



CITY COUNCIL AGENDA OF THE CITY OF KETCHUM, IDAHO
Monday, December 15, 2014, beginning at 5:30 p.m.
480 East Avenue, North, Ketchum, Idaho

1. CALL TO ORDER
2. COMMUNICATIONS FROM MAYOR AND COUNCILORS.
 - a. Communications from Mayor & Council
 - b. Appointments & Proclamations:
 - i. Mountain Rides Board Appointment.
3. COMMUNICATIONS FROM THE PUBLIC.
 - a. Communications from the public. *For items not on the agenda.*
 - b. Mountain Rides Late Night Service Update – Jason Miller, Mountain Rides Executive Director.
4. PUBLIC HEARINGS.
 - a. Ordinance 1125: 2012 International Fire Code – Mike Elle, Fire Chief.
 - b. Ordinance 1126: 2012 International Building and Residential Codes – Rebecca Bundy, Senior Planner.
5. COMMUNICATIONS FROM STAFF.
 - a. Accepting the Audited FY2013-14 Financial Statements – Sandra Cady, City Treasurer/Clerk.
 - b. Recommendation to substitute the December 24, 2014 Holiday for December 26, 2014 – Suzanne Frick, City Administrator.
6. AGREEMENTS AND CONTRACTS.
 - a. Joint Powers Agreement with Blaine County Recreation District for Management and Maintenance of the Wood River Trail Through Ketchum City Limits – Jen Smith, Director of Parks and Recreation.
 - b. Ketchum Community Development Corporation Contract for Services – Suzanne Frick, City Administrator.
 - c. Sun Valley Economic Development Contract for Services – Suzanne Frick, City Administrator.
 - d. Page Right-of-Way Encroachment Permit – Morgan Brim, Senior Planner.
7. ORDINANCES AND RESOLUTIONS.
 - a. Ordinance 1123: Ketchum Cemetery District Right-of-Way Vacation (second reading) – Linda Haavik, Interim Director of Planning and Building.
 - b. Ordinance 1124: Wick Strasse Street Right-of-Way Vacation (second reading) – Linda Haavik, Interim Director of Planning and Building.
8. COMMUNICATIONS FROM THE PRESS.
9. CONSENT CALENDAR
 - a. Approval of minutes: November 17, 2014.
 - b. Recommendation to approve current bills and payroll summary.
 - c. Approval of 2014-15 Liquor, Beer and Wine Licenses.
 - d. Findings of Fact, Conclusions of Law and Decision regarding:
 - i. School House Residences Townhouse Subdivision - Preliminary Plat.
10. EXECUTIVE SESSION to discuss:
 - a. Litigation pursuant to Idaho Code §§67-2345 1(f).
11. ADJOURNMENT.

If you need special accommodations, please contact the City of Ketchum in advance of the meeting.

This agenda is subject to revisions and additions. Revised portions of the agenda are underlined in bold.

Public information on agenda items is available in the Clerk's Office located at 480 East Ave. N. in Ketchum or by calling 726-3841.

Your participation and input is greatly appreciated. We would like to make this as easy as possible and familiarize you with the process. If you plan to speak, please follow the protocol below.

- Please come to the podium to speak.
- Stand approximately 4-6 inches from the microphone for best results in recording your comments.
- Begin by stating your name.
- Please avoid answering questions from audience members. All questions should come from City officials.
- Public comments will be limited by a time determined by the Mayor.
- You may not give your time to another speaker.
- If you plan to show a slide presentation or video, please provide a copy to the City Clerk by 5:00 p.m. on the meeting date.

Please note that all people may speak at public hearings.

Public comment on other agenda items is at the discretion of the Mayor and City Council.

Public comments may also be sent via email to participate@ketchumidaho.org

Visit www.ketchumidaho.org and sign up for notifications on agendas, meeting packets, dates and more.

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Thank you for your participation.

We look forward to hearing from you!



City of Ketchum

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

December 11, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

December 15, 2014 City Council Agenda Report

The Regular Council meeting will begin at 5:30 p.m.

4. PUBLIC HEARINGS.

a) Ordinance 1125: 2012 International Fire Code – Mike Elle, Fire Chief.

Currently the City of Ketchum Fire Department provides fire code services under Ordinance 1081 which adopted the 2009 International Fire Code including Appendices B, C and D. The minimum Fire Codes are amended by ordinance to meet the needs of this community with respect to the size of our city, the size of our fire department and the size of our buildings. The current codes published and adopted by the State of Idaho are the 2012 Edition, these are the minimum building and fire codes that a jurisdiction in the State can adopt by law. Staff is recommending adoption of Ordinance 1125 adopting the 2012 International Fire Code. Fire Chief Mike Elle has provided a detailed staff report and a copy of the ordinance in the packet for council review.

RECOMMENDATION: Staff respectfully recommends that the City Council adopt Ordinance 1125 thereby adopting the 2012 International Fire Code as amended and Appendix Chapter B, C, D, E, F, I and J as the minimum Fire Code in the City of Ketchum.

RECOMMENDED MOTION:

1st Motion: *"I move to waive the three readings of Ordinance 1125, and read by title only, pursuant to Idaho Code 50-902." (Roll call NOT required.)*

2nd Motion: *"I move to adopt Ordinance 1125 repealing Ordinance Number 1081 and Ketchum Municipal Code Section 15.08.010 in its entirety and adopting the 2012 edition of the International Fire Code including Appendix Chapters B, C, D, E, F, I and J, regulating the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions*

hazardous to life or property in the occupancy of buildings and premises in the City of Ketchum; providing for the issuance of permits and collection of fees; providing a savings and severability clause; providing a codification clause; providing a repealer clause; providing for publication by summary; and providing for an effective date.” (Roll call required)

- b) Ordinance 1126: 2012 International Building and Residential Codes – Rebecca Bundy, Senior Planner.

City staff has been working on the adoption of the 2012 building codes since the summer of 2014 to determine whether the State amendments to the codes reflect the City’s health, safety and welfare concerns and goals. Staff prepared a number of recommended changes to the amendments and also reviewed the building codes for compliance with the zoning code. Rebecca Bundy, Senior Planner, has provided a detailed staff report and a copy of Ordinance 1126 for council review.

RECOMMENDATION: Staff respectfully recommends the City Council adopt Ordinance 1126, Amendments to Ketchum Municipal Code, Title 15, Chapter 15.04, Building Codes.

RECOMMENDED MOTION:

1st Motion: “I move to waive the three readings of Ordinance 1126, and read by title only, pursuant to Idaho Code 50-902.” (Roll call NOT required.)

2nd Motion: “I move to adopt Ordinance 1126 repealing Ordinance Number 1079 and replacing Chapter 15.04, Building Codes, of the Ketchum Municipal Code, in its entirety and adopting the 2012 edition of the International Building Code including Appendices A, B, C, E, G, I and J, and Revised Section 903 as modified herein, and excluding Section 101.4.3 (Plumbing); adopting the 2012 International Residential Code, Parts I through IV and Part IX including Appendix D, E, F, G, H, J, K, M; the 2012 International Energy Conservation Code; the 2012 International Existing Building Code, the International Code Council, as amended herein, as the official codes for said city, regulating all building and energy conservation as defined in the scope of the codes; providing for enforcement and penalties; providing a savings and severability clause; providing a codification clause; providing a repealer clause; providing for publication by summary; and providing for an effective date.” (Roll call required)

5. COMMUNICATIONS FROM STAFF.

- a) Accepting the Audited FY2013-14 Financial Statements – Sandra Cady, City Treasurer/Clerk.

Dennis Brown has completed the audit for the FY2013-14 and will be presenting it the City Council for adoption. Sandy Cady has provided a staff report and a copy of the audited financial statements in the packet for council review.

RECOMMENDATION: Staff respectfully recommends the City Council accept the Audited FY2013-14 Financial Statements.

RECOMMENDED MOTION: “I move to accept the Audited Fiscal Year 2013-14 Financial Statements.”

- b) Recommendation to substitute the December 24, 2014 Holiday for December 26, 2014 – Suzanne Frick, City Administrator.

Employees have requested to exchange the December 24, 2014 holiday for December 26, 2014. Suzanne Frick has provided a staff report for Council review.

RECOMMENDATION: Staff respectfully recommends the City Council approve the proposed holiday substitution.

RECOMMENDED MOTION: *“I move to approve the exchange of Wednesday December 24, 2014 holiday for Friday, December 26, 2014.”*

6. AGREEMENTS AND CONTACTS.

- a) Joint Powers Agreement with Blaine County Recreation District for Management and Maintenance of the Wood River Trail through Ketchum City Limits – Jen Smith, Director of Parks and Recreation.

A Joint Powers Agreement between the City of Ketchum and the Blaine County Recreation District (BCRD) was approved by City Council in 1992 for maintenance and management of the Wood River Trail within Ketchum city limits. A subsequent Amendment to this agreement was approved in February 2013. In anticipation of the reconstruction of the Wood River Trail through Ketchum that is scheduled to take place during the summer of 2014 the Joint Powers Board made recommended additional amendment language regarding maintenance and management of the Wood River Trail. Jen Smith has provided a detailed staff report and a copy of the Amendment in the packet for Council review.

RECOMMENDATION: Staff respectfully recommends the City Council approve the Joint Powers Agreement Amendment for maintenance and management of the Wood River Trail.

RECOMMENDED MOTION: *“I move to approve the Joint Powers Agreement Amendment for maintenance and management of the Wood River Trail within Ketchum city limits.”*

- b) Ketchum Community Development Corporation Contract for Services – Suzanne Frick, City Administrator.

As part of the FY 2014-15 budget the Council approved funding for the KCDC Ketchum Innovation Center. The proposed contract provides the scope of work and method for payment for services. Suzanne Frick has provided a staff report and a copy of the contract in the packet for Council review.

RECOMMENDATION: Staff respectfully recommends the City Council approve the proposed contract with Ketchum Community Development Corporation.

RECOMMENDED MOTION: *“I move to approve the contract for services with Ketchum Community Development Corporation.”*

- c) Sun Valley Economic Development Contract for Services – Suzanne Frick, City Administrator.

The proposed contract provides the scope of work and method of payment of services for the Sun Valley Economic Development. Suzanne Frick has provided a staff report and a copy of the contract in the packet for Council review.

RECOMMENDATION: Staff respectfully recommends the City Council approve the proposed contract with Sun Valley Economic Development.

RECOMMENDED MOTION: *“I move to approve the contract for services with Sun Valley Economic Development.”*

- d) Page Right-of-Way Encroachment Permit – Morgan Brim, Senior Planner.

The applicant is requesting a right-of-way encroachment permit for the installation of a driveway with hydronics, walkway (stepping stones), two culverts, storm water swales and various landscaping features. The encroachment impact area extends 13 feet into the public right-of-way on Penny Drive and runs the length of the property’s frontage, approximately 99 feet. Morgan Brim, Senior Planner has provided a detailed staff report and a copy of the agreement in the packet for Council review.

RECOMMENDATION:

Staff suggests the following options for the City Council’s consideration:

- (1) Approve the permit application in conformance with the plan entitled “Addendum #1 To Landscape Plan Set” draft dated December 2, 2014 (Exhibit A of Attachment A) and authorize the Mayor to sign the agreement which officially executes the permit.
- (2) Approve the permit application except specifically _____, as determined by the City Council and require an updated plan be submitted reflecting this decision.
- (3) Deny permit application prohibiting encroachment into the public right-of-way.

RECOMMENDED MOTIONS:

- (1) ***“I move to approve the proposed Right-of-Way Encroachment Permit application by Michael Edward Page and authorize of the Mayor to sign a Right-of-Way Encroachment Agreement with said owner.”***
- (2) ***“I move to approve the proposed Right-of-Way Encroachment Permit application by Michael Edward Page with the exception of _____ being placed in the public right-of-way and authorize the Mayor to sign a Right-of-Way Encroachment Agreement with said owner once an updated plan has be submitted to the City reflecting this decision.”***
- (3) ***“I move to deny the proposed Right-of-Way Encroachment Permit application by Michael Edward Page.”***

7. ORDINANCES AND RESOLUTIONS.

- a) Ordinance 1123 – Ketchum Cemetery District Right-of-Way Vacation (second reading) – Linda Haavik, Interim Director of Planning and Building.

The Ketchum Cemetery District petitioned the City to vacate small portions of Tenth Street, Walnut Avenue and the alley within Ketchum Townsite, Block 94. The Ketchum Planning and Zoning Commission considered the petition for vacation, and recommended approval as modified. The Ketchum City Council held a public hearing on November 17, 2014 and approved the petition for vacation as it had been modified and instructed that an ordinance and the required quit claim deeds be prepared. The City Council approved the first reading of Ordinance 1123 on December 1, 2014. Linda Haavik, Interim Director of Planning Building has provided a copy of Ordinance 1123 in the packet for council review.

RECOMMENDATION: Staff respectfully recommends that the City Council conduct a second reading of the proposed ordinance to vacate the subject portions of the rights-of-way of Tenth Street, Walnut Avenue and the alley within Block 94, Ketchum Townsite.

RECOMMENDED MOTION: “I move to approve the second reading of Ordinance 1123, vacating a portion of the alley lying within Block 94, a portion of 10th Street lying adjacent to Ketchum Cemetery District Property on the north, a portion of 10th Street lying between Ketchum Cemetery District property and Block 94, and a portion of Walnut Avenue lying between Block 94 and Block 50 all within the original townsite of Ketchum, Idaho; abandoning said rights of way, and reverting said rights of way to the adjoining landowner; and establishing the effective date hereof; and schedule a third reading and adoption for January 5, 2015.”

- a) Ordinance 1124: Wick Strasse Street Right-of-Way Vacation – Linda Haavik, Interim Director of Planning and Building.

TBDBV, LLC and BV, LLC – Dennis Hanggi, Glen H. Hamilton Trust petitioned the City to vacate the Wick Strasse Street right of way located within the Bavarian Village Subdivision in West Ketchum. The Ketchum Planning and Zoning Commission recommended approval of the petition for vacation. The Ketchum City Council held a public hearing on November 17, 2014, and approved the petition for vacation including the recordation of the Special Covenants, Conditions and Restriction to which the City is named as a third party beneficiary and instructed that an ordinance and the required quit claim deeds be prepared. The City Council approved the first reading of the ordinance on December 1, 2014. Linda Haavik has provided a copy of the ordinance in the packet for council review.

RECOMMENDATION: Staff respectfully recommends that the City Council conduct a second reading of the proposed Ordinance to vacate the subject Wick Strasse right-of-way within the Bavarian Village Subdivision.

RECOMMENDED MOTION: “I move to approve the second reading of Ordinance Number 1124, vacating Wick Strasse right of way contained within the plat of Bavarian Village Subdivision, located within the City of Ketchum, Idaho, and recorded under instrument number 139821 records of Blaine County, Idaho; abandoning said right of way, and

reverting said right of way to the adjoining landowners; and establishing the effective date; and scheduling a third reading and adoption for January 5, 2015.”

9. CONSENT CALENDAR.

- a) Recommendation to approve minutes: November 17, 2014.

The November 17, 2014 minutes have been provided in the packet for council review.

- b) Recommendation to approve current bills and payroll summary.

A list of bills for approval and the payroll summary have been included in the packet for Council review.

- c) Approval of 2014-15 Liquor, Beer and Wine Licenses.

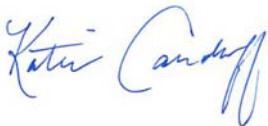
A list of 2014-15 liquor, beer and wine licenses has been provided in the packet for council review.

- d) Findings of Fact, Conclusions of Law and Decision regarding:

- i. School House Residences Townhouse Subdivision – Preliminary Plat.

Copies of the Findings of Fact, Conclusions of Law and Decision regarding the School House Residences Townhouse Subdivision has been provided in the packet for council review.

Sincerely,



Katie Carnduff
Administrative Clerk



City of Ketchum

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

December 8, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Ordinance 1125 Adopting the 2012 International Fire Code as Amended and Appendix Chapters B, C, D, E, F, I and J as the Fire Code of the City of Ketchum

Introduction/History

The State of Idaho adopts the latest International Codes as they become published. The current codes published and adopted by the State of Idaho are the 2012 Edition. These are the minimum building and fire codes that a jurisdiction in the State can adopt by law.

Current Report

Currently the City of Ketchum Fire Department provides fire code services under Ordinance 1081 which adopted the 2009 International Fire Code including Appendices B, C and D. Since 1993 the City has adopted minimum Fire Codes to safeguard the life and property of our citizens. The minimum Fire Codes are amended by ordinance to meet the needs of this community with respect to the size of our city, the size of our fire department and the size of our buildings.

The more restrictive fire sprinkler system requirement section is part of our minimum codes for new construction since the early suppression of a fire by a fire sprinkler system can allow building occupants to escape uninjured and also reduce damage to structures from fires spreading beyond the point of origin.

The more restrictive fire alarm section helps provide early notification to building occupants allowing them to escape the building safely and provides early notification to the fire department by sending alarm signals to a monitoring station which dispatches our firefighters. The early notification to the fire department means we can get on scene sooner and extinguish the fire before it grows larger and threatens more property or lives.

A new amendment to the Fireworks section of the adopting ordinance makes it unlawful to possess illegal fireworks in the City of Ketchum which will help further reduce the wildfire danger to our homes and surrounding forest from illegal fireworks.

Financial Requirement/Impact

There is no financial impact with the adoption of this ordinance although the more restrictive portions of our Fire Code Ordinance help reduce the burden on our taxpayers by using fire prevention, early fire suppression techniques and early notification strategies to reduce the personnel costs of our fire department.

Recommendation

I respectfully recommend that the City Council adopt Ordinance 1125 thereby adopting the 2012 International Fire Code as amended and Appendix Chapters B, C, D, E, F, I AND J as the minimum Fire Code in the City of Ketchum.

Recommended Motion

"I move to approve Ordinance 1125 hereby adopting the 2012 International Fire Code and Appendices B, C, D, E, F, I and J as the Fire Code of the City of Ketchum Idaho."

Sincerely,

Mike Elle
Fire Chief

ORDINANCE NO. 1125

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, REPEALING ORDINANCE NO. 1081 AND KETCHUM MUNICIPAL CODE SECTION 15.08.010 IN ITS ENTIRETY AND ADOPTING THE 2012 EDITION OF THE INTERNATIONAL FIRE CODE INCLUDING APPENDIX CHAPTERS B, C, D, E, F, I AND J, REGULATING THE SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING AND USE OF HAZARDOUS SUBSTANCES, MATERIALS AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISES IN THE CITY OF KETCHUM; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A CODIFICATION CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Ketchum, Idaho:

Section 1. That Ordinance #1081 is hereby repealed in its entirety and that a certain document, one (1) copy of which is available for review in City Hall of the City of Ketchum, being marked and designated as the International Fire Code, 2012 Edition, including Appendix Chapters B, C, D, E, F, I and J as published by the International Code Council, be and is hereby adopted as the Fire Code of the City of Ketchum, in the State of Idaho regulating and governing the safeguarding of life and property from fire, explosions and hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City Clerk in the City of Ketchum are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. That the following sections of the International Fire Code, 2012 Edition are hereby revised:

A. That said International Fire Code is hereby amended by deleting Section 108.1 in its entirety and adopting a new Section 108.1, as follows:

108.1 Appeals. To determine the suitability of alternate materials and types of construction and to provide for reasonable interpretations of the provisions of this Code, there shall be and hereby is created a Board of Appeals consisting of five (5) members who are qualified by experience and training to pass judgment upon pertinent matters. The Fire Chief shall be an *ex officio* member and shall act as secretary of the board. The Board of Appeals shall be appointed by the City Council and hold office at their pleasure. All appeals from a decision of the Fire Chief shall be made by the aggrieved party to the Board of Appeals by delivering a copy of said appeal to

the Ketchum City Clerk in writing within fifteen (15) days of the date of notification of the decision by the Fire Chief to the aggrieved party. Said written notice of appeal shall contain a written statement of the decision being appealed and the basis of the appeal. The Board of Appeals shall hold a due process hearing and make its decision with written findings of fact and conclusions of law within thirty (30) days from the date that the notice of appeal is filed. The Fire Chief, Fire Code Official or any party aggrieved by decision of the Board of Appeals shall file an appeal to the Ketchum City Council by delivering a written notice of appeal to the Ketchum City Clerk within fifteen (15) days of the date of notification of a decision of the Board of Appeals. The Ketchum City Council shall hear the appeal based on the record before the Board of Appeals and shall hold a due process hearing and render its decision with written findings of fact and conclusions of law within sixty (60) days of the date of the filing of the notice of appeal. Any party aggrieved by the decision of the Ketchum City Council shall file an appeal with a court of competent jurisdiction within twenty-eight (28) days of notification of the decision by the Ketchum City Council. Any decision not appealed within the time periods set forth herein shall be final and not subject to review.

B. That said International Fire Code is hereby amended by adding a new Section 109.4 as follows:

109.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than one thousand dollars (\$1,000) or by imprisonment not exceeding six (6) months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

109.4.1 Abatement of violation. In addition to the imposition of the penalties herein described, the fire code official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.

C. That said International Fire Code is hereby amended by deleting Section 113.1 in its entirety and adopting a new Section 113.1, as follows:

113.1 Plan Check Fees, Permit Fees, Inspection and Re-inspection Charges, Fee for Use of Fire Equipment, and Other Fees and Charges.

1. For every permit issued under the Official Fire Code of the City of Ketchum, Idaho, as amended, a fee therefore shall be charged by and paid in advance to the Fire Department.
2. For every initial plan check for issuance of a permit by the Fire Department, a fee therefore shall be paid to the Fire Department.
3. For every inspection and test of fire extinguishing systems or equipment by the Fire Department, a fee therefore shall be paid to the Fire Department.

4. For each additional plan check for issuance of a permit, inspection and/or test of any system by the Fire Department, an additional fee shall be paid to the Fire Department.
5. For every fire clearance certificate issued by the Fire Department, a fee therefore shall be paid to the Fire Department.
6. For use of Fire Department fire equipment and/or use of Fire Department personnel, a fee therefore shall be paid to the Fire Department.
7. For any checks, inspections or tests of systems or structures that must be completed on the building site, the person seeking said check, inspection or test shall schedule with the City of Ketchum Fire Department for such check, inspection or test at least forty-eight (48) hours prior to the described time for said check, inspection or test.
8. The City of Ketchum Fire Department, upon payment of fees as set forth in the City of Ketchum Fire Department Fee Schedule, and scheduling of, shall check, inspect and/or test the system and/or premises at the next possible opportunity arising during any weekday from nine o'clock a.m. to five o'clock p.m. The City of Ketchum Fire Department shall, prior to the check, inspection or test, give notice to the applicant of when the check, inspection and/or test of the system or premises will take place.
9. The applicant or an authorized agent shall be at the site at the time of any test of systems or structures that must be completed on the building site. In the event the applicant, or an authorized agent, is not at the building site at the specified time, the initial inspection fee may be forfeited and a new application, with an additional initial fee, may be required before the check, inspection and/or test of the system or premises will take place.
10. Fees to be charged for the services set forth above including fees for all permits, plan checks, certificates, and for use of Fire Department fire equipment and fire department personnel shall be as set by Resolution of the Ketchum City Council for the City of Ketchum Fire Department Fee Schedule.

D. That said International Fire Code is hereby amended by adding a new Section 505.3 and 505.4 as follows:

505.3 Physical addresses. Actual address numbers for all buildings and individual units in multi-unit buildings shall be issued by the City of Ketchum Addressing Officer and approved by the Fire Code Official.

505.4 Address heights. Actual address numbers and letters shall be located so that the bottom of the letters or numbers is a minimum of 48 inches above final grade.

E. That said International Fire Code is hereby amended by deleting Section 903 in its entirety and adopting a new Section 903, as follows:

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

903 An approved fire sprinkler system shall be installed throughout all new buildings with 6,000 or more square feet of floor area including basements and garages or as contained in the following chapter. Partially fire sprinklered buildings are not allowed in the City of Ketchum. For purposes of this Chapter, Fire Walls shall not define separate buildings.

903.1 General.

Automatic sprinkler systems shall comply with this section.

903.1.1 Alternative protection.

Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in lieu of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.

903.2 Where required.

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12.

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the International Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both.

903.2.1 Group A.

An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section. For Group A-1, A-2, A-3 and A-4 occupancies, the automatic sprinkler system shall be provided throughout the floor area where the Group A-1, A-2, A-3 or A-4 occupancy is located, and in all floors from the Group A occupancy to, and including, the nearest level of exit discharge serving the Group A occupancy. For Group A-5 occupancies, the automatic sprinkler system shall be provided in the spaces indicated in Section 903.2.1.5.

903.2.1.1 Group A-1.

An automatic sprinkler system shall be provided for Group A-1 occupancies where one of the following conditions exists:

- 1.The fire area exceeds 6,000 square feet (557 m2).**
- 2.The fire area has an occupant load of 300 or more.**
- 3.The fire area is located on a floor other than a level of exit discharge serving such occupancies.**
- 4.The fire area contains a multi-theater complex.**

903.2.1.2 Group A-2.

An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

- 1.The fire area exceeds 5,000 square feet (464 m2).**
- 2.The fire area has an occupant load of 100 or more.**
- 3.The fire area is located on a floor other than a level of exit discharge serving such occupancies.**

903.2.1.3 Group A-3.

An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

- 1.The fire area exceeds 6,000 square feet (557 m2).**
- 2.The fire area has an occupant load of 300 or more.**
- 3.The fire area is located on a floor other than a level of exit discharge serving such occupancies.**

903.2.1.4 Group A-4.

An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists:

- 1.The fire area exceeds 6,000 square feet (557 m2).**
- 2.The fire area has an occupant load of 300 or more.**
- 3.The fire area is located on a floor other than a level of exit discharge serving such occupancies.**

903.2.1.5 Group A-5.

An automatic sprinkler system shall be provided for Group A-5 occupancies in the following areas: concession stands, retail areas, press boxes and other accessory use areas in excess of 1,000 square feet (93 m2).

903.2.2 Ambulatory care facilities.

An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

- 1.Four or more care recipients are incapable of self-preservation, whether rendered incapable by staff or staff has accepted responsibility for care recipients already incapable.**
- 2.One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.**

In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor

where such care is provided as well as all floors below, and all floors between the level of ambulatory care and the nearest level of exit discharge, including the level of exit discharge.

903.2.3 Group E.

An automatic sprinkler system shall be provided for Group E occupancies as follows:

- 1. Throughout all Group E fire areas greater than 6,000 square feet (557 m²) in area.**
- 2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.**

Exception: An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has at least one exterior exit door at ground level.

903.2.4 Group F-1.

An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

- 1. A Group F-1 fire area exceeds 6,000 square feet (557 m²).**
- 2. A Group F-1 fire area is located more than three stories above grade plane.**
- 3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 6,000 square feet (557 m²).**
- 4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).**

903.2.4.1 Woodworking operations.

An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in area (232 m²) which generate finely divided combustible waste or which use finely divided combustible materials.

903.2.5 Group H.

Automatic sprinkler systems shall be provided in high-hazard occupancies as required in Sections 903.2.5.1 through 903.2.5.3.

903.2.5.1 General.

An automatic sprinkler system shall be installed in Group H occupancies.

903.2.5.2 Group H-5 occupancies.

An automatic sprinkler system shall be installed throughout buildings containing Group H-5 occupancies. The design of the sprinkler system shall not be less than that required under

the International Building Code for the occupancy hazard classifications in accordance with Table 903.2.5.2.

Where the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.

TABLE 903.2.5.2
GROUP H-5 SPRINKLER DESIGN CRITERIA

LOCATION	OCCUPANCY HAZARD CLASSIFICATION
Fabrication areas	Ordinary Hazard Group 2
Service corridors	Ordinary Hazard Group 2
Storage rooms without dispensing	Ordinary Hazard Group 2
Storage rooms with dispensing	Extra Hazard Group 2
Corridors	Ordinary Hazard Group 2

903.2.5.3 Pyroxylin plastics.

An automatic sprinkler system shall be provided in buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg).

903.2.6 Group I.

An automatic sprinkler system shall be provided throughout buildings with a Group I fire area.

Exceptions:

1.An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1 facilities.

2.An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be allowed in Group I-1 facilities when in compliance with all of the following:

2.1.A hydraulic design information sign is located on the system riser;

2.2.Exception 1 of Section 903.4 is not applied; and

2.3.Systems shall be maintained in accordance with the requirements of Section 903.3.1.2.

3.An automatic sprinkler system is not required where day care facilities are at the level of exit discharge and where every room where care is provided has at least one exterior exit door.

4.In buildings where Group I-4 day care is provided on levels other than the level of

exit discharge, an automatic sprinkler system in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided and all floors between the level of care and the level of exit discharge, all floors below the level of exit discharge, other than areas classified as an open parking garage.

903.2.7 Group M.

An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

- 1.A Group M fire area exceeds 6,000 square feet (557 m2).**
- 2.A Group M fire area is located more than three stories above grade plane.**
- 3.The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 6,000 square feet (557 m2).**
- 4.A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m2).**

903.2.7.1 High-piled storage.

An automatic sprinkler system shall be provided as required in Chapter 32 in all buildings of Group M where storage of merchandise is in high-piled or rack storage arrays.

903.2.8 Group R.

An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area. Notwithstanding other provisions of this section, all single family homes designated R-3 by the International Fire Code are hereby exempted from the fire sprinkler requirement provided the minimum fire flows specified in the 2012 International Fire Code Appendix B are met. Nothing in this chapter shall prevent any person from voluntarily installing an automatic fire sprinkler system.

903.2.8.1 Group R-3 or R-4 congregate residences.

An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 or R-4 congregate living facilities with 16 or fewer residents.

903.2.8.2 Care facilities.

An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in care facilities with 5 or fewer individuals in a single-family dwelling.

903.2.9 Group S-1.

An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

- 1.A Group S-1 fire area exceeds 6,000 square feet (557 m2).**
- 2.A Group S-1 fire area is located more than three stories above grade plane.**

3.The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 6,000 square feet (557 m2).

4.A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 5,000 square feet (464 m2).

5.A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m2).

903.2.9.1 Repair garages.

An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the International Building Code, as shown:

1.Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 6,000 square feet (557 m2).

2.Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 6,000 square feet (557 m2).

3.Buildings with repair garages servicing vehicles parked in basements.

4.A Group S-1 fire area used for the repair of commercial trucks or buses where the fire area exceeds 5,000 square feet (464 m2).

903.2.9.2 Bulk storage of tires.

Buildings and structures where the area for the storage of tires exceeds 10,000 cubic feet (276 m2) shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

903.2.10 Group S-2 enclosed parking garages.

An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 of the International Building Code as follows:

1.Where the fire area of the enclosed parking garage exceeds 6,000 square feet (557 m2); or

2.Where the enclosed parking garage is located beneath other groups.

903.2.10.1 Commercial parking garages.

An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses where the fire area exceeds 5,000 square feet (464 m2).

903.2.11 Specific buildings areas and hazards.

In all occupancies other than Group U, an automatic sprinkler system shall be installed for building design or hazards in the locations set forth in Sections 903.2.11.1 through 903.2.11.6.

903.2.11.1 Stories without openings.

An automatic sprinkler system shall be installed throughout all stories, including basements, of all buildings where the floor area exceeds 1,500 square feet (139.4 m²) and where there is not provided at least one of the following types of exterior wall openings:

1. Openings below grade that lead directly to ground level by an exterior stairway complying with Section 1009 or an outside ramp complying with Section 1010. Openings shall be located in each 50 linear feet (15 240 mm), or fraction thereof, of exterior wall in the story on at least one side. The required openings shall be distributed such that the lineal distance between adjacent openings does not exceed 50 feet (15 240 mm).

2. Openings entirely above the adjoining ground level totaling at least 20 square feet (1.86 m²) in each 50 linear feet (15 240 mm), or fraction thereof, of exterior wall in the story on at least one side. The required openings shall be distributed such that the lineal distance between adjacent openings does not exceed 50 feet (15 240 mm). The height of the bottom of the clear opening shall not exceed 44 inches (1118 mm) measured from the floor.

903.2.11.1.1 Opening dimensions and access.

Openings shall have a minimum dimension of not less than 30 inches (762 mm). Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that firefighting or rescue cannot be accomplished from the exterior.

903.2.11.1.2 Openings on one side only.

Where openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet (22 860 mm) from such openings, the story shall be equipped throughout with an approved automatic sprinkler system or openings as specified above shall be provided on at least two sides of the story.

903.2.11.1.3 Basements.

Where any portion of a basement is located more than 75 feet (22 860 mm) from openings required by Section 903.2.11.1, or where walls, partitions or other obstructions are installed that restrict the application of water from hose streams, the basement shall be equipped throughout with an approved automatic sprinkler system.

903.2.11.2 Rubbish and linen chutes.

An automatic sprinkler system shall be installed at the top of rubbish and linen chutes and in their terminal rooms. Chutes shall have additional sprinkler heads installed at alternate floors and at the lowest intake. Where a rubbish chute extends through a building more than one floor below the lowest intake, the extension shall have sprinklers installed that are recessed from the drop area of the chute and protected from freezing in accordance with Section 903.3.1.1. Such sprinklers shall be installed at alternate floors beginning with the second level below the last intake and ending with the floor above the discharge. Chute sprinklers shall be accessible for servicing.

903.2.11.3 Buildings 55 feet or more in height.

An automatic sprinkler system shall be installed throughout buildings with a floor level having an occupant load of 30 or more that is located 55 feet (16 764 mm) or more above the lowest level of fire department vehicle access.

Exceptions:

- 1. Airport control towers.**
- 2. Open parking structures.**
- 3. Occupancies in Group F-2.**

903.2.11.4 Ducts conveying hazardous exhausts.

Where required by the International Mechanical Code, automatic sprinklers shall be provided in ducts conveying hazardous exhaust, flammable or combustible materials.

Exception: Ducts where the largest cross-sectional diameter of the duct is less than 10 inches (254 mm).

903.2.11.5 Commercial cooking operations.

An automatic sprinkler system shall be installed in a commercial kitchen exhaust hood and duct system where an automatic sprinkler system is used to comply with Section 904.

903.2.11.6 Other required suppression systems.

In addition to the requirements of Section 903.2, the provisions indicated in Table 903.2.11.6 also require the installation of a fire suppression system for certain buildings and areas. TABLE 903.2.11.6

ADDITIONAL REQUIRED FIRE SUPPRESSION SYSTEMS

SECTION	SUBJECT
914.2.1	Covered and open mall buildings
914.3.1	High rise buildings
914.4.1	Atriums
914.5.1	Underground structures
914.6.1	Stages
914.7.1	Special amusement buildings
914.8.2, 914.8.5	Aircraft hangars
914.9	Flammable finishes
914.10	Drying rooms
914.11.1	Ambulatory care facilities
1028.6.2.3	Smoke-protected assembly seating
1103.4.1	Pyroxylin plastic storage in existing buildings

(continued)

TABLE 903.2.11.6—continued
ADDITIONAL REQUIRED FIRE SUPPRESSION SYSTEMS

SECTION	SUBJECT
1103.4.2	Existing Group I-2 occupancies
2108.2	Dry cleaning plants
2108.3	Dry cleaning machines
2309.3.2.6.2	Hydrogen motor fuel-dispensing area canopies
2404.2	Spray finishing in Group A, E, I or R
2404.4	Spray booths and spray rooms
2405.2	Dip-tank rooms in Group A, I or R
2405.4.1	Dip tanks
2405.9.4	Hardening and tempering tanks
2703.10	HPM facilities
2703.10.1.1	HPM work station exhaust
2703.10.2	HPM gas cabinets and exhausted enclosures
2703.10.3	HPM exit access corridor
2703.10.4	HPM exhaust ducts
2703.10.4.1	HPM noncombustible ducts
2703.10.4.2	HPM combustible ducts
2807.3	Lumber production conveyor enclosures
2808.7	Recycling facility conveyor enclosures
3006.1	Class A and B ovens
3006.2	Class C and D ovens
Table 3206.2	Storage fire protection
3206.4	Storage
5003.8.4.1	Gas rooms
5003.8.5.3	Exhausted enclosures
5004.5	Indoor storage of hazardous materials
5005.1.8	Indoor dispensing of hazardous materials
5104.4.1	Aerosol warehouses
5106.3.2	Aerosol display and merchandising areas
5204.5	Storage of more than 1,000 cubic feet of loose combustible fibers
5306.2.1	Exterior medical gas storage room
5306.2.2	Interior medical gas storage room
5306.2.3	Medical gas storage cabinet
5606.5.2.1	Storage of smokeless propellant
5606.5.2.3	Storage of small arms primers
5704.3.7.5.1	Flammable and combustible liquid storage rooms
5704.3.8.4	Flammable and combustible liquid storage warehouses
5705.3.7.3	Flammable and combustible liquid Group H-2 or H-3 areas
6004.1.2	Gas cabinets for highly toxic and toxic gas
6004.1.3	Exhausted enclosures for highly toxic and toxic gas

(continued)

TABLE 903.2.11.6—continued
ADDITIONAL REQUIRED FIRE SUPPRESSION SYSTEMS

6004.2.2.6	Gas rooms for highly toxic and toxic gas
6004.3.3	Outdoor storage for highly toxic and toxic gas
6504.1.1	Pyroxylin plastic storage cabinets
6504.1.3	Pyroxylin plastic storage vaults
6504.2	Pyroxylin plastic storage and manufacturing

For SI: 1 cubic foot = 0.023 m3.

903.2.12 During construction.

Automatic sprinkler systems required during construction, alteration and demolition operations shall be provided in accordance with Section 3313.

903.3 Installation requirements.

Automatic sprinkler systems shall be designed and installed in accordance with Sections 903.3.1 through 903.3.7.

903.3.1 Standards.

Sprinkler systems shall be designed and installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 and other chapters of this code, as applicable.

903.3.1.1 NFPA 13 sprinkler systems.

Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.3.1.1.1.

903.3.1.1.1 Exempt locations.

Automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistance rated construction or contains electrical equipment.

1.Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.

2.Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the fire code official.

3.Generator and transformer rooms separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.

4.Rooms or areas that are of noncombustible construction with wholly noncombustible contents.

5.Fire service access elevator machine rooms and machinery spaces.

6.Machine rooms and machinery spaces associated with occupant evacuation elevators designed in accordance with Section 3008 of the International Building Code.

903.3.1.2 NFPA 13R sprinkler systems.

Automatic sprinkler systems in Group R occupancies up to and including four stories in height shall be permitted to be installed throughout in accordance with NFPA 13R.

903.3.1.2.1 Balconies and decks.

Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units where the building is of Type V construction, provided there is a roof or deck above. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch (25 mm) to 6 inches (152 mm) below the structural members and a maximum distance of 14 inches (356 mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

903.3.1.3 NFPA 13D sprinkler systems.

Automatic sprinkler systems installed in one and two-family dwellings, Group R-3 and R-4 congregate living facilities and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D.

903.3.2 Quick-response and residential sprinklers.

Where automatic sprinkler systems are required by this code, quick-response or residential automatic sprinklers shall be installed in the following areas in accordance with Section 903.3.1 and their listings:

1.Throughout all spaces within a smoke compartment containing care recipient sleeping units in Group I-2 in accordance with the International Building Code.

2.Throughout all spaces within a smoke compartment containing treatment rooms in ambulatory care facilities.

3.Dwelling units and sleeping units in Group I-1 and R occupancies.

4.Light-hazard occupancies as defined in NFPA 13.

903.3.3 Obstructed locations.

Automatic sprinklers shall be installed with due regard to obstructions that will delay activation or obstruct the water distribution pattern. Automatic sprinklers shall be installed in or under covered kiosks, displays, booths, concession stands or equipment that exceeds 4 feet (1219 mm) in width. Not less than a 3-foot (914 mm) clearance shall be maintained between automatic sprinklers and the top of piles of combustible fibers.

Exception: Kitchen equipment under exhaust hoods protected with a fire-extinguishing system in accordance with Section 904.

903.3.4 Actuation.

Automatic sprinkler systems shall be automatically actuated unless specifically provided for in this code.

903.3.5 Water supplies.

Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the International Plumbing Code.

903.3.5.1 Domestic services.

Where the domestic service provides the water supply for the automatic sprinkler system, the supply shall be in accordance with this section.

903.3.5.1.1 Limited area sprinkler systems.

Limited area sprinkler systems serving fewer than 20 sprinklers on any single connection are permitted to be connected to the domestic service where a wet automatic standpipe is not available. Limited area sprinkler systems connected to domestic water supplies shall comply with each of the following requirements:

1. Valves shall not be installed between the domestic water riser control valve and the sprinklers.

Exception: An approved indicating control valve supervised in the open position in accordance with Section 903.4.

2. The domestic service shall be capable of supplying the simultaneous domestic demand and the sprinkler demand required to be hydraulically calculated by NFPA 13, NFPA 13D or NFPA 13R.

903.3.5.1.2 Residential combination services.

A single combination water supply shall be allowed provided that the domestic demand is added to the sprinkler demand as required by NFPA 13R.

903.3.5.2 Secondary water supply.

An automatic secondary on-site water supply having a capacity not less than the hydraulically calculated sprinkler demand, including the hose stream requirement, shall be provided for high-rise buildings in Seismic Design Category C, D, E or F as determined by the International Building Code. An additional fire pump shall not be required for the secondary water supply unless needed to provide the minimum design intake pressure at the suction side of the fire pump supplying the automatic sprinkler system. The secondary water supply shall have a duration of not less than 30 minutes as determined by the

occupancy hazard classification in accordance with NFPA 13.

Exception: Existing buildings.

903.3.6 Hose threads.

Fire hose threads and fittings used in connection with automatic sprinkler systems shall be as prescribed by the fire code official.

903.3.7 Fire department connections.

The location of fire department connections shall be approved by the fire code official.

903.4 Sprinkler system supervision and alarms.

All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

Exceptions:

- 1. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.**
- 2. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.**
- 3. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.**

903.4.1 Monitoring.

Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station or, when approved by the fire code official, shall sound an audible signal at a constantly attended location.

Exceptions:

- 1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.**
- 2. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.**

903.4.2 Alarms.

An approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow

alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

903.4.3 Floor control valves.

Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in high-rise buildings.

903.5 Testing and maintenance.

Sprinkler systems shall be tested and maintained in accordance with Section 901.

903.6 Where required in existing buildings and structures.

An automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11.

903.7 Construction documents. One (1) electronic copy and two (2) paper copies of construction documents, including hydraulic calculations and device specifications, along with a Ketchum Fire Department Fire Sprinkler Plan Review form for all fire sprinkler systems shall be submitted for review and approval prior to system installation. Fire Department review and approval shall normally be completed within fifteen (15) calendar days. Exceptions to the fifteen (15) calendar day review may be made where in the opinion of the Fire Chief, the plans submitted are too complex and additional time for review is required. Construction shall not commence until approval and a permit from the Fire Department is obtained.

F. That said International Fire Code is hereby amended by deleting Section 907.1.1 in its entirety and adopting a new Section 907.1.1, further amended by adopting a new Section 907.2.24, a new Section 907.10 and adopting a new Section 907.11 as follows:

907.1.1 Construction documents. A Ketchum Fire Department Fire Alarm Installation Permit Application, one (1) electronic copy and two (2) paper copies of construction documents and fire alarm shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation. Fire Department review and approval shall normally be completed within fifteen (15) calendar days. Exceptions to the fifteen (15) calendar day review may be made where in the opinion of the Fire Code Official, the plans submitted are too complex and additional time for review is required. Construction shall not commence until approval and a permit from the Fire Department is obtained. Construction documents for fire alarm systems shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code, the International Building Code, and relevant laws, ordinances, rules and regulations, as determined by the fire code official.

907.2.24 City of Ketchum Required Installations

Notwithstanding the previous installation requirements, an approved monitored automatic fire alarm system shall be installed in the following locations;

(a) In Zoning Districts CC, LI-1, LI-2, LI-3, T, T-3000, and T-4000 every new building constructed for nonresidential occupancy, including buildings with sleeping quarters as a secondary use.

(b) In Zoning Districts CC, GR-H, STO-H, T-3000 and T-4000 every new building constructed for any residential use, and over 4,000 square feet in floor area, and every newly constructed hotel, motel, apartment house or lodge of any size.

(c) In Zoning districts CC, GR-H, STO-H, LI-1, LI-2, LI-3, T, T-3000 and T-4000 every existing dwelling or commercial unit within a building that is altered or changed, when such modifications exceed Fifteen Thousand Dollars (\$15,000.00) in value. (Cosmetic modifications such as painting, decorative window and floor coverings and furniture shall not be considered as contributing to the Fifteen Thousand Dollar (\$15,000.00) value limit). Said systems must provide fire detection for the entire building, including the existing and new construction area, when the alteration or change affects more than fifty (50) percent of the units in that building.

Exception: A separate fire alarm system need not be installed in buildings which are protected throughout by an approved supervised fire sprinkler system conforming to NFPA standards 13, 13D or 13R and having a local alarm to notify all occupants.

Note: Group E, Group I, Group R-1 and Group R-2 occupancies are excluded from this exception.

907.10 Definitions.

Alarm Signal is an audible or visual signal, or both, indicating the existence of an emergency fire condition. Audible devices may be bells, horns, chimes, speakers or similar devices. Voice alarms and their messages shall be approved by the Fire Code Official.

Alarm System is a combination of approved compatible devices with the necessary electrical interconnection and energy to produce an alarm signal in the event of fire or system activation.

Annunciator is equipment which indicates the zone or area of a building from which an alarm has been initiated, the location of an alarm initiating device or the operational condition of the circuits of the system.

Compatible means tested by a nationally recognized testing agency to function properly with the control unit monitoring system.

Control Unit is a unit comprising the controls, relays, switches and associated circuits necessary to (1) distribute power to a fire alarm system, (2) receive signals from alarm initiating devices and transmit them to alarm signaling devices and accessory equipment and, (3) electrically supervise the system circuitry.

False Alarms - An alarm signal necessitating response by the Ketchum Fire Department where an emergency does not exist. False alarms shall be classified as follows:

- 1. Nuisance Alarms** - Alarms caused by factors which the alarm system is not intended to be activated by. This category shall include, but is not limited to, alarms caused by cooking smoke, inadequate housekeeping, construction dusts, and related building operations causing alarms.
- 2. Intentional Alarms** - Alarm system activation or alarm signal transmission by any person knowingly, willingly, or recklessly when no emergency exists. This category shall include, but is not limited to, the activation of manual fire alarm pull stations; discharge of fire-extinguishing equipment or appliances; or activation of an alarm system in violation of orders issued under Section 109.3 of this ordinance.
- 3. Equipment Malfunction** - An alarm caused by the failure of an alarm system or failure of peripheral equipment, causing or allowing an alarm signal transmission.
- 4. Undetermined Cause** - An alarm system activation or transmission of an alarm signal for which the cause cannot or has not been determined by responding personnel and for which there is no apparent cause and alarms due to failure to maintain alarm systems in violation of orders issued under provisions of this ordinance.
- 5. Good Intent** - This category shall include, but is not limited to, alarms transmitted by an individual believing an emergency condition exists. Such alarms under this category shall not be held to constitute a violation of this ordinance.

Initiating Device - Any manually or automatically operated equipment which, when activated, initiates an alarm through an alarm signaling device.

Inspection Contract - An agreement in writing with an alarm company to perform testing and inspection of a required fire alarm system for a certain contractual period of time. Such contract may include repair, installation and/or relocation of equipment, as necessary.

Maintenance Contract - An agreement in writing with an alarm company to perform repair, service and maintenance. Maintenance contracts may be required at the discretion of the Fire Code Official for alarm systems shown to be subject to repeated false alarms. Such contract may include inspection, testing, installation and/or relocation of equipment, as necessary.

Required Fire Alarm - A monitored fire or smoke detection system required by this ordinance.

Signaling Device is equipment that produces an approved alarm signal.

Smoke Detector is an approved device which senses visible or invisible particles of combustion. The detector shall bear a label or other identification issued by an approved testing agency having a service for inspection of materials and workmanship at the factory during fabrication and assembly.

Voice Over IP (VOIP) is a methodology and group of technologies for the delivery of voice communications and multimedia sessions over Internet Protocol (IP) networks, such as the Internet. VOIP networks are not approved methods for transmitting alarm signals to a monitoring station.

Zone is a building or defined area of a building as approved by the Fire Code Official for purposes of identifying locations.

907.11 Performance Standards

1. All required supervised alarm systems shall be afforded a thirty (30) day adjustment period commencing with the date of activation or issuance of a Certificate of Occupancy in order that the system may be brought to maximum efficiency. During that period of time, no penalty shall be assessed against the owner of the alarm system for system malfunctions. Intentionally caused false alarms, unauthorized service and tampering are not subject to the thirty (30) day grace period.

2. Alarm systems shall be allowed no more than:

2.1. Three (3) false alarms in a thirty (30) day period.

2.2. Six (6) false alarms in a one hundred eighty (180) day period.

2.3. Nine (9) false alarms in a three hundred sixty (360) day period.

The owner of any alarm system found to have a false alarm rate in excess of the foregoing number of allowable alarms per specified time period, shall receive written notice of violation and the Fire Code Official may require compliance with Section 201 of the International Fire Code, FIRE WATCH.

3. After the adjustment period, the owner of an alarm system transmitting a false alarm, upon the issuance of a written order by the responding officer or his agent, shall be required to do one and/or more of the following:

3.1. Show a material change in employee training. Such training may be conducted by a representative of the owner or by or in conjunction with a representative of an alarm company.

3.2. Show written proof that the alarm system has been inspected and tested by an alarm company and detected faults have been repaired.

3.3. Show written proof that peripheral equipment has been relocated in accordance with applicable design standards and applicable codes by an alarm company. It is understood, however, that none of the aforementioned requirements shall pertain to a situation where a person reported or transmitted an alarm with good intent as set forth in Section 907.2 of this ordinance, the definition of false alarms.

4. Any alarm system owner having complied with orders issued as required by this section, and whose alarm system is still subject to repeated false alarms may be required to participate in a discussion with a representative from the Fire Department, the owner of the alarm system or his agent, and the alarm company responsible for the installation and/or service and/or the maintenance of the alarm

system, for the purpose of determining the cause(s) of and solutions(s) to the problem(s). Orders may be issued to their alarm system owner to facilitate the resolution of the false alarm problem under the foregoing section of this ordinance.

G. That said International Fire Code is hereby revised by amending Chapter 56, as follows:

5601.1.3 Fireworks.

The possession, manufacture, storage, sale, handling and use of fireworks is prohibited other than Non-aerial Common fireworks as defined by Idaho Code Title 39 Chapter 26. The possession, storage or transport of any fireworks for the purpose of retail or wholesale sales in the City of Ketchum is prohibited. The possession, storage, use or transport of Special Fireworks as defined by Idaho Code Title 39 Chapter 26 or Fireworks 1.3G requires a permit from the Fire Code Official.

Section 5601.2.2 is deleted in its entirety and new Section 5601.2.2 is added as follows:

- 1. Retail Sales of fireworks:** It shall be unlawful to import, export, possess for the purpose of sale, offer for sale, or sell any Fireworks 1.3 G, Fireworks 1.4 G or non-aerial common fireworks for any purpose within the City of Ketchum.
- 2.** The manufacture of fireworks within the City of Ketchum is prohibited.
- 3. Liability of Parents or Guardians:** The parents, guardians or other persons having custody or control of a minor shall be liable for damage caused by the use of fireworks by the minor.
- 4. Comply with Idaho State Fireworks Act:** It shall be the duty of every person to comply with all the provisions of Chapter 26, Title 39, Idaho Code, Idaho State Fireworks Act and of this ordinance. Violation of the Act or any provisions of this ordinance by the permittee, or by any of their agents, employees, or officers shall constitute a cause, in and of itself, to deny any subsequent application for a permit.

The following definitions are added to Section 5602:

Authority Having Jurisdiction is the Fire Chief, Fire Code Official or Officer of the Fire Department in charge.

Non-Aerial Common Fireworks means any fireworks such as ground spinners, fountains, sparklers, smoke devices or snakes designed to remain on or near the ground and not to travel outside a fifteen (15) foot diameter circle or emit sparks or other burning material which land outside a twenty (20) foot diameter circle or above a height of twenty (20) feet. Non-aerial common fireworks do not include bottle rockets, firecrackers, jumping jacks, or similar products.

Wholesale means sale of fireworks to a retailer or wholesaler.

Section 5609 is deleted in its entirety.

H. That said International Fire Code Appendix D is amended by deleting Section D105.1 in its entirety and adopting a new Section D105.1 as follows:

D105.1 Where required.

Where the vertical distance between the grade plane and the highest roof surface exceeds 35 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

I. ESTABLISHMENT AND DUTIES OF THE FIRE DEPARTMENT.

A. The *International Fire Code* as adopted and amended herein shall be enforced by the Fire Department of the City of Ketchum and shall be operated under the supervision of the Fire Chief.

J. DEFINITIONS.

Wherever the word "jurisdiction" is used in the *International Fire Code*, it is the City of Ketchum, Idaho. Where the party responsible for the enforcement of the *International Fire Code* is given the title of "Fire Code Official," add the following definition: FIRE CODE OFFICIAL is the Fire Chief for the Fire Department of the City of Ketchum, Idaho. Wherever the term "Corporation Counsel" is used, it shall mean the City Attorney of the City of Ketchum, Idaho.

Section 3.SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4.CODIFICATION CLAUSE. The City Clerk is instructed to immediately forward this ordinance to the codifier of the official municipal code for proper revision of the code.

Section 5.REPEALER CLAUSE. All City of Ketchum Ordinances or resolutions or parts thereof which are in conflict herewith are hereby repealed.

Section 6.PUBLICATION. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit "A," shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

Section 7.EFFECTIVE DATE. This Ordinance shall be in full force and effect upon the date of its publication as provided by law which is _____.

PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, and approved by the Mayor this ____ day of _____, 20____.

CITY OF KETCHUM, IDAHO

Nina Jonas, Mayor

ATTEST:

APPROVED AS TO FORM
AND CONTENT:

Sandra E. Cady, CMC
City Treasurer/Clerk

Stephanie Bonney,
City Attorney

EXHIBIT A

**PUBLICATION OF SUMMARY OF ORDINANCE NO. _____
CITY OF KETCHUM, IDAHO**

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, REPEALING ORDINANCE NO. 1081 AND KETCHUM MUNICIPAL CODE SECTION 15.08.010 IN ITS ENTIRETY AND ADOPTING THE 2012 EDITION OF THE INTERNATIONAL FIRE CODE INCLUDING APPENDIX CHAPTERS B, C, D, E, F AND J, REGULATING THE SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING AND USE OF HAZARDOUS SUBSTANCES, MATERIALS AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISES IN THE CITY OF KETCHUM; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A CODIFICATION CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING FOR AN EFFECTIVE DATE.

A summary of the principal provisions of Ordinance No. _____ of the City of Ketchum, Blaine County, Idaho, adopted on _____, 20____, is as follows:

SECTION 1. Repeals Ordinance No. 1081 in its entirety and adopts the 2012 International Fire Code, including Appendix Chapters B, C, D, E, F, I and J.

SECTION 3. Provides a Savings and Severability Clause.

SECTION 4. Provides a Codification Clause.

SECTION 5. Provides for a Repealer Clause.

SECTION 6. Provides for publication of this Ordinance by Summary.

SECTION 7. Establishes an effective date of _____.

The full text of this Ordinance is available at the City Clerk's Office, Ketchum City Hall, 480 East Avenue North, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

CITY OF KETCHUM, IDAHO

Nina Jonas, Mayor

ATTEST:

Sandra E. Cady, CMC
City Treasurer/Clerk

STATEMENT OF LEGAL ADVISOR

I, the undersigned attorney at law, duly licensed in the State of Idaho and serving as City Attorney to the City of Ketchum, Idaho, hereby certify that I have read the attached Summary of Ordinance No. 1081 of the City of Ketchum and that the same is true and complete and provides adequate notice to the public of the contents of said Ordinance.

Dated this ____ day of _____, 2014.

Stephanie Bonney,
Ketchum City Attorney

Publish: Idaho Mountain Express

Date: _____



City of Ketchum

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

December 9, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

First Reading re: Ordinance No. 1126, Approving Amendments to Ketchum Municipal Code, Title 15, Chapter 15.04 Building Codes (to be repealed and replaced in its entirety).

Attachments

Attachment A: Ordinance Number 1126

Attachment B: State Code Adoption Document: IDAPA 07, Title 03, Chapter 01

Attachment C: Public Comment, none to date

Introduction/History

Idaho State Statute, Title 39. Health and Safety, Chapter 41. Idaho Building Code Act, Section 39-4116, requires local governments to adopt the 2012 International Building Code, International Residential Code and International Energy Conservation Code (ICC codes), as amended by the Idaho Building Code Board, by January 1, 2015. The statute also allows "local governments to amend by ordinance the adopted codes or provisions of referenced codes to reflect local concerns, provided that such amendments establish at least an equivalent level of protection to that of the adopted building code." The City of Ketchum has in the past amended the codes adopted by the State to reflect local concerns, including, but not limited to, fire safety, floodplain regulation and radon mitigation.

Current Report

Staff began work on adoption of the 2012 building codes in summer of 2014. The State amendments to the above mentioned codes were made available to City staff in August 2014. Upon receipt of the amendments, staff proceeded to read and research those amendments to determine whether they reflect the City's health, safety and welfare concerns and goals. Staff prepared a number of recommended changes to the amendments and also reviewed the building codes for compliance with the zoning code. A draft ordinance was prepared and duly noticed in the Idaho Mountain Express on November 12 and delivered to local chapters of affected construction-related agencies on November 14, 2014. Attachment A, Ordinance 1126, is essentially the same as the published version of the ordinance, but it has been organized with language added to the ICC codes underlined and deleted language stricken to make proposed changes easier to identify.

As with past building code adoptions, Ordinance 1126 also adopts the International Existing Building Code and the International Property Maintenance Code, which are not required by State statute, but which have been part of Ketchum's building code for many years. Ordinance 1126 also readopts from the 2009 building code some additions not required by the State, including:

1. Indemnity, insurance and damage to public property clauses;
2. Insertion of applicable locality data;
3. Permit fee language;
4. Definition of Commencement of Work;
5. Regulations applying to application of finishes during construction;
6. Automatic sprinkler system increase regulations;
7. Qualifications of the Board of Appeals; and
8. Appendix (L) adopting radon control methods.

Ordinance 1126 contains the following amendments to the International Codes as written or as amended by the State:

International Building Code (IBC)

1. All references to floodplain regulation have been reviewed to ensure that they comply with Ketchum Municipal Code, Chapter 17.88, Floodplain Management Overlay District;
2. Section 903, Automatic Sprinkler Systems has been amended by the Fire Chief to match his amendments to the 2012 International Fire Code;
3. Section 907.1.1 has been amended by the Fire Chief to match his amendments to the 2012 International Fire Code; and
4. Addition of Appendix M, Water Resource Conservation Measures requiring low flow indoor plumbing fixtures and other indoor water conservation measures.

International Residential Code (IRC)

1. All references to floodplain regulation have been reviewed to ensure that they comply with Ketchum Municipal Code, Chapter 17.88, Floodplain Management Overlay District;
2. Section 302.2 Townhouses has been amended to eliminate the exception allowing a one hour fire separation wall for townhouses and requiring a two hour fire separation; and
3. Section 302.3 Two-family Dwelling Units has been amended to eliminate allowing a one hour fire separation wall between units and requiring a two hour fire separation.

International Energy Conservation Code (IECC)

1. Addition of Section C404.8, Commercial Snow Melt Systems requiring 100% renewable energy offset for any new snow melt system larger than fifty (50) square feet, with an exception for systems required by the Fire Department for safety reasons;
2. Addition of Section R403.8, Residential Snow Melt Systems to require 100% renewable energy offset for any new snow melt system larger than fifty (50) square feet, with an exception for systems required by the Fire Department for safety reasons. (This would replace the current requirements in KMC Section 15.20 for residential snow melt systems.); and
3. Deletion of all amendments as written by the State that essentially revert the residential portion of the 2012 IECC to 2009 standards and adoption of the 2012 IECC as written by the International Code Council. (The 2012 IECC is intended to result in increased energy efficiency of over 15% over the 2009 code.) In general, these include the following:

- Increased insulation R-value and window U-value requirements for prescriptive path compliance;
- Requirement for tighter thermal building envelope that will result a need for mechanical ventilation in our climate zone (Current construction practices often already have this result.);
- Requirement of a blower door test to show thermal building envelope compliance with the energy code, rather than allowing a less effective visual inspection;
- Insulation of hot water piping;
- Requirement of 75% high efficacy light bulbs, rather than the current 50%; and
- Elimination of the State's special requirements for log homes.

Financial Requirement/Impact

The proposed text changes will have little financial requirement or impact for the City. They should not appreciably affect building permit plan review time or inspection time. The water and energy conservation measures may result in minor upfront increased cost of construction, but these should be recouped by decreased utility costs. Recent research in Idaho has shown that the worst case residential return on investment is less than seven (7) years for the 2012 energy code conservation measures. Ketchum's climate and quality building practices may reduce that return on investment to just a few years. In addition, the proposed enhanced fire safety measures may result in a small increase in the cost of construction, but the safety of the building inhabitants and fire fighters will be increased. The snow melt requirements may add substantial upfront costs to a driveway snow melt system, which may be recouped over the life of the system.

In addition to amendment of the 2012 building codes, the City will need to pass a resolution establishing a new fee schedule for building related permitting. Staff plans to bring that resolution before the City Council in mid-January 2015. The current fee schedule will remain in effect until such time as the new schedule is adopted.

Recommendation

Staff respectfully recommends that the City Council approve the ordinance, conduct the first reading, waive the second and third readings and ADOPT Ordinance 1126, Amendments to Ketchum Municipal Code, Title 15, Chapter 15.04, Building Codes.

Recommended Motion

"Pursuant to Idaho Code §67-65, I move to approve the ordinance, conduct the first reading, waive the second and third readings and ADOPT Ordinance 1126, Amendments to Ketchum Municipal Code, Title 15, Chapter 15.04, Building Codes."

Sincerely,



Rebecca F. Bundy, CFM
Senior Planner

Attachment A:
Ordinance Number 1126

ORDINANCE NO. 1126

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO,
REPEALING ORDINANCE NO. 1079 AND
REPLACING CHAPTER 15.04, BUILDING CODES, OF THE KETCHUM MUNICIPAL
CODE, ITS ENTIRETY AND

ADOPTING THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE,
INCLUDING APPENDICES A, B, C, E, G, I AND J, AND REVISED SECTION 903 AS
MODIFIED HEREIN, AND EXCLUDING SECTION 101.4.3 (PLUMBING); ADOPTING THE
2012 INTERNATIONAL RESIDENTIAL CODE, PARTS I THROUGH IV AND PART IX
INCLUDING APPENDIX D, E, F, G, H, J, K, M; THE 2012 INTERNATIONAL ENERGY
CONSERVATION CODE; THE 2012 INTERNATIONAL EXISTING BUILDING CODE;
AND THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE; PUBLISHED BY
THE INTERNATIONAL CODE COUNCIL, AS AMENDED HEREIN, AS THE OFFICIAL
CODES FOR SAID CITY, REGULATING ALL BUILDING AND ENERGY
CONSERVATION AS DEFINED IN THE SCOPE OF THE CODES; PROVIDING FOR
ENFORCEMENT AND PENALTIES; PROVIDING A SAVINGS AND SEVERABILITY
CLAUSE; PROVIDING A CODIFICATION CLAUSE; PROVIDING A REPEALER CLAUSE;
PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING FOR AN
EFFECTIVE DATE.

WHEREAS, the City of Ketchum has adopted the International series of codes, including the International Building, Residential, Energy Conservation, Existing Building, Property Maintenance and Fire Codes;

WHEREAS, the Idaho Building Code Act requires the City adopt the 2012 versions of the International Building Code as determined by the Idaho Building Code Board and the City desires to adopt such Code;

WHEREAS, pursuant to Idaho Code 39-4116, the City is empowered to amend the 2012 International series of codes to reflect local concerns;

WHEREAS, the City has determined that good cause exists to amend the 2012 International Building (IBC), Residential (IRC), Energy Conservation (IECC), Existing Building (IEBC), Property Maintenance (IPMC) and Fire (IFC) Codes and such amendment is reasonably necessary;

WHEREAS, the City of Ketchum has made a commitment to preserving the environmental quality of the region through participation in energy initiatives, resource conservation in City buildings, encouraging water conservation by its citizens and educational outreach to the community;

WHEREAS, codes have evolved in recent years to regulate not only immediate life safety hazards, but also a larger set of hazards created by the cumulative impacts of buildings on human and environmental health;

WHEREAS, buildings use the most energy (40%) of any sector in the United States, therefore it makes sense to curtail impact where it is greatest;

WHEREAS, Ketchum's climate results in high heating load and large energy consumption, which provides an opportunity to conserve large amounts of energy and to save resources and money;

WHEREAS, in the United States, buildings use 14% of potable water consumption, and in Ketchum's dry, high desert climate, it is prudent to strive to conserve water for a better environment;

WHEREAS, exterior energy consumption has to date been largely unregulated, and exterior energy conservation represents a great opportunity to begin to reduce/mitigate that energy use;

WHEREAS, a 2010 McGraw Hill study found that the return on investment of energy efficient buildings, mainly from avoided electricity or heating costs, is nearly 10% higher than for conventional new buildings and 19% higher for retrofits;

WHEREAS, the Idaho Residential Cost Analysis from 2009 IECC to 2012 study shows that 2012 IECC compliance results in about a 25% reduction in energy costs, which has a conservative simple payback period of six years;

WHEREAS, the 2013 Idaho Homeowner Survey on Energy Efficiency showed that 65% of Idahoans support energy codes to promote energy efficiency; and

WHEREAS, the Fire Chief recommends enhanced fire separation in two- and multi-family dwellings to increase life safety for the occupants and fire fighters;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Ketchum, Idaho that Ordinance No. 1079 is hereby repealed in its entirety and that Chapter 15.04, International and Uniform Codes Adopted, of the Ketchum Municipal Code, is hereby replaced in its entirety with the following:

Section 1. Section 15.04.010 of the Ketchum Municipal Code is hereby replaced in its entirety with the following:

15.04.10 International and Uniform Codes Adopted.

The following International Codes as amended herein are adopted by reference by the City of Ketchum, Idaho:

- (a) The International Building Code, 2012 Edition, including appendices A, B, C, E, G, I and J, excluding Section 101.4.3;
- (b) The International Residential Code, 2012 Edition, Parts I through IV and Part IX including appendices D, E, F, G, H, J, K and M;

- (c) The International Energy Conservation Code, 2012 Edition, including the appendix;
- (d) The International Existing Building Code, 2012 Edition; and,
- (e) The International Property Maintenance Code, 2012 Edition.

Copies of the five International Codes listed above are on file and are open to public inspection in the office of the building official of the City of Ketchum, Idaho. Amendments to the International Codes are noted below with deleted language stricken and added language underlined.

Section 2. Section 15.04.020, Amendments, of the Ketchum Municipal Code, is hereby replaced with the following:

15.04.020 Amendments

15.04.020(A) Amendments to the International Building Code

- (a) Section 101.1 Insert: [City of Ketchum, Idaho]
- (b) Section 1612.3 Insert: [City of Ketchum, Idaho] [June 5, 1978]
- (c) Section 3412.2 Insert: [January 1, 1975]
- (d) Section 104.10.1 of said Code is amended to read as follows:

104.10.1 Flood hazard areas.

The building official shall not grant modifications to any provision required in *flood hazard areas* as established by Section 1612.3 unless a ~~determination has been made that:~~

1. ~~A showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site render the elevation standards of Section 1612 inappropriate.~~
2. ~~A determination that failure to grant the variance would result in exceptional hardship by rendering the lot undevelopable.~~
3. ~~A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, cause fraud on or victimization of the public, or conflict with existing laws or ordinances.~~
4. ~~A determination that the variance is the minimum necessary to afford relief, considering the flood hazard.~~
5. ~~Submission to the applicant of written notice specifying the difference between the *design flood elevation* and the elevation to which the building is to be built, stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation, and stating that construction below the *design flood elevation* increases risks to life and property.~~ variance has been approved by the planning and zoning commission.

- (e) Section 109.2 of said Code is amended to read as follows:

109.2 Schedule of permit fees.

On buildings, and structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a *permit*, a fee for each *permit* shall be paid as required, in accordance with the schedule as set forth in Table 1-A as established by resolution of the City of Ketchum.

- (f) Said Code is amended by adding new Sections 117, 118, and 119 as follows:

SECTION 117 - INDEMNITY. Every person, firm or corporation to whom permission has been granted under the terms of this Code and the general ordinances to utilize public property for the demolition work or the moving of any building, structure or utility, shall at all times assume full responsibility for such demolition or moving. Such permission shall be further conditioned for the use of public property to at all times release, hold harmless and indemnify the City of Ketchum and all of its agents and employees from any and all responsibility, liability, loss or damage resulting to any persons or property or caused by or incidental to the demolition or moving work.

SECTION 118 - INSURANCE. Any person, firm or corporation, demolishing or moving any building, structure or utility, shall deposit with the Building Official a certificate of insurance showing the City of Ketchum as a named insured on the insurance policy. The certificate of insurance shall evidence that the liability insurance policy covers the policy holder and the City of Ketchum as a named insured. Such insurance shall be valid at all times during demolition or moving operations. Said liability insurance coverage shall be in the amount of at least \$1,000,000 for bodily or personal injury, death, or property damage or loss as the result of any one (1) occurrence or accident, regardless of the number of persons injured or the number of claimants. The purpose of the insurance required herein is specified in Section 3601 of this Chapter.

SECTION 119 - DAMAGE TO PUBLIC PROPERTY. As a condition of obtaining a permit to wreck, remove or move any building, structure or utility, the permittee assumes liability for any damage to public property occasioned by such moving, demolition or removal operations.

- (g) Section 202 of said Code is amended by adding the following definition:

COMMENCEMENT OF WORK - Any excavation including the removal of top soil or any removal of trees or brush preparatory to excavation shall be defined as the commencement of work authorized by a permit.

- (h) Section 305.2.3 is amended to read as follows:

Five-Twelve (12) or fewer children in a dwelling unit.

A facility such as the above within a *dwelling unit* and having ~~five-twelve (12)~~ or fewer children receiving such day care shall be classified as a Group R-3 occupancy or shall comply with the *International Residential Code*.

- (i) Section 308.6.4 is amended to read as follows:

Five or fewer persons receiving care in a dwelling unit.

A facility such as the above within a *dwelling unit* and having ~~five~~ twelve (12) or fewer children receiving day care or having five (5) or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the *International Residential Code*.

- (j) Section 310.5 is amended to read as follows:

Residential Group R-3.

Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4, E or I, including:

- i. Buildings that do not contain more than two (2) *dwelling units*;
- ii. *Boarding houses* (nontransient) with sixteen (16) or fewer occupants;
- iii. *Boarding houses* (transient) with ten (10) or fewer occupants;
- iv. Care facilities that provide accommodations for five (5) or fewer persons receiving care;
- v. *Congregate living facilities* (nontransient) with sixteen (16) or fewer occupants;
- vi. *Congregate living facilities* (transient) with ten (10) or fewer occupants; or
- vii. Dwelling units providing day care for twelve (12) or fewer children.

- (k) Section 310.5.1 is amended to read as follows:

Care facilities within a dwelling.

Care facilities for twelve (12) or fewer children receiving day care or for five (5) or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code ~~provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or with Section P2904 of the~~ *International Residential Code*.

- (l) Sections 416.6 and 416.6.1 are added to read:

416.6 Finish application during construction.

Proper ventilation must be provided and an automatic sprinkler system installed and operational in the area where volatile finishes are to be applied prior to application of combustible finishes unless an alternative protection system is approved by the Fire Chief.

416.6.1 Application of finishes in occupied buildings.

Application of combustible or toxic finishes in any space in an occupied building shall require prior approval of the Building Official and the Fire Chief. Proper ventilation must be provided to prevent vapors from accumulating in the occupied space.

- (m) Section 505.2.2.1 is added to read as follows:

505.2.2.1 Egress Group R.

Where a mezzanine is contained completely within a dwelling unit it shall be provided with at least one emergency escape and rescue opening complying with Section 1026.

- (n) Section 506.3 is revised to read:

Section 506.3 Automatic sprinkler system increase.

Where a building is equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, the building-area limitation in Table 503 is permitted to be increased by an additional 200 percent ($I_s = 2$) for buildings with more than one *story above grade plane* and an additional 300 percent ($I_s = 3$) for buildings with no more than one *story above grade plane*. These increases are permitted in addition to the height and *story* increases in accordance with Section 504.2. the following additional amounts:

1. Type I and Type II construction: an additional 200 percent ($I_s = 2$) for buildings with more than one story above grade plane and an additional 300 percent ($I_s = 3$) for buildings with no more than one story above grade plane.
2. For Type III, Type IV, and Type V construction: an additional 100 percent ($I_s = 1$) for buildings with more than one story above grade plane and an additional 200 percent ($I_s = 2$) for buildings with no more than one story above grade plane.

These increases are permitted in addition to the height and story increases in accordance with Section 504.2.

Exception: The use of an *automatic sprinkler system* to increase the building area limitation shall not be permitted for the following conditions:-

1. Buildings classified as a Group H-1 occupancy.
2. Buildings, or portions of buildings, classified as either a Group H-2 or H-3 occupancy. For buildings containing such occupancies, the allowable area shall be determined in accordance with [Section 508.4.2](#), with the sprinkler system increase applicable only to the portions of the building not classified as Group H-2 or H-3.
3. Buildings where an *automatic sprinkler system* is substituted for fire-resistance-rated construction in accordance with Table 601, Note d.

Exceptions: The *building area* limitation increases shall not be permitted for the following conditions:

1. The automatic sprinkler system increase shall not apply to buildings with occupancy in Group H-1.
 2. The automatic sprinkler system increase shall not apply to the floor area of occupancy in Use Group H-2 or H-3. For mixed use buildings containing such occupancies, the allowable area shall be calculated in accordance with Section 508.3.3.2, with the sprinkler increase applicable only to the portions of the building not classified as Use Group H-2 or H-3.
 3. Fire-resistance rating substitution in accordance with Table 601, Note d.
- (o) Section 508.2.4 of said Code is amended by adding Exception 3 as follows:
4. Boilers, central heating plants or mechanical rooms containing fuel fired appliances shall be completely protected on the mechanical side by a minimum of 5/8 inch Type X gypsum wallboard or equivalent and the walls shall be effectively draft stopped.
- (p) Section 903 is deleted in its entirety and a new Section 903 is adopted as follows:

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

903 An approved fire sprinkler system shall be installed throughout all new buildings with 6,000 or more square feet of floor area or as contained in the following chapter. Partially fire sprinklered buildings are not allowed in the City of Ketchum. For purposes of this Chapter, Fire Walls shall not define separate buildings.

903.1 General.

Automatic sprinkler systems shall comply with this section.

903.1.1 Alternative protection.

Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in lieu of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.

903.2 Where required.

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12.

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout

with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the International Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both.

903.2.1 Group A.

An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section. For Group A-1, A-2, A-3 and A-4 occupancies, the automatic sprinkler system shall be provided throughout the floor area where the Group A-1, A-2, A-3 or A-4 occupancy is located, and in all floors from the Group A occupancy to, and including, the nearest level of exit discharge serving the Group A occupancy. For Group A-5 occupancies, the automatic sprinkler system shall be provided in the spaces indicated in Section 903.2.1.5.

903.2.1.1 Group A-1.

An automatic sprinkler system shall be provided for Group A-1 occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557 m2).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multitheater complex.

903.2.1.2 Group A-2.

An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (464 m2).
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

903.2.1.3 Group A-3.

An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557 m2).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

903.2.1.4 Group A-4.

An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557 m2).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

903.2.1.5 Group A-5.

An automatic sprinkler system shall be provided for Group A-5 occupancies in the following areas: concession stands, retail areas, press boxes and other accessory use areas in excess of 1,000 square feet (93 m2).

903.2.2 Ambulatory care facilities.

An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation, whether rendered incapable by staff or staff has accepted responsibility for care recipients already incapable.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor where such care is provided as well as all floors below, and all floors between the level of ambulatory care and the nearest level of exit discharge, including the level of exit discharge.

903.2.3 Group E.

An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 6,000 square feet (557 m2) in area.
2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.

Exception: An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has at least one exterior exit door at ground level.

903.2.4 Group F-1.

An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 fire area exceeds 6,000 square feet (557 m2).
2. A Group F-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 6,000 square feet (557 m2).
4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m2).

903.2.4.1 Woodworking operations.

An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in area (232 m2) which generate finely divided combustible waste or which use finely divided combustible materials.

903.2.5 Group H.

Automatic sprinkler systems shall be provided in high-hazard occupancies as required in Sections 903.2.5.1 through 903.2.5.3.

903.2.5.1 General.

An automatic sprinkler system shall be installed in Group H occupancies.

903.2.5.2 Group H-5 occupancies.

An automatic sprinkler system shall be installed throughout buildings containing Group H-5 occupancies. The design of the sprinkler system shall not be less than that required under the International Building Code for the occupancy hazard classifications in accordance with Table 903.2.5.2.

Where the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.

TABLE 903.2.5.2
GROUP H-5 SPRINKLER DESIGN CRITERIA

<u>LOCATION</u>	<u>OCCUPANCY HAZARD CLASSIFICATION</u>
<u>Fabrication areas</u>	<u>Ordinary Hazard Group 2</u>
<u>Service corridors</u>	<u>Ordinary Hazard Group 2</u>
<u>Storage rooms without dispensing</u>	<u>Ordinary Hazard Group 2</u>
<u>Storage rooms with dispensing</u>	<u>Extra Hazard Group 2</u>
<u>Corridors</u>	<u>Ordinary Hazard Group 2</u>

903.2.5.3 Pyroxylin plastics.

An automatic sprinkler system shall be provided in buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg).

903.2.6 Group I.

An automatic sprinkler system shall be provided throughout buildings with a Group I fire area.

Exceptions:

1. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1 facilities.
2. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be allowed in Group I-1 facilities when in compliance with all of the following:
 - 2.1. A hydraulic design information sign is located on the system riser;
 - 2.2. Exception 1 of Section 903.4 is not applied; and
 - 2.3. Systems shall be maintained in accordance with the requirements of Section 903.3.1.2.
3. An automatic sprinkler system is not required where day care facilities are at the level of exit discharge and where every room where care is provided has at least one exterior exit door.
4. In buildings where Group I-4 day care is provided on levels other than the level of exit discharge, an automatic sprinkler system in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided and all floors between the level of care and the level of exit discharge, all floors below the level of exit discharge, other than areas classified as an open parking garage.

903.2.7 Group M.

An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 6,000 square feet (557 m2).
2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 6,000 square feet (557 m2).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m2).

903.2.7.1 High-piled storage.

An automatic sprinkler system shall be provided as required in Chapter 32 in all buildings of Group M where storage of merchandise is in high-piled or rack storage arrays.

903.2.8 Group R.

An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area. Notwithstanding other provisions of this section, all single family homes designated R-3 by the International Fire Code are hereby exempted from the fire sprinkler requirement provided the minimum fire flows specified in the 2012 International Fire Code Appendix B are met. Nothing in this chapter shall prevent any person from voluntarily installing an automatic fire sprinkler system.

903.2.8.1 Group R-3 or R-4 congregate residences.

An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 or R-4 congregate living facilities with 16 or fewer residents.

903.2.8.2 Care facilities.

An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in care facilities with 5 or fewer individuals in a single-family dwelling.

903.2.9 Group S-1.

An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 6,000 square feet (557 m2).
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 6,000 square feet (557 m2).

4. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 5,000 square feet (464 m2).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m2).

903.2.9.1 Repair garages.

An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the International Building Code, as shown:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 6,000 square feet (557 m2).
2. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 6,000 square feet (557 m2).
3. Buildings with repair garages servicing vehicles parked in basements.
4. A Group S-1 fire area used for the repair of commercial trucks or buses where the fire area exceeds 5,000 square feet (464 m2).

903.2.9.2 Bulk storage of tires.

Buildings and structures where the area for the storage of tires exceeds 10,000 cubic feet (276 m2) shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

903.2.10 Group S-2 enclosed parking garages.

An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 of the International Building Code as follows:

1. Where the fire area of the enclosed parking garage exceeds 6,000 square feet (557 m2); or
2. Where the enclosed parking garage is located beneath other groups.

903.2.10.1 Commercial parking garages.

An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses where the fire area exceeds 5,000 square feet (464 m2).

903.2.11 Specific buildings areas and hazards.

In all occupancies other than Group U, an automatic sprinkler system shall be installed for building design or hazards in the locations set forth in Sections 903.2.11.1 through 903.2.11.6.

903.2.11.1 Stories without openings.

An automatic sprinkler system shall be installed throughout all stories, including basements, of all buildings where the floor area exceeds 1,500 square feet (139.4 m²) and where there is not provided at least one of the following types of exterior wall openings:

1. Openings below grade that lead directly to ground level by an exterior stairway complying with Section 1009 or an outside ramp complying with Section 1010. Openings shall be located in each 50 linear feet (15 240 mm), or fraction thereof, of exterior wall in the story on at least one side. The required openings shall be distributed such that the lineal distance between adjacent openings does not exceed 50 feet (15 240 mm).
2. Openings entirely above the adjoining ground level totaling at least 20 square feet (1.86 m²) in each 50 linear feet (15 240 mm), or fraction thereof, of exterior wall in the story on at least one side. The required openings shall be distributed such that the lineal distance between adjacent openings does not exceed 50 feet (15 240 mm). The height of the bottom of the clear opening shall not exceed 44 inches (1118 mm) measured from the floor.

903.2.11.1.1 Opening dimensions and access.

Openings shall have a minimum dimension of not less than 30 inches (762 mm). Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that firefighting or rescue cannot be accomplished from the exterior.

903.2.11.1.2 Openings on one side only.

Where openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet (22 860 mm) from such openings, the story shall be equipped throughout with an approved automatic sprinkler system or openings as specified above shall be provided on at least two sides of the story.

903.2.11.1.3 Basements.

Where any portion of a basement is located more than 75 feet (22 860 mm) from openings required by Section 903.2.11.1, or where walls, partitions or other obstructions are installed that restrict the application of water from hose streams, the basement shall be equipped throughout with an approved automatic sprinkler system.

903.2.11.2 Rubbish and linen chutes.

An automatic sprinkler system shall be installed at the top of rubbish and linen chutes and in their terminal rooms. Chutes shall have additional sprinkler heads installed at alternate floors and at the lowest intake. Where a rubbish chute extends through a building more than one floor below the lowest intake, the extension shall have sprinklers installed that are recessed from the drop area of the chute and protected from freezing in accordance with Section 903.3.1.1. Such sprinklers shall be installed at alternate floors beginning with the second level below the last intake and ending with the floor above the discharge. Chute sprinklers shall be accessible for servicing.

903.2.11.3 Buildings 55 feet or more in height.

An automatic sprinkler system shall be installed throughout buildings with a floor level having an occupant load of 30 or more that is located 55 feet (16 764 mm) or more above the lowest level of fire department vehicle access.

Exceptions:

1. Airport control towers.
2. Open parking structures.
3. Occupancies in Group F-2.

903.2.11.4 Ducts conveying hazardous exhausts.

Where required by the International Mechanical Code, automatic sprinklers shall be provided in ducts conveying hazardous exhaust, flammable or combustible materials.

Exception: Ducts where the largest cross-sectional diameter of the duct is less than 10 inches (254 mm).

903.2.11.5 Commercial cooking operations.

An automatic sprinkler system shall be installed in a commercial kitchen exhaust hood and duct system where an automatic sprinkler system is used to comply with Section 904.

903.2.11.6 Other required suppression systems.

In addition to the requirements of Section 903.2, the provisions indicated in Table 903.2.11.6 also require the installation of a fire suppression system for certain buildings and areas.

TABLE 903.2.11.6

ADDITIONAL REQUIRED FIRE SUPPRESSION SYSTEMS

<u>SECTION</u>	<u>SUBJECT</u>
<u>914.2.1</u>	<u>Covered and open mall buildings</u>
<u>914.3.1</u>	<u>High rise buildings</u>
<u>914.4.1</u>	<u>Atriums</u>
<u>914.5.1</u>	<u>Underground structures</u>
<u>914.6.1</u>	<u>Stages</u>
<u>914.7.1</u>	<u>Special amusement buildings</u>
<u>914.8.2, 914.8.5</u>	<u>Aircraft hangars</u>
<u>914.9</u>	<u>Flammable finishes</u>
<u>914.10</u>	<u>Drying rooms</u>
<u>914.11.1</u>	<u>Ambulatory care facilities</u>

(continued)

TABLE 903.2.11.6—continued

ADDITIONAL REQUIRED FIRE SUPPRESSION SYSTEMS

<u>SECTION</u>	<u>SUBJECT</u>
<u>1028.6.2.3</u>	<u>Smoke-protected assembly seating</u>
<u>1103.4.1</u>	<u>Pyroxylin plastic storage in existing buildings</u>
<u>1103.4.2</u>	<u>Existing Group I-2 occupancies</u>
<u>2108.2</u>	<u>Dry cleaning plants</u>
<u>2108.3</u>	<u>Dry cleaning machines</u>
<u>2309.3.2.6.2</u>	<u>Hydrogen motor fuel-dispensing area canopies</u>
<u>2404.2</u>	<u>Spray finishing in Group A, E, I or R</u>
<u>2404.4</u>	<u>Spray booths and spray rooms</u>
<u>2405.2</u>	<u>Dip-tank rooms in Group A, I or R</u>
<u>2405.4.1</u>	<u>Dip tanks</u>
<u>2405.9.4</u>	<u>Hardening and tempering tanks</u>
<u>2703.10</u>	<u>HPM facilities</u>
<u>2703.10.1.1</u>	<u>HPM work station exhaust</u>
<u>2703.10.2</u>	<u>HPM gas cabinets and exhausted enclosures</u>
<u>2703.10.3</u>	<u>HPM exit access corridor</u>
<u>2703.10.4</u>	<u>HPM exhaust ducts</u>
<u>2703.10.4.1</u>	<u>HPM noncombustible ducts</u>
<u>2703.10.4.2</u>	<u>HPM combustible ducts</u>
<u>2807.3</u>	<u>Lumber production conveyor enclosures</u>
<u>2808.7</u>	<u>Recycling facility conveyor enclosures</u>
<u>3006.1</u>	<u>Class A and B ovens</u>
<u>3006.2</u>	<u>Class C and D ovens</u>
<u>Table 3206.2</u>	<u>Storage fire protection</u>
<u>3206.4</u>	<u>Storage</u>
<u>5003.8.4.1</u>	<u>Gas rooms</u>
<u>5003.8.5.3</u>	<u>Exhausted enclosures</u>
<u>5004.5</u>	<u>Indoor storage of hazardous materials</u>
<u>5005.1.8</u>	<u>Indoor dispensing of hazardous materials</u>
<u>5104.4.1</u>	<u>Aerosol warehouses</u>
<u>5106.3.2</u>	<u>Aerosol display and merchandising areas</u>
<u>5204.5</u>	<u>Storage of more than 1,000 cubic feet of loose combustible fibers</u>

(continued)

TABLE 903.2.11.6—continued

ADDITIONAL REQUIRED FIRE SUPPRESSION SYSTEMS

<u>SECTION</u>	<u>SUBJECT</u>
<u>5306.2.1</u>	<u>Exterior medical gas storage room</u>
<u>5306.2.2</u>	<u>Interior medical gas storage room</u>
<u>5306.2.3</u>	<u>Medical gas storage cabinet</u>
<u>5606.5.2.1</u>	<u>Storage of smokeless propellant</u>
<u>5606.5.2.3</u>	<u>Storage of small arms primers</u>
<u>5704.3.7.5.1</u>	<u>Flammable and combustible liquid storage rooms</u>
<u>5704.3.8.4</u>	<u>Flammable and combustible liquid storage warehouses</u>
<u>5705.3.7.3</u>	<u>Flammable and combustible liquid Group H-2 or H-3 areas</u>
<u>6004.1.2</u>	<u>Gas cabinets for highly toxic and toxic gas</u>
<u>6004.1.3</u>	<u>Exhausted enclosures for highly toxic and toxic gas</u>
<u>6004.2.2.6</u>	<u>Gas rooms for highly toxic and toxic gas</u>
<u>6004.3.3</u>	<u>Outdoor storage for highly toxic and toxic gas</u>
<u>6504.1.1</u>	<u>Pyroxylin plastic storage cabinets</u>
<u>6504.1.3</u>	<u>Pyroxylin plastic storage vaults</u>
<u>6504.2</u>	<u>Pyroxylin plastic storage and manufacturing</u>

For SI: 1 cubic foot = 0.023 m3.

903.2.12 During construction.

Automatic sprinkler systems required during construction, alteration and demolition operations shall be provided in accordance with Section 3313.

903.3 Installation requirements.

Automatic sprinkler systems shall be designed and installed in accordance with Sections 903.3.1 through 903.3.7.

903.3.1 Standards.

Sprinkler systems shall be designed and installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 and other chapters of this code, as applicable.

903.3.1.1 NFPA 13 sprinkler systems.

Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section

903.3.1.1.1.

903.3.1.1.1 Exempt locations.

Automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistance rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the fire code official.
3. Generator and transformer rooms separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. Rooms or areas that are of noncombustible construction with wholly noncombustible contents.
5. Fire service access elevator machine rooms and machinery spaces.
6. Machine rooms and machinery spaces associated with occupant evacuation elevators designed in accordance with Section 3008 of the International Building Code.

903.3.1.2 NFPA 13R sprinkler systems.

Automatic sprinkler systems in Group R occupancies up to and including four stories in height shall be permitted to be installed throughout in accordance with NFPA 13R.

903.3.1.2.1 Balconies and decks.

Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units where the building is of Type V construction, provided there is a roof or deck above. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch (25 mm) to 6 inches (152 mm) below the structural members and a maximum distance of 14 inches (356 mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

903.3.1.3 NFPA 13D sprinkler systems.

Automatic sprinkler systems installed in one and two-family dwellings, Group R-3 and R-4 congregate living facilities and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D.

903.3.2 Quick-response and residential sprinklers.

Where automatic sprinkler systems are required by this code, quick-response or residential automatic sprinklers shall be installed in the following areas in accordance with Section 903.3.1 and their listings:

1. Throughout all spaces within a smoke compartment containing care recipient sleeping units in Group I-2 in accordance with the International Building Code.
2. Throughout all spaces within a smoke compartment containing treatment rooms in ambulatory care facilities.
3. Dwelling units and sleeping units in Group I-1 and R occupancies.
4. Light-hazard occupancies as defined in NFPA 13.

903.3.3 Obstructed locations.

Automatic sprinklers shall be installed with due regard to obstructions that will delay activation or obstruct the water distribution pattern. Automatic sprinklers shall be installed in or under covered kiosks, displays, booths, concession stands or equipment that exceeds 4 feet (1219 mm) in width. Not less than a 3-foot (914 mm) clearance shall be maintained between automatic sprinklers and the top of piles of combustible fibers.

Exception: Kitchen equipment under exhaust hoods protected with a fire-extinguishing system in accordance with Section 904.

903.3.4 Actuation.

Automatic sprinkler systems shall be automatically actuated unless specifically provided for in this code.

903.3.5 Water supplies.

Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the International Plumbing Code.

903.3.5.1 Domestic services.

Where the domestic service provides the water supply for the automatic sprinkler system, the supply shall be in accordance with this section.

903.3.5.1.1 Limited area sprinkler systems.

Limited area sprinkler systems serving fewer than 20 sprinklers on any single connection are permitted to be connected to the domestic service where a wet automatic standpipe is not available. Limited area sprinkler systems connected to domestic water supplies shall comply with each of the following requirements:

1. Valves shall not be installed between the domestic water riser control valve and

the sprinklers.

Exception: An approved indicating control valve supervised in the open position in accordance with Section 903.4.

2. The domestic service shall be capable of supplying the simultaneous domestic demand and the sprinkler demand required to be hydraulically calculated by NFPA 13, NFPA 13D or NFPA 13R.

903.3.5.1.2 Residential combination services.

A single combination water supply shall be allowed provided that the domestic demand is added to the sprinkler demand as required by NFPA 13R.

903.3.5.2 Secondary water supply.

An automatic secondary on-site water supply having a capacity not less than the hydraulically calculated sprinkler demand, including the hose stream requirement, shall be provided for high-rise buildings in Seismic Design Category C, D, E or F as determined by the International Building Code. An additional fire pump shall not be required for the secondary water supply unless needed to provide the minimum design intake pressure at the suction side of the fire pump supplying the automatic sprinkler system. The secondary water supply shall have a duration of not less than 30 minutes as determined by the occupancy hazard classification in accordance with NFPA 13.

Exception: Existing buildings.

903.3.6 Hose threads.

Fire hose threads and fittings used in connection with automatic sprinkler systems shall be as prescribed by the fire code official.

903.3.7 Fire department connections.

The location of fire department connections shall be approved by the fire code official.

903.4 Sprinkler system supervision and alarms.

All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

Exceptions:

1. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.
2. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
3. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems

that are sealed or locked in the open position.

903.4.1 Monitoring.

Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station or, when approved by the fire code official, shall sound an audible signal at a constantly attended location.

Exceptions:

1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.
2. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

903.4.2 Alarms.

An approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

903.4.3 Floor control valves.

Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in high-rise buildings.

903.5 Testing and maintenance.

Sprinkler systems shall be tested and maintained in accordance with Section 901.

903.6 Where required in existing buildings and structures.

An automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11.

903.7 Construction documents. One (1) electronic copy and two (2) paper copies of construction documents, including hydraulic calculations and device specifications, along with a Ketchum Fire Department Fire Sprinkler Plan Review form for all fire sprinkler systems shall be submitted for review and approval prior to system installation. Fire Department review and approval shall normally be completed within fifteen (15) calendar days. Exceptions to the fifteen (15) calendar day review may be made where in the opinion of the Fire Chief, the plans submitted are too complex and additional time for review is required. Construction shall not commence until approval and a permit from the Fire Department is obtained.

- (q) That said International Building Code is hereby amended by deleting Section 907.1.1 in its entirety and adopting a new Section 907.1.1, further amended by adopting a new Section 907.2.24, a new Section 907.10 and adopting a new Section 907.11 as follows:

907.1.1 Construction documents. A Ketchum Fire Department Fire Alarm Installation Permit Application, one (1) electronic copy and two (2) paper copies of construction documents and fire alarm shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation. Fire Department review and approval shall normally be completed within fifteen (15) calendar days. Exceptions to the fifteen (15) calendar day review may be made where in the opinion of the Fire Code Official, the plans submitted are too complex and additional time for review is required. Construction shall not commence until approval and a permit from the Fire Department is obtained. Construction documents for fire alarm systems shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code, the International Building Code, and relevant laws, ordinances, rules and regulations, as determined by the fire code official.

907.2.24 City of Ketchum Required Installations

Notwithstanding the previous installation requirements, an approved monitored automatic fire alarm system shall be installed in the following locations;

- (a) In Zoning Districts CC, LI-1, LI-2, LI-3, T, T-3000, and T-4000 every new building constructed for nonresidential occupancy, including buildings with sleeping quarters as a secondary use.
- (b) In Zoning Districts CC, GR-H, STO-H, T-3000 and T-4000 every new building constructed for any residential use, and over 4,000 square feet in floor area, and every newly constructed hotel, motel, apartment house or lodge of any size.
- (c) In Zoning districts CC, GR-H, STO-H, LI-1, LI-2, LI-3, T, T-3000 and T-4000 every existing dwelling or commercial unit within a building that is altered or changed, when such modifications exceed Fifteen Thousand Dollars (\$15,000.00) in value. (Cosmetic modifications such as painting, decorative window and floor coverings and furniture shall not be considered as contributing to the Fifteen Thousand Dollar (\$15,000.00) value limit). Said systems must provide fire detection for the entire building, including the existing and new construction area, when the alteration or change affects more than fifty (50) percent of the units in that building.

Exception: A separate fire alarm system need not be installed in buildings which are protected throughout by an approved supervised fire sprinkler system conforming to NFPA standards 13, 13D or 13R and having a local alarm to notify all occupants.

Note: Group E, Group I, Group R-1 and Group R-2 occupancies are excluded from this exception.

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907.10 Definitions.

Alarm Signal is an audible or visual signal, or both, indicating the existence of an emergency fire condition. Audible devices may be bells, horns, chimes, speakers or similar devices. Voice alarms and their messages shall be approved by the Fire Code Official.

Alarm System is a combination of approved compatible devices with the necessary electrical interconnection and energy to produce an alarm signal in the event of fire or system activation.

Annunciator is equipment which indicates the zone or area of a building from which an alarm has been initiated, the location of an alarm initiating device or the operational condition of the circuits of the system.

Compatible means tested by a nationally recognized testing agency to function properly with the control unit monitoring system.

Control Unit is a unit comprising the controls, relays, switches and associated circuits necessary to (1) distribute power to a fire alarm system, (2) receive signals from alarm initiating devices and transmit them to alarm signaling devices and accessory equipment and, (3) electrically supervise the system circuitry.

False Alarms - An alarm signal necessitating response by the Ketchum Fire Department where an emergency does not exist. False alarms shall be classified as follows:

1. **Nuisance Alarms** - Alarms caused by factors which the alarm system is not intended to be activated by. This category shall include, but is not limited to, alarms caused by cooking smoke, inadequate housekeeping, construction dusts, and related building operations causing alarms.
2. **Intentional Alarms** - Alarm system activation or alarm signal transmission by any person knowingly, willingly, or recklessly when no emergency exists. This category shall include, but is not limited to, the activation of manual fire alarm pull stations; discharge of fire-extinguishing equipment or appliances; or activation of an alarm system in violation of orders issued under Section 109.3 of this ordinance.
3. **Equipment Malfunction** - An alarm caused by the failure of an alarm system or failure of peripheral equipment, causing or allowing an alarm signal transmission.
4. **Undetermined Cause** - An alarm system activation or transmission of an alarm signal for which the cause cannot or has not been determined by responding personnel and for which there is no apparent cause and alarms due to failure to maintain alarm systems in violation of orders issued under provisions of this ordinance.

5. **Good Intent** - This category shall include, but is not limited to, alarms transmitted by an individual believing an emergency condition exists. Such alarms under this category shall not be held to constitute a violation of this ordinance.

Initiating Device is any manually or automatically operated equipment which, when activated, initiates an alarm through an alarm signaling device.

Inspection Contract - An agreement in writing with an alarm company to perform testing and inspection of a required fire alarm system for a certain contractual period of time. Such contract may include repair, installation and/or relocation of equipment, as necessary.

Maintenance Contract - An agreement in writing with an alarm company to perform repair, service and maintenance. Maintenance contracts may be required at the discretion of the Fire Code Official for alarm systems shown to be subject to repeated false alarms. Such contract may include inspection, testing, installation and/or relocation of equipment, as necessary.

Required Fire Alarm - A monitored fire or smoke detection system required by this ordinance.

Signaling Device is equipment that produces an approved alarm signal.

Smoke Detector is an approved device which senses visible or invisible particles of combustion. The detector shall bear a label or other identification issued by an approved testing agency having a service for inspection of materials and workmanship at the factory during fabrication and assembly.

Voice Over IP (VOIP) is a methodology and group of technologies for the delivery of voice communications and multimedia sessions over Internet Protocol (IP) networks, such as the Internet. VOIP networks are not approved methods for transmitting alarm signals to a monitoring station.

Zone is a building or defined area of a building as approved by the Fire Code Official for purposes of identifying locations.

907.11 Performance Standards

1. All required supervised alarm systems shall be afforded a thirty (30) day adjustment period commencing with the date of activation or issuance of a Certificate of Occupancy in order that the system may be brought to maximum efficiency. During that period of time, no penalty shall be assessed against the owner of the alarm system for system malfunctions. Intentionally caused false alarms, unauthorized service and tampering are not subject to the thirty (30) day grace period.

2. Alarm systems shall be allowed no more than:

2.1. Three (3) false alarms in a thirty (30) day period.

2.2. Six (6) false alarms in a one hundred eighty (180) day period.

2.3. Nine (9) false alarms in a three hundred sixty (360) day period.

The owner of any alarm system found to have a false alarm rate in excess of the foregoing number of allowable alarms per specified time period, shall receive written notice of violation and the Fire Code Official may require compliance with Section 201 of the International Fire Code, FIRE WATCH.

3. After the adjustment period, the owner of an alarm system transmitting a false alarm, upon the issuance of a written order by the responding officer or his agent, shall be required to do one and/or more of the following:

3.1. Show a material change in employee training. Such training may be conducted by a representative of the owner or by or in conjunction with a representative of an alarm company.

3.2. Show written proof that the alarm system has been inspected and tested by an alarm company and detected faults have been repaired.

3.3. Show written proof that peripheral equipment has been relocated in accordance with applicable design standards and applicable codes by an alarm company. It is understood, however, that none of the aforementioned requirements shall pertain to a situation where a person reported or transmitted an alarm with good intent as set forth in Section 907.2 of this ordinance, the definition of false alarms.

4. Any alarm system owner having complied with orders issued as required by this section, and whose alarm system is still subject to repeated false alarms may be required to participate in a discussion with a representative from the Fire Department, the owner of the alarm system or his agent, and the alarm company responsible for the installation and/or service and/or the maintenance of the alarm system, for the purpose of determining the cause(s) of and solutions(s) to the problem(s). Orders may be issued to their alarm system owner to facilitate the resolution of the false alarm problem under the foregoing section of this ordinance.

(r) Section 1505.2.1 is added to read:

1505.2.1 Class A Roof Assemblies Required.

Class A roof assemblies with no wood products in the roof covering are required on all new buildings. Class A roof assemblies with no wood products in roof covering are required for all re-roofs over 3,000 square feet of roof area. Class A is not required when less than twenty-five (25) percent of the roof area is being repaired and additional areas

are not subsequently repaired within five (5) years. Additions to buildings over 1,000 square feet of roof area require that the roof of the entire building be upgraded to a Class A roof assembly with no wood products in the roof covering.

- (s) Section 1605 of said Code is amended to read as follows:

In 1605.2 Load combinations using strength design or load and resistance factor design. Coefficient f_2 is amended to read as follows:

$f_2 = 0.7$ for roof configurations (such as saw tooth) that do not shed snow off the structure, and $0.2-0.35$ for other roof configurations.

In 1605.3.2 Exception 2 is amended to read as follows:

2. Flat roof snow loads of 30 psf (1.44 kN/m²) or less and roof live loads of 30 psf or less need not be combined with seismic loads. Where flat roof snow loads exceed 30 psf (1.44 kN/m²), 20-35 percent of the flat roof snow load shall be combined with seismic loads.

- (t) Section 1608 of said Code is amended by deleting Section 1608.2 in its entirety and adding a new Section 1608.2 to read as follows:

1608.2 Ground snow loads.

The ground snow loads to be used in determining the design snow loads for roofs p_g , for Ketchum is determined to be site specific (CS) and shall be taken as 120 psf.

- (u) Section 1608.4 is added:

1608.4 Flat roof snow loads.

The snow load, p_f in lb/ft², on a roof with a slope equal to or less than 5° shall be the greater of 100 psf or the value calculated using the following formula:

$$p_f = 0.7 C_e C_t I_p g$$

- (v) **Section 1612 FLOOD LOADS** shall have to following sections modified to read as follows:

1612.4 Design and construction.

The design and construction of building and structures located in *flood hazard areas*, including flood hazard areas subject to high-velocity wave action, shall be in accordance with Chapter 5 of ASCE7, ASCE 24 and Ketchum Municipal Code Chapter 17.88, Floodplain Management Overlay Zoning District.

1612.5 Flood hazard documentation.

The following documentation shall be prepared and sealed by a *registered design professional* licensed surveyor or civil engineer and submitted to the *building official*:

1. For construction in *flood hazard areas* not subject to high-velocity wave action:
 - 1.1 The elevation of the lowest floor, including basement, as required by the lowest floor elevation inspection in Section 110.3.3.
 - 1.2 For fully enclosed areas below the design flood elevation where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.6.2.1 of ASCE 24, construction documents shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.6.2.2 of ASCE 24 and Ketchum Municipal Code Chapter 17.88, Floodplain Management Overlay Zoning District.
 - 1.3 For dry floodproofed nonresidential buildings, construction documents shall include a statement that the dry floodproofing is designed in accordance with ASCE 24 and Ketchum Municipal Code Chapter 17.88, Floodplain Management Overlay Zoning District.

(w) Section 1613.5 is added to read:

1613.5 Effective seismic weight.

The effective seismic weight in Section 12.7.2 and Section 12.14.8.1 of ASCE7-10 shall be amended as follows:

4. For all roofs regardless of roof slope 35% of the uniform design snow load shall be included in the effective seismic weight (W).

(x) Amend footnote (f) contained under Table 2902.1 Minimum Number of Required Plumbing Fixtures to read as follows:

- (f) Drinking fountains are not required for an occupant load of ~~45-thirty~~ (30) or fewer.

(y) Amend footnote (g) contained under Table 2902.1 Minimum Number of Required Plumbing Fixtures to read as follows:

- (g) For business occupancies, excluding restaurants, and mercantile occupancies with an occupant load of ~~45-thirty~~ (30) or fewer, service sinks shall not be required.

(z) Amend Section 1804.4 to read as follows:

1804.4 Grading and fill in flood hazard areas.

In *flood hazard areas* established in Section 1612.3, grading and/or fill shall not be approved:-

1. ~~Unless such fill is placed, compacted and sloped to minimize shifting, slumping and erosion during the rise and fall of flood water and, as applicable, wave action.~~

- ~~2. In floodways, unless it has been demonstrated through hydrologic and hydraulic analyses performed by a *registered design professional* in accordance with standard engineering practice that the proposed grading or fill, or both, will not result in any increase in flood levels during the occurrence of the *design flood*.~~
 - ~~3. In flood hazard areas subject to high-velocity wave action, unless such fill is conducted and/or placed to avoid diversion of water and waves toward any building or structure.~~
 - ~~4. Where design flood elevations are specified but floodways have not been designated, unless it has been demonstrated that the cumulative effect of the proposed *flood hazard area* encroachment, when combined with all other existing and anticipated *flood hazard area* encroachment, will not increase the design flood elevation more than 1 foot (305 mm) at any point.~~
- until a floodplain development permit, meeting the requirements of Ketchum Municipal Code, Section 17.88 Floodplain Management Overlay Zoning District, has been obtained.

(aa) Amend Section 1805.1.2.1 to read as follows:

1805.1.2.1 Flood hazard areas.

For building and structures in flood hazard areas as established in Section 1612.3, the finished ground level of an under-floor space such as a crawl space shall be equal to or higher than the outside finished ground level on at least one side.

Exceptions:

1. Under-floor spaces of Group R-3 building that meet the requirements of FEMA/FIA-TB-11 Ketchum Municipal Code, Section 17.88 Floodplain Management Overlay Zoning District.
2. Flood-proofed under-floor spaces that meet the requirements of Ketchum Municipal Code, Section 17.88 Floodplain Management Overlay Zoning District.

(bb) Amend Section B101.2.2 to read as follows:

Section B101.2.2 Qualifications. The board of appeals shall consist of five individuals, plus alternates, one from each of the following professions or disciplines:

- ~~1. Registered design professional with architectural experience or a builder or superintendent of building construction with at least ten years' experience, five of which shall have been in responsible charge of work.~~
2. Registered design professional with structural engineering experience.
3. Registered design professional with mechanical and plumbing engineering experience or a mechanical contractor with at least ten years experience, five of which shall have been in responsible charge of work.
4. Registered design professional with ~~electrical engineering experience or an~~

~~electrical contractor with at least ten years' experience, five of which shall have been in responsible charge of work, architectural experience or a builder or superintendent of building with at least ten years' experience, five of which shall have been in responsible charge of work.~~

5. Registered design professional with fire protection engineering experience or fire protection contractor with ten years' experience, five of which shall have been in responsible charge of work.

(cc) Section J103.2 Exemption number 8 is added to read as follows:

8. Grading, excavation, earthwork, fills or embankments less than fifty (50) cubic yards, and that do not create an increased elevation for buildings or building sites above natural existing grade and do not adversely affect adjoining properties.

(dd) Appendix G - FLOOD-RESISTANT CONSTRUCTION shall have to following sections modified to read as follows:

Section G102.1 General.

This appendix, in conjunction with the *International Building Code* and *Ketchum Municipal Code, Chapter 17,88, Floodplain Management Overlay Zoning District*, provides minimum requirements for development located in flood hazard areas, including the subdivision of land; installation of utilities; placement and replacement of manufactured homes; new construction and repair, reconstruction, rehabilitation or additions to new construction; substantial improvement of existing buildings and structures, including restoration after damage, temporary structures, and temporary or permanent storage, utility and miscellaneous Group U buildings and structures, and certain building work exempt from permit under Section 105.2.

Section 102.2 Establishment of flood hazard areas. Insert [June 5, 1978]

Section G103.1 Permit applications.

No building permit for development on a lot that contains regulatory floodplain shall be accepted or issued without prior approval of a Floodplain Development Permit per the terms of Ketchum Municipal Code, Chapter 17,88, Floodplain Management Overlay Zoning District. The *building official* shall review all permit applications to determine whether proposed development sites will be reasonably safe from flooding. If a proposed development site is in a flood hazard area, all site development activities (including grading, filling, utility installation and drainage modification), all new construction and substantial improvement (including placement of prefabricated buildings and manufactured homes) and certain guiding work exempt from permit under Section 105.2 shall be design and constructed with methods, practices and material that minimize flood damage and that are in accordance with this code, ADCE24 and *Ketchum Municipal Code, Chapter 17,88, Floodplain Management Overlay Zoning District*.

Section G104.1 Required.

Any person, owner or authorized agent who intends to conduct any development in a flood hazard area shall first make application to the ~~building official~~ and shall obtain the ~~required permit~~ Planning and Building Department per the provisions of Ketchum Municipal Code, Chapter 17,88, Floodplain Management Overlay Zoning District.

Section G104.2 Application for permit.

Prior to submittal of an application for a building permit, any person, owner or authorized agent who intends to conduct any development in a flood hazard area shall first make application to the Planning and Building Department per the provisions of Ketchum Municipal Code, Chapter 17,88, Floodplain Management Overlay Zoning District. Upon approval of a Floodplain Development Permit, tThe applicant shall file a building permit application in writing on a form furnished by the building official. Such application shall:

1. Identify and describe the development to be covered by the permit.
2. Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitely locate the site.
3. Include a site plan showing the delineation of flood hazard areas, floodway boundaries, flood zones, design flood elevations, ground elevations, proposed fill and excavation and drainage patterns and facilities.
4. Indicate the use and occupancy for which the proposed development is intended.
5. Be accompanied by construction documents, grading and filling plans and other information deemed appropriate by the *building official*.
6. State the valuation of the proposed work.
7. Be signed by the applicant or the applicant's authorized agent.

SECTION G105 VARIANCES

Section G105.1 General.

~~The board of appeals established pursuant to Section 112 shall hear and decide requests for variances. The board of appeals shall base its determination on technical justifications, and has the right to attach such conditions to variances as it deems necessary to further the purposes and objectives of this appendix and Section 1612. The Planning and Zoning Commission shall, per the provisions of Ketchum Municipal Code, Chapter 17,88, Floodplain Management Overlay Zoning District, hear and decide requests for variances.~~

Sections G105.2 – 105.7 shall be deleted in their entirety.

SECTION G301 SUBDIVISIONS

Section G301.1 General.

Any subdivision proposal, including proposals for manufactured home parks and subdivisions, or other proposed new development in a flood hazard area shall be reviewed ~~to assure that:~~

- ~~1. All such proposals are consistent with the need to minimize flood damage;~~
- ~~2. All public utilities and facilities, such as sewer, gas, electric and water systems are located and constructed to minimize or eliminate flood damage; and~~
- ~~3. Adequate drainage is provided to reduce exposure to flood hazards.~~
pursuant to the provisions of Ketchum Municipal Code, Chapter 17,88, Floodplain Management Overlay Zoning District.

SECTION G401 SITE IMPROVEMENT

Section G401.1 Development in floodways.

Development or land disturbing activity shall not be authorized in the *floodway* unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment will not result in any increase in the level of the base *flood* per the provisions of Ketchum Municipal Code, Chapter 17,88, Floodplain Management Overlay Zoning District.

G401.3 Sewer facilities.

All new or replaced sanitary sewer facilities, private sewage treatment plants (including all pumping stations and collector systems) and on-site waste disposal systems shall be designed in accordance with Chapter 7, ASCE 24 and the provisions of Ketchum Municipal Code, Chapter 17,88, Floodplain Management Overlay Zoning District, to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into floodwaters, or impairment of the facilities and systems.

G401.4 Water facilities.

All new or replacement water facilities shall be designed in accordance with the provisions of Chapter 7, ASCE 24 and the provisions of Ketchum Municipal Code, Chapter 17,88, Floodplain Management Overlay Zoning District, to minimize or eliminate infiltration of floodwaters into the systems.

SECTION G501 MANUFACTURED HOMES

G501.1 Elevation.

All new and replacement manufactured homes to be placed or substantially improved in a *flood hazard area* shall be elevated such that the lowest floor of the manufactured home is elevated to ~~or~~ a minimum of two feet above the design flood elevation.

SECTION G801 OTHER BUILDING WORK

G801.1 Detached accessory structures.

Detached accessory structures shall be anchored to prevent flotation, collapse or lateral

movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design *flood*. Fully enclosed accessory structures shall have flood openings to allow for the automatic entry and exit of *flood* waters and shall meet the provisions of Ketchum Municipal Code, Chapter 17,88, Floodplain Management Overlay Zoning District.

G801.2 Fences.

Fences in floodways that may block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the requirement of Section G103.5 and the provisions of Ketchum Municipal Code, Chapter 17,88, Floodplain Management Overlay Zoning District.

SECTION G1001 UTILITY AND MISCELLANEOUS GROUP U

G1001.1 Utility and miscellaneous Group U.

Utility and miscellaneous Group U includes buildings that are accessory in character and miscellaneous structures not classified in any specific occupancy in the *International Building Code*, including, but not limited to, agricultural buildings, aircraft hangars (accessory to a one- or two-family residence), barns, carports, fences more than 6 feet (1829 mm) high, grain silos (accessory to a residential occupancy), greenhouses, livestock shelters, private garages, retaining walls, sheds, stables and towers.

G1001.2 Flood loads.

Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings and structures, shall be anchored to prevent flotation, collapse or lateral movement resulting from flood loads, including the effects of buoyancy, during conditions of the design *flood*.

G1001.3 Elevation.

Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings and structures, shall be elevated such that the lowest floor, including basement, is elevated to or above the design *flood* elevation in accordance with Section 1612 of the *International Building Code* and the provisions of Ketchum Municipal Code, Chapter 17,88, Floodplain Management Overlay Zoning District.

G1001.4 Enclosures below design flood elevation.

Fully enclosed areas below the design flood elevation shall ~~be at or above grade on all sides~~ meet the provisions of Ketchum Municipal Code, Chapter 17,88, Floodplain Management Overlay Zoning District and conform to the following:

1. In *flood hazard areas* not subject to high-velocity wave action, enclosed areas shall have flood openings to allow for the automatic inflow and outflow of floodwaters.
2. In *flood hazard areas* subject to high-velocity wave action, enclosed areas shall have walls below the design flood elevation that are designed to break away or collapse from a water load less than that which would occur during

the design flood, without causing collapse, displacement or other structural damage to the building or structure.

G1001.5 Flood-damage-resistant materials.

Flood-damage-resistant materials shall be used below the design *flood* elevation.

G1001.6 Protection of mechanical, plumbing and electrical systems.

Mechanical, plumbing and electrical systems, including plumbing fixtures, shall be elevated to or above the design *flood* elevation.

Exception: Electrical systems, equipment and components, and heating, ventilating, air conditioning, and plumbing appliances, plumbing fixtures, duct systems and other service equipment shall be permitted to be located below the design *flood* elevation provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation in compliance with the flood-resistant construction requirements of this code. Electrical wiring systems shall be permitted to be located below the design flood elevation provided they conform to the provisions of NFPA 70.

(ee) Appendix L is added as follows:

APPENDIX L
RADON CONTROL METHODS

SECTION AL101 SCOPE

AL101.1 General.

This appendix contains requirements for new construction for all residential and institutional occupancies (R1, R2, R3, R4, II, I2, I3 and I4). Inclusion of this appendix is based on the use of locally available data and a determination of Zone 1 designation in Figure AL101 for all of Ketchum.

Exception: In mixed use buildings containing residential or institutional occupancies Radon mitigation measures are not required if the owner can demonstrate that the proposed design is not likely to produce unacceptable levels of Radon in sleeping areas. The owner, or the owner's authorized representative, shall have an approved Radon test conducted in a representative sleeping area on the lowest residential level and shall submit the test results to the building department prior to a Certificate of Occupancy being issued for the project.

SECTION AL102 DEFINITIONS

AL102.1 General.

For the purpose of these requirements, the terms used shall be defined as follows:

SUBSLAB DEPRESSURIZATION SYSTEM (Passive). A system designed to achieve lower sub-slab air pressure relative to indoor air pressure by use of a vent pipe routed through the *conditioned space* of a building and connecting the sub-slab area with outdoor air, thereby relying on the convective flow of air upward in the vent to draw air from beneath the slab.

SUBSLAB DEPRESSURIZATION SYSTEM (Active). A system designed to achieve lower sub-slab air pressure relative to indoor air pressure by use of a fan-powered vent drawing air from beneath the slab.

DRAIN TILE LOOP. A continuous length of drain tile or perforated pipe extending around all or part of the internal or external perimeter of a *basement or crawl space* footing.

RADON GAS. A naturally-occurring, chemically inert, radioactive gas that is not detectable by human senses. As a gas it can move readily through particles of soil and rock and can accumulate under the slabs and foundations of homes where it can easily enter into the living space through construction cracks and openings.

SOIL-GAS-RETARDER. A continuous membrane of 6-mil (0.15 mm) polyethylene or other equivalent material used to retard the flow of soil gases into a building.

SUBMEMBRANE DEPRESSURIZATION SYSTEM. A system designed to achieve lower sub-membrane air pressure relative to crawl space air pressure by use of a vent drawing air from beneath the soil-gas-retarder membrane.

SECTION AL103 REQUIREMENTS

AL103.1 General.

The following construction techniques are intended to resist radon entry and prepare the building for post-construction radon mitigation if necessary (see Figure AF102). These techniques are required in areas where designated by the *jurisdiction*.

AL103.2 Subfloor preparation.

A layer of gas-permeable material shall be placed under all concrete slabs and other floor systems that directly contact the ground and are within the walls of the living spaces of the building, to facilitate future installation of a sub-slab depressurization system, if needed. The gas-permeable layer shall consist of one of the following

1. A uniform layer of clean aggregate, a minimum of 4 inches (102mm) thick. The aggregate shall consist of material that will pass through a 2-inch (51mm) sieve and be retained by a 1/4-inch (6.4 mm) sieve.
2. A uniform layer of sand (native or fill), a minimum of 4 inches (102 mm) thick, overlain by a layer or strips of geo-textile drainage matting designed to allow the lateral flow of soil gases.
3. Other materials, systems or floor designs with demonstrated capability to permit depressurization across the entire sub-floor area.

AL103.3 Soil-gas-retarder.

A minimum 6-mil (0.15 mm) [or 3-mil (0.075 mm) cross-laminated] polyethylene or equivalent flexible sheeting material shall be placed on top of the gas-permeable layer prior to casting the slab or placing the floor assembly to serve as a soil-gas-retarder by bridging any cracks that develop in the slab or floor assembly and to prevent concrete from entering the void spaces in the aggregate base material. The sheeting shall cover the entire floor area with separate sections of sheeting lapped at least 12 inches (305 mm). The sheeting shall fit closely around any pipe, wire or other penetrations of the material. All punctures or tears in the material shall be sealed or covered with additional sheeting.

AL103.4 Entry routes.

Potential radon entry routes shall be closed in accordance with Sections AF103.4.1 through AF103.4.10.

AL103.4.1 Floor openings.

Openings around bathtubs, showers, water closets, pipes wires or other objects that penetrate concrete slabs or other floor assemblies shall be filled with a polyurethane caulk or equivalent sealant applied in accordance with the manufacturer's recommendations.

AL103.4.2 Concrete joints.

All control joints, isolation joints, construction joints and any other joints in concrete slabs or between slabs and foundation walls shall be sealed with a caulk or sealant. Gaps and joints shall be cleared of loose material and filled with polyurethane caulk or other elastomeric sealant applied in accordance with the manufacturer's recommendations.

AL103.4.3 Condensate drains.

Condensate drains shall be trapped or routed through non-perforated pipe to daylight.

AL103.4.4 Sumps.

Sump pits open to soil or serving as the termination point for sub-slab or exterior drain tile loops shall be covered with a gasketed or otherwise sealed lid. Sumps used as the suction point in a sub-slab depressurization system shall have a lid designed to accommodate the vent pipe. Sumps used as a floor drain shall have a lid equipped with a trapped inlet.

AL103.4.5 Foundation walls.

Hollow block masonry foundation walls shall be constructed with either a continuous course of *solid masonry*, one course of masonry grouted solid, or a solid concrete beam at or above finished ground surface to prevent passage of air from the interior of the wall into the living space. Where a brick veneer or other masonry ledge is installed, the course immediately below that ledge shall be sealed. Joints, cracks or other openings around all penetrations of both exterior and interior surfaces of masonry block or wood foundation walls below the ground surface shall be filled with polyurethane caulk or equivalent sealant. Penetrations of concrete walls shall be filled.

AL103.4.6

Damp proofing. The exterior surfaces of portions of concrete and masonry block walls below the ground surface shall be damp proofed in accordance with Section R406 of this code.

AL103.4.7 Air-handling units.

Air-handling units in crawl spaces shall be sealed to prevent air from being drawn into the unit.

Exception: Units with gasketed seams or units that are otherwise sealed by the manufacturer to prevent leakage.

AL103.4.8 Ducts.

Ductwork passing through or beneath a slab shall be of seamless material unless the air-handling system is designed to maintain continuous positive pressure within such ducting. Joints in such ductwork shall be sealed to prevent air leakage. Ductwork located in crawl spaces shall have all seams and joints sealed by closure systems in accordance with Section M1601.4.1.

AL103.4.9 Crawl space floors.

Openings around all penetrations through floors above crawl spaces shall be caulked or otherwise filled to prevent air leakage.

AL103.4.10 Crawl space access.

Access doors and other openings or penetrations between *basements* and adjoining crawl spaces shall be closed, gasketed or otherwise filled to prevent air leakage.

AL103.5 Passive sub-membrane depressurization system.

In buildings with crawl space foundations the following components of a passive sub-membrane depressurization system shall be installed during construction.

Exception: Buildings in which an *approved* mechanical crawl space ventilation system or other equivalent system is installed.

AL103.5.1 Ventilation.

Crawl spaces shall be provided with vents to the exterior of the building. The minimum net area of ventilation openings shall comply with Section R408.1 of this code.

AL103.5.2 Soil-gas-retarder.

The soil in crawl spaces shall be covered with a continuous layer of minimum 6-mil (0.15 mm) polyethylene soil-gas-retarder. The ground cover shall be lapped a minimum of 12 inches (305 mm) at joints and shall extend to all foundation walls enclosing the crawl space area.

AL103.5.3 Vent pipe.

A plumbing tee or other *approved* connection shall be inserted horizontally beneath the sheeting and connected to a 3- or 4-inch-diameter (76 mm or 102 mm) fitting with a vertical vent pipe installed through the sheeting. The vent pipe shall be extended up through the building floors, terminate at least 12 inches (305 mm) above the roof in a location at least 10 feet (3048 mm) away from any window or other opening into the *conditioned spaces* of the building that is less than 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.

AL103.6 Passive sub-slab depressurization system.

In *basement* or slab-on-grade buildings, the following components of a passive sub-slab depressurization system shall be installed during construction.

AL103.6.1 Vent pipe.

A minimum 3-inch-diameter (76 mm) ABS, PVC or equivalent gastight pipe shall be embedded vertically into the sub-slab aggregate or other permeable material before the slab is cast. A "T" fitting or equivalent method shall be used to ensure that the pipe opening remains within the sub-slab permeable material. Alternatively, the 3-inch (76 mm) pipe shall be inserted directly into an interior perimeter drain tile loop or through a sealed sump cover where the sump is exposed to the sub-slab aggregate or connected to it through a drainage system.

The pipe shall be extended up through the building floors, terminate at least 12 inches (305 mm) above the surface of the roof in a location at least 10 feet (3048 mm) away from any window or other opening into the *conditioned spaces* of the building that is less than 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.

AL103.6.2 Multiple vent pipes.

In buildings where interior footings or other barriers separate the sub-slab aggregate or other gas-permeable material, each area shall be fitted with an individual vent pipe. Vent pipes shall connect to a single vent that terminates above the roof or each individual vent pipe shall terminate separately above the roof

AL103.7 Vent pipe drainage.

All components of the radon vent pipe system shall be installed to provide positive drainage to the ground beneath the slab or soil-gas-retarder.

AL103.8 Vent pipe accessibility.

Radon vent pipes shall be accessible for future fan installation through an *attic* or other area outside the *habitable space*.

Exception: The radon vent pipe need not be accessible in an *attic* space where an *approved* roof top electrical supply is provided for future use.

AL103.9 Vent pipe identification.

All exposed and visible interior radon vent pipes shall be identified with at least one *label* on each floor and in accessible *attics*. The *label* shall read:"Radon Reduction System."

AL103.10 Combination foundations.

Combination *basement/* crawl space or slab-on-grade/crawl space foundations shall have separate radon vent pipes installed in each type of foundation area. Each radon vent pipe shall terminate above the roof or shall be connected to a single vent that terminates above the roof.

AL103.11 Building depressurization.

Joints in air ducts and plenums in *unconditioned spaces* shall meet the requirements of Section M1601. Thermal envelope air infiltration requirements shall comply with the energy conservation provisions in Chapter 11. Fire stopping shall meet the requirements contained in Section R602.8.

AL103.12 Power source.

To provide for future installation of an active sub-membrane or sub-slab depressurization system, an electrical circuit terminated in an *approved* box shall be installed during construction in the *attic* or other anticipated location of vent pipe fans. An electrical supply shall also be accessible in anticipated locations of system failure alarms.

(ff) Appendix M is added as follows:

APPENDIX M
WATER RESOURCE CONSERVATION MEASURES

This appendix adopts the International Green Construction Code, Sections 701 and Section 702.1 – 702.6.

SECTION 701 GENERAL

701.1 Scope.

The provisions of this chapter shall establish the means of conserving water, protecting water quality and providing for safe water consumption.

SECTION 702 FIXTURES, FITTINGS, EQUIPMENT AND APPLIANCES

702.1 Fitting and fixture consumption.

Fixtures shall comply with Table 702.1 and the following:

1. For dwelling unit and guestroom shower compartments with a floor area of not greater than 2600 in² (1.7 m²), the combined flow rate from shower water outlets that are capable of operating simultaneously including rain systems, waterfalls, body sprays and jets shall not exceed 2.0 gallons per minute (gpm) (7.6 L/min). Where the floor area of such shower compartments is greater than 2600 in² (1.7 m²), the combined flow rate from simultaneously operating shower water outlets shall not exceed 2.0 gpm (7.6 L/min) for each additional 2600 in² (1.7 m²) of floor area or portion thereof.
2. In gang shower rooms, the combined flow rate from shower water outlets that are capable of operating simultaneously including rain systems, waterfalls, body sprays and jets shall not exceed 2.0 gpm (7.6 L/min) for every 1600 in² (1.01 m²) or portion thereof of room floor area.
3. In shower compartments required to comply with the requirements of Chapter 11 of the *International Building Code*, the combined flow rate from shower water outlets that are capable of operating simultaneously including rain systems, waterfalls, body sprays and jets shall not exceed 4.0 gpm (15.1 L/min) for every 2600 in² (1.7 m²) or portion thereof of room floor area.

**TABLE 702.1 MAXIMUM FIXTURE AND FITTING FLOW RATES
FOR REDUCED WATER CONSUMPTION**

<u>FIXTURE OR FIXTURE FITTING TYPE</u>	<u>MAXIMUM FLOW RATE</u>
Showerhead ^a	2.0 gpm and WaterSense labeled
Lavatory faucet and bar sink—private	1.5 gpm
Lavatory faucet—public (metered)	0.25 gpc ^b
Lavatory faucet—public (nonmetered)	0.5 gpm

Kitchen faucet—private	2.2 gpm
Kitchen and bar sink faucets in other than dwelling units and guestrooms	2.2 gpm
Urinal	0.5 gpf and WaterSense labeled or nonwater urinal
Water closet—public and remote ^c	1.6 gpf
Water closet—public and nonremote	1.28 gpf average ^{d, e}
Water closet-tank type, private	1.28 gpf and WaterSense labeled ^d
Water closet—flushometer type, private	1.28 gpf ^e
Prerinse spray valves	1.3 gpm
Drinking fountains (manual)	0.7 gpm
Drinking fountains (metered)	0.25 gpc ^b

For SI: 1 foot = 304.8 mm, 1 gallon per cycle (gpc) = 3.8 Lpc, 1 gallon per flush (gpf) = 3.8 Lpf, 1 gallon per minute (gpm) = 3.8 Lpm.

- a. Includes hand showers, body sprays, rainfall panels and jets. Showerheads shall be supplied by automatic compensating valves that comply with ASSE 1016 or ASME A112.18.1/CSA B125.1 and that are specifically designed to function at the flow rate of the showerheads being used.
- b. Gallons per cycle of water volume discharged from each activation of a metered faucet.
- c. A remote water closet is a water closet located not less than 30 feet upstream of other drain line connections or fixtures and is located where less than 1.5 drainage fixture units are upstream of the drain line connection.
- d. The effective flush volume for a dual-flush water closet is defined as the composite, average flush volume of two reduced flushes and one full flush.
- e. In public settings, the maximum water use of a dual flush water closet is based solely on its full flush operation; not an average of full and reduced volume flushes.

702.2 Combination tub and shower valves.

Tub spout leakage from combination tub and shower valves that occurs when the outlet flow is diverted to the shower shall not exceed 0.1 gpm, measured in accordance with the requirements of ASME A112.18.1/CSA B125.1.

702.3 Food establishment prerinse spray valves.

Food establishment prerinse spray valves shall have a maximum flow rate in accordance with Table 702.1 and shall shut off automatically when released.

702.4 Drinking fountain controls.

Drinking fountains equipped with manually controlled valves shall shut off automatically upon the release of the valve. Metered drinking fountains shall comply with the flow volume specified in Table 702.1.

702.5 Nonwater urinal connection.

The fixture drain for nonwater urinals shall connect to a branch drain that serves one or more lavatories, water closets or water-using urinals that discharge upstream of such urinals.

702.6 Appliances.

Sections 702.6.1 through 702.6.4 shall regulate appliances that are not related to space conditioning.

702.6.1 Clothes washers.

Clothes washers of the type in the ENERGY STAR program as defined in "ENERGY STAR® Program Requirements, Product Specification for Clothes Washers, Eligibility Criteria," shall have a water factor (WF) not exceeding 6.0 and a *modified energy factor* (MEF) of not less than 2.0.

702.6.2 Ice makers.

Ice makers shall not be water cooled. Ice makers producing cubed-type ice shall be ENERGY STAR qualified as commercial ice machines. Ice makers of a type not currently ENERGY STAR qualified, such as flake, nugget or continuous-type ice makers, shall not exceed the total water use of 25 gallons per 100 pounds (208 L per 100 kg) of ice produced.

702.6.3 Steam cookers.

Steam cookers shall consume not more than the amounts indicated in Table 610.2.3.

702.6.4 Dishwashers.

Dishwashers shall be ENERGY STAR qualified where an ENERGY STAR category exists for the specific dishwasher type. Where an ENERGY STAR category does not exist, the dishwasher shall be in accordance with Table 702.6.4.

TABLE 702.6.4 MAXIMUM WATER CONSUMPTION FOR COMMERCIAL DISHWASHERS

<u>DISHWASHER TYPE</u>	<u>MAXIMUM WATER CONSUMPTION</u>
<u>Rackless conveyor</u>	<u>2.2 gallons per minute</u>
<u>Utensil washer</u>	<u>2.2 gallons per rack</u>

For SI: 1 gallon per minute = 3.785 Lpm.

702.7 Municipal reclaimed water.

Delete this section in its entirety.

702.8 Efficient hot and tempered water distribution.

Hot and tempered water distribution shall comply with either the maximum pipe length or maximum pipe volume limits in this section. Hot and tempered water shall be delivered to the outlets of individual showers, combination tub-showers, sinks, lavatories, dishwashers,

washing machines and hot water hose bibbs in accordance with Section 702.8.1 or Section 702.8.2. For purposes of this section, references to pipe shall include tubing. For purposes of this section, the source of hot or tempered water shall be considered to be a water heater, boiler, circulation loop piping or electrically heat-traced piping.

702.8.1 Maximum allowable pipe length method.

The maximum allowable pipe length from the source of hot or tempered water to the termination of the fixture supply pipe shall be in accordance with the maximum pipe length columns in Table 702.8.2. Where the length contains more than one size of pipe, the largest size shall be used for determining the maximum allowable length of the pipe in Table 702.8.2.

702.8.2 Maximum allowable pipe volume method.

The water volume in the piping shall be calculated in accordance with Section 702.8.2.1. The maximum volume of hot or tempered water in the piping to public lavatory faucets, metering or nonmetering, shall be 2 ounces (0.06 L). For fixtures other than public lavatory faucets, the maximum volume shall be 64 ounces (1.89 L) for hot or tempered water from a water heater or boiler; and 24 ounces (0.7 L) for hot or tempered water from a circulation loop pipe or an electrically heat-traced pipe.

TABLE 702.8.2 MAXIMUM LENGTH OF PIPE OR TUBE

<u>NOMINAL PIPE OR TUBE SIZE(inch)</u>	<u>LIQUID OUNCES PER FOOT OF LENGTH</u>	<u>MAXIMUM PIPE OR TUBE LENGTH</u>		
		<u>System without a circulation loop or heat- traced line (feet)</u>	<u>System with a circulation loop or heat- traced line (feet)</u>	<u>Lavatory faucets – public (metering and nonmetering) (feet)</u>
$\frac{1}{4}^a$	0.33	50	16	6
$\frac{5}{16}^a$	0.5	50	16	4
$\frac{3}{8}^a$	0.75	50	16	3
$\frac{1}{2}$	1.5	43	16	2
$\frac{5}{8}$	2	32	12	1
$\frac{3}{4}$	3	21	8	0.5
$\frac{7}{8}$	4	16	6	0.5
1	5	13	5	0.5
1 $\frac{1}{4}$	8	8	3	0.5
1 $\frac{1}{2}$	11	6	2	0.5
2 or larger	18	4	1	0.5

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m, 1 ounce = 29.6 ml.

- a. The flow rate for $\frac{1}{4}$ -inch size pipe or tube is limited to 0.5 gallons per minute; for $\frac{5}{16}$ -inch size, it is limited to 1 gpm; for $\frac{3}{8}$ -inch size, it is limited to 1.5 gpm.

702.8.2.1 Water volume determination.

The volume shall be the sum of the internal volumes of pipe, fittings, valves, meters and manifolds between the source of hot water and the termination of the fixture supply pipe. The volume shall be determined from the liquid ounces per foot column of Table 702.8.2. The volume contained within fixture shutoff valves, flexible water supply connectors to a fixture fitting, or within a fixture fitting shall not be included in the water volume determination. Where hot or tempered water is supplied by a circulation loop pipe or an electrically heat-traced pipe, the volume shall include the portion of the fitting on the source pipe that supplies water to the fixture.

702.9 Trap priming water. Delete this section in its entirety.

702.10 Water-powered pumps.

Water-powered pumps shall not be used as the primary means of removing ground water from sumps. Where used as an emergency backup pump for the primary pump, the primary pump shall be an electrically powered pump and the water-powered pump shall be equipped with an auditory alarm that indicates when the water-powered pump is operating. The alarm shall have a minimum sound pressure level rating of 85 dB measured at a distance of 10 feet (3048 mm). Where water-powered pumps are used, they shall have a water-efficiency factor of pumping not less than 2 gallons (7.6 L) of water to a height of 8 feet (2438 mm) for every 1 gallon (3.8 L) of water used to operate the pump, measured at a water pressure of 60 psi (413.7 kPa). Pumps shall be clearly marked as to the gallons (liters) of water pumped per gallon (liters) of potable water consumed.

702.11 Food service handwashing faucets.

Faucets for handwashing sinks in food service preparation and serving areas shall be of the self-closing type.

702.12 Dipper wells.

The water supply to a dipper well shall have a shutoff valve and flow control valve. Water flow into a dipper well shall not exceed 1 gpm (3.78 Lpm) at a supply pressure of 60 psi (413.7 kPa).

702.13 Automated vehicle wash facilities.

Not less than 50 percent of the water used for the rinsing phase of the wash cycle at automated vehicle wash facilities shall be collected to be reused for the washing phase. Towel and chamois washing machines shall have high-level water cutoffs. Except for water recirculated within the facility, potable and nonpotable water use for automobile washing shall not exceed 40 gallons (151 L) per vehicle for in-bay automatic washing and 35 gallons (132.5 L) per vehicle for conveyor and express-type car washing.

Exception: Bus and large commercial vehicle washing facilities.

702.14 Self-service vehicle wash facilities.

Spray wand nozzles used at self-service vehicle wash facilities shall discharge not more than 3 gpm (11.4 Lpm). Faucets for chamois wringer sinks shall be of the self-closing type.

702.15 Vehicle washing facilities.

Waste water from reverse osmosis water treatment systems installed in vehicle washing facilities shall discharge to the washing phase water holding tank.

702.16 Food waste disposers.

The water flow into a commercial food waste disposer in a food establishment shall be controlled by a load-sensing device such that the water flow does not exceed 1 gpm (3.78 Lpm) under no-load operating conditions and 8 gpm (30.2 Lpm) under full-load operating conditions.

702.17 Combination ovens.

Combination ovens shall consume not more than 3.5 gallons (13.25 L) per hour per steamer pan in any operational mode. Water consumption shall be tested in accordance with the requirements of ASTM F 1639.

702.18 Autoclaves and sterilizers.

Autoclaves and sterilizers requiring condensate tempering systems shall be of the type that does not require potable water to be blended with the discharge water to reduce the temperature of discharge.

702.18.1 Vacuum autoclaves and sterilizers.

Vacuum sterilizers shall be prohibited from utilizing venturi-type vacuum mechanisms using water.

702.19 Liquid ring vacuum pumps.

Except where the discharge is contaminated with hazardous materials or pathogens, the discharge water from liquid ring vacuum pumps shall be recovered for reuse within the pump or for other onsite applications.

702.20 Film processors.

The cooling water discharge from water-cooled film processors shall be recovered and reused within the processor or for other onsite applications.

15.04.020(B) Amendments to the International Residential Code are as follows:

- (a) Section R101.1 Insert: [City of Ketchum, Idaho]
- (b) Section 101.2 is amended as follows:

R101.2 - Scope.

Delete exception No. 1: ~~Live/work units complying with the requirements of Section 419 of the *International Building Code* shall be permitted to be built as one- and two-family dwellings or townhouses. Fire suppression required by Section 419.5 of the *International Building Code* when constructed under the *International Residential Code for One- and Two-family Dwellings* shall conform to Section P2904.~~

Amend exception No. 2 as follows: Owner-occupied lodging houses with five (5) or fewer guestrooms shall be permitted to be constructed in accordance with the International Residential Code for One- and Two-family Dwellings ~~when equipped with a fire sprinkler system in accordance with Section P2904.~~

- (c) Section R104.10.1 is amended to read as follows:

Section R104.10.1 Flood hazard areas. The *building official* shall not grant modifications to any provision related to flood hazard areas as established by Table R301.2(1) without the granting of a variance to such provisions by the ~~board of appeals planning and zoning commission.~~

- (d) Section 105.2 is amended to read as follows:

R105.2 Work exempt from permit.

Permits shall not be required for the following. Exemption from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this *jurisdiction*.

Building:

1. One-story detached *accessory structures* used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m²).
2. Fences not over ~~7 feet (2134 mm)~~ 6 feet (1829 mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon *grade* if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

7. Prefabricated swimming pools that are less than ~~24 inches (610 mm)~~ 48 inches (1219 mm) deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above *grade* at any point, are not attached to a *dwelling* and do not serve the exit door required by Section R311.4.
11. Flag poles.

(e) Section R105.3.1.1 is amended to read as follows:

Section R105.3.1.1 Determination of substantially improved or substantially damaged existing buildings in flood hazard areas.

For applications for reconstruction, rehabilitation, *addition* or other improvement of existing buildings or structures located in a flood hazard area as established by Table R301.2(1), the *building official* shall ~~examine or cause to be examined the construction documents and shall prepare a finding with regard to the value of the proposed work~~ require a floodplain development permit per the provisions of Ketchum Municipal Code, Section 17.88, Floodplain Management Overlay Zoning District. For buildings that have sustained damage of any origin, the value of the proposed work shall include the cost to repair the building or structure to its predamaged condition. Applications determined to constitute substantial improvement or substantial damage shall require all existing portions of the entire building or structure to meet the requirements of Section R322.

(f) Section R108.2 is amended to read as follows:

R108.2 Schedule of permit fees. On buildings, structures, ~~electrical, gas, mechanical and plumbing systems or alterations~~ requiring a *permit*, a fee for each *permit* shall be paid as required, in accordance with the schedule as ~~established by the applicable governing authority set forth in Table 1-A as established by resolution of the City of Ketchum.~~

(g) Section R109.1.3 is amended to read as follows:

R109.1.3 Floodplain inspections. For construction in flood hazard areas as established by Table R301.2(1), upon placement of the lowest floor, including *basement*, and prior to further vertical construction, the *building official* shall require submission of documentation, prepared and sealed by a ~~registered design professional~~ licensed surveyor or civil engineer, of the elevation of the lowest floor, including *basement*, required in Section R322.

(h) Section R112.2.1 is deleted in its entirety.

(i) Section R112.2.2 is deleted in its entirety.

(j) Table R301.2.(l) Insert:

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topo graphic effects ^k		Weathering ^a	Frost line depth ^b	Termite ^c					
<u>120 psf</u>	<u>90</u>	<u>No</u>	<u>D₁ or per IBC Chap 16</u>	<u>Severe</u>	<u>2 feet</u>	<u>Sight to Moderate</u>	<u>Not Available</u>	<u>Yes, 24" inside wall line</u>	(a) <u>6/5/1978</u> (b) <u>11/26/2010</u> (c) <u>433, 434, 441, 442, 453, 461.</u>	<u>2000</u>	<u>40 F</u>

1. This Table also applies to IBC.

(k) Section R301.2.2 is amended to read as follows:

R301.2.2 Seismic provisions.

The seismic provisions of this code shall apply as follows:

1. Townhouses in Seismic Design Categories C, D₀, D₁ and D₂.
2. Detached one- and two-family dwellings in Seismic Design Categories, C, D₀, D₁ and D₂.

(l) Section R301.2.2.2 is amended to read as follows:

R301.2.2.2 Seismic Design Category C. Structures assigned to Seismic Design Category C shall conform to the requirements of this section. All structures including detached one and two family structures in Seismic Design Category C or greater shall have a lateral force resisting system designed in accordance with accepted engineering practice. The effective seismic weight for such buildings shall include 35% of the flat roof uniform design snow load.

(m) Section 301.2.4 is amended to read as follows:

R301.2.4 Floodplain construction.

Buildings and structures constructed in whole or in part in flood hazard areas (including A or V Zones) as established in Table R301.2(1) shall be designed and constructed in accordance with Section R322. Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24 and subject to the requirements of Ketchum Municipal Code, Chapter 17.88, Floodplain Management Overlay Zoning District.

(n) **Section R301.2.4.1 Alternative provisions.** Delete this section in its entirety.

- (o) Section R302.1, Table 302.1. Delete the figures in the last column of the table under the heading Minimum fire Separation Distance for the “Walls” and “Projections” elements and replace as follows:

Minimum Fire Separation Distance
Walls (fire-resistance rated): < 5 <u>Three (3) feet</u>
Walls (not fire-resistance rated): ≥ 5 <u>Three (3) feet</u>
Projections (fire-resistance rated): ≥ 2 feet to < 5 <u>< Three (3) feet</u>
Projections (not fire-resistance rated): ≥ 5 <u>Three (3) feet</u>

- (p) Section R302.2 is amended to read as follows:

R302.2 Townhouses.

Each *townhouse* shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302.1 for exterior walls.

Exception: A common ~~1-hour~~ 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with [Chapters 34 through 43](#). Penetrations of electrical outlet boxes shall be in accordance with [Section R302.4](#).

- (q) Section 302.3 is amended to read as follows:

R302.3 Two-family dwellings.

Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a ~~1-hour~~ 2-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the *exterior wall*, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

Exceptions:

1. A fire-resistance rating of $\frac{1}{2}$ hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.

2. ~~Delete Exception 2 in its entirety: Wall assemblies need not extend through attic spaces when the ceiling is protected by not less than $\frac{5}{8}$ -inch (15.9 mm) Type X gypsum board and an attic draft stop constructed as specified in [Section R302.12.1](#) is provided above and along the wall assembly separating the dwellings. The structural framing supporting the ceiling shall also be protected by not less than $\frac{1}{2}$ -inch (12.7 mm) gypsum board or equivalent.~~

- (r) Section R302.5.1 is amended as follows:

R302.5.1 Opening protection.

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors, ~~equipped with a self-closing device.~~ Doors shall be self-closing and self-latching.

- (s) Section R309.3 shall be amended to read as follows:

R309.3 Flood hazard areas.

For buildings located in flood hazard areas as established by Table R301.2(1), garage floors shall be:

1. Elevated to a minimum of 24 inches measured from the top of the slab above the design flood elevation as determined in Section R322; or
2. Located below the design flood elevation provided they are at or above grade on at least one side, are used solely for parking, building access or storage, meet the requirements of Section R324 and are otherwise constructed in accordance with this code and the provisions of Ketchum Municipal Code, Chapter 17.88, Floodplain Management Overlay Zoning District.

- (t) Section R313.2 is deleted in its entirety:

~~R313.2 One- and two-family dwellings automatic fire systems.~~

~~An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.~~

Exception: ~~An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.~~

~~R313.2.1 Design and installation.~~

~~Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.~~

- (u) Section 315.3 shall be amended to read as follows:

R315.3 Where required in existing dwellings.

Where work requiring a *permit* occurs in existing *dwellings* that have attached garages or in existing dwellings within which fuel-fired *appliances* exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.:

Exceptions:

1. Work involving the exterior surfaces of dwellings, such as, but not limited to, replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck or electrical permits, are exempt from the requirements of this section.
 2. Installation, alteration or repairs of noncombustion plumbing or mechanical systems are exempt from the requirements of this section.
- (v) The following sections of **R322 FLOOD RESISTANT CONSTRUCTION** shall be amended to read as follows:

R322.1 General.

Buildings and structures constructed in whole or in part in flood hazard areas (including A or V Zones) as established in Table R301.2(1) shall be designed and constructed in accordance with the provisions contained in this section and the provisions of Ketchum Municipal Code, Chapter 17.88, Floodplain Management Overlay Zoning District. Buildings and structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE 24 and the provisions of Ketchum Municipal Code, Chapter 17.88, Floodplain Management Overlay Zoning District.

R322.1.6 Protection of mechanical and electrical systems.

Exception: ~~Delete in its entirety: Locating electrical systems, equipment and components; heating, ventilating, air conditioning; plumbing appliances and plumbing fixtures; duct systems; and other service equipment is permitted below the elevation required in Section R322.2 (flood hazard areas including A Zones) or R322.3 (coastal high hazard areas including V Zones) provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation in accordance with ASCE 24. Electrical wiring systems are permitted to be located below the required elevation provided they conform to the provisions of the electrical part of this code for wet locations.~~

R322.2.1 Elevation requirements.

1. Buildings and structures in flood hazard areas not designated as Coastal A Zones shall have the lowest floors elevated to a minimum of two feet or above the design flood elevation and shall meet the provisions of Ketchum Municipal Code, Chapter 17.88, Floodplain Management Overlay Zoning District.
2. Buildings and structures in flood hazard areas designated as Coastal A Zones shall meet the provisions of Ketchum Municipal Code, Chapter 17.88, Floodplain Management Overlay Zoning District and have the lowest floors elevated to or above the base flood elevation plus ~~1 foot (305 mm)~~ two feet, or to the design flood elevation, whichever is higher.
3. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including *basement*) elevated at least as high as two feet above the highest adjacent *grade* as the depth number specified in feet on the FIRM, or at least 2 feet (610 mm) if a depth number is not specified.
4. Basement floors that are below *grade* on all sides shall be elevated to or above the design flood elevation or meet the provisions of Ketchum Municipal Code, Chapter 17.88, Floodplain Management Overlay Zoning District.

Exception: Enclosed areas below the design flood elevation, including *basements* whose floors are not below *grade* on all sides, shall meet the requirements of Section R322.2.2.

R322.2.2 Enclosed area below design flood elevation.

Enclosed areas, including crawl spaces, that are below the design flood elevation shall meet the provisions of Ketchum Municipal Code, Chapter 17.88, Floodplain Management Overlay Zoning District and shall:

1. Be used solely for parking of vehicles, building access or storage.
2. Be provided with flood openings that meet the following criteria:
 - 2.1. There shall be a minimum of two openings on different sides of each enclosed area; if a building has more than one enclosed area below the design flood elevation, each area shall have openings on exterior walls.
 - 2.2. The total net area of all openings shall be at least 1 square inch (645 mm²) for each square foot (0.093 m²) of enclosed area, or the openings shall be designed and the *construction documents* shall include a statement by a registered *design professional* that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.6.2.2 of ASCE 24.
 - 2.3. The bottom of each opening shall be 1 foot (305 mm) or less above the adjacent ground level.
 - 2.4. Openings shall be not less than 3 inches (76 mm) in any direction in the plane of the wall.
 - 2.5. Any louvers, screens or other opening covers shall allow the automatic flow of floodwaters into and out of the enclosed area.

- 2.6. Openings installed in doors and windows, that meet requirements 2.1 through 2.5, are acceptable; however, doors and windows without installed openings do not meet the requirements of this section.

(w) Section R325 is added to read as follows:

R325 Class A Roof Assemblies Required. Class A roof assemblies with no wood products in the roof covering are required on all new buildings. Class A roof assemblies with no wood products in roof covering are required for all re-roofs over 3,000 square feet of roof area. Class A is not required when less than twenty-five (25) percent of the roof area is being repaired and additional areas are not subsequently repaired within five (5) years. Additions to buildings over 1,000 square feet of roof area require that the roof of the entire building be upgraded to a Class A roof assembly with no wood products in the roof covering.

(x) Section R602.10 is amended to read as follows:

R602.10 Wall bracing.

Buildings shall be braced in accordance with this section or, when applicable, Section R602.12, or the most current edition of APA System Report SR-102 as an alternate method. Where a building, or portion thereof, does not comply with one or more of the bracing requirements in this section, those portions shall be designed and constructed in accordance with Section R301.1.

15.04.020(E) Amendments to the International Energy Conservation Code

(a) Section IECC101.1 Insert: [City of Ketchum, Idaho]

(b) Add Section C404.8 to read as follows:

Section C404.8. Commercial snow melt systems. (Mandatory)

C404.8.1. Scope

This section applies to snow melt systems larger than 50 square feet in heated area.

C404.8.2. Energy offset requirements.

Energy use for snow melt systems larger than 50 square feet in heated area shall be offset by production a minimum of the equivalent amount of renewable energy produced on site. Calculations showing energy consumption of the snow melt system and the minimum equivalent energy production of the renewable energy system shall be prepared a by qualified professional and submitted as part of the building permit application.

Exception: Snow melt systems required by the Fire Department for safety reasons shall not require an equivalent renewable energy offset if conditions at the subject site preclude installation of said renewable energy system, as determined by a qualified renewable energy professional and approved by the building official.

However, every effort shall be made to offset as much of the exterior energy use of the snow melt system as possible on site.

C404.8.3 System requirements.

1. Insulate below and perimeter with minimum R-10 structural insulation or radiant foil system;
2. Minimum 92% efficiency boiler or Energy Star heat pump;
3. Automated controls capable of shutting off the system when the pavement temperature is above 50° F and no precipitation is falling and an automatic or manual control that will allow shutoff when the outdoor temperature is above 40° F;
4. Positive drainage off driveway. (Use geofabric under pavers.)

(c) Amend Section R403.8 to read as follows:

Section R403.8. Residential snow melt systems. (Mandatory)

R403.8.1. Scope

This section applies to snow melt systems larger than 50 square feet in heated area.

R403.8.2. Energy offset requirements.

Energy use for snow melt systems larger than 50 square feet in heated area shall be offset by production a minimum of the equivalent amount of renewable energy produced on site. Calculations showing energy consumption of the snow melt system and the minimum equivalent energy production of the renewable energy system shall be prepared a by qualified professional and submitted as part of the building permit application.

Exception: Snow melt systems required by the Fire Department for safety reasons shall not require an equivalent renewable energy offset if conditions at the subject site preclude installation of said renewable energy system, as determined by a qualified renewable energy professional and approved by the building official. However, every effort shall be made to offset as much of the exterior energy use of the snow melt system as possible on site.

R403.8.3 System requirements.

5. Insulate below and perimeter with minimum R-10 structural insulation or radiant foil system;
6. Minimum 92% efficiency boiler or Energy Star heat pump;
7. Automated controls capable of shutting off the system when the pavement temperature is above 50° F and no precipitation is falling and an automatic

or manual control that will allow shutoff when the outdoor temperature is above 40° F;

8. Positive drainage off driveway. (Use geofabric under pavers.)

15.04.020(F) Amendments to the International Existing Building Code

- (a) Section IEBC101.1 Insert: [City of Ketchum, Idaho]
- (b) Section IEBC 409.1 is amended to read as follows:

409.1 Scope. ~~Relocated buildings provisions shall apply to relocated or moved buildings.~~
409.1 Conformance. Structures moved into or within the jurisdiction shall be evaluated by a registered engineer and shall comply with the provisions of the *International Building Code* for new structures as amended by the City of Ketchum.

- (c) Section IEBC [B] 1302.3 is amended as follows.

1302.3 Wind loads.

Buildings shall be evaluated by a registered engineer and shall comply with the *International Building Code* or *International Residential Code* wind provisions as applicable and as amended by the City of Ketchum.

Exceptions:

- ~~1. Detached one and two family dwellings and Group U occupancies where wind loads at the new location are not higher than those at the previous location.~~
- ~~2. Structural elements whose stress is not increased by more than 10 percent.~~
1. Structural elements whose stress is within 10 percent of allowable stresses for new materials designed to current code provisions.

- (d) Section IEBC [B] 1302.4 is amended by revising the section to read as follows and deleting Exception 2.

1302.4 Seismic loads.

Buildings shall be evaluated by a registered engineer and shall comply with the *International Building Code* or *International Residential Code* seismic provisions at the new location as applicable and as amended by the City of Ketchum at the new location.

Exceptions:

- ~~1. Structures in Seismic Design Categories A and B and detached one and two family dwellings in Seismic Design Categories A, B and C where the seismic loads at the new location are not higher than those at the previous location.~~

~~2. Structural elements whose stress is not increased by more than 10 percent.~~

1. Structural elements whose stress is within 10 percent of allowable stresses for new materials designed to current code provisions.

- (e) Section [B] IEBC 1302.5 is amended to read as follows and the exception to Section [B] IEBC 1302.5 is deleted:

1302.5 Snow Loads.

Structures shall be evaluated by a registered engineer and shall comply with the International Building Code or International Residential Code snow loads as applicable where snow loads at the new location are higher than those at the previous location seismic provisions as applicable and as amended by the City of Ketchum.

~~**Exception:** Structural elements whose stress is not increased by more than 5 percent.~~

- (f) Section [B] IEBC 1401.2 Insert: [January 1, 1975]

15.04.020(G) Amendments to the International Property Maintenance Code

- (a) Section IPMC 101.1 Insert: [City of Ketchum, Idaho]

- (b) Section IPMC 103.5 is amended as follows:

103.5 Fees.

The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the following schedule established by resolution of the City of Ketchum.

Section 3. That Section 15.04.030 of the Ketchum Municipal Code, Criminal Violation and Penalty and Civil Enforcement, is hereby replaced in its entirety with the following:

- (a) Any person, firm, association, or corporation that fails to comply with or violates any of these regulations or adopted codes shall be guilty of a misdemeanor and upon conviction shall be subject to a fine of not more than One Thousand (\$1000.00) or imprisonment for a period not to exceed six (6) months, or both. Each day that said violation continues shall be considered a separate offense.
- (b) Appropriate actions and proceedings at law or in equity may be instituted by the City of Ketchum to restrain or abate violations of this Ordinance or adopted codes, or compel compliance herewith, or to prevent illegal construction or occupancy of any buildings, structures, or premises in violation of this Ordinance or adopted codes together with appropriate damages therefore. These remedies shall be cumulative and in addition to all other legal remedies and penalties provided by law.

Section 4. SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any

paragraph, part, section, subsection, sentence clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 5. CODIFICATION CLAUSE. The City Clerk is instructed to immediately forward this ordinance to the codifier of the official municipal code for proper revision of the code.

Section 6. REPEALER CLAUSE. All City of Ketchum Ordinances or resolutions or parts thereof which are in conflict herewith are hereby repealed,

Section 7. PUBLICATION. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit "A," shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

Section 8. EFFECTIVE DATE. This Ordinance shall be in full force and effect upon the date of its publication as provided by law which is _____.

PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, and approved by the Mayor this ____ day of _____, 20__.

CITY OF KETCHUM, IDAHO

Nina Jonas, Mayor

ATTEST:

APPROVED AS TO FORM
AND CONTENT:

Sandra E. Cady, CMC
City Treasurer/Clerk

Stephanie J. Bonney,
Legal Counsel

Attachment B:
State Code Adoption Document:
IDAPA 07, Title 03, Chapter 01

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Building Administrative Rules

Rules of Building Safety

07.03.01

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**IDAPA 07
TITLE 03
CHAPTER 01**

07.03.01 - RULES OF BUILDING SAFETY

000. LEGAL AUTHORITY.

The Idaho Building Code Board of the Division of Building Safety is authorized under Section 39-4107, Idaho Code, to promulgate rules concerning the enforcement and administration of the Idaho Building Code Act. (3-30-06)

001. TITLE AND SCOPE.

01. Title. These rules shall be cited as IDAPA 07.03.01, "Rules of Building Safety," Division of Building Safety. (3-30-06)

02. Scope. These rules prescribe the criteria for enforcement and administration of the Idaho Building Code Act by the Idaho Building Code Board and the Building Bureau of the Division of Building Safety. (3-30-06)

002. WRITTEN INTERPRETATIONS.

In accordance with Section 67-5201(19)(b)(iv), Idaho Code, this agency has statements that pertain to the interpretation of the rules of this chapter. These statements are available for review and copying at the offices of the Division of Building Safety. (3-30-06)

003. ADMINISTRATIVE APPEALS.

This chapter does not provide for administrative relief of the provisions contained herein. (3-30-06)

004. ADOPTION AND INCORPORATION BY REFERENCE.

Under the provisions of Section 39-4109, Idaho Code, the codes enumerated in this Section are hereby adopted and incorporated by reference into IDAPA 07.03.01, "Rules of Building Safety," Division of Building Safety. Pursuant to Section 39-4109, Idaho Code, the effective date of any edition of the codes adopted in this Section, or any amendments identified thereto, shall be January 1 of the succeeding year following legislative approval of the rulemaking establishing the edition or amendment. Copies of these documents may be reviewed at the office of the Division of Building Safety. The referenced codes may be obtained from International Code Council, 5360 Workman Mill Road, Whittier, California 90601-2298 or the International Code Council at <http://www.iccsafe.org>. (3-20-14)

01. International Building Code. 2012 Edition with the following amendments: (4-4-13)

a. Delete section 305.2.3 and replace with the following: Twelve (12) or fewer children in a dwelling unit. A facility such as the above within a dwelling unit and having twelve (12) or fewer children receiving such day care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code. (3-20-14)

b. Delete section 308.6.4 and replace with the following: Persons receiving care in a dwelling unit. A facility such as the above within a dwelling unit and having twelve (12) or fewer children receiving day care or having five (5) or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code. (3-20-14)

c. Delete section 310.5 and replace with the following: Residential Group R-3. Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4, E or I, including: (3-20-14)

i. Buildings that do not contain more than two (2) dwelling units; (3-20-14)

ii. Boarding houses (nontransient) with sixteen (16) or fewer occupants; (3-20-14)

iii. Boarding houses (transient) with ten (10) or fewer occupants; (3-20-14)

iv. Care facilities that provide accommodations for five (5) or fewer persons receiving care; (3-20-14)

- v. Congregate living facilities (nontransient) with sixteen (16) or fewer occupants; (3-20-14)
- vi. Congregate living facilities (transient) with ten (10) or fewer occupants; or (3-20-14)
- vii. Dwelling units providing day care for twelve (12) or fewer children. (3-20-14)
- d. Delete section 310.5.1 and replace with the following: Care facilities within a dwelling. Care facilities for twelve (12) or fewer children receiving day care or for five (5) or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code. (3-20-14)
- e. Delete footnote (f) contained under Table 2902.1 Minimum Number of Required Plumbing Fixtures, and replace with the following: Drinking fountains are not required for an occupant load of thirty (30) or fewer. (4-4-13)
- f. Delete footnote (g) contained under Table 2902.1 Minimum Number of Required Plumbing Fixtures and replace with the following: For business occupancies, excluding restaurants, and mercantile occupancies with an occupant load of thirty (30) or fewer, service sinks shall not be required. (3-20-14)
- 02. International Residential Code.** 2012 Edition with the following amendments: (3-20-14)
- a. Delete exception No. 1 contained under IRC section R101.2 - Scope. (3-20-14)
- b. Delete exception No. 2 contained under IRC section R101.2 - Scope, and replace with the following: Owner-occupied lodging houses with three (3) or fewer guestrooms shall be permitted to be constructed in accordance with the International Residential Code for One- and Two-family Dwellings. Such occupancies shall be required to install smoke alarms and carbon monoxide alarms in accordance with sections R314 and R315 respectively of the International Residential Code for One- and Two-family Dwellings. (3-20-14)
- c. Delete item No. 2 contained under the "Building" subsection of IRC section R105.2 - Work exempt from permit, and replace with the following: Fences not over six (6) feet (one thousand, eight hundred twenty-nine (1,829) mm) high may be exempted from the requirement for a building permit in the absence of any other applicable land use regulations governing the installation, height, type or other aspect. (4-7-11)
- d. Delete item No. 7 contained under the "Building" subsection of IRC section R105.2 - Work exempt from permit, and replace with the following: Prefabricated swimming pools that are not greater than four (4) feet (one thousand, two hundred nineteen (1219) mm) deep. (4-7-11)
- e. Add the following item No. 11 at the end of the "Building" subsection of IRC section R105.2 - Work exempt from permit: Flag poles. (3-20-14)
- f. Delete IRC section R109.1.3 and replace with the following: Floodplain inspections. For construction in areas prone to flooding as established by Table R301.2(1), upon placement of the lowest floor, including basement, the building official is authorized to require submission of documentation of the elevation of the lowest floor, including basement, required in section R322. (3-29-10)
- g. IRC Table R302.1 Exterior Walls -- delete the figures contained in the last column of the table under the heading Minimum Fire Separation Distance for the "Walls" and "Projections" elements, and replace with the following:

Minimum Fire Separation Distance		
Walls (fire-resistance rated):	<	Three (3) Feet
Walls (not fire-resistance rated):	≥	Three (3) Feet
Projections (fire-resistance rated):	<	Three (3) Feet
Projections (not fire-resistance rated):	≥	Three (3) Feet

(3-20-14)

h. Delete the exception contained under IRC section R302.2 -- Townhouses, and replace with the following: Exception: A common one-hour or two-hour fire resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against the exterior walls and the underside of the roof sheathing. Penetrations of electrical outlet boxes shall be in accordance with section R302.4. (3-29-10)

i. Delete IRC section R303.4. (3-20-14)

j. Delete the exception contained under IRC section R313.1 -- Townhouse automatic fire sprinkler systems, and replace with the following: Exception: Automatic residential fire sprinkler systems shall not be required in townhouses where a two-hour fire-resistance rated wall is installed between dwelling units or when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed. (3-29-10)

k. Delete IRC section R313.2. (3-29-10)

l. Add the following to IRC section R315.3 - Where required in existing dwellings: Exceptions: 1. Work involving the exterior surfaces of dwellings, such as, but not limited to, replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck or electrical permits, are exempt from the requirements of this section; and 2. Installation, alteration or repairs of noncombustion plumbing or mechanical systems are exempt from the requirements of this section. (3-20-14)

m. Delete IRC section R322.1.10. (3-29-10)

n. Delete IRC section R322.2.2 subparagraph 2.2, and replace with the following: The total net area of all openings shall be at least one (1) square inch (645 mm²) for each square foot (0.093 m²) of enclosed area, or the opening shall be designed and the construction documents shall include a statement that the design and installation of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing the automatic entry and exit of floodwaters. (3-20-14)

o. Delete IRC section R501.3 and its exceptions. (3-20-14)

p. Delete IRC section R602.10 and replace with the following: Wall bracing. Buildings shall be braced in accordance with this section or, when applicable section R602.12, or the most current edition of APA System Report SR-102 as an alternate method. Where a building, or portion thereof, does not comply with one (1) or more of the bracing requirements in this section, those portions shall be designated and constructed in accordance with section R301.1. (3-20-14)

q. Delete section N1102.4.3 and replace with the following: Fireplaces. New wood-burning fireplaces shall have tight-fitting flue dampers and outdoor combustion air. (4-4-13)

r. Chapter 11 [RE] Energy Efficiency - The following sections and tables of chapter 11 shall be amended in accordance with the requirements contained below in Subsection 004.04 of these rules which correspond to the appropriate section: (3-20-14)

i. Table N1102.1.1 (Table R402.1.1) - Insulation and Fenestration Requirements by Component; (3-20-14)

ii. Table N1102.1.3 (Table R402.1.3 - Equivalent U-Factors; (3-20-14)

iii. Table N1102.2.6 (Table R402.2.6) - Steel-Frame Ceiling, Wall and Floor Insulation (R-Value); (3-20-14)

iv. Section N1102.4.1 (R402.4.1) Building Thermal Envelope; (3-20-14)

- v. Section N1102.4.1.1 (R402.4.1.1) - Insulation; (3-20-14)
- vi. Table N1102.4.1.1 (Table R402.4.1.1) - Air Barrier and Insulation Installation; (3-20-14)
- vii. Section N1102.4.1.2 (R402.4.1.2) Testing Option; (3-20-14)
- viii. Add Section N1102.4.1.3 (R402.4.1.3) - Visual Inspection Option; (3-20-14)
- ix. Add Section N1102.6 (R402.6) - Residential Log Home Thermal Envelope; (3-20-14)
- x. Add Table N1102.6 (Table R402.6) - Log Home Prescriptive Thermal Envelope Requirements by Component; and (3-20-14)
- xi. Section N1104.1 (R404.1) - Lighting Equipment. (3-20-14)
- 03. International Existing Building Code. 2012 Edition. (4-4-13)
- 04. International Energy Conservation Code. 2012 Edition with the following amendments. (3-20-14)
 - a. Delete the values contained in Table R402.1.1 (Table N1102.1.1) for climate zone “5 and Marine 4” and climate zone “6” and replace with the following: (3-20-14)

Table R402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

Climate Zone	Fenestration U- Factor	Skylight U-factor	Glazed Fenestration SHGC	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value	Crawlspace Wall R-Value
5 and Marine 4	0.35	0.60	NR	38	20 or 13+5 ^h	13/17	30 ^g	10/13	10, 2 ft	10/13
6	0.35	0.60	NR	49	20 or 13+5 ^h	15/19	30 ^g	15/19	10, 4 ft	10/13

(3-20-14)

- b. Add the following footnote to the title of Table 402.1.1 - Insulation and Fenestration Requirements by Component: ^k For residential log home building thermal envelope construction requirements see section 402.6. (4-7-11)
- c. Delete the values contained in Table R402.1.3 (Table N1102.1.3) for climate zone “5 and Marine 4” and climate zone “6” and replace with the following:

Table R402.1.3
EQUIVALENT U-FACTORS

Climate Zone	Fenestration U-factor	Skylight U-factor	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Crawlspace Wall R-Value
5 and Marine 4	0.35	0.60	0.030	0.057	0.082	0.033	0.059	0.065
6	0.35	0.60	0.026	0.057	0.060	0.033	0.050	0.065

(3-20-14)

- d. Delete Table R402.2.6 (Table N1102.2.6) and replace with the following:

TABLE R402.2.6
STEEL-FRAME CEILING, WALL AND FLOOR INSULATION
(R-VALUE)

WOOD FRAME R-VALUE REQUIREMENT	COLD-FORMED STEEL EQUIVALENT R-VALUE ^a
Steel Truss Ceilings	
R-30	R-38 or R-30 + 3 or R-26 + 5
R-38	R-49 or R-38 + 3
R-49	R-38 + 5
Steel Joist Ceilings	
R-30	R-38 in 2 x 4 or 2 x 6 or 2 x 8 R-49 in any framing
R-38	R-49 in 2 x 4 or 2 x 6 or 2 x 8 or 2 x 10
Steel-Framed Wall	
R-13	R-13 + 5 or R-15 + 4 or R-21 + 3 or R-0 + 10
R-19	R-13 + 9 or R-19 + 8 or R-25 + 7
R-21	R-13 + 10 or R-19 + 9 or R-25 + 8
Steel Joist Floor	
R-13	R-19 in 2 x 6 R-19 + 6 in 2 x 8 or 2 x 10
R-19	R-19 + 6 in 2 x 6 R-19 + 12 in 2 x 8 or 2 x 10
a. Cavity insulation R-value is listed first, followed by continuous insulation R-value. b. Insulation exceeding the height of the framing shall cover the framing.	

(3-20-14)

- e. Delete section 402.4.1 (N1102.4.1) and replace with the following: Building thermal envelope. The building thermal envelope shall comply with sections R402.1.1 and either section R402.4.1.2 or R402.4.1.3. The

sealing methods between dissimilar materials shall allow for differential expansion and contraction. (3-20-14)

f. Delete section 402.4.1.1 (N1102.4.1.1) and replace with the following: Installation. The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. (3-20-14)

g. Delete the criteria requirement for the "Fireplace" component of Table R402.4.1.1 (Table N1102.4.1.1) - Air Barrier and Insulation Installation, and replace with the following: An air barrier shall be installed on fireplace walls. (3-20-14)

h. Delete section 402.4.1.2 (N1102.4.1.2) and replace with the following: Testing option, Building envelope tightness and insulation installation shall be considered acceptable when tested air leakage is less than seven (7) air changes per hour (ACH) when tested with a blower door at a pressure of 33.5 psf (50 Pa). Testing shall occur after rough in and after installation of penetrations of the building envelope, including penetrations for utilities, plumbing, electrical, ventilation and combustion appliances. During testing: (3-20-14)

i. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed; (3-20-14)

ii. Dampers shall be closed, but not sealed, including exhaust, intake, makeup air, backdraft and flue dampers; (3-20-14)

iii. Interior doors shall be open; (3-20-14)

iv. Exterior openings for continuous ventilation systems and heat recovery ventilators shall be closed and sealed; (3-20-14)

v. Heating and cooling system(s) shall be turned off; (3-20-14)

vi. HVAC ducts shall not be sealed; and (3-20-14)

vii. Supply and return registers shall not be sealed. (3-20-14)

i. Add the following as section 402.4.1.3 (N1102.4.1.3): Visual inspection option, Building envelope tightness and insulation installation shall be considered acceptable when the items listed in Table 402.4.1.1, applicable to the method of construction, are field verified. Where required by code official an approved party independent from the installer of the insulation shall inspect the air barrier and insulation. (3-20-14)

j. Delete section 402.4.3 and replace with the following: Fireplaces. New wood-burning fireplaces shall have tight-fitting flue dampers and outdoor combustion air. (4-4-13)

k. Add the following section: R402.6 (N1102.6) Residential Log Home Thermal Envelope. Residential log home construction shall comply with sections 401 (General), 402.4 (Air Leakage), 402.5 (Maximum Fenestration U-Factor and SHGC), 403.1 (Controls), 403.2.2 (Sealing), 403.2.3 (Building Cavities), sections 403.3 through 403.9 (referred to as the mandatory provisions), Section 404 (Electrical Power and Lighting Systems), and either Subparagraph 004.04.b.i., ii., or iii. as follows: (3-20-14)

i. Sections 402.2 through 402.3, 403.2.1, 404.1 and Table 402.6; (4-7-11)

ii. Section 405 Simulated Performance Alternative (Performance); or (4-7-11)

iii. REScheck (U.S. Department of Energy Building Codes Program). (4-7-11)

l. Add Table R402.6 (Table N1102.6) Log Home Prescriptive Thermal Envelope Requirements By Component to be used only in accordance with Subparagraph 004.04.b.i. above to appear as follows:

TABLE R402.6
LOG HOME PRESCRIPTIVE THERMAL ENVELOPE REQUIREMENTS BY COMPONENT

For SI: 1 foot = 304.8 mm.

CLIMATE ZONE	FENESTRATION U-FACTOR ^a	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	Min. Average LOG Size in inches	FLOOR R-VALUE	BASEMENT WALL R-VALUE ^d	SLAB R-VALUE & DEPTH ^b	CRAWL SPACE WALL R-VALUE ^d
5, 6 - High efficiency equipment path ^c	0.32	0.60	NR	49	5	30	15/19	10, 4 ft.	10/13
5	0.32	0.60	NR	49	8	30	10/13	10, 2 ft.	10/13
6	0.30	0.60	NR	49	8	30	15/19	10, 4 ft.	10/13

- a. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- b. R-5 shall be added to the required slab edge R-values for heated slabs.
- c. 90% AFUE natural gas or propane, 84% AFUE oil, or 15 SEER heat pump heating equipment (zonal electric resistance heating equipment such as electric base board electric resistance heating equipment as the sole source for heating is considered compliant with the high efficiency equipment path).
- d. "15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

(3-20-14)

m. Delete section R404.1 (N1104.1) and replace with the following: Lighting equipment (Mandatory). A minimum of fifty percent (50%) of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps or a minimum of fifty percent (50%) of the permanently installed lighting fixtures shall contain only high efficacy lamps.

(3-20-14)

05. **References to Other Codes.** Where any provisions of the codes that are adopted in this Section make reference to other construction and safety-related model codes or standards which have not been adopted by the involved authority having jurisdiction, to the extent possible, such reference should be construed as pertaining to the equivalent code or standard that has been duly adopted by such jurisdiction.

(3-29-10)

005. OFFICE -- OFFICE HOURS -- STREET ADDRESS -- MAILING ADDRESS -- TELEPHONE, FACSIMILE AND WEB ADDRESS.

The principal place of business of the Division of Building Safety is in Meridian, Idaho. The office is located at 1090 E. Watertower St., Meridian, Idaho and is open from 8 a.m. to 5 p.m., except Saturday, Sunday and legal holidays. The mailing address is: Division of Building Safety, 1090 E. Watertower St., Meridian, Idaho 83642. The telephone number of the office is (208) 334-3896. The facsimile number of the office is (208) 855-9399. The Department website at <http://dbs.idaho.gov>.

(3-30-06)

006. PUBLIC RECORDS ACT COMPLIANCE.

The rules contained herein have been promulgated according to the provisions of Title 67, Chapter 52, Idaho Code and are public records.

(3-30-06)

007. -- 025. (RESERVED)

026. DEFINITIONS.

The terms defined in this section shall have the following meaning for all parts of this chapter, unless the context clearly indicates another meaning: (3-30-06)

01. Act. The Idaho Building Code Act, Title 39, Chapter 41, Idaho Code. (3-30-06)

02. Administrator. The administrator of the Division of Building Safety for the state of Idaho. (3-30-06)

03. Alterations or Conversions of Modular Buildings. Any change from the approved plans or installation instructions which would affect the structural, mechanical, electrical or plumbing systems of modular buildings bearing a Division insignia of approval and shall include the replacement, addition, modification or removal of any structural member, plumbing, heat-producing or electrical equipment, or installation which may effect such systems prior to first occupancy. Any such alteration or conversion shall first be approved by testing and inspection in the same manner as original systems or component parts. The following shall not constitute alteration or conversion: (3-30-06)

a. Repairs with approved replacement parts; (3-30-06)

b. Conversion of listed fuel-burning appliances in accordance with the terms of their listing;(3-30-06)

c. Replacement of equipment and appliances in kind; (3-30-06)

d. Adjustment and maintenance of equipment. (3-30-06)

04. Alterations to Manufactured Homes. The replacement, addition, and modification, or removal of any equipment or installation after sale by a manufacturer to a dealer but prior to sale by a dealer to a purchaser which may affect the construction, fire safety, occupancy, plumbing, heat-producing or electrical system. It includes any modification made in a manufactured home which may affect the compliance of the home with the standards, but it does not include the repair or replacement of a component or appliance "plug-in" to an electrical receptacle where the replaced item is of the same configuration and rating as the one being replaced. It also does not include the addition of an appliance requiring "plug-in" to an electrical receptacle, which appliance was not provided with the manufactured home by the manufacturer, if the rating of the appliance does not exceed the rating of the receptacle to which it is connected. (3-30-06)

05. Alterations or Conversions of Commercial Coaches. Any change from the approved plans or installation instructions which would affect the structural, mechanical, electrical or plumbing systems of commercial coaches bearing a Division insignia of approval and shall include the replacement, addition, modification or removal of any structural member; plumbing, heat-producing or electrical equipment; or installation which may affect such systems prior to first occupancy. Any such alteration or conversion shall first be approved by testing and inspection in the same manner as original systems or component parts. The following shall not constitute alteration or conversion: (3-30-06)

a. Repairs with approved replacement parts; (3-30-06)

b. Conversion of listed fuel-burning appliances in accordance with the terms of their listing;(3-30-06)

c. Replacement of equipment and appliances in kind; (3-30-06)

d. Adjustment and maintenance of equipment. (3-30-06)

06. Board. The Idaho Building Code Board created under the provisions of Title 39, Chapter 41, Idaho Code. (3-30-06)

07. **Bureau.** The Building Bureau of the Division of Building Safety. (3-30-06)
08. **Commercial Coach.** In order to further clarify the definition of "commercial coach" as cited in Section 39-4105(5), Idaho Code, the phrase "made so as to be readily movable as a unit on its own running gear" shall mean that the running gear shall be a permanent part of the unit and not intended to be removed or replaced, and such modular structure is used for commercial purposes. (3-30-06)
09. **Division.** The Division of Building Safety of the state of Idaho. (3-30-06)
10. **Equipment.** All equipment, materials, appliances, devices, fixtures, fittings or accessories installed in the manufacture and assembly of modular buildings. (3-30-06)
11. **Field Technical Service.** Interpretation and clarification of the technical data relating to the application of these rules, but not including inspection. (3-30-06)
12. **First Purchaser.** The first purchaser of a commercial coach for other than resale. (3-30-06)
13. **Insignia.** A label, tab or tag issued by the Division to indicate compliance with the codes, standards, rules and regulations established for manufactured building systems, subsystems, or building elements, modular buildings, and commercial coaches. (3-30-06)
14. **Labeled.** Equipment or other building components bearing a label or other approved marking authorized or issued for use by a recognized testing/listing or evaluation agency. (3-30-06)
15. **Listed.** Equipment or other building components included within a current list published by a recognized testing/listing agency that maintains periodic inspection on current production of listed equipment or other building components and whose listing states either that the equipment or component complies with recognized standards or has been tested and determined to be suitable for the use intended. (3-30-06)
16. **Listing Agency.** A person, firm, association, partnership or corporation which is in the business of listing or labeling and which maintains a periodic inspection program on current production of listed materials, and which makes available, not less frequently than annually, a published report of such listing in which specific information is included that the product has been tested to nationally approved standards and found safe for use in a specified manner. (3-30-06)
17. **Model.** As referred to in Section 39-4113(3), Idaho Code, for modular buildings and commercial coaches shall mean a specific outside dimension and floor plan with specific structural, plumbing, electrical, and mechanical systems as designated by the manufacturer to be the standard for imitation reproduction. (3-30-06)
18. **Testing/Listing Agency.** A person, firm, association, partnership or corporation which is: (3-30-06)
- a. In the business of testing equipment or other building components; and (3-30-06)
 - b. Recognized by the Division as being qualified and equipped to conduct experimental testing in accordance with recognized standards; and (3-30-06)
 - c. Not under the jurisdiction or control of any single manufacturer or supplier for an affected industry; and (3-30-06)
 - d. Making available, not less frequently than annually, a published report in which specific information is included stating that the equipment and systems have been tested and found safe for use in a specified manner. (3-30-06)
19. **Transit Damage.** Application to manufactured home means that damage encountered enroute from the place of manufacture to the dealer or first owner involving structural integrity or any repair that does not result in return to the same construction or assembly as specified in the manufacturer's design approval without additional

reinforcement or change. (3-30-06)

20. State Buildings. All buildings to be constructed, altered, or repaired by or for any state of Idaho agency or entity, without regard to purpose, occupancy, or the source of funding for such construction, alteration, or repair. (3-30-06)

21. Running Gear. Springs, spring hangers, axles, bearings, wheels, brakes, rims and tires and their related hardware. (3-30-06)

22. Substantially Prefabricated or Assembled. The module or major portion of modular buildings assembled in such manner that all portions may not be inspected without disassembly or destruction of the part. (3-30-06)

23. Substantially Prefabricated or Assembled. The module or major portion of commercial coaches is assembled in such manner that all portions may not be inspected without disassembly or destruction of the part. (3-30-06)

24. Systems Plan. A design plan concept that allows the interchanging of various approved construction systems to include structural, electrical, plumbing, and mechanical aspects of the system. (3-30-06)

25. Technical Service. Conducting research, evaluation, consultation, model and systems plan reviews, interpretation and clarification by the Division of technical data relating to the application of these rules, and shall also include special field inspections that are not covered in other portions of these rules. (3-30-06)

027. PERMITS.

Building permits shall be obtained from the Division prior to the construction of structures governed by the act or rules promulgated by the Board. (3-30-06)

028. PLAN REVIEW.

01. Jurisdiction. The Division shall have exclusive jurisdiction and authority to conduct plan reviews of the construction, additions, repairs, and occupancy of all state buildings regardless of the source of funding for such construction, addition, repair, or occupancy. (3-30-06)

02. Plans Specifications. Construction documents shall be dimensioned and drawn upon suitable material. Plans may be submitted electronically or in digital format as approved by the Division. Drawing format shall be equivalent to the paper format. Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that the installations will conform to the provisions of the building code and applicable laws, rules, and policies of the Division. (4-7-11)

03. Plans Not Required. Plans shall not be required for group U occupancies of Type V conventional light-frame wood construction. (3-30-06)

04. Addenda and Change Orders. (3-30-06)

a. Documents enforcing changes or modifications. Addenda, contract change orders, changes-in-work requests, and other similar written documents enforcing changes or modifications to plans or specifications, already approved by the Division, which addenda, change orders, or change-in-work requests deal with structural or fire resistance changes, or such other changes affecting code conformance, shall be submitted to the Bureau for approval. The use of the terms "addenda," "change orders," and "changes-in-work requests" shall not be limited exclusively to such phraseology, but shall be inclusive of such other language used in the professions which essentially have the same meaning. (3-30-06)

b. Application provisions. The provisions of this Section shall apply to that work which will be accomplished. (3-30-06)

029. FEES.

The following fee schedule shall be applicable for the functions cited: (3-30-06)

01. Document Fees. (3-30-06)

a. The administrator shall charge such reasonable and suitable fees necessary for copies of any record, plan approval, permit, map, sketch, drawing or other instrument. (3-30-06)

b. Charges for copies of separate published documents shall be actual cost to the Division plus postage. (3-30-06)

02. Technical Service Fee. One hundred dollars (\$100) per hour. (4-7-11)

03. Modular Building Fees. Other than as herein specified in this Section, the fee schedule for modular buildings shall be as provided herein in Table 1-A, and such fees shall be based on the Freight On Board (FOB) cost to the dealer at the point of manufacture. (3-30-06)

04. Insignia Tag Fee. In instances where building permit fees are not charged for modular buildings, a one hundred dollar (\$100) fee will be charged for an insignia. (3-30-06)

05. Payment of Fees. Fees shall be paid to and collected by the Division. (3-30-06)

06. Commercial Coaches. Other than as herein specified in this Section, the fee schedule for commercial coaches shall be as provided in Table 1-A, and such fees shall be based on the Freight On Board (FOB) cost to the dealer at the point of manufacture. (3-30-06)

07. Building Permit Fees. The building permit fee for each permit shall be as set forth in the following table. The determination of value or valuation shall be made by the administrator and shall be the total value of all construction work for which a permit is issued. (4-7-11)

TABLE 1-A - BUILDING PERMIT FEES		
Total Valuation		Fee
\$1 to \$500	=	\$23.50
\$501 to \$2,000	=	\$23.50 for the first \$500 plus \$3.05 for each additional \$100, or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	=	\$69.25 for the first \$2,000 plus \$14 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	=	\$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	=	\$643.75 for the first \$50,000 plus \$7 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	=	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	=	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,001 to \$5,000,000	=	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000, or fraction thereof, to and including \$5,000,000
\$5,000,001 to \$10,000,000	=	\$20,208.75 for the first \$5,000,000 plus \$2.75 for each additional \$1,000, or fraction thereof, to and including \$10,000,000

TABLE 1-A - BUILDING PERMIT FEES		
Total Valuation	Fee	
\$10,000,001 and up	=	\$33,958.75 for the first \$10,000,000 plus \$2 for each additional \$1,000, or fraction thereof

(4-7-11)

08. Plan Review Fees. Plan review fees shall be charged at an hourly rate of one hundred dollars (\$100) per hour up to a maximum of sixty-five percent (65%) of the calculated building permit fee with a minimum required fee of forty percent (40%) of the calculated building permit fee. All requests for plan review services shall at such time be accompanied by a payment in the amount of at least forty percent (40%) of the calculated building permit fee. Upon completion of the plan review, any additional fees, above the minimum required, shall be due to the Division by the requesting party. (4-7-11)

09. Refund of Plan Review Fees. There shall be no refund of plan review fees. (3-30-06)

10. Refund of Permit Fees. The Administrator may authorize a refund of any permit fee paid which was erroneously paid or collected. The Administrator may authorize a refund of not more than eighty percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with these rules. The Administrator shall not authorize a refund of any permit fee paid except upon written application filed by the original applicant not later than one hundred eighty (180) days after the date of permit issuance. (4-7-11)

030. RIGHT OF ENTRY.

Whenever necessary to make an inspection to enforce any of the provisions of Title 39, Chapters 40 and 41, Idaho Code, or whenever the administrator or his authorized representative has reasonable cause to believe that there exists in any building or upon any premises, any condition which makes such building or premises unsafe, the administrator or his authorized representative shall enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed upon the Division by Title 39, Chapters 40 and 41, Idaho Code; provided that if such building or premises is occupied, he shall first present proper credentials and demand entry; and if such building or premises be unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and demand entry. If such entry is refused, the administrator shall have recourse to every remedy provided by law to secure entry. (3-30-06)

031. WORK PROCEEDING WITHOUT PERMIT OR APPROVAL.

Where any work for which a permit or approval, to include plan or system approval, is required by these rules, or by the codes enumerated in Title 39, Chapter 41, Idaho Code, is started or proceeded prior to obtaining said approval or permit, and after notice to such person doing or causing such work to be done, and such person continues or causes to continue such work, the fees specified in these rules shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of Title 39, Chapters 40 or 41, or both, Idaho Code, or these rules in the execution of the work nor from any other penalties prescribed by law. (3-30-06)

032. STOP WORK ORDERS.

Whenever any work is being done contrary to any provisions of the codes enumerated in Title 39, Chapters 40 or 41, or both, Idaho Code, or contrary to these rules, the administrator or his authorized representative may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the administrator or his representative to proceed with the work. Stop work orders shall be accompanied by a notice of violation which shall state the specific violation and code reference. Stop work notices shall be red in color. (3-30-06)

033. PROHIBITED SALE OR OCCUPANCY NOTICE.

Whenever any mobile/manufactured home, commercial coach or other modular building is in violation of any of the provisions of Title 39, Chapter 40 or 41, or both, Idaho Code, or these rules, the administrator or his authorized representative may prohibit the sale or occupancy of such building, and any and all persons shall be forthwith prohibited from selling or occupying such building. Prohibited sale or occupancy notices shall be removed only on authority of the administrator or his authorized representative. Prohibited sale or occupancy notices shall be orange in

color.

(3-30-06)

034. REMOVAL OF ORDERS AND NOTICES; SALE, RENT, LEASE OR OCCUPANCY OF A UNIT BEARING SUCH ORDER OR NOTICE.

Removal of stop work orders, prohibited sale or occupancy notices, or the sale, rent, lease or occupancy of a building or structure, bearing such order or notice by any person not authorized by the administrator or his authorized representative, shall constitute a violation under the provisions of Section 39-4126, Idaho Code, and shall fall under the provisions of Section 18-317, Idaho Code.

(3-30-06)

035. MODULAR BUILDINGS.

01. Enforcement and Administration. The administrator shall administer and enforce all the provisions of these rules. Any officer, agent or employee of the Division is authorized to enter any premises during any normal or operational hours where modular buildings are manufactured, leased, sold or offered for sale for the purpose of examining any records pertaining to quality control and inspection and may inspect any such units, equipment or installations to insure compliance with the provisions of these rules and codes enumerated in Title 39, Chapter 41, Idaho Code. When it becomes necessary, he may require that a portion of such modular building units be removed in order that an inspection may be made to determine compliance. Every manufacturer of modular buildings shall obtain prior approval and an insignia for each modular building unit to be installed in the state of Idaho.

(3-30-06)

02. Alternates and Equivalents.

(3-30-06)

a. Alternatives Acceptable. The provisions of these rules are not intended to prevent the use of alternate designs, materials, appliances, systems, devices, arrangements, or methods of construction not specifically prescribed by Title 39, Chapter 41, Idaho Code, or of these rules; provided, any such alternate has first been recognized by the Division.

(3-30-06)

b. Satisfactory Alternatives. The Division shall recognize any such alternate if it finds that the proposed design is satisfactory and that the material, appliance, device, arrangement, method, system or method of construction is at least the equivalent in performance in quality, strength, effectiveness, fire resistance, durability and adequate for the protection of the health, safety and general welfare of the people of the state of Idaho.

(3-30-06)

c. Unsatisfactory Alternatives. Recognition by the Division shall not be given if there is substantial evidence that any design, material, appliance, device, arrangement, system or method of construction does not conform to the provisions or requirements of prescribed standards or these rules; provided, however, the Division may, in order to substantiate claims for alternates, upon written request cause tests or proof of compliance to be made at the expense of the manufacturer, his agent, or the seller.

(3-30-06)

d. Test Methods. Test methods shall be as specified in the standards of the codes listed in Title 39, Chapter 41, Idaho Code, or by other nationally recognized standards recognized by the Division. If there are no appropriate test methods specified in the standards listed above, the Division shall determine the test procedure.

(3-30-06)

03. Permits. Prior to construction of modular buildings, appropriate building permits shall first be obtained from the Division.

(3-30-06)

04. Plans.

(3-30-06)

a. Specifications for Submittal. Plans shall be submitted in accordance with Subsection 028.03 of these rules.

(3-30-06)

b. Nonconformance. Should the plan submittal not conform to the requirements of these rules, the applicant shall be notified in writing within fifteen (15) work days of the date they are received by the Division. Should the applicant fail to submit a completely corrected plan submittal in accordance with the information supplied by the Division within ninety (90) days of such notice, the plan submittal will be deemed abandoned and all fees submitted shall be forfeited to the Division. Subsequent submission thereafter shall be processed as a new plan

submittal. (3-30-06)

c. Distribution of Approved Copies. An approved copy of the plan submittal shall be returned to the manufacturer. An approved copy shall be retained at each place of manufacture, and a copy shall be retained by the Division. (3-30-06)

d. Proprietary Information. All material submitted by the manufacturer in the form of design plans, engineering data, test results, and other design information relating to their application will be considered proprietary information and will not be released for public scrutiny except when so ordered by a court of competent jurisdiction. (3-30-06)

e. Changes to Approved Modular Building Plans. Where the manufacturer proposes to change his submitted designs or the Division rule is amended to necessitate such a change, the manufacturer shall submit changed plans for examination and approval. (3-30-06)

05. Inspections. (3-30-06)

a. Inspections at Manufacturing Plants. The Division shall conduct inspections at the manufacturing plant to determine compliance with the provisions of these rules and with Title 39, Chapter 41, Idaho Code. (3-30-06)

b. In-Plant Inspections. Due to the repetitive nature of the manufacturing process, the required inspections outlined in the International Building Code or International Residential Code may not be required if, in the opinion of the Division, compliance can be obtained by periodic inspections. The Division shall conduct periodic unannounced inspections at any manufacturing site to review any or all aspects of a manufacturer's production and inspectional control procedures. Each unit, however, shall be inspected at least once during the course of production for compliance with the adopted standards. No unit manufactured to be installed in the state of Idaho will be shipped from the point of manufacture without inspection and attached insignia. (3-30-06)

c. Field Inspections. All existing modular buildings to be installed in the state of Idaho not bearing the Division's insignia shall not be used or occupied until required Idaho insignia has been issued by the Division and properly affixed in accordance with these rules. Applicants for insignia shall obtain permits, plan approvals and inspections as required by these rules. (3-30-06)

d. Field Inspection for Alterations and Conversions. Any alteration or conversion of Division approved modular buildings after leaving the manufacturing facility shall be field inspected in accordance with this section by a the local unit of government having jurisdiction. (3-30-06)

06. Installation Inspection. In order to complete the installation of the modular building, approval and inspection of said installation by the enforcement agency having jurisdiction over the site location shall be required. (3-30-06)

a. In-Plant Inspection in Sister States. Where there is evidence that the in-plant inspectional controls in out-of-state plants in states having reciprocal agreements with the state of Idaho are not being maintained for units to be sold or placed in Idaho, the Division reserves the right to make out-of-state inspections, and fees for such inspection as set forth in these rules shall be paid by the manufacturer. (3-30-06)

b. Field Technical Service. Any person may request field technical service and requests for such service shall be submitted to the Division in writing. (3-30-06)

07. Local Enforcement Agencies. (3-30-06)

a. Rights of Local Enforcement Agency. A local enforcement agency shall have the right to require a complete set of plans and specifications approved by the Division for each modular building to be installed within its jurisdiction, to require that all permits be obtained before delivery of any unit to a building site and to require permits for alterations, repairs or conversions of existing Division approved modular buildings. (3-30-06)

b. Limitations of Rights of Local Enforcement Agency. A local enforcement agency shall not have the right to: open for inspection any modular building or component bearing an insignia to determine compliance with any codes or ordinances; require by ordinance or otherwise that modular buildings meet any requirements not equally applicable to on-site construction; or require or charge fees for any portion of the structure completed in a construction facility remote from the building installation site. (3-30-06)

08. Insignia. (3-30-06)

a. Required Insignia. Each modular building section substantially prefabricated and assembled shall bear a Division insignia prior to leaving the manufacturing facility. Assigned insignia are not transferable and are void when not affixed as assigned. All such voided insignia shall be returned to, or may be confiscated by the Division. Insignia remain the property of the Division and may be reappropriated by the Division in the event of violation of conditions of approval. Assigned insignia affixed in the field shall be under the direction of the Division's authorized agent. (3-30-06)

b. Insignia Location. Single units shall have the insignia permanently attached below the electrical service entrance. Multiple section units shall have the insignia permanently attached on all perimeter sections to the outside wall next to the major access opening. For interior units and second story units the insignia shall be permanently attached on the interior wall next to the major access opening. (3-30-06)

c. Application for Insignia. The manufacturer shall make application for an insignia for each unit to be manufactured as required by Subsection 035.03 of this rule. The permit/insignia application shall be submitted to the Division in accordance with this section and shall include the appropriate fees. Applications shall include the serial number of each unit for which an insignia is requested. (3-30-06)

d. Alteration or Conversion. Factory alterations or conversions of an approved modular building prior to first occupancy shall NOT take place until a permit under the provisions of this section has been obtained. The jurisdiction for non-factory produced additions, repairs or alterations to modular buildings and commercial coaches built in conformance with and as prescribed in the Idaho Building Code Act, Section 39-4109, Idaho Code, once such unit has left the manufacturing facility or a dealer's lot, and bears an appropriate insignia of compliance, rests with the local unit of government having the jurisdiction for the administration and enforcement of locally adopted codes prescribed within the Idaho Building Code Act. (3-30-06)

e. Denial of Insignia. Should inspection reveal that a manufacturer is not manufacturing units according to the codes specified in Title 39, Chapter 41, Idaho Code, and these rules, and such manufacturer after having been served with a notice setting forth in what respect the provisions of the codes or rules have been violated continues to manufacture units in violation of the codes or rules, applications for new insignia shall be denied and insignia issued for units in noncompliance such manufacturer may resubmit an application for insignia. (3-30-06)

f. Removal of Insignia. In the event any unit bearing an insignia is found to be in violation of the codes enumerated in Title 39, Chapter 41, Idaho Code, or these rules, the Division may remove the insignia and shall furnish the owner or his agent with a written statement of violations. The owner or his agent shall request an inspection after making corrections to bring the unit into compliance before the Division will issue a replacement insignia. (3-30-06)

g. Serial Number. Each commercial coach rented, leased or sold, or offered for rent, lease or sale in Idaho shall bear a legible identifying serial number in accordance with the provisions of this section which shall include the state of manufacture. Each section of a multiple modular building shall have the same identifying serial number followed by a numerical sequence identifier and letter suffix. (3-30-06)

h. Stamp of Serial Number and State of Manufacture. The unit serial number and the state of manufacture shall be stamped into the foremost cross member of all commercial coaches. Letters and numbers shall be three-eighths (3/8) inch minimum height. Numbers shall not be stamped into a hitch assembly or draw bar. The insignia shall be made of etched brass, stainless steel, anodized or alclad aluminum, or other approved material, not less than two hundredths (0.02) inches thick, and three (3) inches by one and three-fourths (1 3/4) inches minimum size, with lettering not less than one-eighth (1/8) inch high. (3-30-06)

i. Multiple Commercial Coaches. Each section of multiple commercial coaches shall have the same identifying serial number followed by a numerical sequence identifier and letter suffix. (3-30-06)

j. Data on Insignia. The date of manufacture, showing month, week and year will be shown on the insignia. Such data will be provided by the manufacturer on the application for insignia. (3-30-06)

09. **Reciprocal Agreements.** The provisions for insignia of compliance as specified in a written and signed reciprocal agreement between the Division and any other state shall take precedence over the provisions of these rules. (3-30-06)

036. MANUFACTURED HOMES.

01. **Construction and Safety Standards.** Effective June 15, 1976, the latest published edition of the Federal Manufactured Home Construction and Safety Standards and Manufactured Home Procedural and Enforcement Regulations shall be in effect for all manufactured homes manufactured within the state of Idaho, and for all new manufactured homes for sale within the state of Idaho. All new manufactured homes offered for sale within Idaho after the effective date of this section shall bear the Housing and Urban Development (H.U.D.) label as authorized in the Federal Manufactured Home procedural and enforcement regulations. Mobile homes manufactured between March 8, 1971 and June 15, 1976 offered for rent, lease, or sale within Idaho shall bear an Idaho insignia of approval. (3-30-06)

02. **Inspections.** (3-30-06)

a. Special Inspection. Whenever there is a transit damage or any alteration made to a certified manufactured home, or both, a special inspection shall be required of any person offering for rent, lease, or sale said manufactured home. The purpose of the inspection is to insure that the repairs or alteration, or both, do not result in the failure of the manufactured home to comply with the standards. (3-30-06)

b. Installation Inspection. Installation inspections shall be conducted by local jurisdictions in accordance with Title 44, Chapter 22, Idaho Code and the state adopted Idaho Manufactured Home Installation Standard as incorporated by reference in IDAPA 07.03.12, "Rules Governing Manufactured Home Installations," Section 004. (3-30-06)

03. **Fees.** (3-30-06)

a. Payment of Fees. Fees shall be paid to and collected by the Division. (3-30-06)

b. In-Plant Inspections. The charge for routine in-plant inspections shall be equal to the latest fees approved by the Department of Housing and Urban Development-Office of Manufactured Home Standards: Forty-five dollars (\$45) per floor. (4-9-09)

c. Other Inspections. For all inspections other than routine whether they be in-plant or in the field (for models produced after June 15, 1976): Seventy dollars (\$70) per hour minimum for inspection and travel time, prorated to the nearest quarter hour, per diem and lodging where applicable, plus the current state rate for mileage, as approved by the State Board of Examiners and listed in the Idaho State Travel Policies and Procedures, Appendix "A," based on the round-trip distance from point of inspection and the inspector's office location. (4-9-09)

037. JURISDICTION FOR PLAN REVIEW OF STATE BUILDINGS.

Jurisdiction of the requirements for plan review for construction, additions, repairs, and occupancy of all state buildings within the state of Idaho shall remain exclusively with the Division. State buildings, for the purposes of this section, shall mean all buildings to be constructed for or by any agency of government at the state level for any purposes or occupancy, regardless of the source of funding for such construction, addition, repair, or occupancy. (3-30-06)

038. INTEGRATED DESIGN AND FUNDAMENTAL COMMISSIONING OF PUBLIC SCHOOL FACILITIES.

01. Definitions. The following definitions are intended to supplement, and should be read in conjunction with the definitions contained in Section 33-356, Idaho Code. (3-29-10)

a. Fundamental Commissioning. A quality-focused process for enhancing the delivery of a project. It makes use of a qualified third party employed directly by the building owner. (3-29-10)

b. Integrated Design. Integrated design refers to a collaborative design effort in which each of the individual architectural or engineering professionals focuses on the whole building approach, with an emphasis on optimizing the building's performance, environmental sustainability, and cost-savings, to include climate, use, loads and systems resulting in a more comfortable and productive environment, and a building that is more energy-efficient than would be realized using current best practices. (3-29-10)

02. Technical and Educational Information. Technical and educational information related to integrated design and fundamental commissioning in the form of the American Institute of Architects Integrated Project Delivery Guide; Portland Energy Conservation, Inc. (PECI) Commissioning Guides; ASHRAE Guideline 0-2005-The Commissioning Process; and the Northwest Energy Efficiency Alliance Integrated Design Special Focus on Energy Performance Guide is available at the Division office locations including 1090 E. Watertower St., Meridian, Idaho 83642, and 1250 Ironwood Dr., Ste. 220, Coeur d'Alene, Idaho 83814. A building commissioned under the prescriptive approaches defined by any of the above-named national organizations is deemed to have completed the Fundamental Commissioning process. (3-29-10)

03. Commissioning Agents. The Division has compiled and made available for public examination a list of all known third party building commissioning agents in Idaho and its contiguous states. The Division has ensured that all such commissioning agents appearing on this list have been certified by the Building Commissioning Association (BCA) or other similar certifying entity. (3-29-10)

04. Annual Optimization Review. (3-29-10)

a. A public school building which qualifies for the school building replacement value calculation pursuant to Section 33-356(5)(a), Idaho Code, shall undergo an annual optimization review each year following the first year of operations that the involved school district seeks to qualify such building for the building replacement value calculation. (3-29-10)

b. The systems within a building required to undergo annual optimization review, as well as any relevant measuring criteria for such systems, shall be formulated by the third party commissioning agent that performs the initial fundamental commissioning. The school district shall be provided with a written report from the commissioning agent identifying the systems which will be subject to the annual optimization review along with any other requirements. (3-29-10)

c. The report required above in Paragraph 038.03.b. of these rules shall include, but is not limited to, at least the following: (3-29-10)

i. Verification that the heating, ventilation, and air conditioning (HVAC) controls, dampers, valves, sensors and other equipment used to control the system are functioning as they were at the commissioning of the building. (3-29-10)

ii. Verification that the lighting controls are functioning as they were at the commissioning of the building. (3-29-10)

iii. The requirement that any changes made to any of the controls contained on the agent's list after the initial commissioning be re-set back to the commissioned settings unless it can be demonstrated that the new settings result in greater energy efficiency. (3-29-10)

d. The annual optimization review shall be performed by persons qualified to make the required determinations and adjustments. (3-29-10)

e. The school district shall submit to the Division written verification indicating that the systems

identified by the commissioning agent, including those identified in this Section are functioning as they were at the initial commissioning. Such written verification shall also identify the persons performing the optimization and their qualifications. (3-29-10)

05. Commissioning Anniversary Date. The date upon which the commissioning agent provides the school district with the required written report described in Paragraph 038.03.b. of these rules shall be the commissioning anniversary date for purposes of this Section. If a school district seeks to qualify a building for the building replacement value calculation, the annual optimization review shall be performed within thirty (30) days of the annual commissioning anniversary date following the first year the building is in operation. The written verification required by Paragraph 038.03.e. of these rules shall be received by the Division not later than sixty (60) days after the annual commissioning anniversary date. (3-29-10)

06. Fundamental Building Commissioning Requirements. (3-29-10)

a. School districts seeking to qualify a building for the building replacement value calculation shall engage a building commissioning agent. (3-29-10)

b. The commissioning agent must document the owner's requirements for each commissioned system in the facility. All HVAC and controls systems, duct work and piping, renewable and alternative technologies, lighting controls and day lighting, waste heat recovery, and any other advanced technologies incorporated in the building must be commissioned. Building envelope systems must also be verified. The owner's requirements for these systems may include efficiency targets and other performance criteria such as temperature and lighting levels that will define the performance criteria for the functional performance testing that occurs prior to acceptance. (3-29-10)

c. The commissioning agent shall include commissioning requirements in the project construction documents. This includes the scope of commissioning for the project, the systems to be commissioned, and the various requirements related to schedule, submittal reviews, testing, training, O & M manuals, and warranty reviews. (3-29-10)

d. The commissioning agent shall develop and utilize a commissioning plan. This plan must include an overview of the commissioning process for the project, a list of commissioned systems, primary commissioning participants and their roles, a communication and management plan, an outline of the scope of commissioning tasks, a list of work products, a schedule, and a description of any commissioning testing activities. (3-29-10)

e. The commissioning agent must submit a report to the owner once the commissioning plan has been executed. (3-29-10)

039. -- 999. (RESERVED)

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Attachment C:
Public Comment
none to date



City of Ketchum

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

December 15, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Recommendation to Accept the Audited FY 13-14 Financial Statements

Introduction/History

The City has contracted with Dennis R. Brown, CPA for auditing services for the Fiscal Years ending September 30, 2012, September 30, 2013 and September 30, 2014.

The fee for auditing services are:

\$7,400 for FY 2012

\$7,600 for FY 2013

\$7,800 for FY 2014

Current Report

Dennis Brown has completed the audit for FY 13-14 and will be presenting it to the City Council for adoption.

In FY 09-10 the Street Maintenance Fund was separated out of the General Fund for budgeting purposes. In FY 10-11 the Fire & Rescue Fund, Ambulance Service Fund and Parks & Recreation Fund were also separated out of the General Fund for budgeting purposes. The Financial Statements have combined the General Fund, Street Maintenance Fund, Fire & Rescue Fund, Ambulance Service Fund and Parks & Recreation Fund, since they do not qualify as Special Funds.

The Audit combines the Ending Fund Balance of the General Fund, Street Maintenance Fund, Fire and Rescue Fund, Ambulance Fund, and Parks & Recreation Fund for FY 13-14 for a total of \$2,414,713.

(See Page 16 of Financial Statements)

Financial Requirement/Impact

The cost for auditing services for the FY 13-14 is \$7,800.

Recommendation

I respectfully recommend the City Council accept the Audited FY 13-14 Financial Statements.

Recommended Motion

"I move to accept the Audited FY 13-14 Financial Statements."

Sincerely,

Sandra E. Cady, CMC
City Treasurer/Clerk



828 Blue Lakes Boulevard North • P.O. Box 2367 • Twin Falls, Idaho 83303 • (208) 733-1161 • Fax: (208) 733-6100

November 11, 2014

To the Honorable Mayor and City Council
City of Ketchum, Idaho
Ketchum, Idaho

I have audited the financial statements of the City of Ketchum Idaho for the year ended September 30, 2014, and have issued my report thereon dated November 11, 2014. Professional standards require that I provide you with the following information related to my audit.

My Responsibility under U.S. Generally Accepted Auditing Standards

As stated in my engagement letter dated June 19, 2012, my responsibility, as described by professional standards, is to express an opinion about whether the financial statements prepared by management with your oversight are fairly presented in all material respects, in conformity with U.S. generally accepted accounting principles. My audit of the financial statements does not relieve you or management of your responsibilities.

Planned Scope and timing of the Audit

I performed the audit according to the planned scope and timing previously communicated to you in our meeting about planning matters.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of my engagement letter, I will advise management about the appropriateness of accounting policies and their application. The significant accounting policies used by the City of Ketchum are described in Note 1 to the financial statements. I noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. There are no significant transactions that have been recognized in the financial statements in a different period than when the transaction occurred.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The only estimate affecting the financial statements was estimated useful lives of property and equipment.

I evaluated the key factors and assumptions used to develop the useful lives of property and equipment in determining that it is reasonable in relation to the financial statements taken as a whole.

The disclosures in the financial statements are neutral, consistent, and clear.

Continued—

Difficulties Encountered in Performing the Audit

I encountered no significant difficulties in dealing with management in performing and completing my audit.

Corrected and Uncorrected Misstatement

Professional standards require me to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Some misstatements were discovered during the audit. I proposed adjusting journal entries to management in order to correct the misstatements. Management has reviewed and approved all of those adjusting entries.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to my satisfaction, that could be significant to the financial statements or the auditor's report. I am pleased to report that no such disagreements arose during the course of my audit.

Management Representations

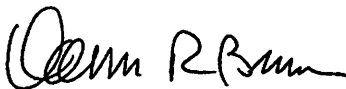
I have requested certain representations from management that are included in the management representation letter dated November 11, 2014.

Other Audit Findings or Issues

I noted no findings or issues that are required to be disclosed during my audit.

I generally discuss a variety of other matters, including the application of accounting principles and auditing standards with management each year prior to retention as the City's auditor. However, these discussions occurred in the normal course of my professional relationship and my responses were not a condition to my retention.

This information is intended solely for the use of the Mayor, City Council and management of the City of Ketchum, Idaho and is not intended to be and should not be used by anyone other than these specified parties.



DENNIS R BROWN
Certified Public Accountant

CITY OF KETCHUM, IDAHO

Financial Statements

Year Ended September 30, 2014

CITY OF KETCHUM, IDAHO
Financial Statements
For the year ended September 30, 2014

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828 Blue Lakes Boulevard North • P.O. Box 2367 • Twin Falls, Idaho 83303 • (208) 733-1161 • Fax: (208) 733-6100

Independent Auditor's Report

November 11, 2014

To the Honorable Mayor and City Council
City of Ketchum, Idaho

Report on the Financial Statements

I have audited the accompanying financial statements of the government activities, the business-type activities, and the discretely presented component unit of the City of Ketchum, Idaho (City), as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

My responsibility is to express opinions on these financial statements based on my audit. I conducted my audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, I express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinions.

Opinions

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and the discretely presented component unit of the City of Ketchum, Idaho as of September 30, 2014, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis (MD&A) and budgetary comparison information on pages 3-11 and 32-40 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. I have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

Other Information

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Ketchum, Idaho's basic financial statements. The accompanying other supplementary information on page 41-45 is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The other supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the other supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Governmental Auditing Standards

In accordance with *Government Auditing Standards*, I have also issued my report dated November 11, 2014, on my consideration of the City's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City's internal control over financial reporting and compliance.



DENNIS R BROWN
Certified Public Accountant
Twin Falls, Idaho



CITY OF KETCHUM, IDAHO

Management's Discussion and Analysis

November 11, 2014

The City of Ketchum, Idaho's general purpose external financial statements are presented in this report. The components of the general purpose external financial statements include:

- Management's Discussion and Analysis (MD&A)
- Basic Financial Statements
- Other Required Supplementary Information (RSI).

FINANCIAL HIGHLIGHTS

- The total of all fund assets of the City of Ketchum exceeded liabilities at the close of the most recent fiscal year by \$ 21,254,558. Of that amount, \$ 3,515,717 (unrestricted net position) may be used to meet future obligations and programs.
- The Local Option Tax (LOT) receipts increased \$113,239 from the previous year. This Special Revenue Fund received an amount of, \$ 1,887,617.
- Governmental Fund Revenues were \$ 10,222,180 and expenditures were \$ 10,020,891.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City of Ketchum's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide Financial Statements

Government-wide financial statements provide both long-term and short-term information about the City's overall financial condition. Changes in the City's financial position may be measured over time by increases and decreases in the Statement of Net Position. Information on how the City's net position changed during the fiscal year is presented in the Statement of Activities.

Fund Financial Statements

Fund financial statements focus on individual parts of the City, reporting the City's operations in more detail than the government-wide financial statements. Fund financial statements include the statements for governmental and proprietary funds. Financial statements for the City's component unit are also presented.

City of Ketchum, Idaho
MANAGEMENT DISCUSSION AND ANALYSIS

Continued...

Table 1: Major Features of the Basic Financial Statements			
	Government-wide Financial Statements	Fund Financial Statements	
		<i>Governmental Funds</i>	<i>Proprietary Funds</i>
Scope	Entire City government and the City's component unit.	Activities of the City that are not proprietary.	Activities of the City that are operated similar to private businesses
Required financial statements	* Statement of net position * Statement of activities	* Balance sheet * Statement of revenues, expenditures, and changes in fund balances	* Statement of net position * Statement of revenues, expenses, and changes in net position * Statement of cash flows
Accounting basis and measurement focus	Accrual accounting and economic resources focus	Modified accrual accounting and current financial resources focus	Accrual accounting and economic resources focus
Type of asset/liability information	All assets and liabilities, both financial and capital, and short-term and long-term	Only assets expected to be used up and liabilities that come due during the year or soon thereafter; no capital assets	All assets and liabilities, both financial and capital, and short-term and long-term
Type of inflow/outflow information	All revenues and expenses during the year, regardless of when cash is received or paid	* Revenues for which cash is received during or soon after the end of the year * Expenditures when goods or services have been received and payment is due during the year or soon thereafter	All revenues and expenses during the year, regardless of when cash is received or paid

Notes to the Financial Statements

Notes to the financial statements provide additional information that is essential to the full understanding of the data provided in the government-wide and fund financial statements.

Refer to Note 1 of the financial statements for more detailed information on the elements of the financial statements. Table 1 above summarizes the major features of the basic financial statements.

CONDENSED FINANCIAL INFORMATION

Condensed Statement of Net Position

The largest component (\$ 16,977,565) of the City's net position reflects its investment in capital assets (e.g. land, infrastructure, buildings, equipment, and others), less any related debt outstanding that was needed to acquire or construct the assets. The City uses these capital assets to provide services to the citizens and businesses in the City; consequently, this net position amount is not eligible for future spending. Restricted net position totals \$ 761,276. Restricted net position represents resources that are subject to external restrictions, constitutional provisions, debt service requirements, or enabling

City of Ketchum, Idaho
MANAGEMENT DISCUSSION AND ANALYSIS

Continued...

legislation on how they can be used. The remaining portion of net position is unrestricted, which can be used to finance government operations.

Table 2 below presents the City's condensed statement of net position as of September 30, 2014, derived from the government-wide Statement of Net Position.

Table 2: Condensed Statement of Net Position As of September 30, 2014				
	Governmental Activities	Business- type Activities	Total Primary Government	Component Unit - Urban Renewal Agency
Current and other assets	\$ 3,156,145	\$ 1,358,616	\$ 4,514,761	\$ 1,616,699
Capital assets	11,695,330	13,388,235	25,083,565	6,458,913
Total Assets	14,851,475	14,746,851	29,598,326	8,075,612
Current Liabilities	112,297	358,871	471,168	240,678
Long-term liabilities	928,955	733,645	1,662,600	6,150,000
Total Liabilities	1,041,252	1,092,516	2,133,768	6,390,678
Net assets:			0	
Invested in capital assets			0	
net of related debt	10,809,330	6,168,235	16,977,565	213,913
Restricted	102,091	659,185	761,276	1,471,021
Unrestricted	2,898,802	616,915	3,515,717	
Total Net Position	\$ 13,810,223	\$ 7,444,335	\$ 21,254,558	\$ 1,684,934

Condensed Statement of Activities

Table 3 below presents the City's condensed statement of activities for the fiscal year ended September 30, 2014 as derived from the government-wide Statement of Activities. Over time, increases and decreases in net position measure whether the City's financial position is improving or deteriorating. During the fiscal year, the net position of the governmental activities increased by \$ 576,012 or 4.17% percent, the net position of the business-type activities increased by \$ 197,674 or 2.655%, and the net position of the City's Component Unit (Urban Renewal Agency) increased by \$ 173,336 or 10.287%.

City of Ketchum, Idaho
MANAGEMENT DISCUSSION AND ANALYSIS

Continued...

Table 3: Condensed Statement of Activities
As of September 30, 2014

	Governmental Activities	Business- type Activities	Total Primary Government	Component Unit Urban Renewal Agency
Revenue:				
Program revenues				
Charges for services	\$ 1,756,056	\$ 3,700,328	\$ 5,456,384	\$
Capital grants /contributions	380,222		380,222	
Total program revenues	2,136,278	3,700,328	5,836,606	0
General revenues				
Taxes	5,492,232		5,492,232	756,661
Franchise, licenses, permits	1,242,679		1,242,679	
State shared revenues	1,280,141		1,280,141	
Interest	9,097	8,764	17,861	763
Other revenues	61,753		61,753	81,241
Total general revenues	8,085,902	8,764	8,094,666	838,665
Total revenues	10,222,180	3,709,092	13,931,272	838,665
Program expenses:				
General government	2,723,523		2,723,523	
Public safety	3,668,477		3,668,477	
Streets	1,319,436		1,319,436	
Parks and recreation	1,126,856		1,126,856	
Transportation	550,000		550,000	
Affordable Housing	7,000		7,000	347,577
Unallocated Depreciaton	209,223		209,223	
Wastewater		1,858,967	1,858,967	
Water		1,326,418	1,326,418	
Interest, long-term debt	41,653	326,033	367,686	317,752
Total program expenses	9,646,168	3,511,418	13,157,586	665,329
Change in net position	576,012	197,674	773,686	173,336
Beginning net position	13,234,211	7,246,661	20,480,872	1,511,598
Ending net position	\$ 13,810,223	\$ 7,444,335	\$ 21,254,558	\$ 1,684,934

City of Ketchum, Idaho
MANAGEMENT DISCUSSION AND ANALYSIS

Continued...

Program Expenses and Revenues for Governmental Activities

Table 4 below presents program expenses and revenues for governmental activities. Overall, program revenues were not sufficient to cover program expenses for governmental activities. The net program expenses of these governmental activities were therefore supported by general revenues, mainly taxes.

Table 4: Program Expenses and Revenues for Government Activities For the Fiscal Year Ended September 30, 2014			
	<u>Program Expenses</u>	<u>Program Revenues</u>	<u>Net Expense (Revenues) (a)</u>
General government	\$ 2,723,523	\$ 118,678	\$ (2,604,845)
Public safety	3,668,477	1,438,640	(2,229,837)
Streets	1,319,436		(1,319,436)
Parks and Recreation	1,126,856	198,738	(928,118)
Transportation	550,000		(550,000)
Affordable Housing	7,000		(7,000)
Interest on long-term debt	41,653		(41,653)
Unallocated depreciation	209,223		(209,223)
Totals	\$ <u>9,646,168</u>	\$ <u>1,756,056</u>	\$ <u>(7,890,112)</u>
(a) Net Program Expenses are mainly supported by taxes.			

Program Expenses and Revenues for Business-type Activities

Table 5 below presents program expenses and revenues for business-type activities. Program revenues generated from business-type activities were sufficient to cover program expenses.

Table 5: Program Expenses and Revenues for Business-type Activities For the Fiscal Year Ended September 30, 2014			
<u>City Programs</u>	<u>Program Expenses</u>	<u>Program Revenues</u>	<u>Net Program Expenses (Revenues)</u>
Wastewater	\$ 1,858,967	\$ 2,032,800	\$ 173,833
Water	1,326,418	1,667,528	341,110
Interest on long-term debt	326,033		(326,033)
Totals	\$ <u>3,511,418</u>	\$ <u>3,700,328</u>	\$ <u>188,910</u>

City of Ketchum, Idaho
MANAGEMENT DISCUSSION AND ANALYSIS

Continued...

The City of Ketchum, Idaho adopts an annual budget. A budgetary comparison statement of Governmental Funds is provided below. In total, any negative variances in expenditures are insignificant.

**Table 6: Analysis of Significant Budget Variances
for Government Activities
For the Fiscal Year Ended September 30, 2014**

	Original and Final Budget	Actual	Variances
Revenues:			
Taxes (including penalties/interest)	\$ 5,813,976	\$ 5,508,812	\$ (305,164)
Franchises, licenses, permits	882,260	1,242,679	360,419
State of Idaho	1,342,120	1,280,141	(61,979)
Fees, Charges for Services	1,770,341	1,756,056	(14,285)
Other	490,351	434,492	(55,859)
Totals	<u>10,299,048</u>	<u>10,222,180</u>	<u>(76,868)</u>
Expenditures:			
General Government	3,201,085	2,888,446	312,639
Public Safety	3,721,524	3,668,477	53,047
Streets	1,533,754	1,410,182	123,572
Capital Outlay	150,000	148,355	1,645
Parks and Recreation	1,290,211	1,198,477	91,734
Transportation	550,000	550,000	0
Affordable Housing	7,000	7,000	0
Debt Service	149,954	149,954	0
Totals	<u>10,603,528</u>	<u>10,020,891</u>	<u>582,637</u>
Excess (Deficiency)	\$ <u>(304,480)</u>	\$ <u>201,289</u>	\$ <u>505,769</u>

BUDGET VARIANCES IN THE GENERAL FUND

The changes made to the budget format have moved the City into compliance with the budget standards developed by the Government Finance Officers of America (GFOA). An analysis of budget variances this year shows that more assets were budgeted for expenditure than were expended during the current operating cycle.

City of Ketchum, Idaho
MANAGEMENT DISCUSSION AND ANALYSIS

Continued...

Table 7: Comparison of Statement of Net Position
As of September 30, 2014 and 2013

	<u>2014</u>	<u>2013</u>	<u>Percentage Change</u>
Current Assets	\$ 4,514,761	\$ 3,957,236	14.0887%
Capital Assets	<u>25,083,565</u>	<u>25,481,379</u>	-1.5612%
Total Assets	<u>29,598,326</u>	<u>29,438,615</u>	0.5425%
Current Liabilities	471,168	453,783	3.8311%
Long Term Liabilities	<u>1,662,600</u>	<u>8,503,960</u>	-80.4491%
Total Liabilities	<u>2,133,768</u>	<u>8,957,743</u>	-76.1796%
Net Position:			
Invested in Capital Assets net of related debt	16,977,565	16,962,379	0.0895%
Restricted	761,276	871,156	-12.6131%
Unrestricted	<u>3,515,717</u>	<u>2,647,337</u>	32.8020%
Total Net Position	\$ <u>21,254,558</u>	\$ <u>20,480,872</u>	<u>3.7776%</u>

OVERALL ANALYSIS

Financial highlights for the City as a whole during the fiscal year ended September 30, 2014 show the assets of the City exceeded its liabilities (net position) at the close to the fiscal year by \$21,254,558 (for governmental activities \$13,810,223, for the business-type activities \$7,444,335). Additionally, the City's total net position increased during the year by \$ 773,686. The net position of the governmental activities increased by \$ 576,012, while the net position of the business-type activities increased by \$ 197,674.

City of Ketchum, Idaho
MANAGEMENT DISCUSSION AND ANALYSIS

Continued...

**Table 8: Changes in Fixed Assets
for All Funds
For the Fiscal Year Ended September 30, 2014**

	Beginning Balance	Additions	Deletions	Ending Balance
Land and Infrastructure	\$ 5,382,573			\$ 5,382,573
Buildings and Improvements	30,555,339	196,966		30,752,305
Vehicles and Equipment	7,874,123	131,746		8,005,869
Construction in Progress	268,050	71,621		339,671
Totals	<u>44,080,085</u>	<u>400,333</u>	<u>0</u>	<u>44,480,418</u>
Accumulated Depreciation	<u>(18,598,706)</u>	<u>(798,147)</u>		<u>(19,396,853)</u>
Net Book Value	\$ <u>25,481,379</u>			\$ <u>25,083,565</u>

CAPITAL ASSET AND LONG-TERM, ACTIVITY

Capital Asset Activity

At September 30, 2014, the City reported \$11,695,330 in capital assets for governmental activities and \$13,388,235 in capital assets for business-type activities.

Long-term Debt Activity

See Note 4 of the financial statements for information on the City's long-term debt.

FUNDS ANALYSIS

Funds that experienced significant changes during the year are as follows:

Governmental funds

As of the close of the fiscal year, the City's governmental funds reported a combined ending fund balance of \$2,984,659. The fund balance increased \$ 201,289 during the fiscal year. The increase is the result of \$10,222,180 of revenues reduced by \$ 10,020,891 of expenditures. The increase in fund balance follows a fund balance decrease of \$522,314 in FY2013, and results from budgeted expenditures for general government activities not being expended in the current period. The City's managements and Council continue to expend resources under approved budgets and strive to strengthen the City's financial position during uncertain economic times. This ongoing accomplishment is due to the commitment and determination of the City Council and staff to make prudent financial decisions while also seeking to preserve levels of service to the community by continually pursuing and implementing cost savings and efficiencies in operations.

Table 9 below presents an analysis of the fund balances in the Governmental Funds and Enterprise Funds.

City of Ketchum, Idaho
MANAGEMENT DISCUSSION AND ANALYSIS

Continued...

**Table 9: Analysis of Fund Balances
for All Funds
For the Fiscal Year Ended September 30, 2014**

	<u>Investment in Capital Assets</u>	<u>Restricted or Assigned</u>	<u>Unassigned</u>	<u>Total Balance</u>
General Fund	\$		\$ 2,414,713	\$ 2,414,713
City Sales Tax Fund		217,426		217,426
GO Bond Debt Fund		1,126		1,126
Capital Improvement Fund		114,248		114,248
In-Lieu Housing Fund		12,947		12,947
Wagon Days Fund		36,322		36,322
Police Trust Fund		102,091		102,091
Community Development Trust Fund				0
Park Trust Fund		85,782		85,782
Water	646,990	369,663	158,775	1,175,428
Wastewater	5,521,245	289,522	458,140	6,268,907

REQUESTS FOR INFORMATION

Requests for information regarding City finances should be directed to:

Sandra Cady, CMC
City Treasurer/ Clerk
City of Ketchum, Idaho
P.O. Box 2315
Ketchum, Idaho, 83340
Telephone: (208) 726-3841

ACKNOWLEDGMENTS

A special thanks to City Treasurer/Clerk, Sandra Cady and her staff, Patricia Bennett, Katie Carnduff, and Kathleen Schwartzenberger, for working so hard to operate the financial department of the City. Also, appreciation is expressed to the Mayor, City Council and all the Department Directors for their cooperation and assistance throughout the year in matters pertaining to the financial affairs of the City.

Respectfully submitted,

Suzanne Frick
CITY ADMINISTRATOR

CITY OF KETCHUM, IDAHO
Statement of Net Position
at September 30, 2014

	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total Primary Government</u>	<u>Component Unit Urban Renewal Agency</u>
<u>ASSETS</u>				
Cash and Deposits	\$ 2,507,529	\$ 637,184	\$ 3,144,713	\$ 843,913
Accounts Receivable & Prepaid Expenses		35,239	35,239	
Taxes Receivable	201,581		201,581	9,122
Due From Other Governments	344,944	27,008	371,952	
Restricted Cash	102,091	659,185	761,276	549,717
Other Assets			0	213,947
Totals	<u>3,156,145</u>	<u>1,358,616</u>	<u>4,514,761</u>	<u>1,616,699</u>
Capital Assets:				
Land	4,347,889	15,380	4,363,269	4,494,746
Construction in Progress	303,628	36,043	339,671	
Infrastructure	1,019,304		1,019,304	
Buildings and Improvements	6,984,133	23,642,172	30,626,305	2,141,099
Equipment and Vehicles	7,269,200	731,669	8,000,869	
Accumulated Deprecation	(8,228,824)	(11,037,029)	(19,265,853)	(176,932)
Total Capital Assets	<u>11,695,330</u>	<u>13,388,235</u>	<u>25,083,565</u>	<u>6,458,913</u>
Total Assets	<u>14,851,475</u>	<u>14,746,851</u>	<u>29,598,326</u>	<u>8,075,612</u>
<u>LIABILITIES</u>				
Accounts and Interest Payable	297	38,871	39,168	145,678
Due To Other Funds				
Long-term Liabilities:				
Portion due or payable within one year:				
Bonds Payable	112,000	320,000	432,000	95,000
Portion due or payable after one year:				
Bonds Payable	774,000	6,900,000	7,674,000	6,150,000
Compensated Absences	154,955	43,645	198,600	
Total Liabilities	<u>1,041,252</u>	<u>7,302,516</u>	<u>8,343,768</u>	<u>6,390,678</u>
<u>NET POSITION</u>				
Invested in Capital Assets - net of related debt	10,809,330	6,168,235	16,977,565	213,913
Restricted For:				
Debt Service		659,185	659,185	549,717
Other Purposes	102,091		102,091	921,304
Unrestricted	<u>2,898,802</u>	<u>616,915</u>	<u>3,515,717</u>	<u>0</u>
Total Net Position	<u>\$ 13,810,223</u>	<u>\$ 7,444,335</u>	<u>\$ 21,254,558</u>	<u>\$ 1,684,934</u>

The accompanying notes are a part of these financial statements.

CITY OF KETCHUM, IDAHO
Statement of Activities
For the Year Ended September 30, 2014

Activities:	Expenses	Program Revenues		Net (Expense) Revenues and Changes in Net Assets			Component Unit - Urban Renewal Agency
		Fees, Fines, and Charges for Services	Capital Grants and Contributions	Governmental Activities	Business Type Activities	Total	
Governmental:							
General Government	\$ 2,723,523	\$ 118,678	\$ 26,984	\$ (2,577,861)		\$ (2,577,861)	
Public Protection:							
Public Safety	3,668,477	1,438,640	232,204	(1,997,633)		(1,997,633)	
Streets	1,319,436			(1,319,436)		(1,319,436)	
Parks and Recreation	1,126,856	198,738	121,034	(807,084)		(807,084)	
Transportation	550,000			(550,000)		(550,000)	
Affordable Housing	7,000			(7,000)		(7,000)	
Interest - on long-term debt	41,653			(41,653)		(41,653)	
Unallocated Depreciation	209,223			(209,223)		(209,223)	
Total Governmental Activities	<u>9,646,168</u>	<u>1,756,056</u>	<u>380,222</u>	<u>(7,509,890)</u>		<u>(7,509,890)</u>	
Business Type:							
Water	1,326,418	1,667,528			\$ 341,110	341,110	
Wastewater	1,858,967	2,032,800			173,833	173,833	
Interest - on long-term debt	326,033				(326,033)	(326,033)	\$ (317,752)
Total Business-type Activities	<u>3,511,418</u>	<u>3,700,328</u>	<u>0</u>		<u>188,910</u>	<u>188,910</u>	
Total City of Ketchum, Idaho	<u>\$ 13,157,586</u>	<u>\$ 5,456,384</u>	<u>\$ 380,222</u>	<u>(7,509,890)</u>	<u>188,910</u>	<u>(7,320,980)</u>	
Component Units:							
Urban Renewal Agency	<u>\$ 347,577</u>						<u>(347,577)</u>
Total							<u>(665,329)</u>
General Revenues:							
Property taxes				3,604,615		3,604,615	756,661
Local Option sales taxes				1,887,617		1,887,617	
Franchises, licenses, permits				1,242,679		1,242,679	
State of Idaho revenue sharing				831,579		831,579	
State of Idaho sales tax				78,333		78,333	
State of Idaho liquor receipts				281,542		281,542	
State highway user collections				88,687		88,687	
Penalty and interest on property taxes				16,580		16,580	3,512
County court fines				27,009		27,009	
Earnings on investments				9,097	8,764	17,861	763
Miscellaneous				18,164		18,164	77,729
Gain on Sale of Assets						0	
Total general revenues and transfers				<u>8,085,902</u>	<u>8,764</u>	<u>8,094,666</u>	<u>838,665</u>
Changes in net position				576,012	197,674	773,686	173,336
Net Position - Beginning				<u>13,234,211</u>	<u>7,246,661</u>	<u>20,480,872</u>	<u>1,511,598</u>
Net Position - Ending				<u>\$ 13,810,223</u>	<u>\$ 7,444,335</u>	<u>\$ 21,254,558</u>	<u>\$ 1,684,934</u>

The accompanying notes are a part of these financial statements.

CITY OF KETCHUM, IDAHO
Balance Sheet
Governmental Funds
for the year ended September 30, 2014

	<u>General Fund</u>	<u>City Sales Tax Fund</u>	<u>GO Bond Debt Fund</u>	<u>Underground Improvement Fund</u>
ASSETS:				
Cash and Cash Deposits	\$ 2,047,814	\$ 69,819	\$ 1,126	\$ 114,248
Taxes Receivable	53,971	147,610		
Due From Other Governments	<u>313,225</u>			
Total Assets	<u>\$ 2,415,010</u>	<u>\$ 217,429</u>	<u>\$ 1,126</u>	<u>\$ 114,248</u>
LIABILITIES:				
Accounts Payable	\$ 297	\$	\$	\$
Funds Held in Trust				
Due To Other Funds				
Total Liabilities	<u>297</u>	<u>0</u>	<u>0</u>	<u>0</u>
FUND BALANCE:				
Non-spendable				
Restricted				
Committed				
Assigned		217,429	1,126	114,248
Unassigned	<u>2,414,713</u>			
Total Fund Balance	<u>2,414,713</u>	<u>217,429</u>	<u>1,126</u>	<u>114,248</u>
Total Liabilities and Fund Balance	<u>\$ 2,415,010</u>	<u>\$ 217,429</u>	<u>\$ 1,126</u>	<u>\$ 114,248</u>

Amounts reported for governmental activities in the Statement of Net Position (page 12)
are different because:

Governmental fund capital assets are not financial resources and therefore are not reported in the funds.
The cost of assets is \$ 19,924,154 and the accumulated depreciation is \$ 8,228,824

Long-term liabilities, including bonds and compensated absences
are not payable in the current period and therefore are not reported in the governmental funds

Net Assets of Governmental Funds

The accompanying notes are a part of these financial statements.

<u>In-Lieu Housing Fund</u>	<u>Wagon Days Fund</u>	<u>Police & Fire Trust Fund</u>	<u>Community Development Trust Fund</u>	<u>Park Trust Fund</u>	<u>Total Governmental Funds</u>
\$ 12,947	\$ 36,322	\$ 70,372	\$ 171,190	\$ 85,782	\$ 2,609,620
		31,719			201,581
					344,944
<u>\$ 12,947</u>	<u>\$ 36,322</u>	<u>\$ 102,091</u>	<u>\$ 171,190</u>	<u>\$ 85,782</u>	<u>\$ 3,156,145</u>
\$	\$	\$	\$	\$	\$
			171,191		297
					171,191
					0
<u>0</u>	<u>0</u>	<u>0</u>	<u>171,191</u>	<u>0</u>	<u>171,488</u>
		102,091			0
12,947	36,322			85,782	102,091
					0
<u>12,947</u>	<u>36,322</u>	<u>102,091</u>	<u>0</u>	<u>85,782</u>	<u>467,854</u>
<u>\$ 12,947</u>	<u>\$ 36,322</u>	<u>\$ 102,091</u>	<u>\$ 171,191</u>	<u>\$ 85,782</u>	<u>2,414,713</u>
					\$ 2,984,658
					11,695,330
					(869,765)
					<u>\$ 13,810,223</u>

The accompanying notes are a part of these financial statements.

CITY OF KETCHUM, IDAHO
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
for the year ended September 30, 2014

	<u>General Fund</u>	<u>City Sales Tax Fund</u>	<u>GO Bond Debt Fund</u>	<u>Underground Improvement Fund</u>
REVENUE:				
Property taxes	\$ 3,604,615	\$	\$	\$
Local Option sales taxes		1,887,617		
Franchises, licenses, permits	947,098	29,850		265,731
State of Idaho shared revenue	831,579			
State of Idaho sales tax	78,333			
State of Idaho liquor receipts	281,542			
State highway user collections	88,687			
Penalty and interest on property taxes	16,580			
County court fines	27,009			
Fees and charges for services	1,643,023			
Grants and contributions	236,004			
Earnings on investments	8,679	18	2	132
Miscellaneous	17,836	328		
Total Revenue	<u>7,780,985</u>	<u>1,917,813</u>	<u>2</u>	<u>265,863</u>
EXPENDITURES:				
General Government	1,835,938	802,781	500	
Public Safety	3,419,543	243,934		
Streets	1,410,182			
Capital outlay				148,355
Parks and Recreation	1,099,863			
Transportation		550,000		
Affordable Housing				
Debt Service			149,954	
Total Expenditures	<u>7,765,526</u>	<u>1,596,715</u>	<u>150,454</u>	<u>148,355</u>
EXCESS REVENUE (EXPENDITURES)	15,459	321,098	(150,452)	117,508
OTHER FINANCING SOURCES (USES):				
Operating transfers from other funds	362,287	160,499	150,000	
Operating transfers (to) other funds	<u>(364,754)</u>	<u>(393,032)</u>		
NET CHANGE IN FUND BALANCES	12,992	88,565	(452)	117,508
FUND BALANCE - BEGINNING	<u>2,401,721</u>	<u>128,865</u>	<u>1,578</u>	<u>(3,260)</u>
FUND BALANCE - ENDING	\$ <u><u>2,414,713</u></u>	\$ <u><u>217,430</u></u>	\$ <u><u>1,126</u></u>	\$ <u><u>114,248</u></u>

The accompanying notes are a part of these financial statements.

<u>In-Lieu Housing Fund</u>	<u>Wagon Days Fund</u>	<u>Police/Fire Trust Fund</u>	<u>Community Development Trust Fund</u>	<u>Park Trust Fund</u>	<u>Total Governmental Funds</u>
\$	\$	\$	\$	\$	\$
					3,604,615
					1,887,617
					1,242,679
					831,579
					78,333
					281,542
					88,687
					16,580
					27,009
12,571	12,621		87,841		1,756,056
	23,184			121,034	380,222
12	42	118	4	90	9,097
					18,164
<u>12,583</u>	<u>35,847</u>	<u>118</u>	<u>87,845</u>	<u>121,124</u>	<u>10,222,180</u>
	109,465		139,762		2,888,446
		5,000			3,668,477
					1,410,182
					148,355
				98,614	1,198,477
					550,000
7,000					7,000
					149,954
<u>7,000</u>	<u>109,465</u>	<u>5,000</u>	<u>139,762</u>	<u>98,614</u>	<u>10,020,891</u>
5,583	(73,618)	(4,882)	(51,917)	22,510	201,289
	85,000				757,786
					(757,786)
<u>5,583</u>	<u>11,382</u>	<u>(4,882)</u>	<u>(51,917)</u>	<u>22,510</u>	<u>201,289</u>
<u>7,364</u>	<u>24,940</u>	<u>106,973</u>	<u>51,917</u>	<u>63,272</u>	<u>2,783,370</u>
\$ <u>12,947</u>	\$ <u>36,322</u>	\$ <u>102,091</u>	\$ <u>0</u>	\$ <u>85,782</u>	\$ <u>2,984,659</u>

The accompanying notes are a part of these financial statements.

CITY OF KETCHUM, IDAHO
Reconciliation of the Statement of Revenues,
Expenditures, and Changes in Fund Balances of Governmental Funds
To the Statement of Activities
for the year ended September 30, 2014

Net Change in Fund Balance - Total Governmental Funds (Page 17)	\$ 201,289
Governmental funds report capital outlays as current year expenditures. In the Statement of Activities the cost of these assets is allocated over their estimated useful lives as depreciation expense. This is the amount of current capital outlay for new fixed assets.	
This is the amount of current year depreciation.	(209,223)
This is the amount of new Governmental Fund assets.	351,168
This is the amount of disposed of Governmental Fund assets.	
Long term liabilities are not recorded in the Governmental funds.	
This is the amount of payments on General Obligation Bonds Payable	108,000
Liability for personal leave days are not recorded in Governmental funds.	
This is the decrease in compensated leave during the year.	<u>124,778</u>
Change in Net Assets of Governmental Activities (Page 13)	<u>\$ 576,012</u>

The accompanying notes are a part of these financial statements.

CITY OF KETCHUM, IDAHO
Statement of Net Position
Proprietary Funds
at September 30, 2014

	<u>Water</u>	<u>Wastewater</u>	<u>Totals</u>
Assets:			
Current Assets:			
Cash and Deposits	\$ 173,995	\$ 463,189	\$ 637,184
Accts receivable - customers	15,632	19,607	35,239
Accts receivable - other govts.	<u>27,008</u>	<u>27,008</u>	<u>27,008</u>
	189,627	509,804	699,431
Restricted Current Assets:			
Cash and Deposits	<u>369,663</u>	<u>289,522</u>	<u>659,185</u>
Total Current Assets	<u>559,290</u>	<u>799,326</u>	<u>1,358,616</u>
Capital Assets:			
Plant and equipment	11,562,034	12,863,231	24,425,265
Accumulated depreciation	<u>(6,120,044)</u>	<u>(4,916,986)</u>	<u>(11,037,030)</u>
Net Plant and equipment	<u>5,441,990</u>	<u>7,946,245</u>	<u>13,388,235</u>
Total Assets	<u>6,001,280</u>	<u>8,745,571</u>	<u>14,746,851</u>
Liabilities:			
Current Liabilities:			
Accounts and Interest Payable	18,318	20,553	38,871
Current portion long-term debt	<u>140,000</u>	<u>180,000</u>	<u>320,000</u>
Total current liabilities	<u>158,318</u>	<u>200,553</u>	<u>358,871</u>
Noncurrent Liabilities:			
Bonds Payable	4,655,000	2,245,000	6,900,000
Compensated Absences Payable	<u>12,534</u>	<u>31,111</u>	<u>43,645</u>
Total noncurrent liabilities	<u>4,667,534</u>	<u>2,276,111</u>	<u>6,943,645</u>
Total Liabilities	<u>4,825,852</u>	<u>2,476,664</u>	<u>7,302,516</u>
Net Position:			
Investment in capital assets net of related debt	646,990	5,521,245	6,168,235
Restricted	369,663	289,522	659,185
Unrestricted	<u>158,775</u>	<u>458,140</u>	<u>616,915</u>
Total Net Position	<u>\$ 1,175,428</u>	<u>\$ 6,268,907</u>	<u>\$ 7,444,335</u>

The accompanying notes are a part of these financial statements.

CITY OF KETCHUM, IDAHO
Statement of Revenues, Expenditures, and Changes in Net Position
Proprietary Funds
for the year ended September 30, 2014

	<u>Water</u>	<u>Wastewater</u>	<u>Totals</u>
Operating Revenues:			
Charges for services	\$ 1,643,417	\$ 2,031,697	\$ 3,675,114
Hookups and connections	14,615		14,615
Reimbursements and Misc.	<u>9,496</u>	<u>1,103</u>	<u>10,599</u>
Total Operating Revenue	<u>1,667,528</u>	<u>2,032,800</u>	<u>3,700,328</u>
Operating Expenses:			
Salaries and benefits	561,065	964,098	1,525,163
Administrative and supplies	453,316	617,982	1,071,298
Depreciation	<u>312,037</u>	<u>276,887</u>	<u>588,924</u>
Total Operating Expenses	<u>1,326,418</u>	<u>1,858,967</u>	<u>3,185,385</u>
Operating Income	<u>341,110</u>	<u>173,833</u>	<u>514,943</u>
Nonoperating Revenues (Expenses):			
Interest Income	4,356	4,408	8,764
Interest Expense	(221,675)	(104,358)	(326,033)
Gain (Loss) on asset disposal			0
Other			
Total Nonoperating	<u>(217,319)</u>	<u>(99,950)</u>	<u>(317,269)</u>
Income before transfers	<u>123,791</u>	<u>73,883</u>	<u>197,674</u>
Transfers in			
Transfers out			
Net Income	123,791	73,883	197,674
Total Net Position - Beginning	<u>1,051,637</u>	<u>6,195,024</u>	<u>7,246,661</u>
Total Net Position - Ending	<u>\$ 1,175,428</u>	<u>\$ 6,268,907</u>	<u>\$ 7,444,335</u>

The accompanying notes are a part of these financial statements.

CITY OF KETCHUM, IDAHO
Statement of Cash Flows
Proprietary Funds
for the year ended September 30, 2014

	Water Fund	Wastewater Fund	Total
Cash Flows From Operating Activities:			
Receipts from customers	\$ 1,654,701	\$ 2,004,199	\$ 3,658,900
Payments to suppliers	(452,952)	(617,981)	(1,070,933)
Payments to employees	(583,078)	(999,055)	(1,582,133)
Payments from (to) other funds			
Other receipts	9,496	1,103	10,599
Net cash provided (used) by operations	<u>628,167</u>	<u>388,266</u>	<u>1,016,433</u>
Cash Flows From Capital and Related Financing Activities:			
Purchase and construction of capital assets	(100,071)	(137,895)	(237,966)
Principal paid on capital debt	(135,000)	(170,000)	(305,000)
Interest paid on capital debt	<u>(222,241)</u>	<u>(105,742)</u>	<u>(327,983)</u>
Net cash provided (used) by capital and related financing activities	<u>(457,312)</u>	<u>(413,637)</u>	<u>(870,949)</u>
Cash Flows From Investing Activities:			
Interest Income	<u>4,356</u>	<u>4,408</u>	<u>8,764</u>
Net Increase (Decrease) in Cash and Deposits	175,211	(20,963)	154,248
Balances - Beginning of the year	<u>368,447</u>	<u>773,674</u>	<u>1,142,121</u>
Balances - Ending of the year	<u><u>\$ 543,658</u></u>	<u><u>\$ 752,711</u></u>	<u><u>\$ 1,296,369</u></u>
Displayed as:			
Pooled Cash and Investments	173,995	463,189	637,184
Restricted Assets	<u>369,663</u>	<u>289,522</u>	<u>659,185</u>
Balances - Ending of the year	<u><u>\$ 543,658</u></u>	<u><u>\$ 752,711</u></u>	<u><u>\$ 1,296,369</u></u>
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:			
Operating Income (Loss)	341,110	173,833	514,943
Adjustments to reconcile operating income to net cash provided (used) by operating activities:			
Depreciation expense	312,037	276,887	588,924
Changes in assets and liabilities:			
Receivables, net	(3,331)	(27,498)	(30,829)
Accounts and other payables	<u>(21,649)</u>	<u>(34,956)</u>	<u>(56,605)</u>
Net Cash Provided (Used) by Operating Activities	<u><u>\$ 628,167</u></u>	<u><u>\$ 388,266</u></u>	<u><u>\$ 1,016,433</u></u>

The accompanying notes are a part of these financial statements.

CITY OF KETCHUM, IDAHO
Notes to the Financial Statements
September 30, 2014

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Ketchum, Idaho became an incorporated city under the laws of the State of Idaho on October 16, 1961. The accounting policies of the City of Ketchum, Idaho conform to generally accepted accounting principles as applicable to governmental units. The financial statements of the City of Ketchum, Idaho have been prepared in conformity with the generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The City also applies Financial Accounting Standards Board (FASB) statements and interpretations issued on or before November 30, 1989, to its governmental and business-type activities (enterprise funds) provided they do not conflict with or contradict GASB pronouncements. The following is a summary of the more significant policies:

(A) Basis of Presentation – Basis of Accounting

Basis of Presentation:

For this reporting period, the City has conformed its financial statement model to *Governmental Auditing Standards Board (GASB) Statement No. 34*. This model presents the financial statements as follows:

Government-wide Statements: The statement of net assets and the statement of activities display information about the primary government (the City). These statements distinguish between the *governmental* and *business-type activities* of the City. Governmental activities generally are financed through taxes, intergovernmental revenues, and other nonexchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The statement of activities presents a comparison between direct expenses and program revenues for the different business-type activities of the City and for each function of the City's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Indirect expense allocations that have been made in the funds have been reversed for the statement of activities. Program revenues include (a) fees, fines, and charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

Fund Financial Statements: The fund financial statements provide information about the City's funds. Separate statements for each fund category—*governmental* and *proprietary*—are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column.

Proprietary fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Nonoperating revenues, such as subsidies and investment earnings, result from nonexchange transactions or ancillary activities.

The City reports the following governmental funds:

General Fund. This is the City's operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

CITY OF KETCHUM, IDAHO
Notes to the Financial Statements
September 30, 2014

-Continued

The City reports the following enterprise funds:

Water and Wastewater Fund. This fund accounts for the operation, maintenance, and development of the City's water and waste-water facilities.

Discretely Presented Component Unit

The Component unit column in the financial statements includes the financial data of the City's only discretely presented component unit, the Ketchum Urban Renewal Agency. It is reported in a separate column to emphasize that it is separate from the City's operations. Complete financial statements of the Ketchum Urban Renewal Agency can be requested.

Measurement Focus, Basis of Accounting

Government-wide and Proprietary Fund Financial Statements. The government-wide and proprietary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Nonexchange transactions, in which the City gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, entitlements, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants, entitlements, and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Governmental Fund Financial Statements. Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The City considers all revenues reported in the governmental funds to be available if the revenues are collected within sixty days after year-end. Property taxes, sales taxes, franchise taxes, licenses, and interest are considered to be susceptible to accrual. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under capital leases are reported as other financing sources.

Budgets and Budgetary Accounting. The City adheres to City budget requirements in Title 50, Chapter 10 of the Idaho Code. The provisions of this chapter include the following procedures to establish budgetary data which is reflected in these financial statements:

- A. Prior to certifying the tax levy to the County Commissioners, and prior to passing the annual appropriation ordinance, a public meeting shall be held to adopt a budget by a favorable vote of a majority of the members of the council.
- B. Budgets for all funds are adopted on a basis consistent with generally accepted accounting principles. Uncommitted appropriations lapse at year end.
- C. There are no provisions in Title 50, Chapter 10 for budget augmentations.

Entity Classifications.

- A. City-Wide Financial Statements – The City reports net position in three categories – invested in capital assets, restricted and unrestricted.

CITY OF KETCHUM, IDAHO
Notes to the Financial Statements
September 30, 2014

-continued

- B. Fund Financial Statements – The City has adopted GASB Statement No. 54 “Fund Balance Reporting and Governmental Fund Type Definitions” (GASB 54) which defines how fund balances of the governmental funds are presented in the financial statements. There are five classifications of fund balances as presented below:

Non-spendable – These funds are not available for expenditures based on legal or contractual requirements. In this category, one would see inventory, long-term receivables, unless proceeds are restricted, committed, or assigned and legally or contractually required to be maintained intact (corpus or a permanent fund).

Restricted – These funds are governed by externally enforceable restrictions. In this category, one would see restricted purpose grant funds, debt service or capital projects.

Committed – Fund balances in this category are limited by the governments’ highest level of decision making. Any changes of designation must be done in the same manner that it was implemented and should occur prior to end of the fiscal year, though the exact amount may be determined subsequently.

Assigned – These funds are intended to be used for specific purposes, intent is expressed by governing body or an official delegated by the governing body.

Unassigned – This classification is the default for all funds that do not fit into the other categories. This, however, should not be a negative number for the general fund. If it is, the assigned fund balance must be adjusted.

Order of Use of Fund Balance – The City’s policy is to apply expenditures against non-spendable fund balance, restricted fund balance, committed fund balance, assigned fund balance and unassigned fund balance at the end of the fiscal year. For all funds, non-spendable fund balances are determined first and then restricted fund balances for specific purposes are determined.

Allocation of Indirect Expenses. The City allocates indirect expense, primarily comprised of central governmental services, to operating functions and programs benefiting from those services. Central services include overall City management, centralized budgetary formulation and oversight, accounting, financial reporting, payroll, procurement contracting and oversight, investing and cash management, personnel services, and other central administrative services. Allocations are charged to programs based on use of central services determined by various allocation methodologies. As a matter of policy, certain functions that use significant central services are not charged for the use of these services. These functions or programs include police, fire, and certain divisions with public services and parks.

(B) Assets, Liabilities, and Equity

Deposits and Investments

The cash balances of substantially all funds are pooled and invested by the State of Idaho Treasurer’s Office for the purpose of increasing earnings through investment activities. The pool’s investments are reported at fair value at September 30 of each year based on market prices. The individual funds’ portions of the pool’s fair value are presented as “Cash and Deposits”. Earnings on the pooled funds are apportioned and paid or credited to the funds monthly based on the average daily balance of each participating fund.

CITY OF KETCHUM, IDAHO
Notes to the Financial Statements
September 30, 2014

-Continued

Cash and Deposits

The City considers cash and deposits in proprietary funds to be cash on hand. In addition, because the State Treasury Pool is sufficiently liquid to permit withdrawal of cash at any time without prior notice or penalty, equity in the pool is also deemed to be a deposit.

Receivables and Payable

All trade and property tax receivables are shown net of an allowance for uncollectibles.

Property Tax Calendar

Property taxes are levied each November based on the assessed value of property as listed on the previous September tax rolls. Assessed values are an approximation of market value. The Blaine County Assessor establishes assessed values. Property tax payments are due in one-half installments in December and June. Property taxes become a lien on the property when it is levied.

Capital Assets

Purchased or constructed capital assets used in operations with an initial useful life that extends beyond one year are capitalized. Infrastructure assets such as roads and bridges are also capitalized. They are reported net of accumulated depreciation on the Statement of Net Assets. The City capitalizes assets in excess of \$5,000.

Under the requirements of *GASB Statement No. 34*, the City is considered a Phase 3 government, as its total annual revenues are less than \$10 million. Such governments are not required to report major general infrastructure assets retroactively. Accordingly, the City has determined not to retroactively report this type of capital asset.

Capital assets are recorded at their historical cost and are depreciated using the straight-line method of depreciation over the following estimated useful lives:

<u>Asset Class</u>	<u>Estimated Useful Lives</u>
Infrastructure	30
Buildings	50
Building Improvements	20
Vehicles	5-15
Office and Other Equipment	3-15
Computer Equipment	3-15

Compensated Absences

The liability for compensated absences reported in the government-wide and proprietary fund statements consists of unpaid, accumulated annual vacation and sick leave balances. The liability has been calculated using the vesting method, in which leave amounts for both employees who currently are eligible to receive termination payments and other employees who are expected to become eligible in the future to receive such payments upon termination are included.

CITY OF KETCHUM, IDAHO
Notes to the Financial Statements
September 30, 2014

-Continued

NOTE 2 – CASH AND DEPOSITS

Deposits: Custodial credit risk, in the case of deposits, is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The City has no deposit policy for custodial credit risk. At year end, none of the City's bank balances were exposed to custodial credit risk because it was insured by the FDIC.

Investments: Custodial credit risk, in the case of investments, is the risk that in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At year end, the City held the following investments:

Investment Type

Idaho State Local Government Investment Pool \$ 4,266,042

These investments are unrated external investment pools sponsored by the Idaho State Treasurer's Office. They are classified as "Investments in an External Investment Pool" and are exempt from custodial credit risk and concentration of credit risk reporting. Interest rate risk is summarized as follows: Asset-backed securities are reported using weighted average life to more accurately reflect the projected term of the security, considering interest rates and repayment factors.

The elected Idaho State Treasurer, following Idaho Code, Section 67-2328, is authorized to sponsor an investment pool in which the City voluntarily participates. The Pool is not registered with the Securities and Exchange Commission or any other regulatory body - oversight is with the State Treasurer, and Idaho Code defines allowable investments. All investments are entirely insured or collateralized with securities held by the Pool or by its agent in the Pool's name. And the fair value of the City's position in the external investment pool is the same as the value of the pool shares.

Credit Risk: The City's policy is to comply with Idaho State statutes which authorize the City to invest in obligations of the United States, obligations of the State or any taxing district in the State, obligations issued by the Farm Credit System, obligations of public corporations of the State of Idaho, repurchase agreements, tax anticipation notes of the State or taxing district in the State, time deposits, savings deposits, revenue bonds of institutions of higher education, and the State Treasurer's Pool.

Interest rate risk and concentration of credit risk: The City has no policy regarding these two investment risk categories.

The City maintains a cash and investment pool that is available for use by all funds. Each fund type's portion of this pool is presented on the combined balance sheet as "Cash and Deposits".

Cash and Deposits are comprised of the following at the financial statement date:

Cash on Hand	\$ 20
Deposits with financial institutions:	
Demand deposits	(360,092)
State of Idaho Investment Pool	<u>4,266,042</u>
Total	<u>\$ 3,905,970</u>

CITY OF KETCHUM, IDAHO
Notes to the Financial Statements
September 30, 2014

-Continued

NOTE 3 – CAPITAL ASSETS

Capital asset activity for the current year ended was as follows:

	<u>Beginning Balances</u>		<u>Increases</u>		<u>Decreases</u>		<u>Ending Balances</u>
Governmental Activities:							
<i>Capital Assets not being depreciated:</i>							
Land	\$ 4,347,889	\$		\$		\$	4,347,889
Construction in Progress	<u>232,007</u>		<u>71,621</u>				<u>303,628</u>
Total	<u>4,579,896</u>		<u>71,621</u>		<u>0</u>		<u>4,651,517</u>
 <i>Capital Assets being depreciated:</i>							
Buildings & Improvements	7,110,133				126,000		6,984,133
Infrastructure	1,019,304						1,019,304
Vehicles and Equipment	<u>7,183,454</u>		<u>90,746</u>		<u>5,000</u>		<u>7,269,200</u>
Total	15,312,891		90,746		131,000		15,272,637
Less: Accumulated Depreciation:	<u>8,150,601</u>		<u>209,223</u>		<u>131,000</u>		<u>8,228,824</u>
Total Net Depreciated Assets	<u>7,162,290</u>		<u>(118,477)</u>		<u>0</u>		<u>7,043,813</u>
 Governmental capital assets, net	 \$ <u>11,742,186</u>	\$	 <u>(46,856)</u>	\$	 <u>0</u>	\$	 <u>11,695,330</u>
 Business-type activities:							
<i>Capital Assets not being depreciated:</i>							
Land	\$ 15,380	\$		\$		\$	15,380
Construction in Progress	<u>36,043</u>						<u>36,043</u>
Total	<u>51,423</u>		<u>0</u>		<u>0</u>		<u>51,423</u>
 <i>Capital Assets being depreciated:</i>							
Buildings & Improvements	23,445,206		196,966				23,642,172
Vehicles and Equipment	<u>690,669</u>		<u>41,000</u>				<u>731,669</u>
Total	24,135,875		237,966		0		24,373,841
Less: Accumulated Depreciation	<u>10,448,105</u>		<u>588,924</u>				<u>11,037,029</u>
Total Net Depreciated Assets	<u>13,687,770</u>		<u>(350,958)</u>		<u>0</u>		<u>13,336,812</u>
 Business-type capital assets, net	 \$ <u>13,739,193</u>	\$	 <u>(350,958)</u>	\$	 <u>0</u>	\$	 <u>13,388,235</u>

CITY OF KETCHUM, IDAHO
Notes to the Financial Statements
September 30, 2014

– Continued

NOTE 4 - BONDS PAYABLE

In July of 1998, the City sold \$ 3,405,000 of Water Revenue Bonds, Series 1998. The proceeds of this issue were used to construct a new water storage facility for the City. The bonds are to be retired by user fees generated in the City's enterprise fund.

In 2006 the outstanding bonds were defeased by placing proceeds of a new bond issue, Water Revenue Refunding Bonds Series 2006B for \$ 3,030,000, in an irrevocable trust to provide for all future debt payments on the old bonds. Accordingly, the trust accounts and the defeased bonds are not included in the financial statements.

In December of 2004, the City sold \$ 1,990,000 of Sewer Revenue Bonds, Series 2004. The proceeds of this issue were and are being used to make improvements to the City's waste water system. The bonds are to be retired by user fees generated in the City's enterprise fund.

In May of 2006, the City sold \$ 1,730,000 of Sewer Revenue Bonds, Series 2006A. The proceeds of this issue were and are being used to make improvements to the City's waste water system. The bonds are to be retired by user fees generated in the City's enterprise fund.

Also, in May of 2006, the City sold \$ 2,780,000 of Water Revenue Bonds, Series 2006A. The proceeds of this issue were and are being used to make improvements to the City's water system. The bonds are to be retired by user fees generated in the City's enterprise fund.

In June of 2007, the City sold \$1,550,000 of General Obligation Bonds, Series June 5, 2007. The proceeds of this issue were and are being used for capital equipment acquisitions.

The following is a list of the interest and principal payments through the end of the bond issues:

	<u>Water Refunding Bonds 2006B</u>		<u>Sewer Revenue Bonds 2004</u>	
<u>FY</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>
2015	\$ 95,165	\$ 125,000	\$ 47,184	\$ 95,000
2016	88,165	130,000	43,770	100,000
2017	82,415	135,000	40,144	100,000
2018	77,015	145,000	36,353	105,000
2019	70,925	145,000	32,348	110,000
2020-2027	<u>315,877</u>	<u>1,440,000</u>	<u>95,510</u>	<u>755,000</u>
Total	\$ <u>729,562</u>	\$ <u>2,120,000</u>	\$ <u>295,309</u>	\$ <u>1,265,000</u>

CITY OF KETCHUM, IDAHO
Notes to the Financial Statements
September 30, 2014

Bonds Payable – Continued

	<u>Sewer Revenue Bonds 2006A</u>		<u>Water Revenue Bonds 2006A</u>	
<u>FY</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>
2015	\$ 51,345	\$ 85,000	\$ 120,327	\$ 15,000
2016	47,095	85,000	119,578	20,000
2017	42,845	90,000	118,577	20,000
2018	39,245	95,000	117,778	20,000
2019	35,255	100,000	116,937	25,000
2020-2035	<u>114,880</u>	<u>705,000</u>	<u>1,400,151</u>	<u>2,575,000</u>
Total	\$ <u>330,665</u>	\$ <u>1,160,000</u>	\$ <u>1,993,348</u>	\$ <u>2,675,000</u>

General Obligation Bonds Series June 5, 2007

<u>FY</u>	<u>Interest</u>	<u>Principal</u>
2015	\$ 37,644	\$ 112,000
2016	33,131	116,000
2017	28,397	121,000
2018	23,400	126,000
2019	18,007	131,000
2018-2021	<u>18,671</u>	<u>280,000</u>
Total	\$ <u>159,250</u>	\$ <u>886,000</u>

NOTE 5 – MISCELLANEOUS REVENUES, GOVERNMENTAL FUND TYPES

The miscellaneous revenues section of the combined statement of revenues and expenditures includes the following amounts:

	<u>General</u>
Rents	\$ 17,707
Miscellaneous	<u>457</u>
Total	\$ <u>18,164</u>

CITY OF KETCHUM, IDAHO
Notes to the Financial Statements
September 30, 2014

-Continued

NOTE 6 – LITIGATION

The City, at the financial statement date, is involved in a personal injury action as defendant. The issue is currently pending before District Court. Potential loss to the City is not determinable at the balance sheet date.

NOTE 7 – RESTRICTED NET ASSETS

The ordinance authorizing the Enterprise Fund revenue bonds requires that the City establish certain restricted cash accounts to be used in the retirement of the bonds and improvements to the water and waste-water systems. In addition certain cash amounts are restricted for use in law enforcement, zoning ordinance enforcement, and for other restrictions imposed by the City Council in the general fund; and for debt retirement in the long-term debt group of accounts. The City's policy is to first apply unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net assets are available. These restricted amounts are as follows:

	<u>General Fund</u>	<u>Enterprise Funds</u>
Police Fire Trust Cash	\$ 102,091	
Water Revenue Bond Debt Service		\$ 369,663
Wastewater Bonds Debt Service	<u> </u>	<u>289,522</u>
Totals	<u>\$ 102,091</u>	<u>\$ 659,185</u>

NOTE 8 – RISK MANAGEMENT

The City is exposed to various risks of losses related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; injuries to the general public; and natural disasters. The City carries commercial insurance coverage for these risks to the extent deemed prudent by the City Council. The City is also protected by the Idaho Tort Claims Act, which limits exposure to tort claims against the City.

NOTE 9 – KETCHUM URBAN RENEWAL AGENCY

The component unit column in the combined financial statements includes the financial data of the Ketchum Urban Renewal Agency, the City's only discretely presented component unit. It is reported in a separate column to emphasize that it is legally separate from the City in accordance with State Urban Renewal law. The Agency has authority to construct public improvements including the acquisition of public right-of-way within the blighted area legally designated as the redevelopment district. The City appoints the governing board of the Agency. The Agency derives its funding from tax increment financing.

CITY OF KETCHUM, IDAHO
Notes to the Financial Statements
September 30, 2014

-Continued

NOTE 10 - PENSION PLAN

The Public Employee Retirement System of Idaho (PERSI) – The PERSI Base Plan, a cost sharing multiple-employer public retirement system, was created by the Idaho State Legislature. It is a defined benefit plan requiring that both the member and the employer contribute. The plan provides benefits based on members' years of service, age and compensation. In addition, benefits are provided for disability, death, and survivors of eligible members or beneficiaries. The authority to establish and amend benefit provisions is established in Idaho Code. Designed as a mandatory system for eligible state and school district employees, the legislation provided for other political subdivisions to participate by contractual agreement with PERSI.

After 5 years of credited service, members become fully vested in retirement benefits earned to date. Members are eligible for retirement benefits upon attainment of the ages specified for their employment classification. For each month of credited service, the annual service retirement allowance is 2.0% (2.3% police/firefighter) of the average monthly salary for the highest consecutive 42 months

PERSI issues publicly available stand alone financial reports that include audited financial statements and required supplementary information. These reports may be obtained from PERSI's website, www.persi.idaho.gov.

The actuarially determined contribution requirements of the City and its employees are established and may be amended by the PERSI Board of Trustees. For the current year, the required contribution rate as a percentage of covered payrolls for members was 6.79% for general members and 8.36% for police/firefighter members. The employer rate as a percentage of covered payroll was 11.32% for general members and 11.66% for police/firefighter members. The City contributions required and paid were \$ 532,690, \$ 495,629, and \$ 444,709 for the three years ended September 30, 2014, 2013, and 2012 respectively.

CITY OF KETCHUM, IDAHO
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual -- General Fund
for the year ended September 30, 2014

	<u>Actual Amounts</u>	<u>Original and Final Budget Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUE:			
Property taxes	\$ 3,604,615	\$ 3,597,141	\$ 7,474
Franchises, licenses, permits	947,098	603,260	343,838
State of Idaho shared revenue	831,579	845,000	(13,421)
State of Idaho sales tax	78,333	71,000	7,333
State of Idaho liquor receipts	281,542	290,000	(8,458)
State highway user collections	88,687	89,400	(713)
Penalty and interest on property taxes	16,580	20,720	(4,140)
County court fines	27,009	26,000	1,009
Fees, fines and charges for services	1,643,023	1,612,841	30,182
Grants and contributions	236,004	269,780	(33,776)
Earnings on investments	8,679	8,450	229
Miscellaneous	17,836	32,861	(15,025)
	<u>7,780,985</u>	<u>7,466,453</u>	<u>314,532</u>
Total Revenue			
EXPENDITURES:			
General Government	1,835,938	2,011,653	175,715
Public Safety	3,419,543	3,472,590	53,047
Streets	1,410,182	1,533,754	123,572
Capital outlay			
Parks and Recreation	1,099,863	1,120,951	21,088
Transportation			
Affordable Housing			
Debt Service			
	<u>7,765,526</u>	<u>8,138,948</u>	<u>373,422</u>
Total Expenditures			
EXCESS REVENUE (EXPENDITURES)	15,459	(672,495)	687,954
OTHER FINANCING SOURCES (USES):			
Operating transfers from other funds	362,287	308,032	(54,255)
Operating transfers (to) other funds	(364,754)	(150,000)	214,754
	<u>12,992</u>	<u>(514,463)</u>	<u>848,453</u>
NET CHANGE IN FUND BALANCES			
FUND BALANCE - BEGINNING	<u>2,401,721</u>	<u>2,401,721</u>	
FUND BALANCE - ENDING	<u>\$ 2,414,713</u>	<u>\$ 1,887,258</u>	

CITY OF KETCHUM, IDAHO
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual -- City Sales Tax Fund
for the year ended September 30, 2014

	<u>Actual Amounts</u>	<u>Original and Final Budget Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUE:			
Property taxes	\$	\$	\$
Local Option sales taxes	1,887,617	2,216,835	(329,218)
Franchises, licenses, permits	29,850	32,000	(2,150)
State of Idaho shared revenue			
State of Idaho sales tax			
State of Idaho liquor receipts			
State highway user collections			
Penalty and interest on property taxes			
County court fines			
Fees, fines and charges for services			
Grants and contributions			
Earnings on investments	18	0	18
Miscellaneous	328	0	328
	<u>1,917,813</u>	<u>2,248,835</u>	<u>(331,022)</u>
Total Revenue			
EXPENDITURES:			
General Government	802,781	884,432	81,651
Public Safety	243,934	243,934	0
Streets			
Capital outlay			
Parks and Recreation			
Transportation	550,000	550,000	0
Affordable Housing			
Debt Service			
	<u>1,596,715</u>	<u>1,678,366</u>	<u>81,651</u>
Total Expenditures			
EXCESS REVENUE (EXPENDITURES)	321,098	570,469	(249,371)
OTHER FINANCING SOURCES (USES):			
Operating transfers from other funds	160,499		(160,499)
Operating transfers (to) other funds	(393,032)	(393,032)	0
	<u>88,565</u>	<u>177,437</u>	<u>(409,870)</u>
NET CHANGE IN FUND BALANCES			
FUND BALANCE - BEGINNING	128,865	128,865	
	<u>217,430</u>	<u>306,302</u>	
FUND BALANCE - ENDING	\$	\$	

CITY OF KETCHUM, IDAHO
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual -- General Obligation Bond Debt Fund
for the year ended September 30, 2014

	<u>Actual Amounts</u>	<u>Original and Final Budget Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUE:			
Property taxes	\$	\$	\$
Local Option sales taxes			
Franchises, licenses, permits			
State of Idaho shared revenue			
State of Idaho sales tax			
State of Idaho liquor receipts			
State highway user collections			
Penalty and interest on property taxes			
County court fines			
Fees, fines and charges for services			
Grants and contributions			
Earnings on investments	2	0	2
Miscellaneous	<u> </u>	<u> </u>	<u> </u>
Total Revenue	<u>2</u>	<u>0</u>	<u>2</u>
EXPENDITURES:			
General Government	500	500	0
Public Safety			
Streets			
Capital outlay			
Parks and Recreation			
Transportation			
Affordable Housing			
Debt Service	<u>149,954</u>	<u>149,954</u>	<u>0</u>
Total Expenditures	<u>150,454</u>	<u>150,454</u>	<u>0</u>
EXCESS REVENUE (EXPENDITURES)	(150,452)	(150,454)	2
OTHER FINANCING SOURCES (USES):			
Operating transfers from other funds	150,000	150,000	0
Operating transfers (to) other funds	<u> </u>	<u> </u>	<u> </u>
NET CHANGE IN FUND BALANCES	(452)	(454)	2
FUND BALANCE - BEGINNING	<u>1,578</u>	<u>1,578</u>	
FUND BALANCE - ENDING	\$ <u><u>1,126</u></u>	\$ <u><u>1,124</u></u>	

CITY OF KETCHUM, IDAHO
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual -- Underground Improvement Fund
for the year ended September 30, 2014

	<u>Actual Amounts</u>	<u>Original and Final Budget Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUE:			
Property taxes	\$	\$	\$
Local Option sales taxes			
Franchises, licenses, permits	265,731	247,000	18,731
State of Idaho shared revenue			
State of Idaho sales tax			
State of Idaho liquor receipts			
State highway user collections			
Penalty and interest on property taxes			
County court fines			
Fees, fines and charges for services			
Grants and contributions			
Earnings on investments	132	0	132
Miscellaneous			
Total Revenue	<u>265,863</u>	<u>247,000</u>	<u>18,863</u>
EXPENDITURES:			
General Government	0	0	0
Public Safety			
Streets			
Capital outlay	148,355	150,000	1,645
Parks and Recreation			
Transportation			
Affordable Housing			
Debt Service			
Total Expenditures	<u>148,355</u>	<u>150,000</u>	<u>1,645</u>
EXCESS REVENUE (EXPENDITURES)	117,508	97,000	20,508
OTHER FINANCING SOURCES (USES):			
Operating transfers from other funds			0
Operating transfers (to) other funds			
NET CHANGE IN FUND BALANCES	117,508	97,000	20,508
FUND BALANCE - BEGINNING	<u>(3,260)</u>	<u>(3,260)</u>	
FUND BALANCE - ENDING	<u>\$ 114,248</u>	<u>\$ 93,740</u>	

CITY OF KETCHUM, IDAHO
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual -- In-Lieu Housing Fund
for the year ended September 30, 2014

	<u>Actual Amounts</u>	<u>Original and Final Budget Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUE:			
Property taxes	\$	\$	\$
Local Option sales taxes			
Franchises, licenses, permits			
State of Idaho shared revenue			
State of Idaho sales tax			
State of Idaho liquor receipts			
State highway user collections			
Penalty and interest on property taxes			
County court fines			
Fees, fines and charges for services	12,571		12,571
Grants and contributions			
Earnings on investments	12	0	12
Miscellaneous			
	<u> </u>	<u> </u>	<u> </u>
Total Revenue	<u>12,583</u>	<u>0</u>	<u>12,583</u>
EXPENDITURES:			
General Government			0
Public Safety			
Streets			
Capital outlay			
Parks and Recreation			
Transportation			
Affordable Housing	7,000	7,000	0
Debt Service			
	<u> </u>	<u> </u>	<u> </u>
Total Expenditures	<u>7,000</u>	<u>7,000</u>	<u>0</u>
 EXCESS REVENUE (EXPENDITURES)	 5,583	 (7,000)	 12,583
OTHER FINANCING SOURCES (USES):			
Operating transfers from other funds			
Operating transfers (to) other funds			
	<u> </u>	<u> </u>	<u> </u>
 NET CHANGE IN FUND BALANCES	 5,583	 (7,000)	 12,583
 FUND BALANCE - BEGINNING	 <u>7,364</u>	 <u>7,364</u>	
 FUND BALANCE - ENDING	 <u>\$ 12,947</u>	 <u>\$ 364</u>	

CITY OF KETCHUM, IDAHO
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual -- Wagon Days Fund
for the year ended September 30, 2014

	<u>Actual Amounts</u>	<u>Original and Final Budget Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUE:			
Property taxes	\$	\$	\$
Local Option sales taxes			
Franchises, licenses, permits			
State of Idaho shared revenue			
State of Idaho sales tax			
State of Idaho liquor receipts			
State highway user collections			
Penalty and interest on property taxes			
County court fines			
Fees, fines and charges for services	12,621	7,500	5,121
Grants and contributions	23,184	10,000	13,184
Earnings on investments	42	0	42
Miscellaneous			
	<u> </u>	<u> </u>	<u> </u>
Total Revenue	<u>35,847</u>	<u>17,500</u>	<u>18,347</u>
EXPENDITURES:			
General Government	109,465	109,500	35
Public Safety			
Streets			
Capital outlay			
Parks and Recreation			
Transportation			
Affordable Housing			
Debt Service			
	<u> </u>	<u> </u>	<u> </u>
Total Expenditures	<u>109,465</u>	<u>109,500</u>	<u>35</u>
EXCESS REVENUE (EXPENDITURES)	(73,618)	(92,000)	18,382
OTHER FINANCING SOURCES (USES):			
Operating transfers from other funds	85,000	85,000	0
Operating transfers (to) other funds			
	<u> </u>	<u> </u>	<u> </u>
NET CHANGE IN FUND BALANCES	11,382	(7,000)	18,382
FUND BALANCE - BEGINNING	<u>24,940</u>	<u>24,940</u>	
FUND BALANCE - ENDING	\$ <u><u>36,322</u></u>	\$ <u><u>17,940</u></u>	

CITY OF KETCHUM, IDAHO
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual -- Police and Fire Trust Funds
for the year ended September 30, 2014

	<u>Actual Amounts</u>	<u>Original and Final Budget Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUE:			
Property taxes	\$	\$	\$
Local Option sales taxes			
Franchises, licenses, permits			
State of Idaho shared revenue			
State of Idaho sales tax			
State of Idaho liquor receipts			
State highway user collections			
Penalty and interest on property taxes			
County court fines			
Fees, fines and charges for services			
Grants and contributions			
Earnings on investments	118	0	118
Miscellaneous	<u>0</u>	<u> </u>	<u>0</u>
Total Revenue	<u>118</u>	<u>0</u>	<u>118</u>
EXPENDITURES:			
General Government			
Public Safety	5,000	5,000	0
Streets			
Capital outlay			
Parks and Recreation			
Transportation			
Affordable Housing			
Debt Service			
Total Expenditures	<u>5,000</u>	<u>5,000</u>	<u>0</u>
EXCESS REVENUE (EXPENDITURES)	(4,882)	(5,000)	118
OTHER FINANCING SOURCES (USES):			
Operating transfers from other funds			
Operating transfers (to) other funds			
NET CHANGE IN FUND BALANCES	(4,882)	(5,000)	118
FUND BALANCE - BEGINNING	<u>106,973</u>	<u>106,973</u>	
FUND BALANCE - ENDING	<u>\$ 102,091</u>	<u>\$ 101,973</u>	

CITY OF KETCHUM, IDAHO
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual -- Community Development Trust Fund
for the year ended September 30, 2014

	<u>Actual Amounts</u>	<u>Original and Final Budget Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUE:			
Property taxes	\$	\$	\$
Local Option sales taxes			
Franchises, licenses, permits			
State of Idaho shared revenue			
State of Idaho sales tax			
State of Idaho liquor receipts			
State highway user collections			
Penalty and interest on property taxes			
County court fines			
Fees, fines and charges for services	87,841	150,000	(62,159)
Grants and contributions			
Earnings on investments	4	0	4
Miscellaneous			
	<u> </u>	<u> </u>	<u> </u>
Total Revenue	<u>87,845</u>	<u>150,000</u>	<u>(62,155)</u>
EXPENDITURES:			
General Government	139,762	195,000	55,238
Public Safety			
Streets			
Capital outlay			
Parks and Recreation			
Transportation			
Affordable Housing			
Debt Service			
	<u> </u>	<u> </u>	<u> </u>
Total Expenditures	<u>139,762</u>	<u>195,000</u>	<u>55,238</u>
 EXCESS REVENUE (EXPENDITURES)	 (51,917)	 (45,000)	 (6,917)
OTHER FINANCING SOURCES (USES):			
Operating transfers from other funds			
Operating transfers (to) other funds			
	<u> </u>	<u> </u>	<u> </u>
NET CHANGE IN FUND BALANCES	(51,917)	(45,000)	(6,917)
FUND BALANCE - BEGINNING	<u>51,917</u>	<u>51,917</u>	
FUND BALANCE - ENDING	<u>\$ 0</u>	<u>\$ 6,917</u>	

CITY OF KETCHUM, IDAHO
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual -- Park Trust Fund
for the year ended September 30, 2014

	<u>Actual Amounts</u>	<u>Original and Final Budget Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUE:			
Property taxes	\$	\$	\$
Local Option sales taxes			
Franchises, licenses, permits			
State of Idaho shared revenue			
State of Idaho sales tax			
State of Idaho liquor receipts			
State highway user collections			
Penalty and interest on property taxes			
County court fines			
Fees, fines and charges for services			
Grants and contributions	121,034	169,260	(48,226)
Earnings on investments	90	0	90
Miscellaneous			
	<u> </u>	<u> </u>	<u> </u>
Total Revenue	<u>121,124</u>	<u>169,260</u>	<u>(48,136)</u>
EXPENDITURES:			
General Government			
Public Safety			
Streets			
Capital outlay			
Parks and Recreation	98,614	169,260	70,646
Transportation			
Affordable Housing			
Debt Service			
	<u> </u>	<u> </u>	<u> </u>
Total Expenditures	<u>98,614</u>	<u>169,260</u>	<u>70,646</u>
 EXCESS REVENUE (EXPENDITURES)	 22,510	 0	 22,510
OTHER FINANCING SOURCES (USES):			
Operating transfers from other funds			
Operating transfers (to) other funds			
	<u> </u>	<u> </u>	<u> </u>
NET CHANGE IN FUND BALANCES	22,510	0	22,510
FUND BALANCE - BEGINNING	<u>63,272</u>	<u>63,272</u>	
FUND BALANCE - ENDING	\$ <u><u>85,782</u></u>	\$ <u><u>63,272</u></u>	

CITY OF KETCHUM, IDAHO
Bond-Future Principal and Interest Requirements
at September 30, 2014

	Annual Payment			
	<u>Interest Rate</u>	<u>Fiscal Year</u>	<u>Principal Payment</u>	<u>Interest Payment</u>
General Obligation Bond:				
\$1,550,000 General Obligation Bonds				
Series June 5, 2007				
3.72% - 4.43%				
	4.03%	2015	\$ 112,000	\$ 37,644
	4.08%	2016	116,000	33,131
	4.13%	2017	121,000	28,397
	4.28%	2018	126,000	23,400
	4.33%	2019	131,000	18,007
	4.38%	2020	137,000	12,336
	4.43%	2021	<u>143,000</u>	<u>6,335</u>
			<u>\$ 886,000</u>	<u>\$ 159,250</u>

The accompanying notes are a part of these financial statements.

CITY OF KETCHUM, IDAHO
Bond-Future Principal and Interest Requirements
at September 30, 2014

	Annual Payment			
	Interest Rate	Fiscal Year	Principal Payment	Interest Payment
Revenue Bond:				
Water Refunding Bond 2006B				
\$3,030,000, May 11, 2006				
4.00% - 5.00%				
	5.00%	2015	\$ 125,000	\$ 95,165
	5.00%	2016	130,000	88,915
	4.00%	2017	135,000	82,415
	4.20%	2018	145,000	77,015
	4.25%	2019	145,000	70,925
	4.25%	2020	150,000	64,763
	4.20%	2021	160,000	58,387
	4.25%	2022	165,000	51,667
	4.30%	2023	175,000	44,655
	4.30%	2024	185,000	37,130
	5.00%	2025	190,000	29,175
	5.00%	2026	200,000	19,675
	4.50%	2027	215,000	9,675
			<u>\$ 2,120,000</u>	<u>\$ 729,562</u>

The accompanying notes are a part of these financial statements.

CITY OF KETCHUM, IDAHO
Bond-Future Principal and Interest Requirements
at September 30, 2014

	Annual Payment			
	<u>Interest Rate</u>	<u>Fiscal Year</u>	<u>Principal Payment</u>	<u>Interest Payment</u>
Revenue Bond:				
Sewer Revenue Bonds 2004				
\$1,990,000, December 15, 2004				
2.50% - 4.15%				
	3.45%	2015	\$ 95,000	\$ 47,184
	3.55%	2016	100,000	43,770
	3.70%	2017	100,000	40,144
	3.70%	2018	105,000	36,353
	3.75%	2019	110,000	32,348
	3.80%	2020	115,000	28,100
	3.90%	2021	120,000	23,575
	4.00%	2022	125,000	18,735
	4.05%	2023	125,000	13,704
	4.12%	2024	130,000	8,491
	4.15%	2025	140,000	2,905
			<u>\$ 1,265,000</u>	<u>\$ 295,309</u>

The accompanying notes are a part of these financial statements.

CITY OF KETCHUM, IDAHO
Bond-Future Principal and Interest Requirements
at September 30, 2014

	Annual Payment			
	<u>Interest Rate</u>	<u>Fiscal Year</u>	<u>Principal Payment</u>	<u>Interest Payment</u>
Revenue Bond:				
Sewer Revenue Bonds 2006A				
\$1,730,000, May 11, 2006				
4.00% - 5.00%				
	5.00%	2015	\$ 85,000	\$ 51,345
	5.00%	2016	85,000	47,095
	4.00%	2017	90,000	42,845
	4.20%	2018	95,000	39,245
	4.25%	2019	100,000	35,255
	4.25%	2020	105,000	31,005
	4.20%	2021	110,000	26,542
	4.25%	2022	115,000	21,923
	4.30%	2023	120,000	17,035
	4.30%	2024	125,000	11,875
	5.00%	2025	<u>130,000</u>	<u>6,500</u>
			\$ <u><u>1,160,000</u></u>	\$ <u><u>330,665</u></u>

The accompanying notes are a part of these financial statements.

CITY OF KETCHUM, IDAHO
Bond-Future Principal and Interest Requirements
at September 30, 2014

	Annual Payment			
	<u>Interest Rate</u>	<u>Fiscal Year</u>	<u>Principal Payment</u>	<u>Interest Payment</u>
Revenue Bond:				
Water Revenue Bonds 2006A				
\$2,780,000, May 11, 2006				
4.00% - 5.00%				
	5.00%	2015	\$ 15,000	\$ 120,327
	5.00%	2016	20,000	119,578
	4.00%	2017	20,000	118,577
	4.20%	2018	20,000	117,778
	4.25%	2019	25,000	116,937
	4.25%	2020	25,000	115,875
	4.20%	2021	25,000	114,813
	4.25%	2022	25,000	113,763
	4.30%	2023	25,000	112,700
	4.30%	2024	25,000	111,625
	5.00%	2025	30,000	110,550
	5.00%	2026	30,000	109,050
	4.50%	2027	25,000	107,550
	4.50%	2028	250,000	106,425
	4.50%	2029	265,000	95,175
	4.50%	2030	275,000	83,250
	4.50%	2031	285,000	70,875
	4.50%	2032	300,000	58,050
	4.50%	2033	315,000	44,550
	4.50%	2034	330,000	30,375
	4.50%	2035	345,000	15,525
			<u>\$ 2,675,000</u>	<u>\$ 1,993,348</u>

The accompanying notes are a part of these financial statements.



828 Blue Lakes Boulevard North • P.O. Box 2367 • Twin Falls, Idaho 83303 • (208) 733-1161 • Fax: (208) 733-6100

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

November 11, 2014

To the Honorable Mayor and City Council
City of Ketchum, Idaho

I have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the City of Ketchum, Idaho (City), as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the City of Ketchum, Idaho's basic financial statements, and have issued my report thereon dated November 11, 2014.

Internal Control Over Financial Reporting

In planning and performing my audit of the financial statements, I considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing my opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Ketchum, Idaho's internal control. Accordingly, I do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

My consideration of the internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations during my audit I did not identify any deficiencies in internal control that I consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit and, accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of my testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DENNIS R. BROWN
Certified Public Accountant
Twin Falls, Idaho



City of Ketchum

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

December 15, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Recommendation To Approve Substitution of the December 24, 2014 City Holiday for December 26, 2014

Introduction/History

Currently Wednesday December 24, 2014 is a City Holiday and the day after Christmas, Friday, December 26, 2014 is not a holiday and employees must return to work. The approved holidays are identified in the Employee Handbook and Council approval is required to change the days.

Current Report

Employees have requested to exchange the December 24, 2014 holiday for December 26, 2014. So instead of closing City Hall on Wednesday and Thursday and reopening on Friday, City Hall would remain open Monday through Wednesday and be closed on Thursday and Friday.

This arrangement would be for 2014 only. We believe this change provides better access to the public and helps the employees.

Financial Requirement/Impact

There is no financial impact resulting from this recommendation.

Recommendation

Staff recommends the City Council approve the proposed holiday substitution.

Recommended Motion

I recommend approval of exchanging the Wednesday December 24, 2014 holiday for Friday December 26, 2014.

Sincerely,

Suzanne Frick
City Administrator



City of Ketchum

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

December 9, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Recommendation to Approve Joint Powers Agreement Amendment for Maintenance and Management of the Wood River Trail within Ketchum City Limits

Introduction/History

A Joint Powers Agreement between the city of Ketchum and the Blaine County Recreation District (BCRD) was approved by City Council in 1992. A subsequent Amendment to this agreement was approved in February 2013.

This staff report is prepared on behalf of public works director and city engineer, Robyn Mattison, who is away on maternity leave.

Current Report

Re-construction of the Wood River Trail (WRT) through Ketchum is scheduled to take place during the summer of 2015 and is funded by a Blaine County two-year temporary levy. In anticipation of the construction schedule, the Joint Powers Board made recommended additional amendment language regarding maintenance and management of the WRT to reflect contemporary standard practices.

According to the 1992 Joint Powers Agreement and the 2013 Amendment, both the Streets Division (Public Works Department) and the Parks Division (Parks & Recreation Department) have maintenance and management responsibilities for the WRT within city limits including:

- Seal coating and other asphalt repair items
- Directional painting and striping
- Noxious weed mitigation
- Vegetation maintenance and management

Financial Requirement/Impact

Maintenance and management requirements for the WRT are budgeted within the Public Works and Parks & Recreation Departments' annual budgets. These maintenance and management items are performed in partnership with the BCRD as outlined in the attached Amendment which was created during a meeting of the Joint Powers Board on November 19, 2014 and has received legal review and approval.

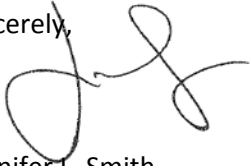
Recommendation

It is respectfully recommended that City Council approve for Mayor Jonas' signature the Joint Powers Agreement Amendment for maintenance and management of the Wood River Trail.

Recommended Motion

"I move to approve for Mayor Jonas' signature the Joint Powers Agreement Amendment for maintenance and management of the Wood River Trail within Ketchum city limits."

Sincerely,

A handwritten signature in black ink, appearing to be 'JL Smith', written over the word 'Sincerely,'.

Jennifer L. Smith
Director of Parks & Recreation

On behalf of:
Robyn Mattison
Public Works Director & City Engineer

**FIRST AMENDMENT TO
COOPERATIVE EXERCISE OF GOVERNMENTAL
POWERS AGREEMENT
CITY OF KETCHUM
BLAINE COUNTY**

PARTIES

THIS FIRST AMENDMENT is made and entered into this ____ day of December, 2014, by and between the CITY OF KETCHUM, a municipal corporation of the State of Idaho, hereafter called the “CITY”, and the BLAINE COUNTY RECREATION DISTRICT, a recreation district of the State of Idaho, hereafter called the “DISTRICT”.

PURPOSE

This First Amendment will modify the Cooperative Exercise of Governmental Powers Agreement, entered into on the 26th day of August, 1992, between the same parties. This First Amendment will provide for the reconstruction and rehabilitation of the Pathway within the city limits of Ketchum, Idaho as part of the District’s project to restore the entire Blaine County Wood River Trail multi-use path beginning the summer of 2014. The amendment will also provide for updated ongoing maintenance responsibilities to be discussed and agreed upon annually by the “Joint Board.”

AMENDMENTS

The parties agree that the agreement will be modified as follows:

In the “Recitals” section 1, add the following new sentence(s):

f) The District intends to resurface the Pathway and will procure financing via a two-year override levy in order to resurface the entire Blaine County Wood River Trail multi-use path.

g) An annual meeting of the Joint Board to discuss work/maintenance will occur prior to annual fiscal year budgeting.

In the “Management and Maintenance of Pathway” Section 5, the following shall be added as section 5.c.:

The District intends to reconstruct and rehabilitate the full length of the Wood River Trail multi use trail. The District shall bear all costs to prepare, reconstruct and rehabilitate the Pathway beginning the summer of 2015 within the city limits of Ketchum (approximately 3.2 miles) or as otherwise approved by the Joint Board. The District will be using funding from a two-year override levy to pay for such improvements. Reconstruction, preparation and associated requisite vegetation removal shall be accomplished pursuant to the standards of construction and

design provided in advance by the District's engineer and with full review and approval of the Joint Board and city staff.

Section 5, "Management and Maintenance of Pathway" shall be revised as follows:

Delete paragraph b.(1) from Section 5.

Enact a new paragraph as replacement b.(1) which shall provide:

(1) Provide labor, equipment and materials for the control of noxious weeds for the twelve foot (12) strip of land within the Pathway centered along the center line of the paved surface of the Pathway to maintain the same Pathway quality throughout Blaine County. Pending annual approval and agreement of the Joint Board at the annual Joint Board meeting, the District may also provide labor, equipment and materials for control of noxious weeds within the Pathway right-of-way and the right-of-way adjacent CITY streets unless, pending Joint Board approval, DISTRICT chooses to use alternative methods of weed control, for the entire Pathway right of way as it extends from the southern boundary of Ketchum city limits to the northern boundary of Ketchum city limits.

Enact a new paragraph b.(6) which shall provide:

(6) Pending annual approval and agreement of the Joint Board at the annual Joint Board meeting, the District may provide cost sharing of labor, equipment and materials for reconstruction, resurfacing, or seal coating of the existing Pathway surfaces to the standards of construction provided in advance by the District's engineer such as will maintain the same Pathway quality throughout Blaine County.

Enact a new paragraph b. (7) which shall provide:

(7) Pending annual approval and agreement of the Joint Board at the annual Joint Board meeting, the District may provide labor, equipment and materials for other winter and summer maintenance activities including ongoing select vegetation removal and winter grooming of the Wood River Trail along the north south corridor only within Ketchum city limits. The city reserves the right to discontinue grooming (e.g. clear snow from the path at the end of the winter grooming season).

Enact a new paragraph b.)8) which shall provide:

(8) Pending annual approval and agreement of the Joint Board at the annual Joint Board meeting, a vegetation maintenance and management plan will be enacted.

EXECUTION

IN WITNESS THEREOF, CITY and DISTRICT have executed this Addendum on the day and year provided herein.

ATTEST:

BLAINE COUNTY RECREATION DISTRICT

District Clerk

Chairman

ATTEST:

CITY OF KETCHUM

City Clerk

Mayor

(SEAL)

By regular/special meeting
on _____

**FIRST AMENDMENT TO
COOPERATIVE EXERCISE OF GOVERNMENTAL
POWERS AGREEMENT
CITY OF KETCHUM
BLAINE COUNTY**

PARTIES

THIS FIRST AMENDMENT is made and entered into this ____ day of February, 2013, by and between the CITY OF KETCHUM, a municipal corporation of the State of Idaho, hereafter called the “CITY”, and the BLAINE COUNTY RECREATION DISTRICT, a recreation district of the State of Idaho, hereafter called the “DISTRICT”.

PURPOSE

This First Amendment will modify the Cooperative Exercise of Governmental Powers Agreement, entered into on the 26th day of August, 1992, between the same parties. This First Amendment will provide for the reconstruction(?) of the Pathway as part of the District’s project to reconstruct(?) the entire Blaine County pathway system.

AMENDMENTS

The parties agree that the agreement will be modified as follows:

In the Recitals section, add the following new sentence:

f) The District intends to resurface the Pathway and intends to procure financing via a bond in order to resurface the entire Blaine County pathway system.

Section 4 shall be deleted and the following shall be provided as follows:

SECTION 4. RESURFACING OF THE EXISTING PATHWAY.

Provided the District can procure the necessary funding, the District intends to resurface the entirety of the Blaine County pathway system. The District shall bear all costs to resurface the Pathway in 2013 (approximately 23 miles) or as otherwise approved by the Joint Board. The District will be seeking a bond to pay for such improvements. The City is no way financially responsible for the resurfacing and/or maintenance of the Pathway except as provided herein. Resurfacing shall be accomplished pursuant to the standards of construction and design provided in advance by the District’s engineer.

Section 5, “Management and Maintenance of Pathway” shall be revised as follows:

**Delete paragraph a.(1) from Section 5.
Enact a new paragraph b.(6) which shall provide:**

(6) Provide labor, equipment and materials for the resurfacing of the existing Pathway surfaces to the standards of construction provided in advance by the District's engineer such as will maintain the same Pathway quality throughout Blaine County.

EXECUTION

IN WITNESS THEREOF, CITY and DISTRICT have executed this Addendum on the day and year provided herein.

ATTEST:

BLAINE COUNTY RECREATION DISTRICT

District Clerk

Chairman

ATTEST:

CITY OF KETCHUM

City Clerk

Mayor

(SEAL)

By regular/special meeting
on _____

COOPERATIVE EXERCISE OF GOVERNMENTAL POWERS AGREEMENT

THIS COOPERATIVE EXERCISE OF GOVERNMENTAL POWERS AGREEMENT ("Agreement"), is made and entered into this 26 day of August, 1992, by and between the CITY OF KETCHUM, a municipal corporation of the State of Idaho, hereinafter referred to as "CITY", and the BLAINE COUNTY RECREATION DISTRICT, a recreation district of the State of Idaho, hereinafter referred to as "DISTRICT".

1. RECITALS.

This Agreement is entered into in contemplation of the following facts and purposes:

a. The DISTRICT has designed and developed and is managing, operating and maintaining a non-motorized, recreational pathway system in Blaine County, Idaho.

b. The CITY has developed a non-motorized, recreational pathway system in the CITY.

c. The DISTRICT and the CITY desire to cooperate in the design, engineering and construction of a new, separated portion of the pathway system within the CITY extending (1) from Sun Valley Road and Spruce Street intersection to Third Avenue; (2) from Third Avenue to the former Union Pacific Railroad Right-Of-Way; and (3) from the former Union Pacific Railroad Right-Of-Way at the southerly CITY limits of Ketchum to Warm Springs Road, hereinafter collectively referred to as "New Pathway".

d. The DISTRICT and the CITY desire to cooperate in the management and maintenance of all those portions of the pathway within the CITY which are physically separated from CITY streets and not merely marked by striping along CITY streets, hereinafter referred to as "Existing Pathway", and, upon its completion, the New Pathway. The Existing Pathway and the New Pathway are hereinafter collectively referred to as "Pathway".

e. Based on the foregoing, pursuant to the provisions of Idaho Code §§ 67-2326 through 67-2333 authorizing the joint use and cooperation in the exercise of powers and the provision of services and facilities to best accomplish the parties' mutual goal of providing public citizens of Blaine County, and its incorporated cities, with a high quality and well maintained non-motorized, recreational pathway system, the parties agree as hereinafter provided.

2. TERM OF AGREEMENT.

This Agreement shall remain in full force and effect from the date of its execution by the CITY and the DISTRICT, pursuant to appropriate resolutions, until terminated by cessation of the DISTRICT's existence, or sale of all the DISTRICT's assets, or breach of this Agreement by the DISTRICT or the CITY without cure, or mutual agreement of the parties, which agreement shall also provide for the disposition of any property jointly acquired by the CITY and the DISTRICT during the term of this Agreement.

3. ADMINISTRATION OF AGREEMENT.

A Joint Board, consisting of the city administrator, one (1) member of the CITY Council, the executive director of the DISTRICT, and one (1) member of the DISTRICT's Board of Directors, shall be responsible for administering the performance of this Agreement. Should the Joint Board be in deadlock, the issue shall be resolved by the CITY Council and DISTRICT's Board of Directors with each body having an equal vote. Each year, during the term of this Agreement, the Joint Board shall establish a budget for the cooperative undertaking described in this Agreement. After approval by the CITY Council and the DISTRICT's Board of Directors, the budget shall be funded by the CITY and the DISTRICT according to their responsibilities as set forth in the remaining provisions of this Agreement, and except as upon conditions out of the CITY or DISTRICT's control. This Agreement shall be administered by the Joint Board so that the CITY shall have no greater responsibility for the New Pathway than the DISTRICT has for the pathway located outside the CITY limits.

4. CONSTRUCTION OF NEW PATHWAY AND MATCHING FUNDS FROM THE DISTRICT.

The CITY agrees to construct the New Pathway in 1992, or such other year as agreed to by the Joint Board. It shall be built to standards of construction and design provided in advance by the DISTRICT's engineer and accepted by CITY which shall be substantially the same as the Existing Pathway. The parties agree that certain portions of the New Pathway are of priority for earliest completion. In accordance with such priorities, the parties agree that construction of the New Pathway shall be completed in phases in the following order:

- | | |
|-----------|---|
| PHASE I. | Sun Valley Road and Spruce Street intersection to Third Avenue. |
| PHASE II. | The former Union Pacific Railroad Right-Of-Way at the southerly CITY limits of Ketchum to Sixth Street. |

PHASE III. Sixth Street to Warm Springs Road.

PHASE IV. Third Avenue to the former Union Pacific Railroad Right-Of-Way.

Upon completion of each phase of construction, and acceptance thereof by the DISTRICT as meeting the standards of construction of the Existing Pathway, the DISTRICT shall reimburse the CITY for one-half (1/2) of the engineering and construction costs incurred. The DISTRICT shall accept each phase of construction within ten (10) days after receipt of notice of completion.

5. MANAGEMENT AND MAINTENANCE OF PATHWAY.

The CITY and the DISTRICT agree to cooperate in the management and maintenance of the Existing Pathway and, upon its completion, the New Pathway as follows:

a. *CITY Duties and Responsibilities.* The CITY shall, at its sole expense, perform and be responsible for the following:

(1) Provide labor, equipment and materials for the rehabilitation of improved Pathway surfaces including, but not limited to, patching, sealing and asphalt overlays, to standards of construction provided in advance by the DISTRICT's engineer such as will maintain the same Pathway quality throughout Blaine County.

(2) Provide labor, equipment and materials for the control of noxious weeds within the Pathway right-of-way and the right-of-way of adjacent CITY streets except for the DISTRICT's responsibilities set forth in Section 4b(1), below.

(3) Provide snow removal services for the Saddle Road portions of the Pathway from the East side of Idaho State Highway 75 to the Sun Valley city limits and all motor vehicle parking areas associated with the public's use of the Pathway within the CITY and approved by the CITY Council.

b. *DISTRICT Duties and Responsibilities.* The DISTRICT shall, at its sole expense, perform and be responsible for the following:

(1) Provide labor, equipment and materials for the control of noxious weeds for the twelve (12) foot strip of land within the Pathway centered along the center line of the paved surface of the Pathway to maintain the same Pathway quality throughout Blaine County.

(2) Provide labor, equipment and materials for the prevention and control of rodent infestation of and root encroachments to the Pathway. However, the CITY shall be

responsible for maintenance and repair of improved Pathway surfaces as provided in Section 4a(1), above.

(3) Maintain and repair the signs, benches, shelters, drinking fountains and other improvements along the Pathway presently existing or which may be added in the future pursuant to Section 5, below.

(4) Provide labor and equipment for regular sweeping of the Pathway to remove leaves, wood chips, rocks and other matter which may interfere with the safe and reasonable use of the Pathway by the public.

(5) Provide design and construction standards criteria for the Pathway and related improvements.

6. PATHWAY IMPROVEMENTS.

Subject to the prior approval of the Joint Board, the DISTRICT may construct and install future Pathway improvements including, but not limited to, benches, shelters and drinking fountains, for the improvement of public enjoyment of its use of the Pathway. The CITY agrees it shall, whenever feasible within its budget limitations and upon approval of the CITY Council, provide labor and equipment it may have available to assist in the construction and installation of such improvements. As provided in Section 4b(3), above, the DISTRICT shall be responsible for the maintenance and repair of such improvements. The parties further agree that the CITY retains the right to relocate that portion of the Pathway within the CITY. Such relocation of the Pathway and any improvements shall be at the CITY's expense. However, the CITY agrees that the corridor shall not be relocated unless and until it can provide an alternate location for the corridor which is compatible with the connecting portions of the public pathway and which meets the engineering and safety requirements for the public pathway.

Should the CITY exercise its right to cause the pathway to be relocated, the CITY will provide the DISTRICT notice of said relocation and agrees not to abandon the existing corridor until a new corridor is established and a new Pathway is made available for public use.

7. ENFORCEMENT OF CITY ORDINANCES AND DISTRICT REGULATIONS; ENCROACHMENT PERMITS.

The CITY shall be responsible for the enforcement of Ketchum Ordinance No. 464 governing the non-motorized use of the Pathway within CITY limits. The CITY agrees to cooperate and assist the DISTRICT in enforcing DISTRICT regulations governing snow removal, encroachments and other problems relating to the interference with

public use of the Pathway by private persons. The DISTRICT shall have the authority to administer a system of encroachment permits for the private use of the Pathway. The CITY agrees it shall, through its building department, provide written notice of the encroachment permit requirements to all applicants for building permits for projects which may require the interruption of the use of the Pathway for the installation, maintenance or repair of utilities, motor vehicle crossings of the Pathway during construction or permanent driveway crossings of the Pathway. Such notice shall include the following:

a. The requirement to obtain an encroachment permit from the DISTRICT;

b. The DISTRICT's specifications for restoration of any damage to the Pathway, which shall apply to all such projects;

c. The requirement to post hazard markings in compliance with DISTRICT specifications for all places where construction equipment will cross or otherwise use the Pathway or where the continuous paved surface of the Pathway will be interrupted during construction; and

d. A statement that such applicant must sign a written agreement to indemnify and hold the CITY and DISTRICT harmless from any liability for property damage, personal injury or death which may arise out of or result from the use or interruption of the public's use of the Pathway by the applicant, his contractors, subcontractors, invitees, agents or employees, during such project.

The CITY shall obtain from the DISTRICT and the DISTRICT shall issue an encroachment permit for any utility crossing of the Pathway constructed or installed by the CITY. The CITY will comply with all reasonable conditions of the encroachment permit.

8. STREET CROSSINGS.

The CITY shall install and maintain signs, to be provided by the DISTRICT, and appropriate striping to mark intersections of the Pathway with CITY streets and pedestrian crosswalks for the safety of the users of the Pathway.

9. OWNERSHIP OF PATHWAY.

The Pathway shall be owned by the CITY and the DISTRICT shall have no right, title or interest therein other than as set forth in this Agreement.

10. COSTS AND ATTORNEY FEES.

The prevailing party in any action brought to enforce the terms of this Agreement or arising out of this Agreement may recover its reasonable costs and attorneys' fees expended in connection with such an action from the other party.

11. SEVERANCE AND VALIDITY.

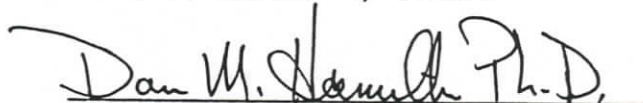
In the event any provision of this Agreement or any part thereof shall be determined by any court of competent jurisdiction to be invalid, void or otherwise unenforceable, the remaining provisions hereunder, or part thereof, shall remain in full force and effect, and shall in no way be affected, impaired, or invalidated thereby, it being agreed that such remaining provisions shall be construed in a manner most closely approximating the intention of the parties with respect to the invalid, void, or unenforceable provision or part thereof.

12. AGREEMENT CONTAINS ALL UNDERSTANDINGS.

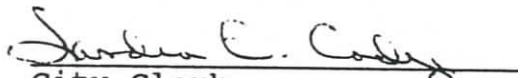
This document represents the entire and integrated agreement between CITY and DISTRICT and supersedes all prior negotiations, representations, or agreements, either written or oral. This document may be amended only by written instrument, signed by both CITY and DISTRICT. All provisions of this Agreement are expressly made conditions. This Agreement shall be governed by the laws of the State of Idaho.

IN WITNESS WHEREOF, CITY and DISTRICT have executed this Agreement the day and year first above written.

CITY OF KETCHUM, IDAHO


Dan M. Hamilton, Ph.D., Mayor

ATTEST:


City Clerk

BLAINE COUNTY RECREATION DISTRICT

By: 

Its: 

a:ketchcoo.agr



City of Ketchum

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

December 15, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Recommendation to Enter into a Contract For Services with Ketchum Community Development Corporation (KCDC)

Introduction/History

As part of the FY 14/15 budget, the Council approved funding for the KCDC. The purpose of this funding was to support the Ketchum Innovation Center (KIC), and provide services to start up and emerging businesses. The proposed contract provides the scope of work and method for payment of services.

Current Report

The amount of this contract is \$70,000. This year the contract requires specific itemization of the services provided and the cost for services as part of each monthly invoice in addition to an end of the year report provided by June 10, 2015.

Financial Requirement/Impact

The cost for services is \$70,000 for the year, payment is made in monthly installments beginning the first month of the fiscal year. The Fiscal Year 2014-15 Budget includes funding for the proposed services.

Recommendation

I respectfully recommend that the Ketchum City Council approve the proposed contract with Ketchum Community Development Corporation.

Recommended Motion

I move approval to enter into a contract for services with Ketchum community Development Corporation.

Sincerely,

Suzanne Frick
City Administrator

Attachment: Proposed Contract

INDEPENDENT CONTRACTOR AGREEMENT

THIS AGREEMENT made and entered into this 1st day of October, 2014, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation (hereinafter referred to as “Ketchum”) and KETCHUM COMMUNITY DEVELOPMENT CORPORATION, an Idaho Corporation (hereinafter referred to as KCDC).

FINDINGS

1. Ketchum is a municipal corporation duly organized and existing under the laws of the State of Idaho.
2. KCDC has proposed to provide services to the City of Ketchum to operate and manage the Ketchum Innovation Center for the purpose of cultivating and developing new businesses and industries in the City and therefore creating a more sustainable and diverse economy, as well as increasing revenue for the City. Services shall be provided in the scope of services attached hereto as Exhibit A.
3. Pursuant to Idaho Code §§ 50-301 and 50-302, Ketchum is empowered to enter into contracts and take such steps as are reasonably necessary to maintain the peace, good government and welfare of the City.
4. Ketchum has appropriated funds for business development activities for the KCDC in the amount of \$70,000.
5. It is the intention of Ketchum to contract with KCDC to provide such services for consideration as hereinafter provided.
6. KCDC desires to enter into an Agreement with Ketchum to provide such services all as hereinafter provided.

NOW, THEREFORE, the parties hereto covenant and agree as follows:

- 1. SERVICES RECEIVED.** KCDC agrees to provide those services described in Exhibit “A”, as an independent contractor. KCDC shall be responsible for all associated taxes, workers compensation and other related expenses.
- 2. TERM.** The term of this Agreement shall commence on the date the Agreement is signed and shall terminate on the 30th day of September, 2015.
- 3. CONSIDERATION.** In consideration for providing the services as herein provided, Ketchum agrees to pay to KCDC the total sum of \$ 70,000.00 payable in monthly installments upon the execution of this Agreement. The monthly invoice requesting payment shall itemize the specific service provided, number of hours and the cost for such service, itemize specific

building expenses, overhead, marketing or other expense requested to be paid. Invoice requests shall include receipts to document the payment request.

4. REPORTING. KCDC shall provide an end of the year report itemizing in detail how the Ketchum funding was used for the services provided through this agreement. The report shall be delivered on or before June 10th, 2015.

5. NOTICES. All notices to be served pursuant to this Agreement or which are served with regard to this Agreement shall be sent by general mail to the parties at the following addresses:

City Administrator
City of Ketchum
Post Office Box 2315
Ketchum, ID 83340

Executive Director
KCDC
Post Office Box 6452
Ketchum, ID 83340

6. EQUAL EMPLOYMENT OPPORTUNITY. KCDC covenants and agrees that it shall not discriminate against any employee or applicant for employment because of race, religion, color, sex or national origin.

7. TERMINATION. Notwithstanding any contrary provision of this Agreement, either party may terminate this Agreement effective upon thirty (30) days written notice to the other for any reason or no reason. In addition, the parties agree that in the event KCDC refuses or is unable to provide the services set forth hereinabove, the same shall constitute a default under the terms of this Agreement, and that Ketchum shall have the power to terminate this Agreement upon two (2) days' written notice to KCDC. Furthermore, this Agreement shall be terminable by Ketchum upon five (5) days' written notice if KCDC is adjudicated bankrupt, or subject to the appointment of a receiver, or has any of its property attached, or becomes insolvent, or is unable to pay its debts as the same become due. No refund of funds paid shall occur if the Agreement is terminated.

8. NONASSIGNMENT. This Agreement, in whole or in part, shall not be assigned or transferred by KCDC to any other party except upon the prior written consent of Ketchum and approved by the Ketchum City Council.

9. HOLD HARMLESS AGREEMENT. Any contractual obligation entered into or assumed by KCDC or any liability incurred by reason of personal injury and/or property damage in connection with or arising out of KCDC's obligations pursuant to this Agreement shall be the sole responsibility of KCDC, and KCDC covenants and agrees to indemnify and hold Ketchum harmless from any and all claims or causes of action arising out of KCDC's activities and obligations as set forth hereinabove, including, but not limited to, personal injury, property damage and employee complaints.

10. ENTIRE AGREEMENT. This Agreement contains the entire agreement between the parties hereto and shall not be modified or changed in any manner, except by prior written agreement executed by the parties hereto. If any term or provision of this Agreement or application thereof shall be declared invalid or unenforceable by a court of competent

jurisdiction, the remainder of this Agreement shall not be affected thereby and shall remain in full force and effect.

11. SUCCESSION. This Agreement shall be binding upon all successors in interest of either party hereto.

12. LAW OF IDAHO. This Agreement shall be construed in accordance with the laws of the State of Idaho.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and years first written above.

KETCHUM COMMUNITY
DEVELOPMENT CORPORATION

CITY OF KETCHUM

By _____
JON DUVAL
Executive Director

By _____
NINA JONAS
Ketchum Mayor

ATTEST:

By _____
Ketchum City Clerk

EXHIBIT A

SCOPE OF SERVICES

Project: Ketchum Innovation Center

Scope of Work:

- Management and administration of the KIC at its current location at 100 Lindsay Circle.
- Maintain current lease agreement with property owner in which the City funds the building expenses in order to make it affordable for tenant companies.
- Market the KIC within the Wood River Valley and beyond to recruit new tenant businesses and Mentors & Advisors Program (MAP) members.
- Continue partnership with Sun Valley Economic Development to grow the MAP mentor base and refine structure.
- Evolve partnership with the BSU Venture College and work toward establishing Venture Ketchum, a structured entrepreneurial program supported by the BSU Venture College, with staff/faculty resources and curriculum.
- Continue research and development of the KIC in regard to increased programming and structured learning for entrepreneurs, as well as best practices throughout the “incubator/accelerator” industry.
- Continue development of the Sun Valley Band of Angels & Mentors, which will hold regular Pitch Nights, during which startups and entrepreneurs can propose potential investment in their companies, as well as solicit assistance in the form of advisors, mentors or board members.
- Continue to seek partners for and schedule the KIC Workshop & Speaker Series, bringing in experts from both inside and out the Wood River Valley to provide education and advise on entrepreneurial topics, such as business planning, intellectual property, public relations and marketing, product manufacturing, and more.

Project Time Allotment (40+ hours per week):

- Administration & Management – 25%
- MAP/BAM! Recruitment/Meetings/Administration – 30%
- Workshop/Event Scheduling/Hosting – 15%
- Grant Writing/Research – 5%
- Website Development/Maintenance – 5%
- KIC Programming Development – 15%
- Marketing/PR/Outreach – 5%



City of Ketchum

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

December 15, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Recommendation to Enter into a Contract for Services with Sun Valley Economic Development

Introduction/History

Each year the City of Ketchum provides funding to Sun Valley Economic Development for services related to business attraction and retention, economic development, and project facilitation. The proposed contract provides the scope of work and method for payment of services.

Current Report

The amount of this contract is \$10,000, it reflects the top tier sponsorship amount. This year the contract requires specific itemization of the services provided and the cost for services within a report provided by June 10, 2015.

Financial Requirement/Impact

The cost for services is \$10,000 for the year, payment is made in one installment at the beginning of the fiscal year. The Fiscal Year 2014-15 Budget includes funding for the proposed services.

Recommendation

I respectfully recommend that the Ketchum City Council approve the proposed contract with Sun Valley Economic Development.

Recommended Motion

I move approval to enter into a contract for services with Sun Valley Economic Development.

Sincerely,

Suzanne Frick
City Administrator

Attachment: Proposed Contract

INDEPENDENT CONTRACTOR AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2014, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation (hereinafter referred to as "Ketchum") and SUN VALLEY ECONOMIC DEVELOPMENT, an Idaho Corporation.

FINDINGS

1. Ketchum is a municipal corporation duly organized and existing under the laws of the State of Idaho.
2. Sun Valley Economic Development has proposed to provide services to the City of Ketchum to encourage economic development for the purpose of increasing revenue for the City and encourage business retention and attraction consistent with the scope of services attached hereto as Exhibit A.
3. Pursuant to Idaho Code §§ 50-301 and 50-302, Ketchum is empowered to enter into contracts and take such steps as are reasonably necessary to maintain the peace, good government and welfare of the City.
4. Ketchum has appropriated funds for economic development activities for Sun Valley Economic Development in the amount of \$10,000.
5. It is the intention of Ketchum to contract with Sun Valley Economic Development to provide such services for consideration as hereinafter provided.
6. Sun Valley Economic Development desires to enter into an Agreement with Ketchum to provide such services all as hereinafter provided.

NOW, THEREFORE, the parties hereto covenant and agree as follows:

- 1. SERVICES RECEIVED.** Sun Valley Economic Development agrees to provide those services described in Exhibit "A", as an independent contractor. Sun Valley Economic Development shall be responsible for all associated taxes, workers compensation and other related expenses.
- 2. TERM.** The term of this Agreement shall commence on the date the Agreement is signed and shall terminate on the 30th day of September, 2015.
- 3. CONSIDERATION.** In consideration for providing the professional services as herein provided, Ketchum agrees to pay to Sun Valley Economic Development the total sum of \$10,000.00 payable in one installment upon the execution of this Agreement.

4. REPORTING. Sun Valley Economic Development shall provide an end of the year report itemizing how the funding was used on the services provided through this agreement. The report shall be delivered on or before June 10th, 2015.

5. NOTICES. All notices to be served pursuant to this Agreement or which are served with regard to this Agreement shall be sent by general mail to the parties at the following addresses:

City Administrator
City of Ketchum
Post Office Box 2315
Ketchum, ID 83340

Executive Director
Sun Valley Economic Development
Post Office Box 4380
Ketchum, ID 83340

6. EQUAL EMPLOYMENT OPPORTUNITY. Sun Valley Economic Development covenants and agrees that it shall not discriminate against any employee or applicant for employment because of race, religion, color, sex or national origin.

7. TERMINATION. Notwithstanding any contrary provision of this Agreement, either party may terminate this Agreement effective upon thirty (30) days written notice to the other for any reason or no reason. In addition, the parties agree that in the event Sun Valley Economic Development, refuses or is unable to provide the services set forth hereinabove, the same shall constitute a default under the terms of this Agreement, and that Ketchum shall have the power to terminate this Agreement upon two (2) days' written notice to Sun Valley Economic Development. Furthermore, this Agreement shall be terminable by Ketchum upon five (5) days' written notice if Sun valley Economic Development is adjudicated bankrupt, or subject to the appointment of a receiver, or has any of its property attached, or becomes insolvent, or is unable to pay its debts as the same become due. No refund of funds paid shall occur if the Agreement is terminated.

8. NONASSIGNMENT. This Agreement, in whole or in part, shall not be assigned or transferred by Sun Valley Economic Development to any other party except upon the prior written consent of Ketchum and approved by the Ketchum City Council.

9. HOLD HARMLESS AGREEMENT. Any contractual obligation entered into or assumed by Sun Valley Economic Development, or any liability incurred by reason of personal injury and/or property damage in connection with or arising out of Sun Valley Economic Development's obligations pursuant to this Agreement shall be the sole responsibility of Sun Valley Economic Development, and Sun Valley Economic Development covenants and agrees to indemnify and hold Ketchum harmless from any and all claims or causes of action arising out of Sun Valley Economic Development's activities and obligations as set forth hereinabove, including, but not limited to, personal injury, property damage and employee complaints.

10. ENTIRE AGREEMENT. This Agreement contains the entire agreement between the parties hereto and shall not be modified or changed in any manner, except by prior written agreement executed by the parties hereto. If any term or provision of this Agreement or application thereof shall be declared invalid or unenforceable by a court of competent

jurisdiction, the remainder of this Agreement shall not be affected thereby and shall remain in full force and effect.

11. SUCCESSION. This Agreement shall be binding upon all successors in interest of either party hereto.

12. LAW OF IDAHO. This Agreement shall be construed in accordance with the laws of the State of Idaho.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and years first written above.

SUN VALLEY ECONOMIC
DEVELOPMENT

CITY OF KETCHUM

By _____
HARRY GRIFFITH
Executive Director

By _____
NINA JONAS
Ketchum Mayor

ATTEST:

By _____
Ketchum City Clerk

ATTACHMENT A



Sun Valley Economic Development PROJECTS 2015

Project 1: Support Improved Air Service

Project 2: Develop local Culinarium Potential

Project 3: Develop Nordic Olympic & Paralympic Training Site Potential

Project 4: Prepare Community Economic & Statistical Profiles

Project 6: Organize & Deliver Annual Economic Summit

Project 7: Leverage Intellectual Capital Database

Project 8: Identify & Develop New Tools To Increase Local Investment Opportunities

Sun Valley Economic Development PROGRAMS 2015

Program A: Pursue Business Attraction Leads

Program B: Conduct Business Outreach

Program C: Conduct Economic Impact Analyses

Program D: Educate Community on Economic Issues

Program E: Advocate on Critical Community Issues

Program F: Support Infrastructure Improvements for Businesses

Program G: Improve Capabilities to Impact Economic Development



City of Ketchum

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

December 9, 2014

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Consideration re: Page Right-of-Way Encroachment Permit Application & Agreement

FILE NUMBER: 14-118

OWNER: Michael E. Page

REQUEST: Right-of-Way (ROW) Encroachment Permit for the installation of a driveway with hydronics, walkway (stepping stones), two culverts, storm water swales and various landscaping features. The encroachment impact area extends 13 feet into public right-of-way on Penny Drive and runs the length of the property's frontage, approximately 99 feet.

LOCATION: 222 Penny Drive (FR Lot 24, TL 7992)

ZONING: Limited Residential (LR)

ATTACHMENTS:

- A. Right-of-Way Encroachment Permit
 - a. Exhibit "A" Addendum #1 To Landscape Plan Set (Known as "Improvements")
- B. Application, dated October 28, 2014
- C. Site Photos

Introduction/History

The Page Residence, a single-family detached home received approval for a building permit #13-033 on May 15, 2013. The home has now been constructed and a temporary occupancy permit has been issued. To provide vehicular access to their home, the applicant installed a 19' foot wide driveway off of Penny Drive. The driveway contains subgrade hydronics for snowmelt purposes. The installation of hydronics or other infrastructure in the right-of-way requires approval of a right-of-way encroachment permit. The property, 222 Penny Drive is located on the north side of the street and contains a width of approximately 99 feet.

Current Report

The applicant is requesting approval of a right-of-way encroachment permit to accommodate their recently constructed driveway, as well as drainage and landscaping improvements to be installed in the spring of 2015.

This driveway is located on the southeast side of the property and extends from Penny Drive to an attached garage further north on the property. The driveway is approximately 19 feet wide and extends 13' feet into public right-of-way on Penny Drive.

The driveway hydronic system was permitted as part of the building permit and meets the exterior energy requirements of Ketchum Municipal Code, Section 15.20, Green Building Code. However, upon final inspection of the project, staff realized that the hydronic system under the driveway extended into public right-of-way. The applicant was informed and subsequently, a permit for this encroachment was submitted. In addition to the driveway, this right-of-way encroachment permit includes landscaping features and a walkway with culverts serving ground swales to accommodate storm water generated from the street.

The City Street Department has reviewed and approved the attached plan and permit in regards to right-of-way encroachment and storm water facilities. As stated in the attached Right-of-Way Encroachment Agreement (See Attachment A.), the applicant shall be responsible for maintenance of the improvements and "shall obtain no claim or interest in said right-of-way which is adverse to that of Ketchum." The Council should consider whether it supports the use of exterior hydronics in the public right-of-way and whether the risk of damage by the City's snow removal equipment is reasonably protected by the encroachment permit.



Financial Requirement/Impact

There is no financial requirement or impact associated with this agreement. A right-of-way agreement is intended to help protect the City in the event that the proposed construction were ever to pose an issue for the City.

Recommendation

Staff suggest the following options for the City Council's consideration:

- (1) Approve the permit application in conformance with the plan entitled "Addendum #1 To Landscape Plan Set" draft dated December 2, 2014 (Exhibit A of Attachment A) and authorizes the Mayor to sign the agreement which officially executes the permit.
- (2) Approve the permit application except specifically _____, as determined by the City Council and require an updated plan be submitted reflecting this decision.
- (3) Deny permit application prohibiting encroachment into the public right-of-way.

Recommended Motions

- (1) "I move to approve the proposed Right-of-Way Encroachment Permit application by Michael Edward Page and authorize of the Mayor to sign a Right-of-Way Encroachment Agreement with said owner."
- (2) "I move to approve the proposed Right-of-Way Encroachment Permit application by Michael Edward Page with the exception of _____ being placed in the public right-of-way and authorize the Mayor to sign a Right-of-Way Encroachment Agreement with said owner once an updated plan has be submitted to the City reflecting this decision."
- (3) "I move to deny the proposed Right-of-Way Encroachment Permit application by Michael Edward Page."

Sincerely,
Morgan Brim, AICP, Senior Planner

Attachment A
Right-of-Way Encroachment Agreement and Improvements Plan (Exhibit A)

WHEN RECORDED, PLEASE RETURN TO:

**OFFICE OF THE CITY ATTORNEY
CITY OF KETCHUM
POST OFFICE BOX 2315
KETCHUM, IDAHO 83340**

RIGHT-OF-WAY ENCROACHMENT AGREEMENT

THIS AGREEMENT, made and entered into this 15th day of December, 2014, by and between MICHAEL PAGE AS TRUSTEE OF THE MICHAEL EDWARD PAGE 2008 REVOCABLE TRUST, (collectively referred to as "Owner"), whose address is PO Box 5459, Ketchum, Idaho 83340, and the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum").

RECITALS

WHEREAS, Owner is the owner of real property described as 222 Penny Drive ("Subject Property"), located within the City of Ketchum, State of Idaho; and

WHEREAS, Owner wishes to permit for the installation of a driveway with hydronics, walkway (stepping stones), two culverts, storm water swales and various landscaping features. The encroachment impact area extends 13 feet into city right-of-way on Penny Drive and runs the length of the property's frontage, approximately 99 feet. Said proposed improvements are shown in Exhibit "A" attached hereto and incorporated herein (collectively referred to as the "Improvements"); and

WHEREAS, Ketchum finds that said Improvements will not impede the use of said public right-of-way at this time subject to the terms and provisions of this Agreement;

NOW, THEREFORE, in contemplation of the above stated facts and objectives, it is hereby agreed as follows:

TERMS AND CONDITIONS

1. Ketchum shall permit Owner to maintain the Improvements identified in Exhibit "A" within the public right-of-way of Penny Drive, located adjacent to the real property described as 222 Penny Drive, Ketchum, Idaho, until notified by Ketchum to remove the same.

2. Owner shall be responsible for the maintenance of said Improvements, including snow removal. All snow on private property shall be stored on said private property.

3. In consideration of Ketchum allowing Owner to maintain the Improvements in the public right-of-way, Owner agrees to indemnify and hold harmless Ketchum from and against any and all claims of liability for any injury or damage to any person or property arising from the Improvements constructed, installed and maintained in the public right-of-way. Owner shall further indemnify and hold Ketchum harmless from and against any and all claims arising from any breach or default in the performance of any obligation on Owner's part to be performed under this Agreement, or arising from any negligence of Owner or Owner's agents, contractors

or employees and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such action or proceeding brought thereon. In the event any action or proceeding is brought against Ketchum by reason of such claim, Owner, upon notice from Ketchum, shall defend Ketchum at Owner's expense by counsel satisfactory to Ketchum. Owner, as a material part of the consideration to Ketchum, hereby assumes all risk of damages to property or injury to persons in, upon or about the Improvements constructed, installed and maintained in the public right-of-way arising from the construction, installation and maintenance of said Improvements and Owner hereby waives all claims in respect thereof against Ketchum.

4. Ketchum shall not be liable for injury to Owner's business or loss of income therefrom or for damage which may be sustained by the person, goods, wares, merchandise or property of Owner, its tenants, employees, invitees, customers, agents or contractors or any other person in or about the Subject Property caused by or resulting from the Improvements constructed, installed, removed or maintained in the public right-of-way.

5. Owner understands and agrees that by maintaining the Improvements in the public right-of-way pursuant to this Agreement, Owner obtains no claim or interest in said public right-of-way which is adverse to that of Ketchum and that Owner obtains no exclusive right to said public right-of-way nor any other right to use the public right-of-way not specifically described herein.

6. This Agreement shall be a covenant running with the Subject Property and the terms and provisions hereof shall inure to the benefit of and be binding upon the parties and the respective heirs, personal representatives, successors and assigns of the parties hereof.

7. In the event either party hereto retains an attorney to enforce any of the rights, duties and obligations arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney's fees at the trial and appellate levels and, whether or not litigation is actually instituted.

8. This Agreement shall be governed by, construed, and enforced in accordance with the laws and decisions of the State of Idaho. Venue shall be in the District Court of the fifth Judicial District of the State of Idaho.

9. This Agreement sets forth the entire understanding of the parties hereto, and shall not be changed or terminated orally. It is understood and agreed by the parties hereto that there are no verbal promises or implied promises, agreements, stipulations or other representations of any kind or character pertaining to the Improvements maintained in the public right-of-way other than as set forth in this Agreement.

10. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of this document.

11. This Agreement shall be recorded with the Blaine County Recorder by Ketchum.

12. The parties fully understand all of the provisions of this Agreement, and believe them to be fair, just, adequate and reasonable, and accordingly accept the provisions of this Agreement freely and voluntarily.

OWNER:

CITY OF KETCHUM:

By:_____

Michael Page

Its: Trustee

By: _____

Nina Jonas

Its: Mayor

ATTEST:

Sandra E. Cady
City Clerk

STATE OF _____,)
County of _____.) ss.

On this ____ day of _____, 2014, before me, the undersigned Notary Public in and for said State, personally appeared MICHAEL EDWARD PAGE, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for _____
Residing at _____
Commission expires _____

[illegible]

On this ____ day of _____, 2014, before me, the undersigned Notary Public in and for said State, personally appeared NINA JONAS, known or identified to me to be the Mayor of the CITY OF KETCHUM, IDAHO, and the person who executed the foregoing instrument on behalf of said municipal corporation and acknowledged to me that said municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

Notary Public for _____
Residing at _____
Commission expires _____

EXHIBIT “A”



www.allseasons.info - mmartens@allseasons.info
(208) 788-3352 - (208) 733-6655
Fax (208) 788-0274 - Mobile (208) 309-0007
P.O. Box 865 - Bellevue, Idaho 83313

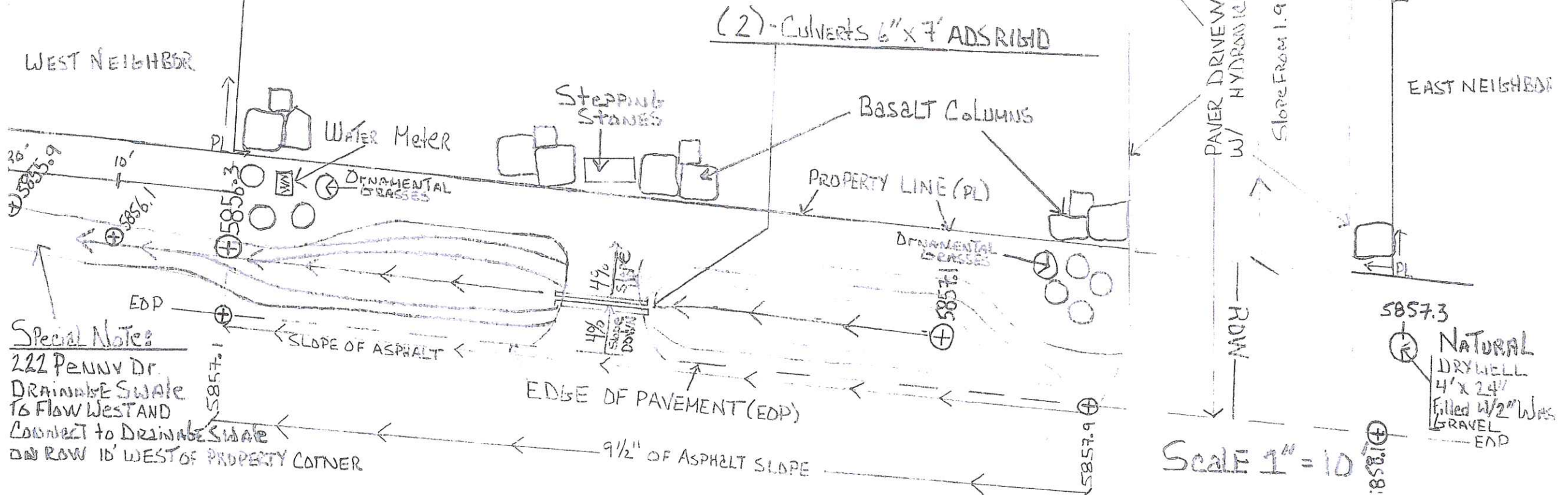
MICHAEL PALE 2008 REV TRUST
P.O. BOX 5459
KETCHUM, ID 83340

PROPERTY: 222 PENNY DR

Addendum #1 To LANDSCAPE PLAN SET
DATED 5/22/2014

To: CITY OF KETCHUM (ROW) ENCROACHMENT
PERMIT
DATED - 10/28/2014

DRAFTED 12/2/2014
SHEET - A1



Attachment B
Application, Dated October 28, 2014

14-118

CITY OF KETCHUM RIGHT-OF-WAY ENCROACHMENT PERMIT APPLICATION

Permit Fee: \$50.00

Date Paid: 10/29/14

Property Owner: Michael E Page 2008 Rev. Trust Phone No.: 208-720-7082

Mailing Address: P.O. Box 5459, Ketchum, ID 83340

Property Street Address: 222 PENNY DR.

Property Legal Description: Sun Valley Sub FR lot 24 TL 7992

Encroachment(s) in Right-of-Way: PAVED DRIVEWAY WITH HYDRONICS,
IRRIGATION, SOIL ADORNMENTAL GRASSES, 1 1/2 STOPPING
STONES TO FRONT ENTRY

Name or Description of Right-of-Way Affected: PENNY DR STREET DEPARTMENT
Right-of-Way

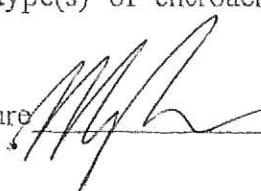
Width of Right-of-Way: 13'

Dimensions of Right-of-Way Encroachment(s): 102' X 13'

Distance of Encroachment from Existing Pavement: 13'

Attach diagram identifying streets and/or alleys, total width of right-of-way, dimensions of right-of-way encroachment, type(s) of encroachment and visual aides sufficient to show the impacts of the encroachment.

Owner's Signature



Date: 10/29/14

RECEIVED

OCT 29 2014

CITY OF KETCHUM

Development Review Application Process Sheet

Application # 14-115 **Project Name** Page Residence **Application Type** Row Encroachment
Applicant Michael Page **Email** _____
Project Address 222 Penny Dr **Phone #** 720-7082
Legal Description Sun Valley Sub FR lot 24 TL 7992
Mailing Address _____
Applicant's Representative Benchmark
Email _____ **Phone #** _____
Mailing Address _____

Receipt of Application:

Done Date

- ☐ _____ Pre-Application Meeting
- ☐ _____ Checklist Complete
- ☐ _____ Application Received
- ☐ _____ Email to Applicant
- ☐ _____ Certifying Completeness,
- ☐ _____ Verify Ownership
- ☒ \$150 10/29/14 Fee Collected
- Fee Amount \$ _____

Done Date

- ☐ _____ Plans Routed
- ☐ Building Department
- ☐ Fire Department
- ☐ Street Department
- ☐ Parks Department
- ☐ City Engineer
- ☐ Other
- ☐ _____ Routing Certificate

Hearing Dates:

Planning and Zoning Commission _____

City Council _____

Noticing Requirements:

Done Date

- ☐ _____ Legal Notice to Paper
- _____ Publish Date
- ☐ _____ Legal Mailing Notice
- Radius _____
- ☐ _____ Agencies & Political
- _____ Subdivisions
- ☐ _____ Posting in 3 Places
- ☐ _____ Posting on Site
- ☐ _____ Certificate of
- _____ Posting/Mailing

Staff Reports & Agenda:

Done Date

- ☐ _____ Staff Report Due
- ☐ _____ Agenda Language to
- _____ Admin Assistant
- ☐ _____ Staff Report Posted on
- _____ Website
- ☐ _____ Staff Report Emailed to
- _____ Applicant

Findings of Fact:

Done Date

- ☐ _____ Findings of Fact Due
- ☐ _____ Findings of Fact Emailed to
- _____ Applicant

Attachment C
Site Photos



ORDINANCE NUMBER 1123

AN ORDINANCE VACATING A PORTION OF THE ALLEY LYING WITHIN BLOCK 94, A PORTION OF 10TH STREET LYING ADJACENT TO KETCHUM CEMETERY DISTRICT PROPERTY ON THE NORTH, A PORTION OF 10TH STREET LYING BETWEEN KETCHUM CEMETERY DISTRICT PROPERTY AND BLOCK 94, AND A PORTION OF WALNUT AVENUE LYING BETWEEN BLOCK 94 AND BLOCK 50 ALL WITHIN THE ORIGINAL TOWNSITE OF KETCHUM, IDAHO; ABANDONING SAID RIGHTS OF WAY, AND REVERTING SAID RIGHTS OF WAY TO THE ADJOINING LANDOWNER; AND, ESTABLISHING THE EFFECTIVE DATE HEREOF.

WHEREAS, the City of Ketchum conducted duly noticed public hearings and provided notice on the petition for vacation by the Ketchum Cemetery District pursuant to Ketchum Municipal Code §16.04.050 and Idaho Code §50-1324 and 50-311;

WHEREAS, the City of Ketchum has determined that the portions of 10th Street lying adjacent to Ketchum Cemetery District property on the north, 10th Street lying between Ketchum Cemetery District property and Block 94, and Walnut Avenue lying between Block 94 and Block 50 all within the Original Townsite of Ketchum, more specifically described in Exhibit A attached hereto and made a part hereof, have not been opened or used by the public for five (5) or more years for vehicular access, and adjacent property owners have access to their properties from other public street, I.C. §50-1321;

WHEREAS, the petitioner, Ketchum Cemetery District, will dedicate a ten (10) foot wide sewer easement for the benefit of the City of Ketchum along the west side of the Cemetery property adjacent to SH75;

WHEREAS, the petitioner, Ketchum Cemetery District, will dedicate a ten (10) foot wide public non-motorized access easement over portion of District-owned Lots 3 and 5, Block 94, Original Townsite of Ketchum and a five (5) foot wide public non-motorized access easement along the south boundary of the District property to memorialize historic public trail use in this area; and,

WHEREAS, the City of Ketchum has determined it is in the best interests of the public and the City of Ketchum to accept the public easements as proposed by the Petitioner and to vacate said street and alley rights of way, more specifically described in Exhibit A; and that such vacation will not impair the rights of the adjoining landowners,

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO AS FOLLOWS:

SECTION 1. All that portion of the alley lying within Block 94, Original Townsite of Ketchum, more specifically described in Exhibit A, is hereby vacated and abandoned and reverts to Petitioner.

SECTION 2. All that portion of 10th Street lying adjacent to Ketchum Cemetery District property on the north, Original Townsite of Ketchum, more specifically described in Exhibit A, is hereby vacated and abandoned and reverts to Petitioner.

SECTION 3. All that portion of 10th Street lying between Ketchum Cemetery District property and Block 94, Original Townsite of Ketchum, more specifically described in Exhibit A, is hereby abandoned and reverts to Petitioner.

SECTION 4. All that portion of Walnut Avenue lying between Block 94 and Block 50, Original Townsite of Ketchum, more specifically described in Exhibit A, is hereby vacated and abandoned and reverts to Petitioner.

SECTION 5. Petitioner shall dedicate a ten (10) foot wide sewer easement for the benefit of the City of Ketchum along the west side of the Cemetery property adjacent to SH75.

SECTION 6. Petitioner shall dedicate a ten (10) foot wide public non-motorized access easement over portion of District owned Lots 3 and 5, Block 94, Original Townsite of Ketchum and a five (5) foot wide public non-motorized access easement along the south boundary of the District property.

SECTION 7. SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 8. CODIFICATION CLAUSE. The City Clerk is instructed to immediately forward this ordinance to the codifier of the official municipal code for proper revision of the code.

SECTION 9. PUBLICATION. This Ordinance shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 10. REPEALER CLAUSE. All City of Ketchum code sections, ordinances or resolutions or parts thereof, which are in conflict herewith are hereby repealed.

SECTION 11. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, and approved
by the Mayor this _____ day of _____, 2015.

Nina Jonas, Mayor

ATTEST:

Sandra E. Cady, CMC
City Treasurer/Clerk

EXHIBIT A

Benchmark Associates, P.A.

ENGINEERING, PLANNING, SURVEYING & MAPPING

PO Box 733 : 100 Bell Drive

Ketchum, Idaho 83340

208-726-9512 : Facsimile 208-726-9514

Description for Parcel 1

A parcel of land being a portion of 10th Street and a portion of the alley of Block 94, Ketchum Townsite, recorded as Instrument No. 302967, records of Blaine County, Idaho, situated in Section 18, Township 4 North, Range 18 East of the Boise Meridian, City of Ketchum, Blaine County, Idaho and being more particularly described as follows:

Commencing at a found Brass Cap, (CP&F No. 551703) which marks which marks the northwest corner of Section 18, from which a found 5/8" rebar, which marks the centerline intersection of 5th Street and Spruce Avenue, Ketchum Townsite, bears South 44°35'45" East, 1650.35 feet;

Thence South 08°43'50" East, 271.12 feet to the northerly right-of-way line of 10th Street, said point being the **POINT OF BEGINNING**;

Thence along the northerly right-of-way line of 10th Street, North 45°36'07" East, 54.95 feet;

Thence leaving the northerly right-of-way line of 10th Street, South 01°08'30" East, 82.38 feet to the northerly boundary of Lot 8, Block 94, Ketchum Townsite;

Thence along the northerly and westerly boundaries of Lot 8, Block 94, Ketchum Townsite the following two courses and distances:

South 45°36'07" West, 14.51 feet;

South 44°23'13" East, 4.86 feet;

Thence leaving the westerly boundary of Lot 8, Block 94, Ketchum Townsite, South 26°38'57" West, 31.72 feet to the easterly boundary of Lot 4, Block 94, Ketchum Townsite;

Thence along the easterly and northerly boundaries of Lot 4, Block 94, Ketchum Townsite the following two courses and distances:

North 44°23'13" West, 15.16 feet;

South 45°36'07" West, 20.89 feet;

Thence leaving the northerly boundary of Lot 4, Block 94, Ketchum Townsite, North 03°42'45" East, 89.86 feet to the **POINT OF BEGINNING**;

Said parcel contains 3,910 square feet, more or less

See exhibit map attached hereto and made a part of.

End Description



Page 1 of 4

Benchmark Associates, P.A.

ENGINEERING, PLANNING, SURVEYING & MAPPING
PO Box 733 : 100 Bell Drive
Ketchum, Idaho 83340
208-726-9512 : Facsimile 208-726-9514

Description for Parcel 2

A parcel of land being a portion of 10th Street and a portion of the Walnut Avenue, Ketchum Townsite, recorded as Instrument No. 302967, records of Blaine County, Idaho, situated in Section 13, Township 4 North, Range 17 East of the Boise Meridian, City of Ketchum, Blaine County, Idaho and being more particularly described as follows:

Commencing at a found Brass Cap, (CP&F No. 551703) which marks which marks the northeast corner of Section 13, from which a found 5/8" rebar, which marks the centerline intersection of 5th Street and Spruce Avenue, Ketchum Townsite, bears South 44°35'45" East, 1650.35 feet;

Thence South 20°43'19" West, 523.53 feet, said point being the **POINT OF BEGINNING**;

Thence South 89°58'31" East, 141.24 feet to a found 5/8" rebar;

Thence North 44°25'26" West, 38.86 feet;

Thence North 45°36'07" East, 20.00 feet to the west corner of Block 94, Ketchum Townsite;

Thence along the westerly boundary of Block 94, Ketchum Townsite, South 44°25'26" East, 77.53 feet;

Thence leaving the westerly boundary of Block 94, South 89°41'29" West, 111.43 feet along the extension of the northerly boundary of the amended Lot 1AA, Block 50, Ketchum Townsite recorded as Instrument No. 599746, records of Blaine County, Idaho, to a found 5/8" rebar, PLS 11779;

Thence along of the northerly boundary of the amended Lot 1AA, Block 50, South 89°41'29" West, 86.21 feet, to a found 1/2" rebar;

Thence leaving the northerly boundary amended Lot 1AA, Block 50, North 45°36'07" East, 21.08 feet to the **POINT OF BEGINNING**;

Said parcel contains 3,575 square feet, more or less

See exhibit map attached hereto and made a part of.

End Description



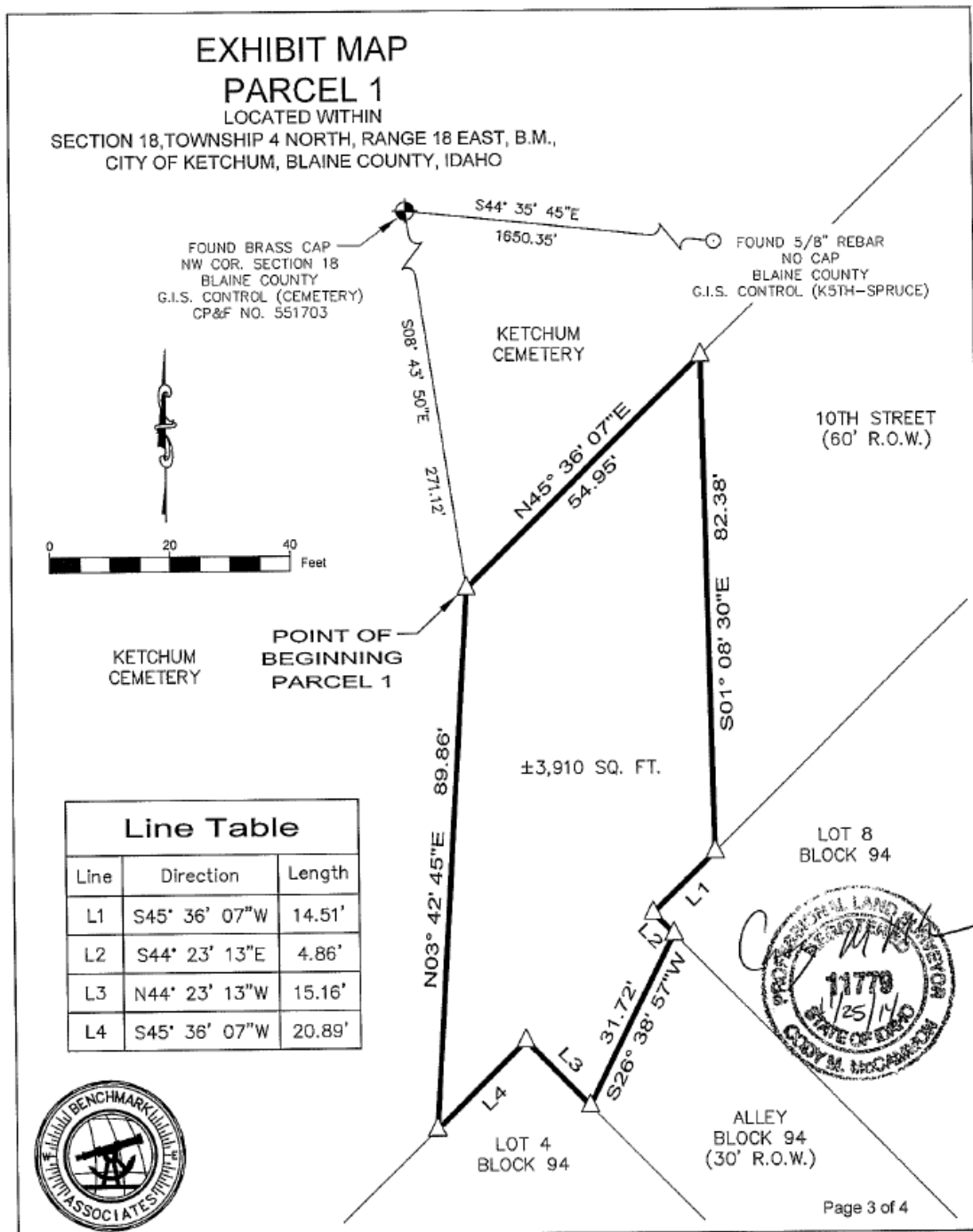
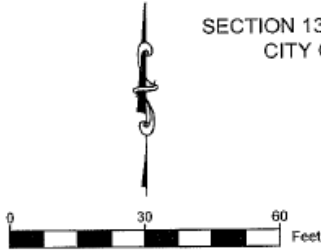
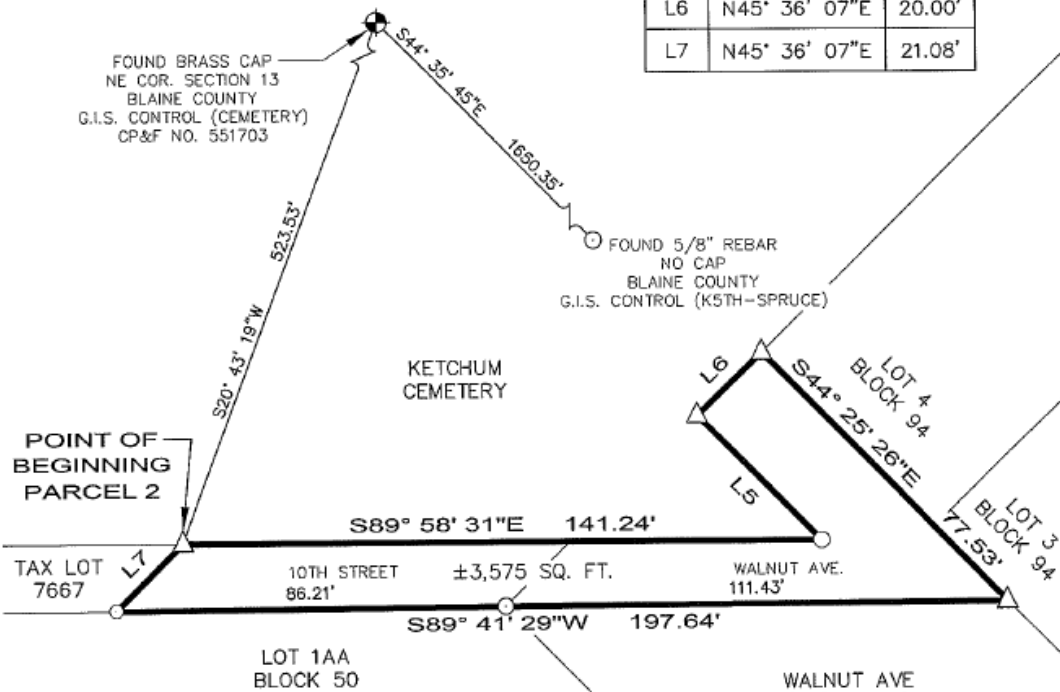


EXHIBIT MAP PARCEL 2

LOCATED WITHIN
SECTION 13, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO



Line Table		
Line	Direction	Length
L5	N44° 25' 26"W	38.86'
L6	N45° 36' 07"E	20.00'
L7	N45° 36' 07"E	21.08'



ORDINANCE NUMBER 1124

AN ORDINANCE VACATING WICK STRASSE RIGHT OF WAY CONTAINED WITHIN THE PLAT OF BAVARIAN VILLAGE SUBDIVISION, LOCATED WITHIN THE CITY OF KETCHUM, IDAHO, AND RECORDED UNDER INSTRUMENT NUMBER 139821 RECORDS OF BLAINE COUNTY, IDAHO; ABANDONING SAID RIGHT OF WAY, AND REVERTING SAID RIGHT OF WAY TO THE ADJOINING LANDOWNERS; AND, ESTABLISHING THE EFFECTIVE DATE HEREOF.

WHEREAS, the City of Ketchum conducted duly noticed public hearings and provided notice on the petition for vacation by TBDBV, LLC, BV, LLC – Dennis Hanggi, Glen H. Hamilton Trust, pursuant to Ketchum Municipal Code §16.04.050 and Idaho Code §50-1324 and 50-311;

WHEREAS, the City of Ketchum has determined that the Wick Strasse right of way within the Plat of Bavarian Village Subdivision has not been opened or used by the public for five (5) or more years for vehicular access, that it is not being used for access by the City; that it does not provide vehicular or non-motorized access to any other properties, and that access to prior development utilizing this right of way was developed and maintained by the property owners before the development was razed;

WHEREAS, the Petitioners have proposed to grant easements necessary to create a private drive and cul de sac to provide access to the adjacent Lot 5, 6, 7, and 8, Bavarian Village Subdivision for future development and have agreed that access to these lots shall be limited to the private drive and not permitted from any adjacent city street;

WHEREAS, the Petitioners will facilitate the transfer of water rights associated with the well that exists on Lot 6 of Bavarian Village Subdivision to the City of Ketchum recognizing that future development of the property will require connection to the City of Ketchum central water system;

WHEREAS, the Petitioners proposed and the City finds acceptable the recordation of Declarations of Special Covenants, Conditions and Restrictions which name the City as a third party beneficiary to ensure installation of required utilities prior to issuance of a building permit for any of the properties bordering Wick Strasse Street; and

WHEREAS, City of Ketchum has determined that it is in best interests of the public to vacate said Street and such vacation will not impair the rights of the adjoining landowners or the public,

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO AS FOLLOWS:

SECTION 1. All of Wick Strasse Right of Way contained within the Plat of Bavarian Village Subdivision, located within the City of Ketchum, Idaho, and recorded under Instrument Number 139821, Records of Blaine County, Idaho, is hereby vacated and abandoned and reverts back to the adjoining landowners pursuant to Idaho Code §50-1324 and 50-311.

SECTION 2. SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3. CODIFICATION CLAUSE. The City Clerk is instructed to immediately forward this ordinance to the codifier of the official municipal code for proper revision of the code.

SECTION 4. PUBLICATION. This Ordinance shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 5. REPEALER CLAUSE. All City of Ketchum code sections, ordinances or resolutions or parts thereof, which are in conflict herewith are hereby repealed.

SECTION 6. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, and approved by the Mayor this _____ day of _____, 2015.

Nina Jonas, Mayor

ATTEST:

Sandra E. Cady, CMC
City Treasurer/Clerk



City Council

Regular Meeting

~ Minutes ~

480 East Avenue North
Ketchum, ID 83340
<http://ketchumidaho.org/>

Monday, November 17, 2014

5:30 PM

Ketchum City Hall

Present: Council President Michael David
Councilor Anne Corrock
Councilor Baird Gourlay
Councilor Jim Slanetz

Absent: Mayor Nina Jonas

Also Present: Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Stephanie Bonney
Ketchum Interim Director of Planning and Building Linda Haavik
Ketchum Senior Planner Rebecca Bundy
Ketchum Public Works Director and City Engineer Robyn Mattison

1. CALL TO ORDER

Council President Michael David called the meeting to order at 5:31 p.m.

2. COMMUNICATIONS FROM MAYOR AND COUNCILORS.

a. Communications from Mayor & Council

Councilor Anne Corrock updated the council on her Ouray, Colorado trip to the Colorado Association of Ski Towns meeting.

Councilor Jim Slanetz updated the council on the Blaine County Food Assessment Meeting.

b. Communications from Council Liaisons: Baird Gourlay – Sun Valley Economic Development.

Councilor Baird Gourlay updated the council on the Sun Valley Economic Development. Last week they had a meeting with Sun Valley Ski Education Foundation, YMCA, and the KURA, to look at the possibility of expanding the YMCA with an air barn, possibly a basketball court, and a human performance lab.

Councilor Baird Gourlay updated the council on Fly Sun Valley Alliance.

c. Appointments & Proclamations:

Appointment of Council Member to the Joint Board of the City of Ketchum and Blaine County Recreation District Joint Powers Authority.

Robyn Mattison, Public Works Director/City Engineer, said there is a joint powers agreement with the City of Ketchum and the Blaine County Recreation District for the bike path through Ketchum. They would like to get the joint board to amend the agreement. The members of the joint board are the City Administrator of Ketchum, a City Councilor, the BCRD Executive Director, and a BCRD board member. Robyn recommended Councilor Jim Slanetz be appointed to the Joint Board. The Council designated Councilor Jim Slanetz as the representative on the board.

3. COMMUNICATIONS FROM THE PUBLIC.**a. Communications from the public. For items not on the agenda.**

Alex Sundali commented on the idling ordinance and idling cars in Ketchum.

Council President Michael David suggested the traffic authority discuss enforcement of the idling ordinance.

Councilor Anne Corrock suggested educational materials be provided that include this ordinance as well as other ordinances that are also difficult to enforce.

Gary Hoffman commended Ketchum on the walkability and the public art displays in Ketchum. He also likes the right-hand turn only on 4th Street onto Main Street.

4. PUBLIC HEARINGS.**a. Ketchum Cemetery District Right-of-Way Vacation Request – Rebecca Bundy, Senior Planner.**

Rebecca Bundy, Senior Planner, explained the proposed right-of-way vacation request. The application is from the Ketchum Cemetery District for a number of alley and street right-of-way vacations. The Planning and Zoning commission recommended approval to the City Council. The applicant's original proposal was for vacation of a large portion of Tenth Street, vacation of the alley behind Block 24, vacation of Walnut Avenue. After going through Planning and Zoning it now includes a small portion of Tenth Street, a small portion of the alley on the uphill portion of the cemetery, Tenth Street to the west side of the cemetery and a small portion of Walnut Avenue. The cemetery is proposing to create a five foot wide easement on the south side of cemetery connecting Highway 75 with Walnut Avenue in exchange for the vacations. The easement would allow dogs on a leash and would generally be for pedestrians. The cemetery is planning on creating a trail from Walnut Avenue to the trail above the cemetery. The City and the Cemetery Board would mutually determine where that trail would go. The cemetery is planning on granting the city a ten foot sewer easement to access the line as needed. The masterplan referred to in the lease is not formalized, and it should be updated, recorded and provided to the city prior to any changes to the lease.. The conditions are that the final plan be submitted, the public access easements allow dogs, there is no fence between the easement and the cemetery, the easement includes a utility easement along the western boundary for the existing sewer line, and the applicant will provide the required quit claim deeds for approval by the City Attorney as part of the final plat process.

Garth McClure, Benchmark Associates, the cemetery district is a taxing district, and includes property owners north of East Fork all the way to north of Ketchum. This is a cleanup of the portion of the cemetery that is still in the City's right-of-ways. They have included a five foot public trail easement on the south side, a ten foot sewer easement on the west side of the property. They have reserved an easement that will fall within lots 3-4 when that location has been determined by working with the City. The applicant is happy with the proposed conditions.

Council President Michael David opened and closed the public hearing.

Motion to approve the Ketchum Cemetery District Right-of-Way vacation request and direct staff to prepare an ordinance to formalize the request for approval along with Ketchum's release of the property on Lot 8 Block 94.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Baird Gourlay, Councilor
SECOND:	Anne Corrock, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

b. Wick Strasse Street Right-of-Way Vacation Petition – Rebecca Bundy, Senior Planner.

Rebecca Bundy, Senior Planner, presented the request to the Council. The Planning Commission recommended approval to the City Council. Wick Strasse is the old Bavarian Village. It is total of seven lots and a well lot. Mr Hangii owns Lots 3,4,6,7, and 8, Glenn Hamilton Trust owns Lot 5. If this vacation is granted, they will create a twenty-six foot wide private street, with a turn around at the end, portions of the right of way would be granted to the adjacent property, which results in an increase in possible density for those lots. Lot 2 is not a part of the application, Lot 1 is a well lot that the applicant is proposing to make part of Lot 4, The applicant will be addressing if this piece of property and the water rights associated with it belong to the other 7 properties, or if it is Mr. Hangii's Water Right. The Wicke Strasse Street has never been maintained by the City of Ketchum, the street department would prefer to not maintain it. There are other private roads in the City of Ketchum, it would be created according to street specifications and meet the requirements of the Fire Chief. The Zoning District is General Residential High Density so a lot of development could possibly go on these lots if they were developed to the maximum potential. The vacation would require a new plan with amended lot lines, draft CC&R's require that utilities and street should be installed prior to issuance of a building permit, the City is named as a third party beneficiary to that agreement. In addition the water rights on the property may be transferable to the City of Ketchum. The City Attorney advised that the council should be make some decisions on if they would like to pursue that, the applicant is willing to grant those water rights if it is legal to do so. Staff does not have a recommendation, Rebecca provided options to the council, the request could be continued, denied, a lease option for the property, or approved with possible conditions that all of the contiguous lots to Wicke Strasse would be required to access off of Wicke Strasse so there are no additional curb cuts off Bird Drive. Utilities would be required to be reviewed by the Public Works Director, and the applicant would pursue granting the water right to the City. Suzanne Frick, City Administrator, suggested the Council carefully consider the vacation and said there should be a public benefit to doing so. That is why staff presented the possibility of leasing the property, or releasing the water right.

Councilor Anne Corrock clarified that a vacation is done on the basis of the City having no need of the land anymore versus there should be a public benefit to do so. The City Attorney said the language in the statute is that it be expedient for the public good.

Council President Michael David commented that this was applied at another time and denied. Councilor Baird Gourlay expanded the previous request and denial, there was no perceived benefit to the public at that time.

Garth McClure, Benchmark Associates, representing the applicants, Wicke Strasse owners would like to clean it up and create a nice driveway that would serve up to four lots that would be aesthetically pleasing. Currently the property has utilities that surround it, including a water main and sewer main, there is power and gas, and telephone and electric, and a fire hydrant. There are eight existing lots, however Lot 1 was intended to be a well site, but the well was never installed there, there is no reason to have that lot. Garth showed the plan showing the end result if the vacation occurs. There would be a 26 foot wide private driveway easement where a new road and cul de sac would serve as the driveway to Lots 5, 6, 7 and 8. The application does include transferring the water rights that exist on the property to the City of Ketchum.

Ed Lawson, Attorney for the applicant, commented that it serves in the public interest to grant the vacation. The property owners have been paying property taxes on the street. The applicant is prepared to convey any water rights assigned to this property, there are .71 CFS of water. There are some concerns about the utilities, they are not aware of any issues, but they have committed to provide an infrastructure plan to identify utilities that are there or needed before getting a building permit. The City is a third party beneficiary of those provisions.

Council President Michael David opened the meeting to public comment, and closed the public comment.

Robyn Mattison, Public Works Director/City Engineer, said if it is possible it should be transferred into the City's name. It would not be the smallest water right.

Linda Haavik, Interim Director of Building and Planning, did not see any benefit of keeping it as a city street, as long as there was access, but Council should consider what it does to the other lots as far as density.

Councilor Anne Corrock clarified that the lots could be reconfigured in the future. Stephanie Bonney said that those changes would need to be approved by the City prior to any development.

Council President Michael David asked if it is reconfigured does the no more curb cuts on Bird Drive go along with it. Linda Haavik suggested it should be a condition of the vacation and noted on the plat.

Robyn Mattison clarified that it is possible to transfer it to a municipal right, and to transfer it to another well.

Ed Lawson said one of the conditions of that well, was that a well needed to be installed within a certain number of months. But since there is a well there, it should not be much of an issue.

Garth McClure commented that there is a well on the site. There were no water service lines, and the owners have been using the water from the well for irrigating the property.

Stephanie Bonney said the water right has been verified by IDWR.

Motion to approve the Wick Strasse Street Right-of-way Vacation Petition, subject to conditions 1 – 3, and to direct staff to prepare an ordinance to formalize the vacation request approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Baird Gourlay, Councilor
SECONDER:	Anne Corrock, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

5. COMMUNICATIONS FROM STAFF.

- a. Recommendation to Prepare Letter Supporting Snow Riders International Efforts Urging EPA to Adopt a Clean Power Plan – Suzanne Frick, City Administrator.

Motion to support the preparation of the attached letter to the EPA,

RESULT:	AUTHORIZED [UNANIMOUS]
MOVER:	Baird Gourlay, Councilor
SECONDER:	Jim Slanetz, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

6. CONSENT CALENDAR

Motion to approve the consent calendar.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Slanetz, Councilor
SECONDER:	Baird Gourlay, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

- a. Approval of minutes: November 3, 2014.
- b. Recommendation to approve current bills and payroll summary.
- c. Approval of 2014-15 Liquor, Beer and Wine Licenses.
- d. Jensen Security Agreement for Sidewalk Improvements on First Street.
- e. Kith and Kin Security Agreement for Striping of an ADA Compliant Parking Space.

7. EXECUTIVE SESSION to discuss:

- a. Personnel pursuant to Idaho Code §§67-2345 1(a) and (b).

Motion to go into executive session pursuant to Idaho Code §§67-2345 1(a) and (b).

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Baird Gourlay, Councilor
SECONDER:	Jim Slanetz, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

8. ADJOURNMENT.

Council President Michael David motioned to adjourn at 7:33 p.m. Councilor Baird Gourlay seconded , the motion passed unanimously

Michael David
Council President

ATTEST:

Sandra E. Cady, CMC
City Clerk

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "0110000000"- "9449008045", "9910000000"- "9911810000"

Vendor Name	Invoice Number	Description	Net Invoice Amount
GENERAL FUND			
01-2171-2000 P/R TAXES PBL--STATE W/H			
STATE TAX COMMISSION	PR1212141	State Withholding Tax Pay Period: 12/12/2014	6,133.00
01-2171-9000 P/R DEDUC PBL--HEALTH INSURANC			
III-A	113014	Health Ins - Employee Pay Period: 11/28/2014	2,024.54-
III-A	PR1212141	Health Ins - Family Pay Period: 12/12/2014	315.66
III-A	PR1212141	Health Ins - Employee + Spouse Pay Period: 12/12/2014	478.20
III-A	PR1212141	Health Ins - Family Pay Period: 12/12/2014	473.49
III-A	PR1212141	Health Ins - Employee + 1 Chld Pay Period: 12/12/2014	40.05
III-A	PR1212141	Health Ins - Employee + 2 Chld Pay Period: 12/12/2014	103.70
III-A	PR1212141	Health Ins - Family Pay Period: 12/12/2014	157.83
01-2172-1000 P/R DEDUC PBL--AFLAC INSURANCE			
AFLAC	PR1212141	AFLAC Pre-Tax Pay Period: 12/12/2014	754.78
AFLAC	PR1212141	AFLAC After-Tax Pay Period: 12/12/2014	178.47
01-2172-2000 P/R DEDUC PBL--LIFE & L.T.DISB			
LifeMap Billing	113014	Long Term Disability Pay Period: 11/28/2014	50.23
NCPERS IDAHO	C3761214	Group Life Insurance Unit C376	64.00
01-2172-3000 P/R DEDUC PBL--DELTA DENTAL			
DELTA DENTAL PLAN OF IDAH	113014	Dental Insurance - 1 Child Pay Period: 11/14/2014	46.97-
DELTA DENTAL PLAN OF IDAH	PR1212141	Dental Insurance - 1 Child Pay Period: 12/12/2014	51.96
DELTA DENTAL PLAN OF IDAH	PR1212141	Dental Insurance - Spouse Pay Period: 12/12/2014	297.12
DELTA DENTAL PLAN OF IDAH	PR1212141	Dental Insurance - Family Pay Period: 12/12/2014	785.54
DELTA DENTAL PLAN OF IDAH	PR1212141	Dental Insurance - 2+ Child Pay Period: 12/12/2014	122.28
01-2173-3000 P/R DEDUC PBL--NATIONWIDE			
NATIONWIDE RETIREMENT SOL	PR1212141	Nationwide - 0026904-001 Pay Period: 12/12/2014	746.49
01-2174-0000 P/R DEDUC PBL--GARNISHMENTS			
CHILD SUPPORT SERVICES	PR1212141	Child Support Pay Period: 12/12/2014	269.68
IDAHO STATE TAX COMMISSIO	PR1212141	Garnishments Pay Period: 12/12/2014	37.50
01-2175-0000 P/R DEDUC PBL--PIONEER FED.CR.			
PIONEER FEDERAL CREDIT UNI	PR1212141	Pioneer Federal Credit Union Pay Period: 12/12/2014	1,800.00
01-2175-1000 P/R DEDUC PBL--UNION DUES			
KETCHUM FIREFIGHTERS LOCA	PR1212141	Union Dues Union Dues Pay Period: 12/12/2014	715.00
01-2175-8000 P/R DEDUC PBL--EMPLOYEE CAF-MD			
NBS-NATIONAL BENEFIT SERVI	PR1212141	125 Medical Savings Pay Period: 12/12/2014	1,240.90
01-2175-9000 P/R DEDUC PBL--EMPLOYEE CAF-DC			
NBS-NATIONAL BENEFIT SERVI	PR1212141	125 Dependant Care Pay Period: 12/12/2014	650.00
Total :			13,394.37
LEGISLATIVE & EXECUTIVE			
01-4110-2500 HEALTH INSURANCE-CITY			
NBS-NATIONAL BENEFIT SERVI	478337	Admin Fees	6.48
STARLEY-LEAVITT INS. AGENC	16531-11/14	Administration & Consulting Fees	20.97
01-4110-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP103388	HRA Fees	197.41
01-4110-3200 OPERATING SUPPLIES			
ATKINSONS' MARKET	1856-11/14	ACCT. 1856	26.36
PERRY'S	102014	Meeting Lunch	95.04

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4110-4200 PROFESSIONAL SERVICES			
BROWN, CPA, DENNIS R.	11/22/14	Audited Finance Statements	7,800.00
KETCHUM COMPUTERS, INC.	11024	Computer Maintenance	125.00
NBS-NATIONAL BENEFIT SERVI	476746	Admin Fees	14.45
Total LEGISLATIVE & EXECUTIVE:			8,285.71
ADMINISTRATIVE SERVICES			
01-4150-2500 HEALTH INSURANCE-CITY			
NBS-NATIONAL BENEFIT SERVI	478337	Admin Fees	8.26
STARLEY-LEAVITT INS. AGENC	16531-11/14	Administration & Consulting Fees	26.73
01-4150-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP103388	HRA Fees	122.89
01-4150-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP103388	HRA Fees	14.00
01-4150-3100 OFFICE SUPPLIES & POSTAGE			
ATKINSONS' MARKET	1856-11/14	ACCT. 1856	28.99
COPY & PRINT, L.L.C.	61769	Office Supplies	9.50
COPY & PRINT, L.L.C.	61771	Office Supplies	337.67
US BANK	11/25/14	Postage	455.28
US BANK	11/25/14	Bakery Items	15.88
US BANK	11/25/14	Batteries	11.85
US BANK	11/25/14	Planner Refill	29.88
01-4150-3310 STATE SALES TAX-GEN.GOV. & PAR			
STATE TAX COMMISSION	113014	Sales Tax - 11/01/14 - 11/30/14	15.96
01-4150-4200 PROFESSIONAL SERVICES			
CASELLE, INC.	61785	CONTRACT SUPPORT	522.00
KETCHUM COMPUTERS, INC.	11025	Computer Maintenance	450.00
KETCHUM COMPUTERS, INC.	11026	Computer Maintenance	50.00
NBS-NATIONAL BENEFIT SERVI	476746	Admin Fees	20.45
STERLING CODIFIERS	15438	Supplements	554.00
YASENAK, BARBARA	1042	Office Coverage in Clerk's office	621.90
01-4150-4400 ADVERTISING & LEGAL PUBLICATIO			
EXPRESS PUBLISHING, INC.	2196-11/14	Account 2186	253.04
01-4150-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	1321965856	ACCT. 74754376	54.12
CENTURY LINK	1322024835	ACCT. 86467178	923.47
CENTURY LINK	2087263841865	ACCT. 208-726-3841862b	1,153.02
CENTURY LINK	2087265574240	ACCT. 208-726-5574 240B	46.05
COX COMMUNICATIONS	1240102722230	ACCT. 001 2401 027222301	322.68
COX COMMUNICATIONS	1240103601290	ACCT. 001 2401 036012901	103.50
SENTINEL FIRE & SECURITY, IN	184887	Quartelry Monitoring Fee	160.00
VIRTUAL it iNC.	6229	Sytems Engineer	632.50
01-4150-5110 COMPUTER NETWORK			
KETCHUM COMPUTERS, INC.	11005	Computer Maintenance	3,510.00
MIICOR CONSULTING	14223	Barracuda Message Archiver	29.94-
US BANK	11/25/14	Mini GBIC & Cleaning Tape for Server Room	107.63

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4150-5150 COMMUNICATIONS			
MURRAY, JO	821	Public Relation Services	4,424.30
US BANK	11/25/14	Facebook Ads	70.00
US BANK	11/25/14	Constant Contact	95.00
KDPI DROP-IN RADIO	120514	Monthly Package	500.00
LIBBY MAYNARD DESIGN	1402	Graphic Design Services	3,042.10
ACCELA	8264	Media Traq Subscription	475.00
01-4150-5200 UTILITIES			
CLEAR CREEK DISPOSAL	852348	ACCT. 951449	60.00
CLEAR CREEK DISPOSAL	852905	ACCT. 960	34.00
IDAHO POWER	2200749261-11	ACCT. 2200749261	1,479.74
IDAHO POWER	2203855230-11	ACCT. 2203855230	102.69
01-4150-5900 REPAIR & MAINTENANCE-BUILDINGS			
ATKINSONS' MARKET	1856-11/14	ACCT. 1856	16.12
SENTINEL FIRE & SECURITY, IN	184379	Replace Security Backup Battery	70.00
TIMS ELECTRIC	22066	Troubleshoot Office Heater	36.00
WAXIE SANITARY SUPPLY	74956922	Supplies	376.40
Total ADMINISTRATIVE SERVICES:			21,312.66
LEGAL			
01-4160-4200 PROFESSIONAL SERVICES			
MOORE SMITH BUXTON & TUR	51531	1536-03 - General	4,210.45
MOORE SMITH BUXTON & TUR	51534	1536-27 - General P&Z	2,412.00
MOORE SMITH BUXTON & TUR	51535	1536-39 - RPP Application	75.00
MOORE SMITH BUXTON & TUR	51537	1536-49 - Fire	120.00
MOORE SMITH BUXTON & TUR	51538	1536-50 - Parks & Recreation	87.00
MOORE SMITH BUXTON & TUR	51539	1536-53 MSSV Lawsuit	8,165.58
Total LEGAL:			15,070.03
COMMUNITY PLANNING/DEVELOPMENT			
01-4170-2500 HEALTH INSURANCE-CITY			
NBS-NATIONAL BENEFIT SERVI	478337	Admin Fees	9.11
STARLEY-LEAVITT INS. AGENC	16531-11/14	Administration & Consulting Fees	25.20
01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP103388	HRA Fees	8.57
01-4170-3100 OFFICE SUPPLIES & POSTAGE			
COPY & PRINT, L.L.C.	61769	Office Supplies	19.00
01-4170-3200 OPERATING SUPPLIES			
ATKINSONS' MARKET	1856-11/14	ACCT. 1856	5.16
01-4170-4200 PROFESSIONAL SERVICES			
HAAVIK CONSULTING, LLC	1100	Interim Planning & Building Director - November Services	4,560.00
KETCHUM COMPUTERS, INC.	11023	Computer Maintenance	50.00
KETCHUM COMPUTERS, INC.	11026	Computer Maintenance	750.00
NBS-NATIONAL BENEFIT SERVI	476746	Admin Fees	20.57
SAWTOOTH ENVIRONMENTAL	797	Hastings Stream Alteration permit Technical Services	300.00
MAGELLAN ADVISORS, LLC	MA03041410	Broadband Infrastructure Specifications and Standards Document	1,470.00

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4170-4400 ADVERTISING & LEGAL PUBLICATIO			
EXPRESS PUBLISHING, INC.	2196-11/14	Account 2186	213.64
01-4170-4900 PERSONNEL TRAINING/TRAVEL/MTG			
UNITED OIL	783302	ACCT. 37266	54.09
Total COMMUNITY PLANNING/DEVELOPMENT:			7,485.34
CONTRACT FOR SERVICES			
01-4196-6500 KCDC (KIC INNOVATION CENTER)			
KETCHUM COMMUNITY DEVEL	11/30/14	October & November Services	10,201.65
Total CONTRACT FOR SERVICES:			10,201.65
POLICE			
01-4210-2500 HEALTH INSURANCE-CITY			
NBS-NATIONAL BENEFIT SERVI	478337	Admin Fees	.22
STARLEY-LEAVITT INS. AGENC	16531-11/14	Administration & Consulting Fees	.72
01-4210-3200 OPERATING SUPPLIES			
UPS STORE #2444	10/02/14	Shipping	22.58
01-4210-4200 PROFESSIONAL SERVICES			
NBS-NATIONAL BENEFIT SERVI	476746	Admin Fees	.36
Total POLICE:			23.88
BUILDING			
01-4240-3200 OPERATING SUPPLIES			
ATKINSONS' MARKET	1856-11/14	ACCT. 1856	2.58
Total BUILDING:			2.58
Total GENERAL FUND:			75,776.22
WAGON DAYS FUND			
WAGON DAYS EXPENDITURES			
02-4530-3100 OFFICE SUPPLIES & POSTAGE			
UPS STORE #2444	10/02/14	Shipping	38.91
Total WAGON DAYS EXPENDITURES:			38.91
Total WAGON DAYS FUND:			38.91
STREET MAINTENANCE FUND			
STREET			
04-4310-2500 HEALTH INSURANCE-CITY			
NBS-NATIONAL BENEFIT SERVI	478337	Admin Fees	19.87
STARLEY-LEAVITT INS. AGENC	16531-11/14	Administration & Consulting Fees	69.03
04-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP103388	HRA Fees	120.63

Vendor Name	Invoice Number	Description	Net Invoice Amount
04-4310-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP103388	HRA Fees	597.10
04-4310-3200 OPERATING SUPPLIES			
BUSINESS AS USUAL	123059	Office Supplies	102.00
NAPA AUTO PARTS	795825	Supplies	80.08
04-4310-3400 MINOR EQUIPMENT			
A.C. HOUSTON LUMBER CO.	14-437914	Supplies	11.29
04-4310-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	783305	ACCT. 37269	2,660.12
04-4310-4200 PROFESSIONAL SERVICES			
ERWIN EXCAVATION, S	14-856	Snow Staking & Snow Removal	202.68
ERWIN EXCAVATION, S	14-887	Snow Hauling	1,650.00
HIATT TRUCKING, INC.	1682	SNOW HAULING	1,200.00
LUNCEFORD EXCAVATION, INC.	5731	Snow Hauling	675.00
NBS-NATIONAL BENEFIT SERVI	476746	Admin Fees	40.56
04-4310-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	1321965856	ACCT. 74754376	3.70
COX COMMUNICATIONS	1240120518270	ACCT. 001 2401 205182701	63.20
04-4310-5200 UTILITIES			
INTERMOUNTAIN GAS	102495000014-	Meter #84471	281.15
INTERMOUNTAIN GAS	102495000014-	Meter #85667	761.99
04-4310-6000 REPAIR & MAINT--AUTOMOTIVE EQU			
NAPA AUTO PARTS	795728	Supplies	246.66-
RIVER RUN AUTO PARTS	6538-80258	Supplies	341.10
04-4310-6100 REPAIR & MAINT--MACHINERY & EQ			
CONSOLIDATED ELECTRICAL D	3755-562685	Timeclock	2.11
LUTZ RENTALS	43150	Rental Equipement	55.08
NAPA AUTO PARTS	795640	Supplies	9.99
NAPA AUTO PARTS	795681	Supplies	32.08
NAPA AUTO PARTS	795826	Supplies	19.92
NAPA AUTO PARTS	795856	Supplies	18.71-
NAPA AUTO PARTS	796117	Supplies	6.58
NAPA AUTO PARTS	796483	Supplies	381.75
PIPECO, INC.	141110	Supplies	9.25
PIPECO, INC.	141115	Supplies	6.18
PIPECO, INC.	141116	Supplies	7.47
PIPECO, INC.	141163	Supplies	11.36
RIVER RUN AUTO PARTS	6538-79963	Supplies	214.54
RIVER RUN AUTO PARTS	6538-80177	Supplies	18.42
RIVER RUN AUTO PARTS	6538-80233	Supplies	70.42
SHEETMETAL FABRICATION	15531	Parts	272.50
UPSWUNG CORP.	9612	Barrier Gate	482.36
04-4310-6910 OTHER PURCHASED SERVICES			
AMERIPRIDE LINEN	2400375192	ACCT. 241076800	80.08
KETCHUM COMPUTERS, INC.	11007	Computer Maintenance	270.00
04-4310-6930 STREET LIGHTING			
PLATT	F474008	Street Lights	728.12

Vendor Name	Invoice Number	Description	Net Invoice Amount
PLATT	F584403	Supplies	155.95-
04-4310-6950 MAINTENANCE & IMPROVEMENTS			
ANDERSON ASPHALT PAVING	5094	Asphalt	2,725.00
WALKER SAND AND GRAVEL	14582	Road Materials	91.50
ROAD SOLUTIONS	19644	Mag/Chloride	1,060.79
Total STREET:			15,013.68
Total STREET MAINTENANCE FUND:			15,013.68
FIRE & RESCUE FUND			
FIRE & RESCUE			
10-4230-2500 HEALTH INSURANCE-CITY			
NBS-NATIONAL BENEFIT SERVI	478337	Admin Fees	14.07
STARLEY-LEAVITT INS. AGENC	16531-11/14	Administration & Consulting Fees	45.54
10-4230-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP103388	HRA Fees	481.57
10-4230-2900 PERFORMANCE AWARDS			
US BANK	11/25/14	Garmin GPS for Nevin's Retirement	100.00
10-4230-3200 OPERATING SUPPLIES			
A.C. HOUSTON LUMBER CO.	14-430618	Supplies	18.87
ATKINSONS' MARKET	1856-11/14	ACCT. 1856	1.29
ATKINSONS' MARKET	1856-11/14	ACCT. 1856	10.92
BUSINESS AS USUAL	123129	Office & Operating Supplies	8.38
COPY & PRINT, L.L.C.	61769	Office Supplies	4.75
DAVIS EMBROIDERY	23671	Embroider Services	21.84
DONNELLEY SPORTS	16251	T Shirts	70.41
EASY PACK INC	173140	Shipping	6.78
ELLE, MICHAEL	120114	JYTEE Hats for KFD Hats	248.75
UNIFIED OFFICE SERVICES	193737	Office Supplies	20.00
US BANK	11/25/14	Printer Cartridges	56.80
US BANK	11/25/14	Handwarmers and Journal	39.93
US BANK	11/25/14	Heatpacks	140.65
US BANK	11/25/14	Christmas Lights and Decorations	79.96
GRAYTEX PAPERS	108625	Power Paper	44.90
10-4230-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	783303	ACCT. 37267	190.22
US BANK	11/25/14	Fuel	21.93
10-4230-4200 PROFESSIONAL SERVICES			
KETCHUM COMPUTERS, INC.	11027	Computer Maintenance	375.00
NBS-NATIONAL BENEFIT SERVI	476746	Admin Fees	31.38
10-4230-4900 PERSONNEL TRAINING/TRAVEL/MTG			
US BANK	11/25/14	International Association of Fire Chief's Dues	127.00
10-4230-5100 TELEPHONE & COMMUNICATIONS			
GLOBALSTAR USA	6073596	ACCT. 1.10022032	42.40
VERIZON WIRELESS, BELLEVUE	9735444015	ACCT. 765494480-00001	87.90
VIRTUAL it iNC.	6229	Sytems Engineer	288.75

Vendor Name	Invoice Number	Description	Net Invoice Amount
10-4230-5900 REPAIR & MAINTENANCE-BUILDINGS			
FIRE SERVICES OF IDAHO	90202	Annual Service on Fire Ext.	349.50
FIRE SERVICES OF IDAHO	90203	Annual Service on Fire Ext.	91.50
FIRE SERVICES OF IDAHO	90204	Annual Service on Fire Ext.	42.50
FIRE SERVICES OF IDAHO	90205	Annual Service on Fire Ext.	95.00
FIRE SERVICES OF IDAHO	90206	Annual Service on Fire Ext.	82.00
THOMAS PLUMBING & HEATIN	61782	Move Shower Valve	874.00
10-4230-6000 REPAIR & MAINT--AUTOMOTOVE EQU			
RIVER RUN AUTO PARTS	6538-79849	Battery	84.98
10-4230-6100 REPAIR & MAINT--MACHINERY & EQ			
US BANK	11/25/14	Samsung Internal SSD	61.99
10-4230-6910 OTHER PURCHASED SERVICES			
MTE COMMUNICATIONS	56983-12/14	DSL	17.13
Total FIRE & RESCUE:			4,278.59
Total FIRE & RESCUE FUND:			4,278.59
AMBULANCE SERVICE FUND			
AMBULANCE SERVICE			
14-4260-2500 HEALTH INSURANCE-CITY			
NBS-NATIONAL BENEFIT SERVI	478337	Admin Fees	23.30
STARLEY-LEAVITT INS. AGENC	16531-11/14	Administration & Consulting Fees	75.42
14-4260-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP103388	HRA Fees	977.74
14-4260-2900 PERFORMANCE AWARDS			
US BANK	11/25/14	Garmin GPS for Nevin's Retirement	99.99
14-4260-3200 OPERATING SUPPLIES			
A.C. HOUSTON LUMBER CO.	14-430618	Supplies	18.88
ATKINSONS' MARKET	1856-11/14	ACCT. 1856	1.29
ATKINSONS' MARKET	1856-11/14	ACCT. 1856	10.92
BUSINESS AS USUAL	123129	Office & Operating Supplies	8.37
COPY & PRINT, L.L.C.	61769	Office Supplies	4.74
DAVIS EMBROIDERY	23671	Embroider Services	21.85
DONNELLEY SPORTS	16251	T Shirts	70.41
EASY PACK INC	173140	Shipping	6.78
ELLE, MICHAEL	120114	JYTEE Hats for KFD Hats	248.75
NORTH AMERICAN RESCUE	168193	Supplies	510.07
PRAXAIR/WHITMORE	51068681	Oxygen	46.50
UNIFIED OFFICE SERVICES	193737	Office Supplies	19.99
US BANK	11/25/14	Printer Cartridges	56.80
US BANK	11/25/14	Handwarmers and Journal	39.93
US BANK	11/25/14	Heatpacks	140.65
US BANK	11/25/14	Christmas Lights and Decorations	79.96
GRAYTEX PAPERS	108625	Power Paper	44.91
14-4260-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	783303	ACCT. 37267	222.67
US BANK	11/25/14	Fuel	21.93

Vendor Name	Invoice Number	Description	Net Invoice Amount
14-4260-4200 PROFESSIONAL SERVICES			
KETCHUM COMPUTERS, INC.	11027	Computer Maintenance	375.00
NBS-NATIONAL BENEFIT SERVI	476746	Admin Fees	50.93
14-4260-4900 PERSONNEL TRAINING/TRAVEL/MTG			
McLEAN, THOMAS	113014	CPR Renewal	29.95
US BANK	11/25/14	Ski & Mountain Trauma Conference	2,090.00
US BANK	11/25/14	International Association of Fire Chief's Dues	127.00
14-4260-4902 TRAINING/TRAVEL/MTG-FIRE CHIEF			
US BANK	11/25/14	CPR, etc. Certificates	54.85
14-4260-5100 TELEPHONE & COMMUNICATIONS			
GLOBALSTAR USA	6073596	ACCT. 1.10022032	2.40
VERIZON WIRELESS, BELLEVUE	9735444015	ACCT. 765494480-00001	109.22
VIRTUAL it iNC.	6229	Sytems Engineer	288.75
14-4260-5900 REPAIR & MAINTENANCE-BUILDINGS			
FIRE SERVICES OF IDAHO	90202	Annual Service on Fire Ext.	349.50
FIRE SERVICES OF IDAHO	90203	Annual Service on Fire Ext.	91.50
FIRE SERVICES OF IDAHO	90204	Annual Service on Fire Ext.	42.50
FIRE SERVICES OF IDAHO	90205	Annual Service on Fire Ext.	95.00
FIRE SERVICES OF IDAHO	90206	Annual Service on Fire Ext.	82.00
THOMAS PLUMBING & HEATIN	61782	Move Shower Valve	874.00
14-4260-6000 REPAIR & MAINT--AUTOMOTIVE EQU			
RIVER RUN AUTO PARTS	6538-79849	Battery	84.97
HENRY FRANK	120314	Fabrication of Ski Rack for Ambulance 23	180.00
14-4260-6100 REPAIR & MAINT--MACHINERY & EQ			
US BANK	11/25/14	Samsung Internal SSD	61.99
14-4260-6910 OTHER PURCHASED SERVICES			
MTE COMMUNICATIONS	56983-12/14	DSL	17.14
Total AMBULANCE SERVICE:			7,758.55
Total AMBULANCE SERVICE FUND:			7,758.55
PARKS AND RECREATION FUND			
PARKS AND RECREATION			
18-4510-2500 HEALTH INSURANCE-CITY			
NBS-NATIONAL BENEFIT SERVI	478337	Admin Fees	20.38
STARLEY-LEAVITT INS. AGENC	16531-11/14	Administration & Consulting Fees	65.97
18-4510-3200 OPERATING SUPPLIES			
ATKINSONS' MARKET	1861-11/14	ACCT. 1861	33.62
CHATEAU DRUG CENTER	1295742	Supplies	7.59
CHATEAU DRUG CENTER	1298457	Supplies	37.66
CHATEAU DRUG CENTER	1298910	Supplies	52.20
CHATEAU DRUG CENTER	1298930	Supplies	34.16
CHATEAU DRUG CENTER	1303889	Supplies	35.18
SYSCO	606028525	Supplies	61.05
US BANK	11/25/14	Laptop Battery	59.99
US BANK	11/25/14	Staple Gun	25.94
US BANK	11/25/14	Toe & Handwarmers	67.12

Vendor Name	Invoice Number	Description	Net Invoice Amount
18-4510-3250 RECREATION SUPPLIES			
KEARNEY, JOHN	120814	Friday Adventure	98.00
US BANK	11/25/14	Cloth Blade Covers	107.85
US BANK	11/25/14	Paracord Ropes	50.24
18-4510-3300 RESALE ITEMS-CONCESSION SUPPLY			
ATKINSONS' MARKET	1861-11/14	ACCT. 1861	84.34
ATKINSONS' MARKET	1861-11/14	ACCT. 1861	155.46
SYSCO	606028525	Supplies	514.00
18-4510-3310 STATE SALES TAX-PARK			
STATE TAX COMMISSION	113014	Sales Tax - 11/01/14 - 11/30/14	413.24
18-4510-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	783304	ACCT. 37268	179.65
18-4510-4200 PROFESSIONAL SERVICES			
CLEAR CREEK LAND CO. LLC	10833	Mobile Storage Rent	70.00
KETCHUM COMPUTERS, INC.	11006	Computer Maintenance	280.00
NBS-NATIONAL BENEFIT SERVI	476746	Admin Fees	38.89
SENTINEL FIRE & SECURITY, IN	184564	Quarterly Monitoring Fee	90.00
18-4510-4210 PROFESSIONAL SERVICE-CITY TREES			
ARBOR CARE	31770	Supplies	360.00
ARBOR CARE	31771	Tree Maintenance	210.00
BECK, ROB	3726	Tree Removal	450.00
18-4510-4220 PROF.SERV-CITY BEAUTIFICATION			
US BANK	11/25/14	Christmas Lights and Decorations	456.10
18-4510-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	1321965856	ACCT. 74754376	1.62
CENTURY LINK	2087263841865	ACCT. 208-726-3841862b	80.00
18-4510-5200 UTILITIES			
IDAHO POWER	2201272487-11	ACCT. 2201272487	58.88
IDAHO POWER	2203538992-11	ACCT. 2203538992	23.64
IDAHO POWER	2206452274-11	ACCT. 2206452274	208.21
INTERMOUNTAIN GAS	102495000014-	ACCT. 10249500-001-4	71.27
18-4510-6000 REPAIR & MAINT--AUTOMOTIVE EQU			
CAR DOCTOR	7279	Repairs	223.40
18-4510-6100 REPAIR & MAINT--MACHINERY & EQ			
SAWTOOTH WOOD PRODUCTS, I	87637	Supplies	229.79
SAWTOOTH WOOD PRODUCTS, I	87638	Supplies	161.40
18-4510-6950 MAINTENANCE & IMPROVEMENTS			
A.C. HOUSTON LUMBER CO.	14-437499	Supplies	45.99
KEARNS, MCGINNIS & VANDEN	2616	FS Park Underground Vault	234.12
LUTZ RENTALS	43483	Rental Equipement	47.84
RIVER RUN AUTO PARTS	6538-79272	Supplies	39.95
US BANK	11/25/14	Gloves, Vests, & Studs	256.55
PHRED'S FABRICATION	6693	Fabrication Services	165.00
Total PARKS AND RECREATION:			5,906.29

Vendor Name	Invoice Number	Description	Net Invoice Amount
Total PARKS AND RECREATION FUND:			5,906.29
LOCAL OPTION SALES TAX FUND			
LOCAL OPTION SALES TAX			
22-4910-2500 HEALTH INSURANCE-CITY			
NBS-NATIONAL BENEFIT SERVI	478337	Admin Fees	2.42
STARLEY-LEAVITT INS. AGENC	16531-11/14	Administration & Consulting Fees	7.83
22-4910-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP103388	HRA Fees	7.93
22-4910-4200 PROFESSIONAL SERVICES			
NBS-NATIONAL BENEFIT SERVI	476746	Admin Fees	6.42
22-4910-6060 EVENTS/PROMOTIONS			
CLEAR CREEK DISPOSAL	852906	ACCT. 960	205.00
ROAD WORK AHEAD CONST. SU	27810	Traffic Control - Nightmare on Main	610.25
Music n Me	120214	Holiday Tree Lighting Carolers	200.00
Total LOCAL OPTION SALES TAX :			1,039.85
Total LOCAL OPTION SALES TAX FUND:			1,039.85
WATER FUND			
63-3400-6100 WATER CHARGES			
JAMES BALDWIN	120414	Refund	490.07
GARY PAUL	120414	Refund	633.98
Total :			1,124.05
WATER EXPENDITURES			
63-4340-2500 HEALTH INSURANCE-CITY			
NBS-NATIONAL BENEFIT SERVI	478337	Admin Fees	15.48
STARLEY-LEAVITT INS. AGENC	16531-11/14	Administration & Consulting Fees	50.13
63-4340-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP103388	HRA Fees	956.33
63-4340-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP103388	HRA Fees	8.00
63-4340-3200 OPERATING SUPPLIES			
A.C. HOUSTON LUMBER CO.	14-439409	Supplies	20.17
AMERIPRIDE LINEN	2400375181	ACCT. 241076901	21.41
AMERIPRIDE LINEN	2400375182	ACCT. 241076900	75.85
CHATEAU DRUG CENTER	1234656	Supplies	13.28
CHATEAU DRUG CENTER	1301421	Supplies	12.80
GO-FER-IT	43856	Shipping Services	15.00
INTEGRATED TECHNOLOGIES	10187	Copier Maintenance & Supplies	14.93
63-4340-3500 MOTOR FUELS & LUBRICANTS			
RIVER RUN AUTO PARTS	6538-80051	Supplies	56.43
UNITED OIL	783307	ACCT. 37271	387.36

Vendor Name	Invoice Number	Description	Net Invoice Amount
63-4340-3800 CHEMICALS			
GEM STATE WELDERS SUPPLY, I	E241247	Chemicals	198.00
63-4340-4200 PROFESSIONAL SERVICES			
CASELLE, INC.	61785	CONTRACT SUPPORT	522.00
MOORE SMITH BUXTON & TUR	51533	1536-24 Water Rights	60.00
MOORE SMITH BUXTON & TUR	51536	1536-47 Conjunctive Management	30.00
NBS-NATIONAL BENEFIT SERVI	476746	Admin Fees	36.87
WATER FUTURES	11/25/14	Water and Energy Strategic Analysis and Plan	3,500.00
ZIONS BANK PUBLIC FINANCE	120314	Water & Sewer User Rate Analysis	1,562.00
63-4340-4300 STATE & WA DISTRICT FEES			
BUREAU OF LAND MANAGEME	2015007121	Right-of-Way Renewal	250.00
BUREAU OF LAND MANAGEME	2015007122	Right-of-Way Renewal	5,500.00
63-4340-4900 PERSONNEL TRAINING/TRAVEL/MTG			
US BANK	11/25/14	Robyn Lunch Meeting	16.62
63-4340-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	1321965856	ACCT. 74754376	7.06
COX COMMUNICATIONS	1240120518800	ACCT. 001 2401 205188001	91.35
VERIZON WIRELESS, BELLEVUE	9735410947	ACCT. 365516521-00001	102.48
63-4340-5110 COMPUTER NETWORK			
KETCHUM COMPUTERS, INC.	11008	Computer Maintenance	246.50
63-4340-5200 UTILITIES			
IDAHO POWER	2202458903-11	ACCT. 2202458903	142.32
IDAHO POWER	2203658592-11	ACCT. 2203658592	6,116.04
IDAHO POWER	2206786259-11	ACCT. 2206786259	38.40
INTERMOUNTAIN GAS	102495000014-	Meter #428883	243.23
INTERMOUNTAIN GAS	102495000014-	Meter #408540	54.01
63-4340-6000 REPAIR & MAINT-AUTO EQUIP			
AW DIRECT, INC.	1020386471	Toolbox Bracket	91.25
VALLEY AUTO BODY	15788	Vehicle Repairs	376.34
63-4340-6100 REPAIR & MAINT-MACH & EQUIP			
A.C. HOUSTON LUMBER CO.	14-438378	Building Insulation	169.69
AW DIRECT, INC.	1020375142	Mini Lightbar	510.20
CUMMINS INTERMOUNTAIN LL	27-90277	Warm Springs Service	1,950.92
H.D. FOWLER COMPANY	I3800639	Supplies	92.00
NAPA AUTO PARTS	795794	Supplies	8.29
PIPECO, INC.	140263	Supplies	15.32
PIPECO, INC.	140370	Supplies	62.87
PIPECO, INC.	140839	Supplies	5.03
PLATT	F585734	Supplies	24.86
PLATT	F634454	Supplies	164.26
RIVER RUN AUTO PARTS	6538-79964	Supplies	9.80
RIVER RUN AUTO PARTS	6538-80264	Supplies	21.10
Total WATER EXPENDITURES:			23,537.46
Total WATER FUND:			24,661.51

WATER CAPITAL IMPROVEMENT FUND

Vendor Name	Invoice Number	Description	Net Invoice Amount
WATER CIP EXPENDITURES			
64-4340-7650 WATER METERS			
FERGUSON ENTERPRISES, INC.	603493	Supplies	3,608.70
64-4340-7800 CONSTRUCTION			
USA BLUEBOOK	503037	Water Main Repair	344.17
Total WATER CIP EXPENDITURES:			3,952.87
Total WATER CAPITAL IMPROVEMENT FUND:			3,952.87
WASTEWATER FUND			
65-3400-7100 WASTEWATER CHARGES			
JAMES BALDWIN	120414	Refund	9.93
GARY PAUL	120414	Refund	434.78
Total :			444.71
WASTEWATER EXPENDITURES			
65-4350-2500 HEALTH INSURANCE-CITY			
NBS-NATIONAL BENEFIT SERVI	478337	Admin Fees	29.38
STARLEY-LEAVITT INS. AGENC	16531-11/14	Administration & Consulting Fees	95.13
65-4350-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP103388	HRA Fees	647.37
65-4350-2515 VISION REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP103388	HRA Fees	781.27
65-4350-3200 OPERATING SUPPLIES			
AMERIPRIDE LINEN	2400375180	ACCT. 241021000	101.81
AMERIPRIDE LINEN	2400375181	ACCT. 241076901	21.40
ATKINSONS' MARKET	1856-11/14	ACCT. 1856	25.87
HACH	9119382	Supplies	78.08
INTEGRATED TECHNOLOGIES	10187	Copier Maintenance & Supplies	14.93
UPS STORE #2444	10/02/14	Shipping	44.53
65-4350-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	783306	ACCT. 37270	43.95
65-4350-4200 PROFESSIONAL SERVICES			
CASELLE, INC.	61785	CONTRACT SUPPORT	522.00
NBS-NATIONAL BENEFIT SERVI	476746	Admin Fees	65.27
65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG			
TAYLOR, DAVE	120214	Reimbursement for CDL License	40.00
US BANK	11/25/14	Robyn Lunch Meeting	16.62
65-4350-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	1321965856	ACCT. 74754376	7.74
CENTURY LINK	2087268953402	ACCT. 208-726-8953 402b	48.01
COX COMMUNICATIONS	1240120518800	ACCT. 001 2401 205188001	91.35

Vendor Name	Invoice Number	Description	Net Invoice Amount
65-4350-5110 COMPUTER NETWORK			
KETCHUM COMPUTERS, INC.	11008	Computer Maintenance	246.50
65-4350-5200 UTILITIES			
IDAHO POWER	2202703357-11	ACCT. 2202703357	79.07
IDAHO POWER	2206786259-11	ACCT. 2206786259	38.40
INTERMOUNTAIN GAS	102495000014-	Meter #311322	185.93
INTERMOUNTAIN GAS	102495000014-	Meter #497118	118.78
INTERMOUNTAIN GAS	102495000014-	Meter #190643	564.02
INTERMOUNTAIN GAS	102495000014-	Meter #190060	352.30
INTERMOUNTAIN GAS	102495000014-	Meter #408540	54.01
65-4350-6100 REPAIR & MAINT-MACH & EQUIP			
A.C. HOUSTON LUMBER CO.	14-439644	Supplies	31.47
McMASTER-CARR SUPPLY CO.	17332243	Supplies	121.95
PLATT	F585706	Supplies	20.72
PLATT	F585734	Supplies	24.86
65-4350-6900 COLLECTION SYSTEM SERVICES/CHA			
AMERIPRIDE LINEN	2400375180	ACCT. 241021000	17.97
COX COMMUNICATIONS	1240120518800	ACCT. 001 2401 205188001	32.25
INTEGRATED TECHNOLOGIES	10187	Copier Maintenance & Supplies	5.27
INTERMOUNTAIN GAS	102495000014-	Meter #311322	32.82
KETCHUM COMPUTERS, INC.	11008	Computer Maintenance	87.00
PLATT	F585734	Supplies	8.78
UPS STORE #2444	10/02/14	Shipping	269.61
ZIONS BANK PUBLIC FINANCE	120314	Water & Sewer User Rate Analysis	1,375.00
Total WASTEWATER EXPENDITURES:			6,341.42
WASTEWATER DEBT SERVICE EXP			
65-4800-8100 DEBT SRVC ACCT PRINCIPAL-2004			
US BANK	111814	2004 redemption account	40,365.31
65-4800-8110 DEBT SRVC ACCT PRNCPL-2006			
US BANK	111814	2006A refunding escrow	31,077.22
Total WASTEWATER DEBT SERVICE EXP:			71,442.53
Total WASTEWATER FUND:			78,228.66
PARKS/REC DEV TRUST FUND			
PARKS/REC TRUST EXPENDITURES			
93-4900-6200 PARK MEMORIAL BENCH/TREES			
SONNTAG RECREATION, LLC	14241	Memorial Bench	1,030.00
93-4900-6500 ICE RINK-PRIVATE			
BECKER ARENA PRODUCTS, IN	101003	Zamboni Supplies	305.00
93-4900-6800 KETCHUM ARTS COMMISSION			
MERRICK CONSTRUCTION, INC.	9900	Concrete Pier @ Edelweiss Park	530.00
Total PARKS/REC TRUST EXPENDITURES:			1,865.00
Total PARKS/REC DEV TRUST FUND:			1,865.00

Vendor Name	Invoice Number	Description	Net Invoice Amount
Grand Totals:			218,520.13

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "0110000000"- "9449008045", "9910000000"- "9911810000"

<u>Company</u>	<u>Beer Consumed on Premises</u>	<u>Beer Not to be Consumed on Premises</u>	<u>Wine Consumed on Premises</u>	<u>Wine Not to be Consumed on Premises</u>	<u>Liquor</u>	<u>Approved by Council for 2014-15</u>
Zinc	X				X	7/21/2014
Rasberry's Restaurant	X	X	X	X		7/21/2014
Zinc	X		X			7/21/2014
Java on Fourth	X		X			7/21/2014
Vintage Restaurant	X		X			7/21/2014
Video West		X		X		7/21/2014
Casino Inc	X				X	7/21/2014
KB's Burritos	X		X			8/4/2014
Rico Pizza & Pasta					X	8/18/2014
Irving's Red-Hots	X					8/18/2014
JC Chicken and Pasta	X		X			10/6/2014
Bigwood Bakery Café	X		X			11/17/2014
Casino Club	X				X	12/15/2014

BEER, WINE AND LIQUOR-BY-THE DRINK LICENSE APPLICATION

To the City Council, Ketchum, Idaho

Year Applying for August 1, 2014 - July 31, 2015

The undersigned a Corporation __, Partnership __, Individual __, does hereby make application for a license to sell during the year 2014-2015, the following:

- | | | |
|------------|---|-----------------------------|
| 1. | BEER LICENSE | Fee |
| | <input checked="" type="checkbox"/> Draft or Bottled or Canned Beer, to be consumed on premises | \$ 200.00 133.36 |
| | <input type="checkbox"/> Bottled or Canned Beer, NOT to be consumed on premises | \$ 50.00 |
| 2. | WINE LICENSE | |
| | <input type="checkbox"/> Wine, to be consumed on premises: | \$ 200.00 |
| | <input type="checkbox"/> Wine, NOT to be consumed on premises: | \$ 200.00 |
| 3. | LIQUOR LICENSE | |
| | <input checked="" type="checkbox"/> Liquor by the drink | \$ 500.00 373.36 |
| Total Due: | | \$ 506.72 |

STATE LICENSE NO. _____ COUNTY LICENSE NO. _____ (copies attached)

Within the City of Ketchum, Idaho, at the place of business described below, and tenders herewith the license fee as provided by law.

The following is a true and correct statement of the nature, place, ownership and management of the business for which this application is made and of the qualifications of the applicant;

Name of Applicant CASINO CLUB LLC

D/B/A CASINO CLUB

Mailing Address P.O. BOX 6577 KETCHUM, ID 83340

Phone Number 208-860-6592

Physical Address of business where license will be displayed 220 N. MAIN, KETCHUM

Record owner of the property CASINO INC

Has the applicant, or any partner of his, or any member of the applying partnership, or the active manager of the applying partnership, or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxicating liquor, or has any one of them within three years forfeited, or suffered the forfeiture of, a bond for his appearance to answer charges of any such violation? _____

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within five years? Yes ___ No ___

If Applicant Is A Partnership or Corporation:

Is the corporation authorized to do business in Idaho? NO (If a corporation, attach list of names and addresses)

KERRY ARMSTRONG P.O. BOX 6577 KETCHUM, ID 83340

If a partnership, give the names and addresses of all partners: _____

The undersigned hereby acknowledges and consents that the license(s) requested are subject to the provisions of the Ketchum Municipal Code. Title 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant Kerry Armstrong

Relation to Business OWNER

Subscribed and sworn to before me this _____ day of _____, _____.

Kathleen Schwarzenberger
Notary Public or City Clerk or Deputy

License Fee Received \$ 506.72

License No. 27A

Approved by City of Ketchum, ID _____

By _____ Mayor

Dec 15, 14

IN RE:)
Schoolhouse Residences) KETCHUM CITY COUNCIL
Townhouse Subdivision) - FINDINGS OF FACT
Preliminary Plat) CONCLUSIONS OF LAW AND DECISION
)
File Number: 14-094)

BACKGROUND FACTS

REPRESENTATIVE: Peter Wolff

PROJECT: Schoolhouse Residences Townhouse Subdivision

FILE NO.: 14-094

REQUEST: Preliminary plat approval for a two (2) unit detached townhouse development with each unit on a separate subplot.

LOCATION: 300 West 6th Street (Lot 1, Block 74, Ketchum Townsite)

ZONING: GR-L, General Residential - Low Density

NOTICE: Adjacent property owners were mailed a notice on Wednesday, August 20, 2014 regarding the Planning and Zoning Commission public hearing on September 8, 2014. Further notice of the City Council public hearing is not required.

REVIEWER: Morgan Brim, AICP, Senior Planner

Regulatory Taking Notice: Applicant has the right, pursuant to section 67-8003, Idaho Code, to request a regulatory taking analysis.

GENERAL FINDINGS OF FACT

1. The subject property is located in the General Residential – Low Density (GR-L) Zone District and the lot is 8,229 square feet in size. In the GR-L Zone District, two townhouse units are allowed on a lot that is at least 8,000 square feet in size. Townhouses may be arrayed in a duplex configuration or as two separate detached residential units. In this district, a 35 foot building height is allowed. The vicinity of the subject property is developed with a variety of housing – single family, duplex, and multi-family in the greater area. There is undeveloped land, commonly known as the Simplot Lot and the Higgins property, located across 3rd Avenue, to the northeast.
2. The Planning and Zoning Commission approved design review of the project and recommended approval of the Preliminary Plat to the City Council, with Findings of Fact signed on September 22, 2014, subject to 11 conditions.

3. The applicant has fulfilled obligations of conditions # 7 and 9-11 of the Commission's recommended conditions. These conditions established requirements for submitting a final infrastructure construction and stormwater plan, obtaining permits to work in the City right-of-way, submission of a final and complete plan set to the Department of Planning and Building and the revegetation/stabilization of the site if construction failed to commence before October 31, 2014.
4. The applicant is proposing two residential dwelling units on the property. One unit is proposed with an approximate size of 2,992 square feet and the other unit will contain a size of approximately 2,628 square feet. The proposed development will replace a demolished single family structure that was previously located on the property.
5. City departments reviewed the plans and convened in a Development Review Group meeting to discuss the proposed development with the applicant present. The following staff observations and requirements are in place and the applicant was put on notice of these provisions.

Civil/utility/infrastructure-related:

- Each unit must be served by separate water meters, and separate water and sanitary sewer service lines.
- A storm water management plan designed by a licensed civil engineer has been required as part of the building permit application to address on-site storm water retention, design of the storm water along the alley, 3rd Avenue and 6th Street.
- A utility plan designed by a licensed civil engineer has been required as part of the building permit application.
- The location of the proposed driveway points of access to the property is acceptable.
- No curb, gutter or sidewalk is required in this zone district; however better pedestrian connections are needed in this part of the community. The applicant has worked with staff to find a solution by providing a decomposed gravel path, separated from the street by a grass planting strip, along 6th Street. The condition of the alley has been confirmed and any change to the alley shall not impact drainage or access for other properties utilizing the alley.
- The applicant has obtained applicable permits for work in the city right-of-way prior to excavation. Said work has now been completed.

Fire:

- Fire hydrant locations are acceptable and no additional hydrants are necessary.
- Addresses have been approved by the fire chief.

General:

- Separate building permits have been issued for each of the townhouse units.
- A demolition permit was approved and issued for the single family structure that was recently demolished on the property.

Attachments to the December 1, 2014 staff report:

- A. Application, dated August 14, 2014, including:
 - Application Form
 - Draft Townhome Declaration Schoolhouse Residences

- B. Reduced scale preliminary plat, dated November 19, 2014
- C. Planning and Zoning Commission Findings of Fact, signed September 22, 2014

Note: For ease of describing and discussing the two proposed units, "Powder Day", (easterly, accessed from 3rd Avenue) will be referred to as Unit 1 and "Groomed Run" (westerly, accessed from the alley) will be referred to as Unit 2. Later these will become sublots.

FLOOR AREA:

Existing: As noted above, an existing single family house on the lot will be demolished.

Proposed:

Unit 1: Proposed 2,992 sq.ft.

Unit 2: Proposed 2,628 sq.ft.

Total: TOTAL 5,620 sq.ft.

LOT AREA: 8,229 square feet

LOT COVERAGE: Building Lot Coverage:

Unit 1: Proposed 1126 sq.ft. (Anticipated 26.0% coverage of subplot)

Unit 2: Proposed 1130 sq.ft. (Anticipated 28.6% coverage of subplot)

Total: TOTAL 2256 sq.ft.

27.4% Lot Coverage proposed for the parent parcel (35% percent allowed on the entire parent parcel).

BUILDING HEIGHT: Unit 1: 35'-0" Unit 2: 35'-0" (3 stories proposed, 35 feet is allowed.)

SETBACKS:

Note: For the purposes of evaluating setbacks – 3rd Avenue is considered the front yard, 6th Street and the internal lot line yard are considered the side yard, and the alley is considered the rear yard.

PROPOSED SETBACKS:

FRONT: 15 feet **REAR:** 15 feet **SIDE:** 12 feet

REQUIRED SETBACKS:

FRONT: 15 feet **REAR:** 12 feet **SIDE:** 12 feet

CURB CUT: 22 feet of driveway curb-cut is proposed per driveway or 40 percent for each frontage (35 percent allowed). Driveway width should be reduced to 19 feet.

PARKING SPACES: 4 proposed (4 required in total, 2 per unit)

EVALUATION STANDARDS

16.04.070 TOWNHOUSES.

B. Owner's Documents. The subdivider of the townhouse project shall submit with the preliminary plat application a copy of the proposed party wall agreement and any proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall

adequately provide for the control and maintenance of all commonly held facilities, garages, parking and/or open spaces. Prior to final plat approval, the subdivider shall submit to the city a final copy of said documents and shall file said documents prior to recordation of the plat, which shall reflect the recording instrument numbers.

Finding: The applicant has made a complete preliminary plat application including draft CC&R's. The final documents shall be recorded with the final plat.

Conclusion: This standard has been met.

C. Preliminary Plat Procedure.

1. The subdivider may apply for preliminary plat approval from the commission pursuant to Section 16.04.030.D herein at the time application is made for design review approval pursuant to Chapter 17.96. The Commission may approve, deny or conditionally approve said preliminary plat upon consideration of the action taken on the application for design review of the project.

2. The preliminary plat, other data, and the commission's findings shall not be transmitted to the council until construction of the project has commenced under a valid building permit issued by the Ketchum building inspector. The council shall act on the preliminary plat pursuant to Section 16.04.030.E.

Finding: The Commission has reviewed and recommended approval of the project's design review and preliminary plat applications (#14-078 & 14-094). Building permits (#14-075 & 14-076) have been issued by the building inspector and construction has commenced on the project.

Conclusion: This standard has been met.

D. Final Plat Procedure.

1. The final plat procedure contained in Section 16.040.030.F herein shall be followed. However, the final plat shall not be signed by the City Clerk and recorded until the townhouse has received:

- a. An approved life safety inspection for the building shell and all common areas from the Ketchum Building Official; and,
- b. Completion of all design review elements as approved by the Planning and Zoning Administrator.

2. The Council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to Section 17.96.120.

Finding: This application is for preliminary plat.

Conclusion: This standard does not apply to the preliminary plat application.

E. Garage. All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots, provided that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.

Finding: Each unit has an attached garage, and the garages are tied to each unit.

Conclusion: This standard has been met.

F. General Applicability. All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse subdivisions.

Finding: All other ordinances and regulations shall be followed. The townhouse proposal reflects good layout and planning for the two units as the development relates to the parent parcel, its location and orientation, and the neighborhood.

Conclusion: This standard shall be met and continued compliance with all established operating conditions will be required.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code.
2. Under Chapter 65, Title 67 of the Idaho Code, the City has passed a land use and subdivision ordinance, Title 16.
3. The City of Ketchum Planning Department provided adequate notice of the time, place and summary of the applicant's proposal to be heard by the Planning Commission and City Council for review of this application.
4. The proposed preliminary plat **does** meet the standards of approval under Title 16, Chapter 16.04, subject to conditions of approval.
5. This approval is given for the preliminary plat of Schoolhouse Residences Townhomes Subdivision, plans dated November 19, 2014, by Alpine Enterprises, Inc.

DECISION

THEREFORE, the Ketchum City Council **approves** this preliminary plat application this 1st day of December, 2014, subject to the following conditions:

1. The Covenants, Conditions and Restrictions (CC&R's) shall be simultaneously recorded with the final plat, and the City will not now, nor in the future, determine the validity of the CC&R's;
2. The failure to obtain final plat approval by the Council, of an approved preliminary plat, within one (1) year after approval by the Council shall cause all approvals of said preliminary plat to be null and void;
3. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map;
4. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as "parcel";
 - b. Line work delineating all roadway centerlines on a CAD layer/level designated as "road";and,

- c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as "control"; and,
6. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a ".dwg", ".dgn" or ".shp" format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units.
7. The applicant shall provide a copy of the recorded final plat to the Department of Planning and Building for the official file on the application.
8. All requirements of the Fire, Utility, Building, Planning and Public Works departments of the City of Ketchum shall be met.

Findings of Fact **adopted** this 15th day of December, 2014.

Nina Jonas
Mayor

STATE OF IDAHO)
) ss.
County of Blaine)

On this 15th day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Nina Jonas, known or identified to me to be the person whose name is subscribed to the within instrument.

WITNESS my hand and seal the day and year in this certificate first above written.

Notary Public for Idaho
Residing at: Blaine County
Commission Expires: _____