# Residential Construction Requirements

**Snow Loads**

- Minimum roof snow load for elevations **less than 6,600** above sea level is 85 lbs per square ft + dead load + drift
- Minimum roof snow load for elevations of **6,600 feet above sea level** or higher is 100 lbs per square ft + dead load + drift
- Reduced snow loads may be applied for when accompanied by a stamped and signed site specific design from a qualified engineer licensed in the state of Idaho using the University of Idaho snow load study or other approved source.

**Wind Load**

- 90 MPH ( 3 second gust) per IRC (most recently adopted version)

**Seismic Design Category**

- D-1 per IRC (most recently adopted version)

**Frost Depth**

- Minimum 32 inches from bottom of footing to top of finished grade

**Engineering**

- Plans shall be stamped by a structural engineer that is licensed in the state of Idaho
- Homes built in areas with ground snow loads exceeding 70 lbs per sq ft shall be designed in accordance with accepted engineering practice. IRC (most recently adopted version)

| District | Height* | Front Yard*** | Rear Yard*** | Side Yard*** |
|---|---|---|---|---|
| R-1 | 30 ft | 30 ft | 20 ft | 10 ft |
| R-2 | 30 ft | 20 ft | 20 ft | 10 ft |
| A2.5 | 30 ft | 30 ft | 40 ft | 30 ft |
| A20 | 30 ft | 30 ft | 40 ft | 30 ft |
| C-1 | 45 ft | 0 ft | 10 ft | 10 ft |
| C-2 | 45 ft | 0 ft | 10 ft | 10 ft |
| C-3 | 45 ft | 0 ft | 10 ft | 10 ft |
| M-1 | 45 ft | 0 ft | 10 ft | 10 ft |

| | |
|---|---|
| Minimum setback from natural waterway | 50 ft. **** |
| Minimum setback from Teton River | 100 ft. **** |
| Minimum set back from irrigation canals/ditches | 15 ft. **** |

*60 ft. height is allowed for agricultural use only (silos, barns, and granaries.)

***Setbacks for a detached accessory structure 200 square feet in size or less shall be a minimum of 12 feet from any property line and/or easement.

**** Setbacks are measured from the side of the channel or high water mark, whichever is greater.

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