



CITY OF HELENA BUILDING DIVISION



"BITS"

Miscellaneous "BITS" of information that may be of interest to the City of Helena Contractors and Design Professionals July 2007



The residential "Plan Correction List" has been updated to reflect the significant changes in the 2006 International Residential Code. This document is required for all residential plan submissions. Permit application will not be accepted if document is not properly completed and submitted with application. This document does not contain all of the code requirements. It is a companion document to be used with the code book. The document is available on the City's website at <http://www.ci.helena.mt.us/index.php?id=432> or a copy is available at the City Building Division office.



As of June 20, 2007 the City of Helena Building Division has begun to enforce the 2006 edition of the International Codes. Other codes currently being enforced include: 2005 edition of the National Electrical Code and 2003 edition of the International Energy Conservation Code. Codes listed above are amended by the Administrative Rules of Montana Title 24, Chapter 301 that can be found at: www.mt.gov/dli/bsd/bc/rules.asp. Copies of the codes are available on line at www.iccsafe.org or may be available from the State Building Codes office at 406-841-2040. If you have not done so already, purchase one today. The code book is much like a hammer for the contractor. You need the hammer to build the structure and you need the code book to know how to build it.



PERMITS – Contact the Building Division to confirm if a permit for your project is required. IBC Section 105 and IRC Section R105 states: "Anyone who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit." **Do not begin a building project without first obtaining a building permit.** If you are caught working without a permit, IBC Section 113 and IRC Section R113 and City Code Section 3-1-6 allows for fines and other penalties. In each code book, there is a list of items that are exempt from permit, but work that is exempt from permit shall not allow any violation of other laws or ordinances of this jurisdiction such as zoning that may be applicable. Work exempt from permit listed in the 2006 International Residential Code – (See listing in the International Building Code for multi-family and commercial)

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed **120 s.f.** (This is a change from 200 s.f.)
2. Fences not over 6' high.
3. Retaining walls that are not over 4' in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly on grade if the capacity is not greater than 5,000 gal. and ratio of height to diameter does not exceed 2:1.
5. Sidewalks and driveways. (Decks and platform are no longer listed). See the City's Deck Policy to determine if a permit is required for your deck.
6. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
7. Prefabricated swimming pools that are less than 24" deep.

8. Swings and other playground equipment
9. Window awnings supported by an exterior wall that do not project more than 54" from the exterior wall and do not require additional support.

If you are not sure if your project needs a permit or not, call the Building Division office to confirm. For zoning related matters, contact Community Development Department's Planning Division.



GUARDS – Guardrails on porches, balconies, ramps or raised floor surfaces located more than 30" above the floor or grade below shall have guards not less than 36" high and openings between intermediate members of guardrail shall be spaced such that a 4" diameter sphere can not pass through. This means that intermediate members must be less than 4" apart, and is intended to provide fall protection for infants. This also includes the space between the bottom rail of a guard and the floor surface. If members are 4" or greater apart, you will be required to correct the deficiency. There are two exceptions listed in Section R312.2 at stair locations. See the code text for specific wording.



INSPECTIONS - Building and utility inspections are to be scheduled through the Building Division main office at 447-8437 or 447-8438. Inspections will be scheduled for AM or PM only. Inspectors will organize their inspections by route on a daily basis to ensure efficiency through the day. Required inspections are listed on the Inspection Record Card or on the permit stamp. IBC Section 109.6 and IRC Section R109.4 states, "work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official." Any portions of an inspection that does not comply with code requirements shall be corrected and shall not be covered or concealed until approved by the inspector. Failure to call for inspections and obtain approval of required inspections may result in the required removal of material to inspect areas of the structure for which the inspection was not approved.



SHEAR / SEISMIC INSPECTIONS – House wrap material should be left rolled back 4' minimum for the corners and at any intermittent shear panels to allow the inspectors to view the nailing pattern. If house wrap is fully stapled around the building, the contractor will be instructed to remove the material so the inspection can be conducted. The house wrap can be then stapled in place following the approved inspection.



ICE & WATER SHIELD INSPECTIONS – Ice and water barrier must extend 24" minimum inside the inside face of the exterior wall line from the lowest edge of all roof surfaces. With a 1' or 2' overhang and a typical 6 or 8:12 pitch, this will require more than one course of ice barrier. If there is an unheated, covered porch, the ice barrier shall extend from the eave edge of the porch to a point 24" in from the insulated exterior wall. Ice barrier is not required for unheated, detached accessory structures such as sheds or garages.

