

City of McCall

Building Department
216 East Park Street
McCall, ID 83638
Phone (208) 634-7142
Fax (208) 634-3038
www.mccall.id.us



Building Permit Checklist

REQUIRED SUBMITTALS

- Application:** application/plans check fee due at submittal
- Plans:** Complete sets of plans and specifications w/ engineering – **See PLAN DOCUMENTS REQUIRED** below. - (1) full size & (1) 11x17, and (1) additional full size site plan if a right-of-way/driveway permit is required from public works
- PDF:** Electronic file of all documents
- Site Plan:** For Public Works Permit
- Construction Plan:** as referred to in the McCall City Code Title 3 chapter 8 sec 01 (MCC 3.8.01(J))

POTENTIAL SUBMITTALS

- Public Works Permit (Driveway & Water hookup):** for work in the city right-of-way & next to or over city water infrastructure, issued prior to bldg permit. Questions? Call Public Works 634-5580
- COMcheck:** Commercial energy check report (COMcheck or LEED okay, info available on internet)
- Residential energy code check** (REScheck, LEED, or specifications to meet code)
- Planning & Zoning approval:** (as required) (Exterior commercial work requires design review)
- McCall Fire Department approval (if required)
- Payette lakes sewer or central district health septic permit or approval (if required)

APPLICATION REQUIREMENTS

- Payment required to obtain permit number and process information, plans check
- Architect and/or Engineer license/registration number
- Contractor license/registration number (exception residential owner/builder)
- Date and signature required, application shall be deemed abandoned and void 180 days after filing unless pursued in good faith by applicant (IBC2012-105.3.2)

PLAN DOCUMENTS REQUIRED

Plans to be prepared by a licensed/registered design professional (IBC2012-107.1) (Exception, waiver by Bldg Official if plans are not necessary to comply with IBC)

- Site plan:** proposed and existing structure footprints, lot lines, setbacks (as related to lot size and building element height), easements, significant trees (12"+), **driveway location and width, culvert size, parking, walkways, decks, landscaping, water meter pit location, sewer tap location,** and lot coverage computation (refer to MCC 3.03.)
- Footing and foundation plan/detail:** rebar, water/sewer, ventilation, etc.
- Floor plan(s):** showing complete information: occupancy type, room use, egress, ADA (commercial)
- Code study & analysis (commercial):** Occupancy, exiting, construction type, allowable areas & heights, etc.
- Elevations/wall sections:** include required building heights prior to excavation
- Roof framing detail:** ridge/valley gable, bearing, sheathing, waterproofing, roof type
- Details and calculations for all load bearing footing, joist, beam, header, rafter, etc.
- Outdoor lighting plan:** (refer to MCC 3.14) (**For residential provide lighting spec**)

Building Permit Information

DESIGN CRITERIA SPECIFIC TO MCCALL

- Designed to meet the requirements of the 2012 International Building Code
- *Snow Load*: 150 lb/sf, engineered reductions will be allowed at no less than 120 lb/sf
- *Basic Wind Speed*: 90 mph
- *Frost Depth*: 24 inches
- *Probabilistic Ground Motion Value and exposure*: (2012/15 IBC or listed on the USGS website, U.S. Seismic “DesignMaps” Web Application <https://earthquake.usgs.gov/hazards/designmaps/usdesign.php>) (*Seismic Category D*)

PLANNING AND ZONING COMMISSION

- Contact the City of McCall Planning Department for information (Required)

BUILDING PERMIT

- Allow 15 working days for plans check (pending plan complexity)
- Incomplete documents will be returned to applicant to complete and resubmit
- Payment required to obtain Building Permit (refer to application, fee schedule)
- Payment required with building permit for City of McCall water/sewer permit
- Date, signature & information required, Building Permit shall be deemed abandoned and void 180 days (6 months) after issue unless work is in progress and a dated inspection is performed, and also 180 days after each subsequent dated inspection. An additional 180 day (6 months) extension in writing is allowable (IBC2009-105.5)
- 1st inspection and a 2nd inspection are standard (3rd inspt. may cause a re-inspt. fee)

MCCALL FIRE DEPARTMENT

- Contact the McCall fire department for information (if required)

WATER SERVICE

- **All applications that include a new sewer hook up or an intensification of use requiring a modification to sewer service shall be subject to the Community Development Departments’ annual limits/ranking process** (listed McCall website)
- **Properties located within the City limits** and served by City water must pay all water connection fees. Standard residential water fees are \$4,400.00
- Prior to requesting activation of a new City utility account, the owner or contractor must: Provide the Public Works Department with the water meter assembly (meter and MXU). See the *Water Meter Installation Guide* for more information.
- Also, fill out a contract for utility service with the Utility Billing Department located at the Public Works Building. A deposit equal to three months’ base rate or a credit reference letter affirming a good payment record for the previous 12 months is necessary before an account can be established.
- Notify the Utility Billing Department 24 hours in advance of the requested service activation. The Public Works Department will install the meter and turn the water on.
- For information on connection and fees for sewer please contact Payette Lakes Water and Sewer District (208) 634-4111.
- **Properties located outside the city limits and outside the Sewer District boundaries** must provide proof of on-site septic system approval from the Central District Health Department.

ELECTRIC AND GAS SERVICE

- Contact Idaho Power and/or Propane provider to obtain directly (with permits)

BUILDING PERMIT FEES: Calculated permit fee + application/plans check fee of 65% of permit fee
PLAN CHECK FEE (REQUIRED FOR ALL PERMITS): Additional fee is 65% of the calculated permit fee

Valuation and sq/ft of structures listed on application will be checked by administration with **minimums** of \$150 per/sf on conditioned space and \$75 per/sf on unconditioned space for a total valuation (plus upgrades) that will be converted to a calculated fee plus plans check fee

TOTAL VALUATION	CALCULATED BLDG PERMIT FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

OTHER INSPECTIONS AND FEES

Re-inspection Fee	\$85 per additional inspection
City of McCall use of outside consultants for specialty engineering, inspections, or both.	Actual costs plus 10 percent or paid direct at actual cost by the owner/agent

CONTACT INFORMATION SPECIFIC TO McCALL

City of McCall Community Development Department Website:

<http://www.mccall.id.us/departments/community-development.html>

Permit Technician.....Rachel Santiago-Govier..... 634-7052....rsantiago-govier@mccall.id.us
 Community Development Director..... Michelle Groenevelt..... 634-5229..... mgroenevelt@mccall.id.us
 Building Department John Powell..... 634-8648..... jpowell@mccall.id.us
 Planning Department Morgan Bessaw 634-4256..... mbessaw@mccall.id.us
 Public Works Department 634-5580
 Public Works Utility Billing..... 634-4803
 Payette Lakes Water & Sewer District 634-4111
 Central District Health Department..... 634-7194
 McCall Fire Protection District..... 634-7070
 Valley County Assessor’s Office 382-7126
 State Mechanical Inspector Tim Grove 469-0411
 State Electrical Inspector Kevin Hubble..... 863-0231
 State Plumbing Inspector Tim Grove 469-0411

THIS PAGE INTENTIONALLY BLANK

