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Outline

We wanted to have this informative meeting to inform on the following topics:

- Why Are We Here?
- Building Codes
- Permitting Process
- Permitting Requirements
- Inspections
- Helpful Information

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Why Are We Here?

- Process Changes Since 2020
- ISO Report
- Permit Numbers
- Turnaround Times

Commercial Permit Review Stats 2022

- Average days to first comment : **20.7**
- Average days to approval : **57.1**

Total Construction Valuation

- 2017: \$44 Million
- 2021: \$76 Million
- 2022: \$80 Million

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Building Code Overview

- Adopted by the State of Montana (Administrative Rules of Montana "ARMS")
- Administered by Butte-Silver Bow
 - Semi-annual compliance reporting to state
 - Insurance ratings
- Have evolved over the years

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Building Codes

- Butte Silver-Bow adopts and enforces the following codes
 - 2021 International Building Code
 - 2021 International Residential Code (One and Two Family Dwellings)
 - 2021 International Existing Building Code
 - 2021 Uniform Plumbing Code
 - 2021 International Mechanical Code
 - 2021 International Fuel Gas Code
 - 2021 International Energy Conservation Code
 - 2012 International Fire Code
 - 2021 International Swimming Pool and Spa Code
 - 2021 International Wildland-Urban Interface Code
- Staff are certified to review and inspect in accordance with these Codes



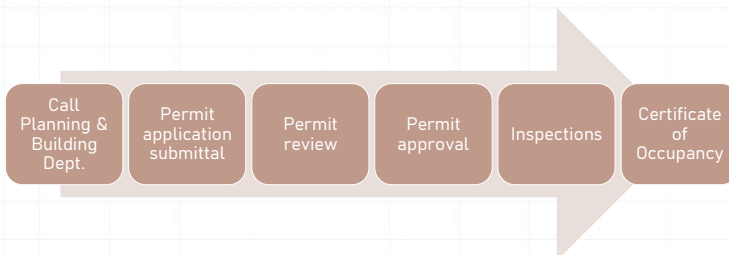
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When do you need a permit? (IBC 105.1)

- Construct
- Enlarge
- Alter
- Repair
- Move
- Demolish
- Change Occupancy
- Exceptions listed in IBC 105.2 (See handout)

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The Permitting Process



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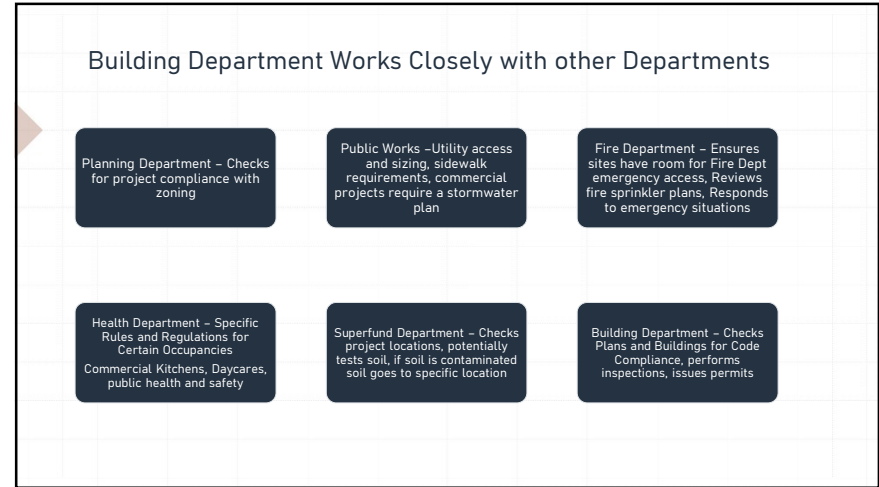
When Starting a Project

- Check in to local permitting requirements!
- Permits Required
 - Residential Building Permit – New Construction, Structural Alterations
 - Commercial Building Permit – New, Alterations, change of occupancy
 - Roofing Permits
 - Demolition
 - Excavation Permit – Superfund Department reviews and may test soil if in area of concern
 - Plumbing Permit
 - Mechanical Permit
 - Street Opening/Right of Way Permits
 - Sewer Tap Permit
 - Moving permits

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PERMIT APPLICATION SUBMITTAL REQUIREMENTS	WHAT/WHY?
Application (filled out entirely)	If fields are left blank, your permit may be deemed insufficient
Site/Civil Plans	Position of the building on the lot, distances to lot lines & other buildings, location of utilities, parking and traffic flow plans, ADA design, etc.
Floor Plans	Should indicate the use(s), the layout, distinction between new/existing elements, exiting plans, ADA design, etc.
Construction Drawings (stamped by Design Professional)	Wall sections, plumbing, mechanical, attachments, materials, etc.
Stormwater Management Plan	The first approval needed before any other permits can be issued. bsbstormwater.org
Excavation Permit	Required any time soil is disturbed, reviewed for floodplain and Superfund. \$10 flat.
Bonding for Approved Plans	Landscaping, parking, sidewalk curb/gutter, main extensions, and stormwater.

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Appeals

- ICC and State of Montana code interpretations available
- When an interpretation of a Building Code or regulation is questioned, there is an appeal process
- Building Board of Appeals
 - 7 members comprised of local architects, engineers & tradespersons
 - The Board may modify or reverse the decision of the *building official* by a concurring vote of two-thirds of its members within 10 days of filing an appeal

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Inspections

- Rebar inspection for footings and foundation walls – before concrete is poured
- Weatherproofing for foundation
- Framing
- Plumbing
- Mechanical
- Roofing
- Final
- Other inspections as required (insulation, fire walls, slabs, etc.)
- 24-hour notice required (1 business day in advance)

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Project Completion

- Upon Project Completion a Certificate of Occupancy is issued
 - These provide information on the building such as Address, Owner, Occupancy, Occupant Load, Construction type, Inspections Completed and Date issued
 - This Document is important to the building. Banks usually require final Certificate of Occupancy for loan reimbursement
 - If a building is being altered, it very helpful to look back and see what the building was designed as previously and the C of O gives insight on that information
 - For smaller jobs such as remodels, Decks, Additions, Plumbing, mechanical
 - A Certificate of Completion is issued in lieu of Certificate of Occupancy



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Local Building Design Standards

- Frost Depth is 42" – Foundations must be this deep or alternatively frost protected
- Roof Snow load requires 38 PSF – Trusses and Rafters must be designed to support this load
- Air Freezing Index 2,500
- Windspeed of 115 mph
- Weathering is considered Severe
- D0 Seismic Zone

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Helpful Websites for Permitting

[BSB.MT.GOV](https://bsb.mt.gov) Butte-Silver Bow

<https://bsbstormwater.org/> B-SB Stormwater

Administrative Rules of the State of Montana (mt.gov)

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