BINGHAM COUNTY
PLANNING & DEVELOPMENT SERVICES

March 21, 2024

Hello Bingham County Contractors,

I have met most of you already in this jurisdiction and am excited to see how much talent we have here. The vast majority of our contractors are already building at a high standard and this information may seem redundant. However, it is beneficial that everyone is aware of the standard applied to everyone building in the County. I didn't want to rush this email because we have more potential changes. However, we have consensus on enough issues at this point that it is worth notification.

1) **Truss document submission is no longer required for the permit application intake.**
   We still need to review and approve these documents before installation to make sure they at least meet snow loads and firewall separation requirements. This will save time for truss companies, builders, inspectors, and ultimately, the property/homeowner. Delayed submission will also alleviate duplicate copies and ensure any changes or corrections needed will occur by the time the trusses are installed.

   Instead, we ask the following:

   a) That the truss documents provided by the truss company be uploaded to the permit as soon as they are acquired to be reviewed and approved and to use during the frame inspection. These will be the stamped copies that are emailed to the builder and arrive with the trusses.
   b) That the truss tags remain attached to the trusses. These tags contain important information for the inspection. Please communicate to you framer not to remove these during installation.
   c) If the framer needs to modify trusses (or ANY engineered lumber) – please have the truss company (or lumber supplier) work up the modifications so they are ready on paper (and uploaded) by the time we inspect. This will greatly speed up the time spent on waiting for corrections and reinspecting.

2) **Setback Inspections**
   The setback inspection will be done at the same time as the footing inspection. This will save time during the permit application so that permits can be issued more quickly.

   There are two exceptions to this:

   a) **IF you need** a setback inspection we can still provide it.
   b) **IF we need** to verify a setback due to unusual lot location, size (small) or shape. An example would be a billboard with a 5-foot overhang next to a state highway or a house on a half-acre adjacent to a canal. We will communicate this need at the application intake so you can plan accordingly.

3) Sheathing/House Wrap/Frame/Rough-Mechanical Inspections

These are now being combined. We will still do each individual inspection, but they will no longer be required to be separated individually. This has the potential to greatly speed up the building timeline. This also can be very beneficial to limiting exposure time of OSB to the elements and reducing saturation of crawlspaces from rain and snow.

For this to be successful please observe the following:

- **a)** **Leave the portal frame unwrapped or loose**. The portal frame requires a specific nail pattern for inspection. Leave the front of the garages unwrapped so the nailing can still be inspected.
- **b)** **Work should be completely done when calling in inspections**. If there is something you are finishing up or haven't yet done, please coordinate that with our permit techs when scheduling. These will be 3-4 hour inspections that will take time away from others that need to schedule their inspections, so it is imperative that we only schedule what you are actually ready for.
- **c)** **Builder walkthrough** – while not required, I've seen a lot of success when a builder will do a preliminary walkthrough to catch any outstanding issues and take time to explain codes to subcontractors. We are more than happy to meet onsite during an inspection to provide a walkthrough to explain codes.
- **d)** **Severe deficiencies** – everyone gets in a rush sometimes but it is important that work is completed. If this policy is being abused (repeated unfinished work or calling in inspections for work that has not been corrected) then we will suspend this policy for those individuals that abuse the system.

4) Concrete Inspections

Bingham County does not require concrete inspections immediately before concrete pour. If a job is being completed and you call for an inspection, we assume that it is 100% ready for that inspection. In the past we have had too many close calls where concrete was ordered but the rebar was not ready within the timeframe for inspection. **If the concrete inspection is not 100% done by the appointed inspection time, the inspection will fail and the soonest available inspection will adhere to the 24-hour scheduling policy. A reinspection fee will be assessed for recuperating for time lost in accordance to ourfee schedule.** If you order concrete, the County is not responsible for ensuring that you are both ready for inspection and will pass that inspection. You assume the risk when ordering concrete before the concrete inspection has been passed. There are a few reasons for this policy.

- **a)** The County area to cover for inspections is large and very time consuming for travel.
- **b)** County resources are wasted with multiple trips to one inspection. The current cost of a permit does not cover these extra incurred expenses.
- **c)** Scheduling an inspection takes away available time for other contractors to schedule their inspections.
- **d)** Allowing continued abuse of County time and resources can negatively impact repeat offenders by enabling such behavior. Our inspection history shows less than 5% of individuals currently struggling which includes owner-builders.

5) House Wrap Inspections

Here is the code for house wrap: R703.2 Water-resistive barrier. … "Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions" (IRC 2018).

At a minimum we will be inspecting the following commonalities. Any specific manufacturer installation instructions that deviate from the following will be dependent on the builder to install properly. We may ask for product specifications if installation deviates from conventional installation.

a) Water-resistive barrier (house wrap) is continuous across the entire exterior wall. **No OSB should be visible** – This includes gable ends, dormers, and any sheathing left exposed at the very bottom of the wall.

b) **Horizontal overlap needs to be minimum of 2 inches, vertical joints minimum 6 inches**, or according to manufacturer specifications. **Install "shingle-fashion"** (top overlaps bottom). Triangular spaces in gables are notorious for overlapping issues.

c) **Porch caps and concrete steps should have a PVC coil stock** to keep concrete separated from the OSB. We have received reports of rot developing in these areas due to mis-installation that traps moisture against wood. House wrap should never be tucked behind the concrete cap but should overlap a minimum 2-inches over the top edge of the coil stock or other installed flashing.

d) **No shredded or torn paper** from wind or other means. In severe cases, the only option might be to replace a whole section with new house wrap.

e) **Windows and doors flashed**. Two key principles to follow:

i. **Flashing is integrated with the house wrap**

ii. **Flashing and house wrap are installed "shingle-fashion" (top overlaps bottom)**

Approved methods to accomplish this are found here: https://www.iccsafe.org/wp-content/uploads/proclamations/TN05-Window-and-Door-Flashing_pdf.pdf

6) Insulation Inspections

Here are a few deficiencies that we need to correct with our insulation inspections:

a) We have data from our inspections that show attic insulation values are frequently falling below standard. Blown-in Insulation naturally settles over time and should be installed so that the insulation is maintained at the minimum R-value. The easiest way for insulators and inspectors to check depths without tramping down insulation is by **installing attic markers** R303.1.2 (IECC 2018). It is far more time consuming to place these after insulation is installed and having to call back insulators to add more insulation because they did not have a proper reference depth during the initial installation. Please install these markers by the time we do frame inspection.

b) **Unfinished basements are approved to use blanket insulation with vapor barrier**. Please note that only basements can use vapor barriers in our climate zone. Other portions of the home require vapor **permeable** material to prevent condensation. This is due to the change of moisture drive, temperature, and humidity.

c) Vertical insulation in attic spaces. There are a few ways to provide proper insulation in these areas. Here are two options I've seen to be most successful:

1. **Provide framing cavities for proper attachment of insulation** in these areas. Pinned blankets do not provide the full R-value and do not address air movement that occurs from temperature swings. Air barriers are needed for correct insulation installations.
2. **Place house wrap or other material that can then be spray foamed.** Spray foam can be a quick way to provide the full R-value and air barrier when framing is not provided.

7) **Floodplain**

New forms are out! https://www.fema.gov/glossary/elevation-certificate If you see PLEASE WAIT… then push the download button to get the form on your computer. Make sure to provide the new form as the old ones can no longer be accepted. The new form also has instructions now for each item.

Three Elevation Certificates are required per structure.

a) BEFORE PERMIT ISSUANCE (**BEFORE ANY EXCAVATION OR FILL**) – This is extremely important because the surveyor needs to establish natural grade. So, if 1 foot of fill is brought onsite, FEMA will not "see" that change and will take the fill height measurement as the natural grade. If the flood zone requires a total of 2 feet, the actual fill material would equal 3 feet.

b) DURING CONSTRUCTION – The surveyor can shoot grade off of the stem wall formwork (red chalk line that establishes top of concrete) OR wait until concrete is poured to shoot grade off of the poured top of concrete. One of these ways is easy to fix if the grade is too low. This will require close coordination with the concrete crews to ensure the surveyor is involved.

c) FINAL – **A surveyor cannot do this until all finished grading is done**. This is problematic during snow pack and our wet seasons where grading cannot be finished. Please be aware of these instances where grading might have to be pushed up the timeline so it is completed by the time the Final Elevation Certificate is required.

A new floodplain ordinance is being drafted and reviewed and will be released for review when ready.

Disclaimer: These policies are based on the majority of permits that we issue in the County. They may not reflect certain permits or situations. This information is provided to help everyone work toward a better building community in general. Please feel free to reach out to me if you have questions about any of this. Please call our office if you need a copy of the reinspection fee schedule.

If I missed anyone, please spread the word to other builders in the area. If anyone is left out it is because I do not have their contact email.

Sincerely,

Chase Clark
Building Official