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CHAPTER 8-1

**BUILDING CODES**

SECTION:

8-1-1: International Building Codes

8-1-2: Uniform Code for Abatement of Dangerous Buildings

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8-1-4: International Mechanical Code

8-1-5: Uniform Housing Code

8-1-6: Idaho Public Works Standards for Public Works Construction

8-1-7: Sanitation Requirements

8-1-8: Certificate Of Occupancy

8-1-1: **INTERNATIONAL BUILDING CODES:**

A. Adopted: The approved editions of the following nationally recognized codes, as adopted by the state of Idaho or the Idaho building code board, are adopted as the official building codes of the city:

1. International building code, except for section 103.3.

2. International residential code, parts I-IV and IX,   
 except for sections 103.2 and 103.3.

3. International energy conservation code.

The adopted versions of the foregoing codes shall be deemed superseded by successive versions of such codes as they are adopted or approved by the Idaho building code board effective on the date any such codes are made effective by the Idaho building code board.

B. Fees Prescribed: The city council shall be and is hereby authorized from time to time to promulgate and prescribe building permit fees by resolution.

C. Barbed Wire and Electric Fences: It shall be unlawful for any person to erect or maintain any electric fence, or any fence constructed in whole or in part of barbed wire or to use barbed wire as a guard to any parking lot or parcel of land. (2025 Code)

8-1-2: **UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS:** The uniform code for the abatement of dangerous buildings, 1997 edition, as amended, prepared by the International Conference of Building Officials (ICBO), providing a just, equitable, and practicable method whereby buildings or structures which, from any cause, may endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupants, may be required to be repaired, vacated or demolished, is hereby adopted and shall be the uniform code for the abatement of dangerous buildings of the city. (2025 Code)

8-1-3: **INTERNATIONAL FIRE CODE:** The approved edition of the international fire code, as adopted by the state of Idaho or the state fire marshal, is adopted as the official fire code of the city. The adopted version of the foregoing code shall be deemed superseded by successive versions of such codes as they are adopted or approved by the state fire marshal effective on the date any such codes are made effective by the state fire marshal. (2025 Code)

8-1-4: **INTERNATIONAL MECHANICAL CODE:** The latest approved edition of the international mechanical code, published by the International Conference of Building Officials, as adopted by the state of Idaho, except for sections 103.2 and 103.3, is hereby adopted as the uniform mechanical code of the city. The adopted version of the foregoing code shall be deemed superseded by successive versions of such code as it is adopted by the state of Idaho effective on the date any such codes are made effective by the state of Idaho. (2025 Code)

8-1-5: **UNIFORM HOUSING CODE:** The uniform housing code, 1997 edition, as amended, prepared by the International Conference of Building Officials (ICBO), providing minimum standards for the protection of life, limb, health, property, safety and welfare of the general public and the owner and occupants of residential buildings, is hereby adopted and shall be the uniform housing code of the city. (2025 Code)

8-1-6: **IDAHO PUBLIC WORKS STANDARDS FOR PUBLIC WORKS CONSTRUCTION:** The Idaho public works standards for public works construction is hereby adopted and shall be the public works standards for the city. (2025 Code)

8-1-7: **SANITATION REQUIREMENTS:** At the time of a building permit application, unless adequate sewer facilities are available, the applicant shall secure a sanitary outhouse to be placed on the location where the construction would take place as a condition of securing a building permit. (2025 Code)

8-1-8: **CERTIFICATE OF OCCUPANCY:**

A. Certificate Of Occupancy Required: It is unlawful for any person to occupy a dwelling or building without an approved certificate of occupancy. Each day such violation continues shall be considered a separate offense.

B. Violation: A violation of this section shall constitute a misdemeanor and, upon conviction thereof, shall be subject to penalty as provided in section 1-4-1 of this code. (2025 Code)

CHAPTER 8-2

**FLOOD DAMAGE PROTECTION**

SECTION:

8-2-1: Statutory Authorization, Finding of Fact, Purpose, And Objectives

8-2-2: Definitions

8-2-3: General Provisions

8-2-4: Administration

8-2-5: Provisions For Flood Hazard Reduction

8-2-6: Violations; Penalty

8-2-1: **STATUTORY AUTHORIZATION, FINDING OF FACT, PURPOSE, AND OBJECTIVES:**

A. Statutory Authorization: The legislature of the state of   
 Idaho has by statute delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry to avoid the harm caused by flooding. Therefore, the city of Ririe, Jefferson and Bonneville Counties,   
 Idaho, does ordain as follows.

B. Statement Of Purpose: It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

1. To protect human life and health;

2. To minimize expenditures of public money and costly   
 flood control projects;

3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

4. To minimize prolonged business interruptions;

5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;

6. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard to minimize future flood blight areas;

7. To ensure that potential buyers are notified that property is in an area of special flood hazard; and

8. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions. (2025 Code)

8-2-2: **DEFINITIONS:** Unless specifically defined below, words or phrases used in this chapter shall be interpreted to give them the meanings they have in common usage and to give this chapter its most reasonable application:

AREA OF SPECIAL The land in the floodplain within the city

FLOOD HAZARD: to a one percent (1%) or greater chance of flooding in any given year. Such lands are designated on the flood hazard maps for   
 Ririe accompanied by code A or V.

BASE FLOOD: The flood having a one percent (1%) chance   
 of being equaled or exceeded in any given   
 year. Also referred to as the 100-year   
 flood. Designation on Ririe flood hazard   
 maps always include the letter A or V.

DEVELOPMENT: Any manmade change to improved or unimproved   
 real estate, including, but not limited to,   
 buildings or other structures, mining,   
 dredging, filling, grading, paving,   
 excavation or drilling operations located   
 within the area of special flood hazard.

FLOOD INSURANCE The official map on which the federal   
RATE MAP (FIRM): insurance administration has delineated both   
 the areas of special flood hazard and the   
 risk premium zones applicable to the city of   
 Ririe.

FLOOD INSURANCE The official report provided by the federal   
STUDY: insurance administration that includes   
 flood profiles, the flood boundary/floodway   
 map, and the water surface elevation of the   
 base flood.

FLOOD OR A general and temporary condition of partial or FLOODING: complete inundation of normally dry land areas from:

A. The overflow of inland waters, and/or

B. The unusual and rapid accumulation of   
 runoff of surface waters from any source.

FLOODWAY: The channel of a river or other watercourse   
 and the adjacent land areas that must be   
 reserved to discharge the base flood without   
 cumulatively increasing the water surface   
 elevation more than one foot 1').

LOWEST FLOOR: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for   
 parking of vehicles, building access or   
 storage, in an area other than a basement   
 area, is not considered a building's lowest   
 floor; provided, that such enclosure is not   
 built so as to render the structure in   
 violation of the applicable nonelevation   
 design requirements of this chapter found at subsection 8-2-5B1b of this   
 chapter.

MANUFACTURED A structure, transportable in one or more HOME: sections, which is built on a permanent   
 chassis and is designed for use with or   
 without a permanent foundation when   
 connected to the required utilities. For   
 floodplain management purposes the term   
 manufactured home also includes park   
 trailers, travel trailers, and other similar vehicles placed on a site for greater than   
 one hundred eighty (180) consecutive days.   
 For insurance purposes the term manufactured   
 home does not include park trailers, travel   
 trailers and other similar vehicles.

NEW Structures for which the start of CONSTRUCTION: construction commenced on or after the   
 effective date hereof.

START OF Includes substantial improvements and means CONSTRUCTION: the date the building permit was issued,   
 provided the actual start of construction,   
 repair, reconstruction, placement or other   
 improvement was within one hundred eighty   
 (180) days of the permit date. The actual   
 start means either the first placement of   
 permanent construction of a structure on a   
 site, such as the pouring of slab or   
 footings, the installation of poles, the construction of columns or any work beyond   
 the stage of excavation; or the placement of   
 a manufactured home on a foundation or other   
 method of anchoring. Permanent construction   
 does not include land preparation, such as   
 clearing, grading and filling; nor does it   
 include the installation of streets and/or   
 walkways; nor does it include excavation for   
 a basement, footings, piers, or foundation   
 or the erection of temporary forms; nor does   
 it include the installation on the property   
 of accessory buildings, such as garages or   
 sheds not occupied as dwelling units or not part of the main structure.

STRUCTURE: A walled and roofed building including a gas   
 or liquid storage tank that is principally aboveground.

SUBSTANTIAL Any repair, reconstruction, or improvement IMPROVEMENT: of a structure, the cost of which equals or   
 exceeds fifty percent (50%) of the market   
 value of the structure either:

A. Before the improvement or repair is   
 started, or

B. If the structure has been damaged and is   
 being restored, before the damage   
 occurred. For the purposes of this

definition "substantial improvement" is   
 considered to occur when the first   
 alteration of any wall, ceiling, floor,   
 or other structural part of the building   
 commences, whether that alteration   
 affects the external dimensions of the   
 structure. (2025 Code)

8-2-3: **GENERAL PROVISIONS:**

A. Lands To Which Chapter Applies: This chapter shall apply to all areas of special flood hazard depicted on the federal flood hazard map within the jurisdiction of the city of Ririe.

B. Basis For Establishing Areas of Special Flood Hazard: The areas of special flood hazard identified by the federal insurance administration in a scientific and engineering report entitled "The Flood Insurance Study for The City of Ririe", dated February 17, 1988, with accompanying flood insurance maps, is hereby adopted by reference and declared to be a part of this chapter. The flood insurance study is on file at city hall, Ririe, Idaho. (2025 Code)

8-2-4: **ADMINISTRATION:**

A. Establishment Of Development Permit:

1. Development Permit Required: A development or building permit must be obtained before construction or development begins within any area of special flood hazard established by the flood insurance study referenced in subsection 8-2-  
 3B of this chapter. The development, building or placement permit shall be required for all structures including manufactured homes, as set forth in section 8-2-2 of this chapter, and for all development including fill and other activities, also as set forth in section 8-2-2 of this chapter.

B. Designation Of Local Administrator: The city building inspector and/or the city planner is hereby appointed to   
 administer and implement this chapter by granting or

denying development permit applications in accordance with   
 its provisions.

C. Duties And Responsibilities of Administrator: Duties and responsibilities of the local administrator shall include, but not be limited to:

1. Permit Review:

a. Review all development permits to determine that   
 the requirements of this chapter have been   
 satisfied.

b. Review all development permits to determine that   
 all necessary permits have been obtained from those   
 federal, state, or local governmental agencies from   
 which prior approval is required.

c. Review all development permits to determine if the   
 proposed development is in the floodway. If   
 located in the floodway, assure that the   
 encroachment provisions of subsection 8-2-5C1 of   
 this chapter are met.

2. Use Of Other Base Flood Data: When base flood elevation data has not been provided by the study referenced in subsection 8-2-3B of this chapter, the city administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal,   
 state or other reliable source, in order to administer   
 subsection 8-2-5B, "Specific Standards", of this chapter   
 and subsection 8-2-5C "Floodways", of this chapter.

3. Information To Be Obtained and Maintained:

a. Where base flood elevation data is provided through the flood insurance study or required as in subsection   
 C2 of this section, the city administrator shall   
 obtain and record the actual elevation (in relation to   
 mean sea level) of the lowest floor (including   
 basement) of all new or substantially improved   
 structures, and whether or not the structure contains   
 a basement.

b. For all new or substantially improved floodproofed   
 structures:

(1) Verify and record the actual elevation (in relation to mean sea level), and

(2) Maintain the floodproofing certifications required by this chapter.

c. Maintain for public inspection all records   
 pertaining to the provisions of this chapter.

4. Alteration Of Watercourses: While administering this   
 chapter the city administrator shall endeavor to:

a. Notify adjacent communities and the state of Idaho, department of water resources prior to any   
 alteration or relocation of a watercourse, and   
 submit evidence of such notification to the federal   
 insurance administration.

b. Require that maintenance is provided within the   
 altered or relocated portion of said watercourse so   
 that the flood carrying capacity is not diminished.

5. Interpretation Of FIRM Boundaries: While administering   
 this chapter the city administrator shall make   
 interpretations where needed, as to the exact location of   
 the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the   
 location of the boundary shall be given a reasonable   
 opportunity to appeal the interpretation. Such appeals   
 shall be granted consistent with the standards of section   
 60.6 of the rules and regulations of the national flood   
 insurance program (44 CFR 59-76). (2025 Code)

8-2-5: **PROVISIONS FOR FLOOD HAZARD REDUCTION:**

A. General Standards: In all areas of special flood hazard,   
 the following standards are required:

1. Anchoring:

1. All construction and substantial improvements   
   shall be anchored to prevent flotation, collapse,   
   or lateral movement of the structure.

b. All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement,   
 and shall be installed using methods and practices   
 that minimize flood damage. Anchoring methods may   
 include, but are not limited to, use of over the   
 top or frame ties to ground anchors. (Reference   
 FEMA's "Manufactured Home Installation In Flood   
 Hazard Areas" guidebook for additional techniques.)

2. Construction Materials and Methods:

a. All new construction and substantial improvements   
 shall be constructed with materials and utility   
 equipment resistant to flood damage.

b. All new construction and substantial improvements   
 shall be constructed using methods and practices   
 that minimize flood damage.

c. Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities   
 shall be designed and/or otherwise elevated or   
 located to prevent water from entering or   
 accumulating within the components during   
 conditions of flooding.

3. Utilities:

a. All new and replacement water supply systems shall   
 be designated to minimize or eliminate infiltration   
 of floodwater into the system.

b. New and replacement sanitary sewage systems shall   
 be designed to minimize or eliminate infiltration   
 of floodwaters into the systems and discharge from   
 the systems into floodwaters; and

c. On site waste disposal systems shall be located to   
 avoid impairment to them or contamination from them   
 during flooding.

4. Subdivision Proposals:

a. All subdivision proposals shall be consistent with   
 the need to minimize flood damage;

b. All subdivision proposals shall have public   
 utilities and facilities such as sewer, gas,   
 electrical, and water systems located and   
 constructed to minimize flood damage;

c. All subdivision proposals shall have adequate   
 drainage provided to reduce exposure to flood   
 damage; and

d. Where base flood elevation data has not been   
 provided or is not available from another   
 authoritative source, it shall be generated for   
 subdivision proposals and other proposed   
 developments which contain at least fifty   
 (50) lots or five (5) acres (whichever is less).

5. Review Of Building Permits: Where elevation data is not available either through the flood insurance study or from another authoritative source (subsection 8-2-4C2 of this chapter), application for building permits shall be   
 reviewed to assure that proposed construction will be   
 reasonably safe from flooding. The test of reasonableness   
 is a local judgment and includes use of historical data,   
 high water marks, photographs of past flooding, etc., where   
 available. Failure to elevate at least two feet (2') above   
 grade in these zones may result in higher insurance rates.

B. Specific Standards: In all areas of special flood hazard where base flood elevation data has been provided as set forth in subsection 8-2-3B, "Basis for Establishing the Areas Of Special Flood Hazard", of this chapter or subsection 8-4-2C2, "Use Of Other Base Flood Data", of this chapter, the following provisions are required:

1. Residential Construction:

a. New construction and substantial improvement of any residential structure shall have the lowest floor,   
 including basement, elevated to or above base flood   
 elevation.

b. Fully enclosed areas below the lowest floor that   
 are subject to flooding are prohibited or shall be   
 designed to automatically equalize hydrostatic   
 flood forces on exterior walls by allowing for the   
 entry and exit of floodwaters. Designs for meeting   
 this requirement must either be certified by a   
 registered professional engineer or architect or   
 must meet or exceed the following minimum criteria:

(1) A minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject   
 to flooding shall be provided.

(2) The bottom of all such openings shall be no higher than one foot (1') above grade.

(3) Openings may be equipped with screens, louvers, or other coverings or devices;   
 provided, that they permit the automatic   
 entry and exit of floodwaters.

2. Nonresidential Construction: New construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to the level of the   
 base flood elevation; or together with attendant utility   
 and sanitary facilities, shall:

a. Be floodproofed so that below the base flood level   
 the structure is watertight with walls   
 substantially impermeable to the passage of water;

b. Have structural components capable of resisting   
 hydrostatic and hydrodynamic loads and effects of   
 buoyancy;

c. Be certified by a registered professional engineer   
 or architect that the design and methods of   
 construction are in accordance with accepted   
 standards of practice for meeting provisions of   
 this subsection based on their development and/or   
 review of the structural design, specifications and   
 plans. Such certifications shall be provided to the   
 official as set forth herein;

d. Nonresidential structures that are elevated, not   
 floodproofed, must meet the same standards for   
 space below the lowest floor as described in   
 subsection B1b of this section;

e. Applicants floodproofing nonresidential buildings   
 shall be notified that flood insurance premiums   
 will be based on rates that are one foot (1') below   
 the floodproofed level (e.g., a building   
 constructed to the base flood level will be rated   
 as 1 foot below that level).

3. Manufactured Homes: All manufactured homes to be placed or substantially improved within flood zones A1-30, AH, and AE shall be elevated on a permanent foundation such that   
 the lowest floor of the manufactured home is at or above   
 the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with   
 the provisions of subsection A1b of this section.

C. Floodways: Located within areas of special flood hazard established in subsection 8-2-3B of this chapter are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

1. Encroachments, including fill, new construction, substantial improvements, and other development are expressly prohibited unless certification is provided by a registered professional engineer or architect demonstrating that encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.

2. If subsection C1 of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this section. (2025 Code)

8-2-6: **VIOLATIONS; PENALTY:** Penalties for a violation of   
 this chapter may include denial of permit, civil enforcement, and/or criminal misdemeanor charges. (2024 Code)

CHAPTER 8-3

**STORM WATER MANAGEMENT**

SECTION:

8-3-1: Definitions

8-3-2: Purpose

8-3-3: Applicability

8-3-4: General Requirements

8-3-5: Performance Standards

8-3-6: Guarantee Of Installation

8-3-7: Adoption Of Supporting Documentation

8-3-8: Prohibited Conduct

8-3-9: Variance

8-3-10: Penalties

8-3-1: **DEFINITIONS:** As used in this chapter, the following words and terms shall have the meanings ascribed to them in this section:

AS BUILT Design plans which have been revised to reflect DRAWINGS: all changes to the plans which occurred during construction.

(BMP)BEST Physical, structural and/or managerial practices MANAGEMENT that, when used singly or in combination, prevent PRACTICES: or reduce pollution of water.

BOND: A surety bond, cash deposit or escrow account, assignment of savings, or other means acceptable to or required by the permit authority to guarantee that work is completed in compliance with all local government requirements.

CLEARING: The destruction and removal of vegetation by manual, mechanical or chemical methods.

CONVEYANCE: A mechanism for transporting water from one point to another, including pipes, ditches and   
 channels.

CONVEYANCE The drainage facilities, both natural and SYSTEM: manmade, which collect, contain, and provide for   
 the flow of surface and storm water from the   
 highest points on the land down to a receiving   
 water. The natural elements of the conveyance   
 system include swales and small drainage courses,   
 streams, rivers, lakes and wetlands. The human   
 made elements of the conveyance system include   
 gutters, ditches, pipes, channels and most   
 retention/detention facilities.

DESIGN A rainfall event of specific return frequency and STORM: duration that is used to calculate the runoff volume and peak discharge rate.

DETENTION: The temporary storage of storm runoff in a BMP, which is used to control the peak discharge   
 rates, and which provides gravity settling of   
 pollutants.

EROSION: The wearing away of the land surface by running water, wind, ice or other geological agents, including such processes as gravitational creep, detachment and movement of soil or rock fragments by water, wind, ice or gravity.

EROSION/ Any temporary or permanent measures taken to SEDIMENTATION reduce erosion; control siltation and CONTROL: sedimentation; and ensure that sediment laden water does not leave the site.

GROUND Water in a saturated zone or stratum beneath the WATER: land surface or a surface water body.

IMPERVIOUS A hard surface area which either prevents or SURFACE: retards the entry of water into the soil mantel   
 as under natural conditions prior to development, and/or a hard surface area which causes water to run off the surface in greater quantities or at   
 an increased rate of flow from the flow present   
 under natural conditions prior to development.   
 Common impervious surfaces include, but are not   
 limited to, roof tops, walkways, patios,   
 driveways, parking lots or storage areas,   
 concrete or asphalt paving, gravel roads, packed   
 earthen materials, and oiled, macadam or other   
 surfaces which similarly impede the natural   
 filtration of storm water. Open, uncovered   
 retention/detention facilities shall not be   
 considered as impervious surfaces.

INFILTRATION: The downward movement of water from the surface   
 to the subsoil. The infiltration capacity is expressed in terms of inches/hour.

INTERMITTENT A stream or portion of a stream that flows only STREAM: in direct response to precipitation. It   
 receives little or no water from springs and no   
 long continued supply from melting snow or other sources. It is dry for a large part of the year, ordinarily more than three (3) months.

LAND Any activity that results in a change in the DISTURBING existing soil cover (both vegetative and ACTIVITY: nonvegetative) and/or the existing soil topography. Land disturbing activities include, but are not limited to, demolition, construction, clearing, grading, filling and excavation.

NUTRIENTS: Essential chemicals needed by plants or animals for growth. Excessive amounts of nutrients can lead to degradation of water quality and algal blooms. Some nutrients can be toxic at high concentrations.

QUALIFIED, Licensed engineer, landscape architect, soil LICENSED scientist or other individual who has PROFESSIONALS: demonstrated a professional ability to design   
 storm water systems and certify their   
 effectiveness with a registered stamp.

RECONSTRUCTION: Road reconstruction shall be considered any modification of the cross section or subgrade. Paving or repaving shall not be considered reconstruction.

RETENTION: The holding of runoff in a basin without release except by means of evaporation, infiltration or emergency bypass.

RUNOFF: Water originating from rainfall and other precipitation that is found in drainage facilities, rivers, streams, springs, seeps, ponds, lakes, and wetlands, as well as shallow ground water.

SEDIMENT: Fragmented material that originates from weathering and erosion of rocks or unconsolidated deposits, and is transported by, suspended in, or deposited by water.

SEDIMENTATION: The deposition of sediment on ground surfaces and in watercourses.

STORM The time interval between major storms of FREQUENCY: predetermined intensity and volumes of runoff for which storm sewers and other structures are designed and constructed to handle hydraulically without surcharging and backflooding, e.g., a 2-year, 25-year or 100-year storm.

STORM WATER: That portion of precipitation that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, channels or pipes into a defined surface water channel, or a constructed infiltration facility.

SWALE: A shallow drainage conveyance or infiltration   
 area with relatively gentle side slopes,   
 generally with flow depths less than one-half   
 foot (1/2').

TREATMENT BMP: A BMP that is intended to remove pollutants from storm water. A few examples of treatment BMPs are detention ponds, oil/water separators, biofiltration swales and constructed wetlands.

UNIQUE SITE Soil, slope or depth to bedrock conditions that CHARACTERISTICS: will not accommodate on site treatment through infiltration to the standards specified in   
 this chapter. (2024 Code)

8-3-2: **PURPOSE:** The purpose of this chapter shall be to require implementation of surface water management techniques which rely upon natural on-site treatment and recycling of storm water as opposed to collection and conveyance of untreated storm water into ground water sources or into surface bodies of water. The underlying purposes to be achieved by implementation of such regulations are the protection of ground water quality through pretreatment of storm water prior to infiltration and protection of surface water resources from the effects of contaminants, sedimentation and erosion. (2024 Code)

8-3-3: **APPLICABILITY:** The achievement of standards, employment of methods, and techniques required by this chapter shall be applicable in the following circumstances:

A. New Development: Development of every new subdivision of land within the jurisdiction of the city.

B. Commercial; Industrial Sites: All commercial and industrial site development for which grading, site development, construction, or building permits may be required pursuant to the land use regulations of the city.

C. Public Projects: All public projects within the   
 jurisdiction of the city including, but not limited to,   
 street construction or reconstruction (modification of the   
 cross section, not to include resurfacing), park   
 development, building development, or other public works   
 construction or development. Except as necessary to   
 maintain the continuity of existing storm water handling   
 systems, all new construction as outlined in this   
 subsection shall employ the methods for storm water   
 management required by this chapter and shall otherwise be   
 designed to minimize adverse impacts upon surface and   
 ground water quality.

D. Slope: Every building or land development permit where land disturbing activity is to occur on any part of sites with a slope greater than fifteen percent (15%) or on sites less than five hundred feet (500') distant horizontally from,   
 and located vertically above, any surface water in the form   
 of a perennial or intermittent stream, river, pond, lake, wetland, or similar surface feature which can be determined from USGS 7.5-minute quadrangle topographic maps. Storm water management plans may not be necessary for individual building sites if runoff from the site has been   
 accommodated by an approved storm water management plan for   
 the subdivision in which the site is located. However,   
 detailed erosion control plans may still be required. The administrator of this chapter may allow a building permit   
 to be issued for minor additions to existing improvements without the preparation of a storm water management plan   
 if, in using their professional judgment, the requirements   
 of this chapter can be met by existing site conditions. (2025 Code)

8-3-4: **GENERAL REQUIREMENTS:** Unless otherwise lawfully excused from compliance with the standards set forth in this chapter, all development to which this chapter is applicable shall comply with the following requirements and methods for storm water management control:

A. Storm Water: Storm water, in accordance with the   
 performance standards set forth herein, shall be directed   
 by nonerosive means to grass infiltration areas when   
 appropriate. Expected contaminant removals are as follows:

Total suspended solids 95%

Total dissolved solids 50%

Nutrients: Nitrate 20%-50%

Total nitrogen 80%

Phosphorus 90%

Metals 80%+

Organic chemicals 60%+

Bacteria 99%

If the proposed development exceeds site limitations as defined in Appendix D of the "Storm Water Management Plan Criteria and Engineering Standards", for grass infiltration methods, then an acceptable alternative storm water collection, treatment, and disposal system shall be implemented in accordance with an approved storm water management plan, subject to review by the city. Said grass infiltration areas or other approved alternative on site storm water collection and treatment systems may be approved in either nodal or dispersed form, subject to specific approval by the city during the development review process.

B. Storm Water Runoff: All development subject to this chapter shall be carried out such that the runoff of storm or other surface waters shall not be accelerated, concentrated, or otherwise conveyed beyond the exterior property lines or project boundaries of the project in question except in compliance with the provisions of BMPs adopted pursuant to this chapter or as allowed through joint management of   
 storm water with adjoining property owners pursuant to   
 agreement approved by the city. The quality of surface   
 runoff shall be protected by strict compliance with the   
 design standards and BMPs adopted pursuant to this chapter   
 or by implementation of measures shown by a qualified,   
 licensed professional, as defined in section 8-3-1 of this   
 chapter, to have an effective design capability which   
 exceeds the BMPs adopted hereby.

C. Storm Water Management Plan: Each landowner developing real property subject to the terms of this chapter shall develop a comprehensive storm water management plan which addresses and complies with the requirements and standards   
 established by this chapter and the plan criteria, design   
 standards and BMPs adopted by resolution pursuant to this   
 chapter. Each plan for storm water management shall be   
 approved by a qualified, licensed professional, who shall   
 submit both construction quality design drawings and   
 supporting calculations to the city council who may refer   
 for engineering review prior to start of construction. Each storm water management plan shall also identify necessary maintenance requirements.

D. Funding: Each developer who proposes and implements a storm water management system for collection or treatment of   
 storm water in accordance with this chapter shall also   
 establish, including assurance of adequate funding, the   
 necessary maintenance system including an acceptable plan   
 for sustained functioning of the collection and treatment system, and, when requested, grant the necessary easements, to the local government which may choose to provide continued maintenance of the system by public authorities   
 or may require the owner to accomplish same. The city is   
 hereby authorized to establish a department of city   
 government to perform maintenance service for storm water   
 management system components or to contract for such   
 maintenance in order that drainage system components can be   
 maintained. Such services shall be financed by charging   
 fees to owners and/or occupants of real property benefitted   
 by such service. Fees shall be set by resolution of the   
 city council.

For purposes of application of the design standards and other related documents and standards, the city shall be designated as the permit authority. (2024 Code)

8-3-5: **PERFORMANCE STANDARDS:** The following performance standards shall be applicable to all design, construction, implementation, and maintenance of storm water management systems pursuant to the jurisdiction exercised through this chapter.

A. Runoff Rate: There shall be no increase in the peak rate of runoff from this site when compared with the dissipation of storm water in the undeveloped state for a 25-year storm. Within project boundaries, sufficient retention capacity shall be constructed to detain surface flow to meet the performance standard established by this section. For purposes of this chapter, "undeveloped state" shall mean   
 the natural soils and vegetation in place prior to the   
 start of any construction or clearing activity on a site.

B. Storm Water Collection: No storm water shall be collected   
 or concentrated except within a channel protected against erosion and containing energy dissipation measures to prevent further erosion on adjoining lands. Existing unprotected channels shall be protected against further erosion during site development. Any site development or construction shall preserve installed components of a storm water management plan. All disturbed soils shall be protected during construction to prevent   
 exposure to storm water and to contain eroded materials   
 should contact be made.

C. Grass Infiltration Areas: Any and all collected storm water shall be directed to grass infiltration areas which shall   
 be established with grass and other approved plant   
 materials or to an acceptable alternative storm water   
 management design. Grass infiltration areas or their   
 acceptable alternatives shall be sized to hold and treat   
 the first one-half inch (1/2") of storm water runoff from   
 all impervious surfaces. The overall storm water disposal   
 system shall have a capacity to handle a 25-year storm   
 based upon the appropriate Idaho transportation department   
 IDF curve, without damage to the storm water management   
 system or adjacent land and improvements. (2024 Code)

8-3-6: **GUARANTEE OF INSTALLATION:** No final plat shall be recorded until the storm water management facilities are in place and functioning as designed or until a guarantee of financial surety is provided to and accepted by the city. No certificate of occupancy will be issued until the storm water management system has been installed and is functioning as designed. If, in the judgment of the city council, project occupancy can be achieved without harm to the environment or potential occupants, occupancy may proceed upon receipt of an acceptable guarantee of financial surety to complete installation when weather conditions or other variables allow. In no case shall such guarantee be allowed if the incomplete improvements would result in increased erosion, sedimentation, or other damage to the development, public improvements, subsurface or surface waters, or the proposed storm water management system. At any time, the city is authorized to stop work on the installation of subdivision improvements, to embargo further issuance of building permits on a development, to stop work on any individual building or development of any individual building site, or to otherwise take steps necessary to protect the waters of the city from damage as a result of development. (2025 Code)

8-3-7: **ADOPTION OF SUPPORTING DOCUMENTATION:** The city may adopt, by resolution, design standards, definitions of terminology, administrative procedures, etc., intended to implement the general requirements and performance standards set forth in this chapter. Changes in the design standards may be accomplished by subsequently adopted resolutions. Such design standards may be complied within alternative ways that will contribute to rational achievement of the general requirements and performance standards set forth in this chapter; provided, that any such changes must be proposed by a qualified, licensed professional, subject to review and approval by the city. (2025 Code)

8-3-8: **PROHIBITED CONDUCT:** No person shall damage, harm,   
 fail to install or complete or otherwise impair the grass infiltration areas, approved methods of transmission of storm water to grass infiltration areas or any portion of a storm water management system installed pursuant to this chapter. Unless other provisions are made in the process of development review and approval, responsibility for maintenance of storm water system elements remains with the property owner and violation of these maintenance requirements shall constitute a violation of this chapter. (2025 Code)

8-3-9: **VARIANCE:** A variance from the requirements of this chapter or from the design standards adopted pursuant to this chapter granting a variance due to unique site characteristics may only be granted in such circumstances if the approval of the variance would not otherwise impair achievements of the standards of purpose of this chapter, would not impose additional burden upon adjoining or downstream lands or landowners, or otherwise disrupt the scheme of storm water management in the community. It shall be incumbent upon anyone requesting a variance to provide data showing that alternative methods of storm water handling proposed will produce comparable efficacy of the storm water management measures required by this chapter. No variance shall be issued unless all elements of this section are met. Any request for variance from the terms of this chapter shall be first submitted to the city council who shall conduct a hearing in accord with the provisions of Idaho Code section 67-6516 and make the final decision concerning the variance. (2025 Code)

8-3-10: **PENALTIES:** Provision of this chapter may be enforced in the following manner:

A. Misdemeanor: Violation of the terms of this chapter may be considered a criminal misdemeanor and shall be punishable as provided in section 1-4-1 of this code. Each day of violation shall constitute a separate offense.

B. Additional Remedies: May be enforced by civil action, compel performance and completion of, or maintenance of,   
 facilities installed pursuant to this chapter.

C. Revocation Of Permit or Certificate: May have building permits or certificates of occupancy denied or revoked as the case may be. Occupancy of a dwelling or building   
 without an approved certificate of occupancy shall   
 constitute a violation of this chapter in addition to any   
 building or zoning ordinance from which the occupancy   
 requirement derives. (2025 Code)

CHAPTER 8-4

**MANUFACTURED HOMES**

SECTION:

8-4-1: Short Title

8-4-2: Authority

8-4-3: Purpose

8-4-4: Jurisdiction

8-4-5: Interpretation

8-4-6: Definitions

8-4-7: Requirements

8-4-8: Building Permit Fees

8-4-9: Enforcement; Penalty

8-4-1: **SHORT TITLE:** This chapter shall be known and may be cited as the *MANUFACTURED HOME ORDINANCE OF THE CITY OF RIRIE*. (2025 Code)

8-4-2: **AUTHORITY:** These regulations are authorized by Idaho Code title 50, chapter 13 and title 67, chapter 65 and the Idaho constitution article 12, section 2, as amended or subsequently codified. (20205 Code)

8-4-3: **PURPOSE:** The purpose of this chapter is to regulate the types of structures and placement of those structures within residential areas in the city. (2025 Code)

8-4-4: **JURISDICTION:** These regulations shall apply to the land within the corporate limits of the city as defined by the city and Jefferson and Bonneville Counties as well as any future legally annexed land added to the city corporate limits. (2025 Code)

8-4-5: **INTERPRETATION:** The placement of all "manufactured homes" as herein defined shall be submitted for approval to the planning and zoning committee and shall comply with the provisions of these regulations. These regulations shall supplement all other regulations, and where at variance with other laws, regulations, ordinances or resolutions, the more restrictive requirements shall apply. (2025 Code)

8-4-6: **DEFINITIONS:** Terms or words used herein shall have their common meaning with added defined terms in the following:

CURRENT LOCAL, Building code as established by the most STATE AND FEDERAL current copy of the international building BUILDING CODES: code.

MANUFACTURED A. Any manufactured, relocatable home or HOME: dwelling unit, not designed for   
 unrestricted highway use, built in a   
 location removed from the home site and   
 designed to be moved over public motor   
 routes as a standard means of delivery.   
 This would include, but is not limited   
 to, homes designed for transport after fabrication, on either their own incorporated undercarriages with   
 removable suspensions and wheels, or on   
 flatbed or other trailers; or

B. A "manufactured home" or "mobile home" as defined in Idaho Code section 39-4105.

MOBILE HOME PARK: A tract of land subdivided according to   
 the rules and regulations of the   
 subdivision ordinance of the city, to   
 provide for the sale, lease or rent of   
 individual lots for the express purpose   
 of placement of mobile or manufactured   
 homes. (2025 Code)

8-4-7: **REQUIREMENTS:** Manufactured homes are permitted within the city limits, outside of established mobile home parks, only under the following conditions:

A. Compliance Required: The manufactured home and its installation shall meet all local, state, and federal building codes and building permit requirements. The installation of the home shall comply with Idaho Code sections 44-2201 and 44-2202.

B. Siding: The home shall have exterior siding that is residential in character including, but not limited to, clapboards, simulated clapboards such as conventional metal or vinyl siding, or similar material. The siding shall not be composed of smooth, ribbed or corrugated metal, plastic, fiberglass, or composite panels.

C. Roof: The home shall have a wood shake, asphalt or nonglare roof with a minimum slope of 3/12 and eaves of at least six inches (6").

D. Hitches, Wheels and Axles: Any hitch(es), wheels, and axle(s) must be removed. (2025 Code)

E. Foundation:

1. The home shall be placed on a permanent foundation, matching the home's exterior dimensions, that complies with the international building code for residential structures. (2025 Code)

2. The foundation and foundation fascia must be similar in appearance and durability to the foundation of site built residential structures. (2025 Code)

8-4-8: **BUILDING PERMIT FEES:**

A. Fees: Rates for building permits for manufactured homes   
 will be equivalent to site-built homes.

B. Power To Establish and Change: Rates may be established and changed by resolution of the city council. (2025 Code)

8-4-9: **ENFORCEMENT; PENALTY:**

A. Issuance Of Permit: No permits for the placement of any manufactured home will be issued until the planning and zoning committee, or their duly assigned inspector, certify that all requirements of this chapter are met.

B. Civil Action: The city attorney may, in addition to taking whatever criminal action is deemed necessary, take steps to civilly enjoin any violation of this chapter.

C. Penalty: Violation of any of the provisions of this chapter or failure to comply with any of its requirements shall constitute a misdemeanor and be punishable as such. Each day such violation continues shall be considered a separate offense. The landowner, tenant, subdivider, builder, public official or any other person who commits, participates in, assists in or maintains such violation may each be found guilty of a separate offense. Nothing herein contained   
 shall prevent the city council or any other public official   
 or private citizen from taking such lawful action as is necessary to restrain or prevent any violation of this chapter or of the Idaho Code. (2025 Code)