MANUFACTURED HOMES

Permanent sets require excavation, footing, foundation and final inspections; standard sets require excavation, footing and final inspections. Electrical, plumbing and HVAC must be signed off before this department can final the home. A copy of the Idaho Manufactured Home Installation Standard is available in this office.

GAS CHECK

The Building Department will not approve a final inspection or issue a certificate of occupancy for any building containing a liquefied petroleum gas fixture or appliance without first receiving evidence that a gas check has been completed and approved by a qualified inspector. The gas check will include observation of a pressure test and an inspection of gas piping, valves, controls and appurtenances for a safe, complete and workable installation.

PROPANE TANK INSTALLATIONS:
Cascade, McCall, and Donnelly Fire Departments must inspect and sign off propane tank installations. Please contact your installer to schedule the fire department inspection. The sticker must be on the lid before you call in your final inspection for occupancy.

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HVAC, ELECTRICAL & PLUMBING INSPECTIONS are required by the State of Idaho. Any questions may be directed to the State inspectors at the numbers listed below.

IDAHO DIV OF OCCUPATIONAL & PROFESSIONAL LICENSES:

(208) 334-3233 www.dopl.idaho.gov

Electrical Inspector:
Kyle Grove (208) 449-2178
Plumbing Inspector:
JP Simon (208) 514-6753
HVAC Inspector:
Nick Vancura (208) 271-6883

SETBACKS/INFO.

Front / back property line	20 ft
Side property line	7.5 ft
Maximum lot cover	35%
Maximum building height	35 ft
Distance between buildings	6 ft
Bureau of Reclamation	7.5 ft
High waterline	30 ft
From Hwy 55	100 ft

Setbacks are measured from the EAVE of the building to the PROPERTY LINE. Setbacks and construction may also be regulated by subdivision covenants. The more restrictive is required. Property lines MUST be clearly marked before the footing inspection.

Email: building@valleycountyid.gov
Phone: 208-382-7114

Valley County Building Department

Inspection Requirements



Phone (208) 382-7114

Fax (208) 382-7119

700 S. Main Street P.O. Box 1350

Cascade, ID 83611

BEFORE YOUR FIRST INSPECTION:

- **String property lines**
- **Post permit card and address numbers, visible from road**
- **Keep plans on site at all times**
- **Call for inspections at least 1 day in advance**

REQUIRED INSPECTIONS:

- **BMP (if in riparian area)**
- **Excavation**
- **Footing/Holes/Columns/Pads**
- **Foundation**
- **Wall and Roof Sheathing**
- **Frame**
- **Insulation**
- **Final**

Please check with this department regarding any additional inspections before construction.

REQUEST AN INSPECTION: Please call the Building Dept. at (208) 382-7114. At least 1 day notice is required for all requests. When you call YOU MUST HAVE YOUR PERMIT NUMBER, owners name as shown on the application and physical address. Please leave a phone number where you can be reached. Inspection requests MAY NOT be made in the field, they must be called into the office. Our answering machine is on 24 hours a day.

EXCAVATION: Before placing forms for footings, an excavation inspection is required for all projects. String property lines. We check soil compaction and setbacks.

FOOTING/HOLE/COLUMNS/PADS: This is done after forms are set up, reinforcing is tied in place and before placing concrete. Pole structures require hole inspections and masonry inspections are also required if applicable.

FOUNDATION/WALL: This is done after the forms and reinforcing materials are in place but before placing concrete.

SHEATHING: This is done before house wrap or siding is placed. Wall and roof nailing pattern is required to be checked**.**

FRAMING: This is done after roof and wall sheathing, all framing, fire blocking, bracing, draft stops, resistive weather barrier is in place on exterior walls (no siding should be installed), and all pipes (including electrical, plumbing, heating, and gas), chimneys and vents are complete. This inspection is required before insulation is placed but after electrical, plumbing, and HVAC (heating, ventilation, and air conditioning) rough ins have been signed off by the state inspectors. If engineered trusses are used, a copy of the truss manufacturer's specifications must be given to the inspector at the frame inspection. Pole sheds with interior finish require a frame inspection prior to cover.

A re-inspection fee of $50.00 will be charged after 3rd visit of same inspection and for each one after for the same inspection.

INSULATION: This is done before the interior of structure is covered. Please note: Insulation installers shall provide a certification listing the type, manufacturer and R-value of insulation installed in each element of the building thermal envelope, as per 2018 International Energy Conservation Code.

FINAL: This is your last inspection and is done after all code related work has been completed and before occupying the building. Electrical, plumbing, and HVAC final inspections must be complete and approved before the final inspection can be done by the Building Department. Carpet, linoleum, and paint do not have to be completed before this inspection.

Did you know…? Wood burning fireplaces (inserts) are permitted and inspected by the Valley County Building Department. Permits can be obtained by contacting our office. The fee is $65 per insert.

Email: building@valleycountyid.gov
Phone: 208-382-7114