

CITY OF MARSING BUILDING DEPARTMENT

Marsing City Hall, 18 Sandbar Ave., Marsing, ID 83639 PO Box 125 Phone 208-896-4122 Email: deputyclerk@marsingcity.com
Building Inspector: Steve Pierson Phone: 208-440-3861 Email: piersonsteve11@gmail.com

COMMERCIAL BUILDING PERMIT APPLICATION

Legal Description: Lot _____ Block _____ Subdivision _____
Street Address: _____ (new construction address to be assigned by City)
Project Name: _____
Contractor _____ Idaho Contractor Registration Number _____
Contractor Address: _____
Contact Person: _____ Phone: _____ Email: _____
Architect/Engineer: _____ Phone: _____ Email: _____
Is project in a flood plain? ☐ Yes ☐ No (If Yes, provide elevation certificate)

I hereby submit this application to construct or install:

REQUIRED PLANS AND SPECIFICATIONS

(3 complete sets required – stamped by design professional - drawn to scale)

New Commercial Building: Square Footage _____

- Planning and Zoning Approval
- Building Code Analysis (construction type, occupant load, required exits, fire sprinklers, etc.)
- Cover Sheet (plan index – building type – square footage)
- Site Plan (including lot lines, private & public utilities, drainage, easements and North arrow)
- Foundation Plan (including reinforcement, ventilation and frost walls for stoops & overhangs)
- Floor Plan (including window & door sizes, ventilation, required exits & lighting)
- Roof, Wall, & Floor Framing Plan
- Elevations (including roof slope, attic ventilation, chimney & building heights)
- Mechanical Plan (HVAC & ducting systems)
- Drainage Plans (include calculations)
- Electrical Plan and Energy Code Compliance Form (COMCheck)
- Plumbing Plan (interior & exterior schematic)
- Landscape Plan

Tenant Improvement: Square Footage _____ Project Value: \$ _____

- Planning and Zoning Approval
- Cover Sheet (plan index – building type – square footage)
- Building Code Analysis (construction type, occupant load, required exits, fire sprinklers, etc.)
- Floor Plan (including window & door sizes, ventilation, required exits & lighting)
- Roof, Wall, & Floor Framing Plan
- Mechanical Plan (HVAC & ducting systems)
- Electrical Plan and Energy Code Compliance Form (COMCheck)
- Plumbing Plan (interior & exterior schematic)

Other (specify): _____

(Specify use of building – if warehouse/storage, specify what materials are to be stored)

Planning & Zoning Approval: _____ Date: _____

Building Dept. Approval: _____ Date: _____

DECLARATION: I HEREBY CERTIFY THAT I HAVE COMPLETED THIS APPLICATION IN A TRUE AND CORRECT MANNER. ALL CITY ORDINANCES WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL ANY STATE OR LOCAL LAW OR BUILDING CODE REGULATING CONSTRUCTION.

Signature of Owner or Owner's Authorized Agent

OFFICE USE ONLY

Value: _____

Permit Fee: _____

Plan Review: _____

Sewer Fee: _____

Water Fee: _____

Permit #: _____

Meter Size: ☐ 3/4" ☐ 1" ☐ 2"

Revised 03/23

COMMERCIAL BUILDING PERMIT APPLICATION INFORMATION

Commercial setbacks are:

Zero except from 4th Ave. W. to the west City limits, which shall have setbacks of 20' from the Main St. property line.

Maximum Height 80'

New buildings must meet Building Code setback requirements

All applications must include and be done by an engineer:

Two (2) plot plans drawn to scale showing proposed work and existing, proposed front, rear, and side set backs from property lines and property dimensions. A survey is required to establish property lines.

Two (2) complete sets of plans and specifications, including lot lines, easements, drainage, and north arrow.

Copy of full legal description (recorded deed) for property must be included.

- ◆ Additional permits are required for any electrical, plumbing and mechanical installations from State of Idaho
- ◆ COMcheck per 2018 International Energy Conservation Codes
- ◆ Plan review turnaround times is estimated at 2 to 6 weeks, after building inspector receives the plans.
- ◆ **It is the responsibility of the applicant to contact the building inspector 24 hours in advance for any and all required inspections. The building inspector is Steve Pierson 208-440-3861. It is the responsibility of the applicant to arrange State Electrical, HVAC and Plumbing inspections and present proof of compliance prior to issuance of Certificate of Occupancy.**
- ◆ If the work described in any Zoning Permit has not begun within one (1) year from the date of issuance thereof, or as stipulated by the City Council, said Permit shall expire.

RESOLUTION NO. 102

A RESOLUTION FOR THE CITY COUNCIL OF THE CITY OF MARSING, OWYHEE COUNTY, IDAHO, ESTABLISHING DOMESTIC WATER AND SANITARY SEWER HOOKUP FEES, SERVICE SHUT OFF AND TURN ON FEES, AND A FEE FOR DISHONORED CHECKS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Mayor and Council of the City of Marsing find that the City needs to provide rates and charges for water and sewer services provided both inside and outside the Marsing City limits;

NOW THEREFORE, BE IT RESOLVED, By the City Council of the City of Marsing, State of Idaho as follows:

Section 1: The City of Marsing hereby establishes the following rates and fees, to be effective immediately upon adoption of this resolution, and which may be changed from time to time by resolution of the Council:

Water hookup charges:

¾ inch meter:	\$3,000.00
1 inch mete:	\$3,600.00
1.5 inch meter:	\$8,000.00
2 inch meter:	\$14,200.00
3 inch meter:	\$32,000.00

Sewer hookup charge: \$3,000.00

Dishonored check fee: \$25.00 per occurrence

Service shutoff/turn on fee: any account disconnected for nonpayment of charges or other noncompliance with the provisions of the Ordinances and Resolutions of the City of Marsing, Idaho, shall be charged \$25.00. An additional \$25.00 will be charged to turn on the account after it has been disconnected for nonpayment or other noncompliance.

Permanent Disconnect Fee: any account permanently disconnected shall pay a fee equal to the actual cost for disconnecting and removing the water and sewer service.

Section 2: That all previous ordinances and resolutions conflicting herewith are hereby repealed.

Section 3: That this Resolution shall be effective as of the date of its adoption.

Dated this 12th day of April, 2006.

INSPECTORS

CITY OF MARSING BUILDING INSPECTOR 208-440-3861 STEVE PIERSON

PLUMBING INSPECTOR 208-304-2578 TOM BIGGERS

HVAC INSPECTOR 208-870-6824 DANNY STRAIN

ELECTRICAL INSPECTOR 208-550-5485 KELLY WEBB

STATE INSPECTOR 208-334-3950

CITY ENGINEER 208-453-2028 KIRBY COOK

CITY PUBLIC WORKS 208-249-8575 PHILIP GIBSON

7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a *permit* shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

[A] **105.2.1 Emergency repairs.** Where equipment replacements and repairs must be performed in an emergency situation, the *permit* application shall be submitted within the next working business day to the *building official*.

[A] **105.2.2 Repairs.** Application or notice to the *building official* is not required for ordinary *repairs* to structures, replacement of lamps or the connection of *approved* portable electrical equipment to *approved* permanently installed receptacles. Such *repairs* shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required *means of egress*, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include *addition* to, *alteration* of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

[A] **105.2.3 Public service agencies.** A *permit* shall not be required for the installation, *alteration* or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

[A] **105.3 Application for permit.** To obtain a *permit*, the applicant shall first file an application therefor in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the *permit* for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by *construction documents* and other information as required in Section 107.

5. State the valuation of the proposed work.

6. Be signed by the applicant, or the applicant's authorized agent.

7. Give such other data and information as required by the *building official*.

[A] **105.3.1 Action on application.** The *building official* shall examine or cause to be examined applications for *permits* and amendments thereto within a reasonable time after filing. If the application or the *construction documents* do not conform to the requirements of pertinent laws, the *building official* shall reject such application in writing, stating the reasons therefor. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *building official* shall issue a *permit* therefor as soon as practicable.

[A] **105.3.2 Time limitation of application.** An application for a *permit* for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

[A] **105.4 Validity of permit.** The issuance or granting of a *permit* shall not be construed to be a *permit* for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. *Permits* presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a *permit* based on *construction documents* and other data shall not prevent the *building official* from requiring the correction of errors in the *construction documents* and other data. The *building official* is authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

[A] **105.5 Expiration.** Every *permit* issued shall become invalid unless the work on the site authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized on the site by such *permit* is suspended or abandoned for a period of 180 days after the time the work is commenced. The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

[A] **105.6 Suspension or revocation.** The *building official* is authorized to suspend or revoke a *permit* issued under the provisions of this code wherever the *permit* is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

[A] **105.7 Placement of permit.** The building *permit* or copy shall be kept on the site of the work until the completion of the project.

CHAPTER 4

CONSTRUCTION SITE MAINTENANCE REGULATIONS

SECTION:

7-4-1: Regulations Established

7-4-2: Enforcement

7-4-3: Violations; Penalties

7-4-1: REGULATIONS ESTABLISHED:

Construction site maintenance will consist of the following:

A. All construction sites shall be maintained in the following manner: control debris, paper, construction material waste, scrap construction material, and other trash on the construction site in a commercial container.

B. All materials associated with the construction site, including equipment, shall be stored within the site. The storage of material shall not obstruct access to the structure under construction or create a public safety hazard.

C. All loading or unloading of materials and/or equipment is limited to the construction site and right of way.

D. The site must be cleared of all debris at the conclusion of each workday.

E. Damaged landscaping on an abutting or adjacent property as a result of construction activities shall be replaced and restored to its original condition at the contractor's expense.

F. Materials shall not be stored in the right of way. The right of way must be kept clear of any debris.

G. All waste and unused building materials (including garbage, debris, cleaning wastes, wastewater, toxic materials, or hazardous materials) shall be properly disposed of and not allowed to be carried by runoff into a receiving channel or storm sewer system.

H. All off site sediment deposits occurring as a result of a storm event shall be cleaned up by the end of the next workday. All other off site sediment deposits occurring as a result of construction activities shall be cleaned up by the end of that same workday. Cleanup shall be done by means of a "pick up" type sweeper; flushing is not allowed.

I. The following criteria apply only to land development or land disturbing activities that result in runoff leaving the site:

1. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.

2. Runoff from the entire disturbed area on the site shall be controlled by meeting either of the following: All disturbed ground left inactive for seven (7) or more days shall be stabilized by seeding or sodding or by mulching or covering, or other equivalent best management practice.

3. Any soil or dirt storage piles containing more than ten (10) cubic yards of material should not be located with a downslope drainage length of less than twenty five feet (25') to a roadway or drainage channel. If remaining for more than seven (7) days, they shall be stabilized by mulching, vegetative cover, tarps or other means. Erosion from piles which will be in existence for less than seven (7) days shall be controlled by placing straw bales or filter fence barriers around the pile. In-street utility repair or construction soil or dirt storage piles located closer than twenty five feet (25') to a roadway or drainage channel must be covered with tarps or suitable alternative control if exposed for more than seven (7) days, and the storm drain inlets must be protected with straw bales or other appropriate filtering barriers.

4. When the disturbed area has been stabilized by permanent vegetation or other means, temporary best management practices such as filter fabric fences, straw bales, and sediment traps shall be removed.

5. If the city determines that sedimentation runoff is occurring, it may require a silt fence to be maintained at all times. (Ord. A-160, 10-11-2006)

7-4-2: ENFORCEMENT:

A. Stop Work Order: The city may post a stop work order if:

1. Any land disturbing or land developing activity regulated under this chapter is being undertaken without a required permit; or
2. Any provision of this chapter is violated; or
3. The conditions of the required permit are not being met.

B. Revocation Of Permit: If the permittee does not cease the activity forthwith upon posting of a stop work order, the city may revoke any required permit, and the violator shall be subject to prosecution. Limited work, as approved by the city, may proceed for the limited purpose of correcting any violation, and violations shall be corrected within ten (10) days of the posting of a stop work order. In the event of failure to correct the violation within ten (10) days, the city may revoke the permit, and the violation shall be subject to prosecution. (Ord. A-160, 10-11-2006)

C. City To Provide Remedies; Costs: Ten (10) days after posting a stop work order, the city may issue a notice of intent to the permittee or landowner or land user of the city's intent to perform work necessary to comply with this chapter. City personnel may go on the land and commence the work after fourteen (14) days from issuing the notice of intent. The costs of the work performed by the city, plus interest at the rate authorized by the city, shall be billed to the permittee or the landowner. In the event a permittee or landowner fails to pay the amount due,

the city clerk-treasurer shall enter the amount due on the tax rolls and collect as a special assessment against the property. (Ord. A-160, 10-11-2006; amd. 2012 Code)

D. Injunction: Compliance with the provisions of this chapter may also be enforced by injunction or any other method as otherwise provided by law. (Ord. A-160, 10-11-2006)

7-4-3: VIOLATIONS; PENALTIES:

Any person found guilty of violating this chapter shall be guilty of an infraction as set forth in 1-4-1 of this Code, and, shall be subject to the payment of a penalty as set forth in the City's current fee resolution; except that upon the third and subsequent offenses committed within a one year period, shall be guilty of a misdemeanor. None of the fines shall be suspended by the court. Each day a violation exists shall constitute a separate offense. (Ord. A-160, 10-11-2006)

RESOLUTION 124

RESOLUTION BY THE CITY OF MARSING, OWYHEE COUNTY, IDAHO, AMENDING RESOLUTION 101 WHICH PROVIDES FOR PLANNING AND ZONING FEES FOR LAND USE AND DEVELOPMENT APPLICATIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Marsing has adopted a subdivision and zoning ordinance to regulate the development of land within the city limits of the City; and

WHEREAS, the City Council for the City of Marsing find that the City needs to revise its fees to ensure it is implementing the correct fees to offset the time, costs and expenses of City staff to review and process said planning and zoning applications, including, but not limited to, permits, appeals and inspections to allow development to pay for its impacts to the City and its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MARSING, OWYHEE COUNTY, IDAHO:

Section 1: The City of Marsing, Owyhee County, Idaho, hereby establishes the following schedule of fees for certain land use and development applications:

Category/Item	<u>Marsing</u>
Annexation	
0.99 acre or less	\$450
1 acre or more	\$900
Zone Change	
0.99 acre or less	\$400
1 acre or more	\$800
Comp Plan Revision	
0.99 acre or less	\$400
1 acre or more	\$850
Planned Unit Development	\$800
Conditional Use Permit	
0.99 acre or less	\$250
1 acre or more	\$400
Preliminary Plat Submittal Fee	\$250+10/lot
Plan Review Fee	Time and Mat'ls as needed
Final Plat Fee	\$400+25/lot
Manufactured Home Park	\$800

UNLESS SPECIFICALLY NOTED HEREIN THESE FEES DO NOT INCLUDE COSTS TO BE PAID BY THE APPLICANT FOR REIMBURSING THE CITY FOR THE COSTS INCURRED FOR REVIEW OF AN APPLICATION.

Note: Any direct costs incurred by the City in obtaining a review of the application, by architects, attorneys, engineers or other professionals necessary to enable the City to approve or disapprove of the application, and all notice and copying costs shall be paid for by the applicant prior to permit approval.

Section 2: Additional Fees are set forth below:

FLOOD PLAIN DEVELOPMENT PERMIT

1 ACRE OR LESS \$ 250.00

1.1 – 10 ACRES \$ 500.00

10.1 – 20 ACRES \$ 750.00

10.1 – 100 ACRES \$1000.00

100.1+ ACRES \$2000.00

Note: No additional fees for review by the City Engineer will be charged for a flood plain development permit application. These fees are in addition to plat fees.

ZONING, SUBDIVISION, OR FLOOD CONTROL
ORDINANCE TEXT AMENDMENT \$ 500.00

VARIANCE \$300.00

VACATION \$300.00

APPEALS \$500.00

EXTENSION OF TIME \$ 100.00

LOT LINE ADJUSTMENT \$100.00

CONDOMINIUM PLAT \$200.00

LOT SPLIT \$200.00

DEMOLITION \$15.00

SIGN PERMITS \$50.00

STORAGE SHEDS \$10.00

FENCES \$10.00

RE-ROOFING \$10.00

ALL OTHER ZONING PERMITS \$ 50.00

Section 3: This Resolution shall take effect and be in force from and after its passage and approval.

DATED this 11th day of April, 2012.

CITY OF MARSING
Owyhee County, Idaho

By 
Mayor Keith Green

ATTEST:


City Clerk