



FIRE DISTRICT CONSTRUCTION PERMIT

SINGLE FAMILY RESIDENTIAL CONSTRUCTION INFORMATION

General Requirements for Single-Family Residential Construction

The purpose of these documents is to establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures, and premises, and to provide a reasonable level of safety to firefighters and emergency responders during emergency operations.

Participating Fire Agencies:

Caldwell Fire Department Middleton Rural Fire District Nampa Fire Department Star Fire Protection District
Wilder Rural Fire District

Water Supply (Fire Flow)

Fire flow requirements are determined based on the total occupiable space under the roof, including garages, bonus rooms, basements, and covered exterior porches/patios. Building plans may be requested to verify square footage.

- Dwellings under 3,600 sq. ft.: No additional water supply required.
- Dwellings over 3,600 sq. ft.: An approved water supply must be provided.

Apparatus Access

- Road Dimensions:
 - Unobstructed Width: Minimum 20 feet (exclusive of shoulders)
 - Vertical Clearance: Minimum 13 feet 6 inches
 - Load Capacity: Must support fire apparatus weighing up to 75,000 pounds
 - Turn-Around Requirement: Access roads longer than 150 feet from a public roadway must provide an approved turn-around.
- Apparatus Access Width Requirements:
 - 0–100 feet: 20 feet (No Turn-Around Required)
 - 151–500 feet: 20 feet (Turn-Around Required)
 - 501–750 feet: 26 feet (Turn-Around Required)
 - Over 750 feet: Special approval required

Submitting Applications and Plans for Review

Follow these steps carefully to submit your application:

1. Download and complete the most current Construction Permit – Single-Family Application.
2. Upload the following documents in PDF format via the Fire District Permit Portal: www.midstarfirepermits.org
 - Completed Application Packet
 - Single Family Construction Permit Application (Page 4)
 - Certified Construction Plan Set
 - Site Plan (must include driveway dimensions and turn-around measurements)

Incomplete applications will be returned for correction, which will delay processing. You may track your project status online after submission. Please allow 10–15 business days for review.

Permit Fees

- Standard Fee: \$125.00 – Includes plan review, permit issuance, and one inspection.
- Penalty Fee for Unpermitted Work: An additional \$150.00 fee if construction has started without a permit. A stop work order may also be issued.



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Permit Expiration

Permits expire one (1) year from the date of issuance. If a Certificate of Inspection has not been obtained before the expiration date, the permit becomes void. A new plan review and permit (with applicable updated codes and fees) will be required to continue work.

Compliance with Permit Requirements

Projects must strictly follow the approved permit documents and drawings. Significant deviations, as determined by the Fire Code Official, may result in permit revocation and require a new plan review and permit issuance.

Scheduling Inspections

All inspections must be scheduled through the Fire District Permit Portal: www.midstarfirepermits.org. Re-inspection fees must be paid before scheduling additional inspections if necessary.

Hazardous Conditions and Code Violations

The Fire District's oversight does not imply approval of any hazardous conditions or code violations. The responsibility remains with the applicant to meet all applicable codes.

APPLICATION ACCEPTANCE:

The following is a list of basic requirements for plans submitted for permit approval. It is not intended to be considered a complete list of all applicable code requirements or to relieve the applicant from compliance with any code requirements.

- All sections of the application shall be correctly and completely filled out.
- The applicant shall be responsible for ensuring the design specifications and plans are complete and in compliance with the requirements of the International Fire Code, NFPA, and all additional applicable standards.

INSTRUCTIONS:

- Complete Project Information section, check the appropriate boxes. The staff member conducting the plan review will verify that all required information is included.
- The checklist is not complete unless all information is filled out and all appropriate boxes are checked.
- Upload required documents using the Fire District Permit Portal www.midstarfirepermits.org
- Incomplete applications will be returned for completion, which may delay the review process.

Submittal Checklist

Project Name: _____

Project Location: _____

REQUIRED DOCUMENTS (Upload via portal)

- ☐ Read and Complete Application Packet Checklist (Page 1 – Page 4)
- ☐ Complete Single Family Construction Permit Application (Page 5)
- ☐ Certified Full Set of Construction Drawings (Certification Stamp Required)
- ☐ Site Plan

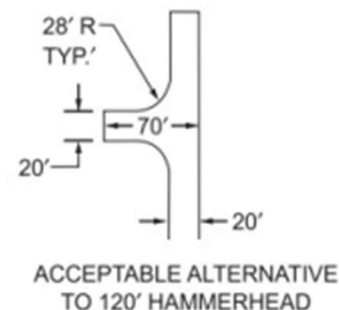
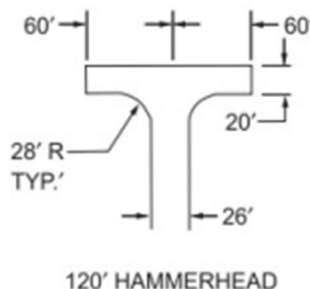
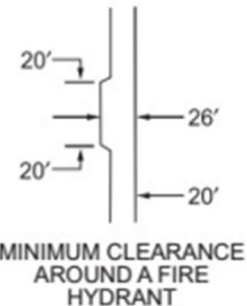
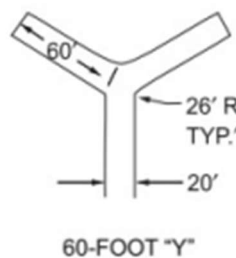
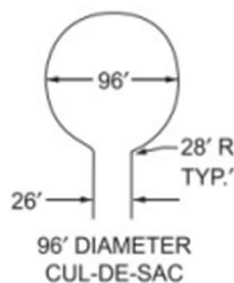


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ACCESS ROAD GUIDELINES - Privately maintained Roadway Width, Surface, and Turnaround Requirements:

- All-access roads serving dwellings shall have a minimum improved driving surface width of 20 feet.
- All roads and bridges shall be designed to meet a 75,000 lb. fire apparatus load. Roads and bridges shall be inspected and certified by the applicant's engineer before obtaining a certificate of occupancy.
- If the access road exceeds 150 feet in length, then a turnaround is required to be placed within 150 feet of the dwellings. See turnaround examples below.
- A vertical clearance of 13 feet 6 inches is required over the width of the access road.
- Existing driveways that add a second residence shall meet the minimum requirements of 4" thick $\frac{3}{4}$ minus gravel base or equivalent recycled asphalt paving (RAP), graded and compacted with a 20-foot-wide all-weather driving surface.
- New driveways shall provide a subbase if longer than 150 feet. The subbase shall be 9" of uncrushed aggregate (pit-run). The base shall be 4" thick $\frac{3}{4}$ minus gravel base or equivalent recycled asphalt paving (RAP), graded and compacted with a 20-foot-wide all-weather driving surface.
- Driveways serving two (2) properties and all private roads shall have a recorded road user maintenance agreement that describes the responsible parties for construction and maintenance, including repairs, and necessary improvements to accommodate additional accesses in the future. The agreement shall also list any construction warranties applicable to the specific driveway or private road.



For SI: 1 foot = 304.8 mm.



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BUILDING IDENTIFICATION

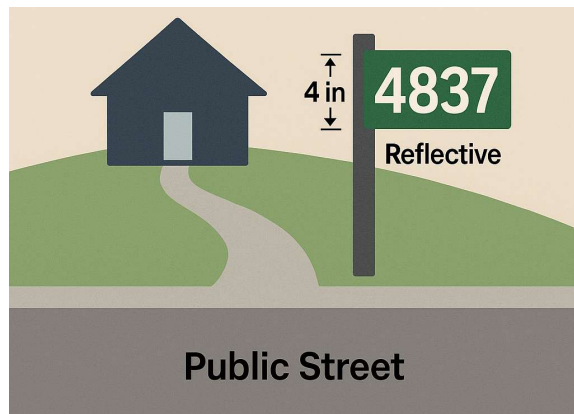
Properly displayed building addresses are critical for emergency responders to quickly locate homes in the event of a fire, medical, or police emergency. Delays due to missing or unclear address numbers can cost lives and property.

Upon commencement of the initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.

As part of the final inspection new and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. **These numbers shall contrast with their background.** The numbers shall be a **minimum of six (6) inches high with a minimum stroke width of 0.5 inch.**



When a building is set back from the public way on a private lane and/or the address is not visible from the street or road fronting the property, in addition to the building address number required by this section, there must also be placed on a post adjacent to the private lane an address number that shall be a minimum of four (4) inches in height and shall be reflective.



Permit Application Information

www.midstarfire.org/permits

Permit Portal

www.midstarfirepermits.org

Email

permits@midstarfire.org

Permit Review Timeline

Please allow a minimum of 15 business days for permit review and approval from the date fees are paid. The Fire District reviews permits in the order they are received. During periods of high submittal volume, review and response times may be extended.



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WATER SUPPLY FOR FIRE SUPPRESSION FOR FIREFIGHTER OPERATIONS

Fire Flow Square Footage:

Fire flow square footage is determined by total occupiable space under the roof deck, including garages, bonus rooms, basements, and exterior porches/patios. (Building plans may be required for review to calculate the actual square footage).

Project Total Sq. Ft.	
Main Floor:	
Bonus Rm:	
Basement:	
Other Floor:	
Garage:	
Porch/Patio:	
Total Sq. Ft.:	

Please note that Separation through construction will not be accepted.

Dwellings Under 3,600 Sq. Ft. - No additional water supply is required.

Dwellings over 3,600 Sq. Ft. are required to have an approved fire suppression water supply as outlined below.

The following are the only approved water supply options:

Municipal Water System- A fire hydrant, supplied by a municipal water system capable of the required fire flow per 2018 International Fire Code, Appendix B.

Private and/or Community Well- A fire hydrant, supplied by a private and/or community water system, located within 1,200 feet driving distance of the residence. The hydrant shall be capable of supplying the required fire flow for the structure. To be considered as a water supply the owner/applicant will be required to provide fire flow information from the water purveyor that verifies the well is capable of the required fire flow.

Elevated and Pressure Tanks- A fire hydrant, supplied by a tank with a water capacity of 180,000 gallons, located within 1,200 feet driving distance of the residence.

NFPA 13D Fire Sprinkler System- In lieu of the water systems above an NFPA 13D fire sprinkler system may be installed in the residence. Plans for the design of the fire sprinkler system are required to be submitted to the fire jurisdiction for review and approval. Installation inspections of the system will be carried out by the fire jurisdiction. *A reduction in fire flow will be allowed with an approved system.*



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Fire District (AHJ) ☐ Middleton Rural Fire District ☐ Star Fire Protection District

Sections 1-6 of your application must be fully completed. Incomplete applications will be returned for completion, which may delay the review process.

SECTION 1 – APPLICANT INFORMATION

Applicant (Architect, Engineer, Builder):		Owner Build
Address:	City:	Zip:
Phone/Mobile:	Email Address:	
Owner(s):		
Address:	City:	Zip:
Phone/Mobile:	Email Address:	

SECTION 2 – PROJECT INFORMATION

SECTION 3 – **TOTAL SQ. FT

Building Department: ☐ Ada County ☐ Canyon County ☐ Gem County ☐ Other:		Main Floor:
Building Department File Number or Permit Number:		Bonus Rm:
Scope: ☐ New ☐ Improvement ☐ Alteration ☐ Repair ☐ Other:		Basement:
Site Address:		Other Floor:
Parcel Number:	Total Acres:	Garage:
Subdivision:	Lot: Block:	Porch/Patio:
Stories Above Ground	Stories Below Ground	Total Sq. Ft.:

****Total square footage is determined by total occupiable space under the roof deck, including garages, bonus rooms, basements, and exterior porches/patios.**

SECTION 4 – WATER SUPPLY

SECTION 5 - ACCESS

Minimum fire suppression water supply requirements:

☐ Less than 3,600 sq. ft. – No additional water supply required.

☐ Over 3,600 sq. ft. one of the following options shall apply:

☐ Municipal Water Supply

☐ Elevated Tank

☐ Pressure Tank

☐ Pond build per NFPA 1142

☐ Private/Community well providing required fire flow.

OR:

☐ NFPA 13 Fire Sprinkler System installed in the residence.

*Sprinkler Contractor to be noted in comments.

Note: Separation through construction will not be accepted.

A site plan is required for each permit application.

☐ Home is in a platted subdivision (provide plat plan)

Show on your site plan how you will comply with the access requirements found on the information page of the application.

Length: _____ Width: _____ Turning Radius: _____

Vertical Clearance: _____ Grade: _____

Surface: _____

Turnaround: ☐ Yes ☐ No

Turnaround Description: _____

Bridge: ☐ Yes ☐ No

Gate: ☐ Yes ☐ No

If yes, gate type: ☐ Manual ☐ Electric

Comments:

SECTION 6 – APPLICANT ACKNOWLEDGMENT

I understand that my signature signifies my commitment to the accuracy and completeness of the information provided, and my compliance with all applicable regulations and requirements pertaining to this project. Furthermore, I acknowledge that any false statements or omissions may result in additional fees, delays, or other administrative actions as deemed necessary by the governing body overseeing this application.

Applicant Signature _____ Applicant Name (Print) _____ Date _____