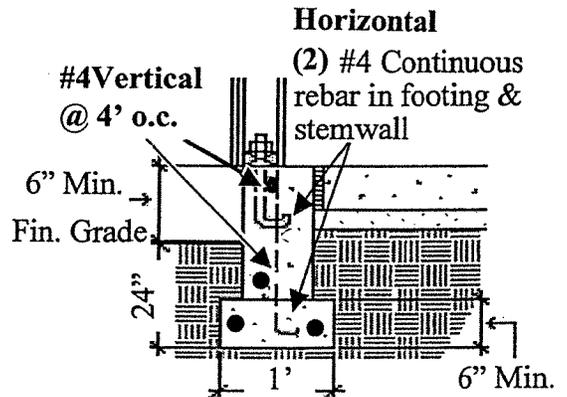
Specie: _____, Grade: _____

2X _____ Ceiling Joists @ _____" o.c.

Specie: _____, Grade: _____

Notes:

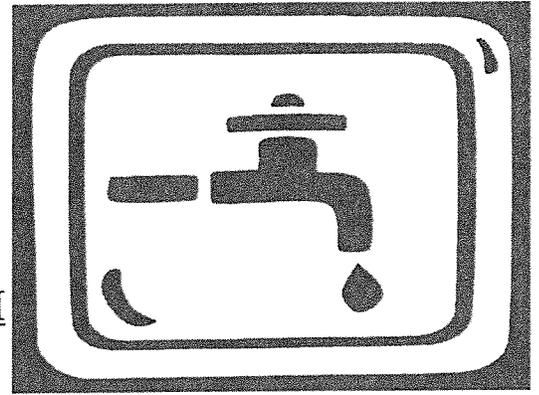
1. If interior is finished,
 - a. Specify finish material
 - b. Provide Min. 22" X 30" attic access if any portion of attic is greater than 30" in height.
 - c. Specify how attic ventilation will be provided.
2. If lot is not flat,
 - a. Provide elevations showing finished grade.
3. **Insulation required in all heated structures.**
 Slab thickness _____"
 (Min 3 1/2")



TYPICAL SINGLE STORY STEM WALL FOOTING



CITY OF RATHDRUM WATER SYSTEM



SHOULD THE WATER PRESSURE AT YOUR LOCATION BE MORE THAN 60 PSI, THE PUBLIC WORKS DEPARTMENT IS RECOMMENDING THAT A PRESSURE REDUCING VALVE BE INSTALLED IN YOUR WATER CONNECTION.

PLEASE NOTE:
PERMISSION MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO TAKING WATER FROM CITY HYDRANTS

ATTENTION BUILDING CONTRACTORS



BEFORE CALLING OUR OFFICE FOR YOUR FINAL INSPECTION, WE ARE REQUIRING THAT ALL OTHER INSPECTIONS BE SIGNED OFF – SUCH AS THE PLUMBING AND ELECTRICAL. ONCE THESE ARE COMPLETED AND THE JOB CARD IS COMPLETE, WE WILL GLADLY PRINT YOUR CERTIFICATE OF OCCUPANCY IN A TIMELY FASHION. ALL CONCRETE SIDEWALKS, APPROACHES, DRIVEWAY, ETC NEED TO COMPLY WITH CITY STANDARDS.

BY SIGNING THIS NOTICE, YOU ACKNOWLEDGE THAT YOU ARE AWARE OF THE CITY OF RATHDRUM REQUIREMENTS.

CALLING FOR A FINAL INSPECTION BEFORE YOU ARE READY COULD RESULT IN A \$89.00 REINSPECTION FEE

CONTRACTOR/AGENT

DATE

THANK YOU FOR YOUR CONSIDERATION

BUILDING OFFICIAL

City of Rathdrum

PUBLIC WORKS DEPARTMENT

8047 W. Main Street #2

Rathdrum, ID 83858-6476

www.rathdrum.org



Public Works Department

Building Department

(208) 687-2700 x16

Parks & Recreation

(208) 687-2399

Planning & Zoning

(208) 687-2700 x17

Fax (208) 687-1377

MECHANICAL – METER UNLOCKS:

Over the past couple of years we've noticed an increase in requests for turn-ons related to drying out sheetrock in new homes. This practice has at times created an unsafe condition, and can cause long-term maintenance issues and possibly premature equipment failure.

It's been a long standing regulation that no meter will be unlocked until all the piping has been inspected and pressure tested by the local authority having jurisdiction. This practice will continue, and in addition, Avista has implemented some criteria for new natural gas installations that we believe will enhance safety and code compliance. Most of these items are already covered by code, and will likely not change the way you are currently operating.

In addition to the piping inspection, the following things must be done before the gas meter will be unlocked:

1. The furnace must be placed in it's permanent location
2. The piping must be appropriately sized for the furnace
3. The furnace must be controlled by a thermostat with proper wiring
4. The cold air return must be completed, including an air filter fitted to its assigned location
5. The furnace must be properly vented
6. The gas line must have a proper appliance valve in place with a flex connector per code
7. All other gas lines in the home must have an appliance valve in place and a cap or plug installed in the appliance valve

It's our hope that these measures will insure a safer installation. Please don't hesitate to contact us if you have questions.

Bill Baker

Avista Codes & Training Coordinator

(509) 889-6103

City of Rathdrum

(208) 687-2700

INTERNATIONAL RESIDENTIAL CODE

The floor or landing at the exit door required by Section R311.4.1 shall not be more than 1.5 inches (38 mm) lower than the top of the threshold. The floor or landing at exterior doors other than the exit door required by Section R311.4.1 shall not be required to comply with this requirement but shall have a rise no greater than that permitted in Section R311.5.3.

Exception: The landing at an exterior doorway shall not be more than 7 ¾ inches (196 mm) below the top of the threshold, provided the door, other than an exterior storm or screen door does not swing over the landing.

The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

R311.4.4 Type of lock or latch. All egress doors shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort.

R311.5 Stairways

R311.5.1 Width. Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.5.8.

R311.5.2 Headroom. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches (2036 mm) measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

R311.5.3 Stair treads and risers.

R311.5.3.1 Riser height. The maximum riser height shall be 7 ¾ inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than ¾ inch (9.5 mm).

R311.5.3 Tread depth. The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than ¾ inch (9.5 mm). Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured as above at a point 12 inches (305 mm) from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point. Within any flight of stairs, the greatest winder tread depth at the 12 inch (305 mm) walk line shall not exceed the smallest by more than ¾ inch (9.5 mm)

R311.5.3.3 Profile. The radius of curvature at the leading edge of the tread shall be no greater than 9/16 (14.3 mm). A nosing not less than ¾ inch (19 mm) but not more than 1 ¼ inch (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than ¾ inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosing shall not exceed ½ inch (12.7 mm). Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 (0.51 rad) degrees from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4 inch diameter (102 mm) sphere.

Exceptions:

1. A nosing is not required where the treads depth is a minimum of 11 inches (279 mm).
2. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.

R311.5.4 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway.

Exception: A floor or landing is not required at the top of an interior flight of stairs, provided a door does not swing over the stairs.

A flight of stairs shall not have a vertical rise greater than 12 feet (3658 mm) between floor levels or landings.

The width of each landing shall not be less than the stairway served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

R311.5.5 Stairway walking surface. The walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 48 inches horizontal (2 percent slope).

R311.5.6 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.5.6.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.5.6.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 ½ inch (38 mm) between the wall and the handrails.

Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

City of Rathdrum

PUBLIC WORKS DEPARTMENT
8047 W. Main Street #2
Rathdrum, ID 83858
www.rathdrum.org



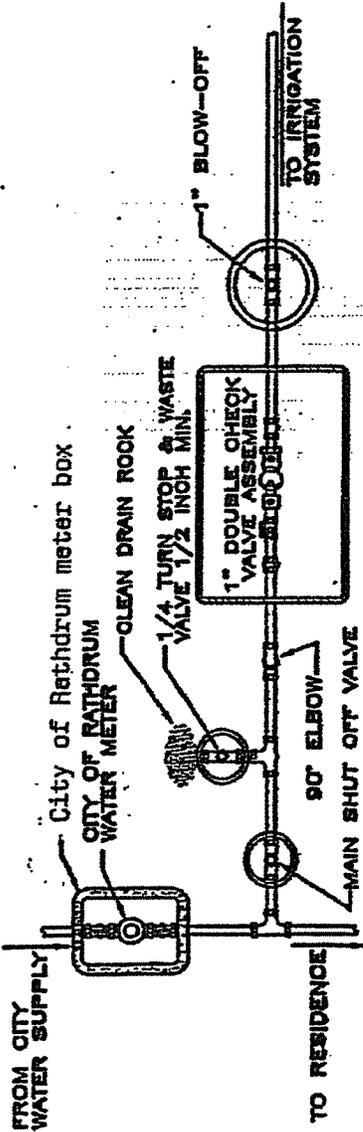
Public Works Department
Building Department
208-687-2700 ex16

Parks & Recreation
208-687-2399

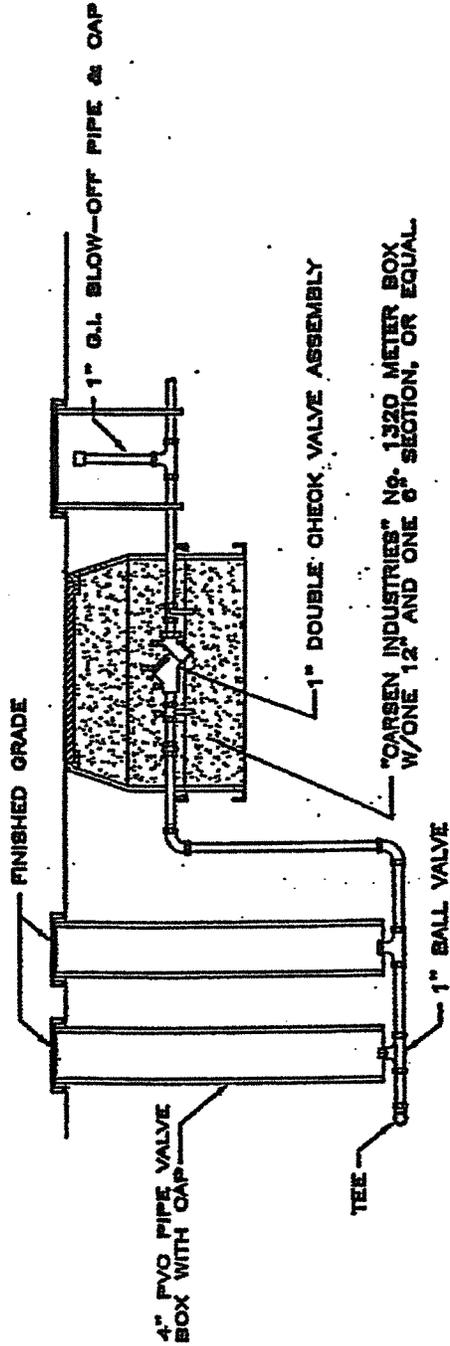
Planning & Zoning
208-687-2700 ex17
Fax 208-687-1377

IRRIGATION & SPRINKLER SYSTEMS Backflow Prevention Methods

- Sprinkler systems are considered *high hazard*
- PVB – Pressure Vacuum Breaker
Used in a system which is under pressure more than 12 hours. Should be installed 12” above highest head in each zone to allow free drainage of surrounding ground. No chemicals can be injected or mixed into the system. No pressure source may exist on sprinkler side of device.
- AVB- Atmospheric Vacuum Breaker
Used in a system under pressure less than 12 hours a day. Shall be installed 6” above surrounding ground and above a sufficient number of heads, as not to subject VB to back pressure or drainage. **NO SHUT-OFF VALVES DOWNSTREAM** of the device. No chemicals can be injected or mixed into the system. No pressure source may exist on sprinkler side of device.
- DC – Double Check Backflow Prevention Device
May be used when people don’t want VB to show. No chemical can be injected or mixed into the system.
- RP – Reduced Pressure Backflow Prevention Device
Approved on any irrigation system. This device must be set a minimum of 12” above ground level or above flood level.
- *ALL ABOVE DEVICES SHALL BE TESTED BY A STATE CERTIFIED TESTER WHEN INSTALLED, REPAIRED, AND A MINIMUM OF ONCE A YEAR THEREAFTER. THE CITY OF RATHDRUM MUST BE NOTIFIED UPON INSTALLATION, REPAIR, AND TESTING OF ABOVE DEVICES.*
- Section 608 International Plumbing Code
- The piping above ground shall be galvanized or copper
- Dual check valves are not approved for sprinkler systems



PLAN VIEW



SECTION VIEW

APPROVED BY:

CITY ENGINEER, P.E.

DATE:

STANDARD DRAWING

NO.

TYPICAL BACKFLOW PREVENTION

CITY OF RATHDRUM
PUBLIC WORKS DEPARTMENT



NOTICE:

THERE WILL BE NO WORK
DONE IN THE
CITY RIGHT-OF-WAY
AFTER DECEMBER 1st

NOTICE

EFFECTIVE DECEMBER 1, 1995 PORTABLE
TOILETS WILL BE REQUIRED TO BE PLACED ON
THE SITE OF EACH NEW BUILDING UNDER
CONSTRUCTION.

**NO BUILDING INSPECTIONS WILL BE DONE ON ANY SITE
WITHOUT A PORTABLE TOILET.**

THANK YOU
THE BUILDING DEPARTMENT

11-15-3: RESIDENTIAL LANDSCAPING:

A. Intent: It is the intent of this section to protect and preserve the appearance, character and value of surrounding neighborhoods. Residential development that complements the visual character of the landscape and does not cause visual deterioration or destruction is an asset to any community.

B. Minimum Residential Landscaping Requirements:

1. Lawn Grass Seed And Sod: All lots shall have the front and side yards which have street frontage seeded from the roadside edge of the unpaved right of way. Sod may be used to comply with any requirement of seeding set forth herein.
2. Landscaping Tree Requirements: One tree shall be planted for each public street frontage of each single-family lot in any residential district with the exception of manufactured home parks which will be required to provide a minimum of one tree on every other lot within the park. One tree shall be planted for each dwelling unit's public street frontage for duplex lots. Trees may be planted in grassy swale areas only when they do not interfere with the drainage function of the swale.

Required landscape trees shall be trees selected from the landscape standards manual adopted by the city council and shall have a minimum size at time of planting as follows:

Type	Minimum Plant Size
Deciduous trees	2 inches minimum caliper
Multistemmed trees	6 feet minimum height
Evergreen trees	6 feet minimum height

Existing trees on a site should be retained to the maximum extent possible. Credit may be given for incorporating existing trees into the landscaping design if it meets the intent of this section.

3. Certificate Of Occupancy: No certificate of occupancy shall be issued until resspreading of soil and seeding of lawn and planting of required trees has been completed, except the city may authorize a delay in the completion of planting, provided an appropriate guarantee in the form of a one thousand dollar (\$1,000.00) bond is in place. If the required landscaping is not completed within one year of issuance of certificate of occupancy, the bond will be forfeited and the city shall complete the required landscaping.
4. Compliance: The applicant shall be responsible for installation of the approved landscaping. If the landscaping is not installed in accordance with the approved plan, the responsible party will be notified by the city and a date for compliance set. If compliance is not met by that date, the applicant shall be in violation of this chapter. (Ord. 449, 6-13-2005)