



STATE OF IDAHO

Date of Verification: Spring 2024

The Community Rating System (CRS) provides credit to communities for certain state laws, regulations, and standards that support floodplain management within a state and have proven effective in reducing flood damage. This Verification Report is provided to explain the recommendations of Insurance Services Office, Inc. (ISO) to DHS/FEMA concerning state-based credits under the CRS within the above state.

There are two sections to this report: State-based credit, and Other potential credit.

State-based credit is awarded to communities for activities that are implemented and enforced by the state. The credit is provided to each community in the state and documentation is not needed from the community.

Other potential credit lists the CRS activities for which communities may receive CRS credit based on, or due to, state or regional programs or regulations that are implemented within the community. There is also information regarding use of a state-based model ordinance, if present in the state. The potential credits must be verified by the ISO/CRS Specialists within each community, since enforcement is done at the community (or regional) level.

The following is a summary of state-based credit and other potential credit based on the *2017 CRS Coordinator's Manual* and *2021 Addendum*:

State Based Credit

ACTIVITY	ELEMENT	POINTS
340 (Hazard Disclosure)	ODR—other disclosure requirements	5

Activity 340 (Hazard Disclosure) Element ODR, Other Disclosure Requirements

Idaho has a property disclosure requirement that sellers disclose previous flood events and/or flood-related property damage.

Citations: Idaho IS § 55-2508

<i>Property Condition Disclosure Act § 55-2508: "This article [disclosure of property's location] shall apply to [sale, exchange, lease with option to purchase, etc. of any Single Family</i>
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Residence] transactions ...: DISCLOSURE FORM. The disclosures required by the provisions of this article pertaining to the property proposed to be transferred are set forth in and shall be made on a copy of the following disclosure form or an alternative form as provided in section 55-2506

SELLER'S NAME AND ADDRESS:

Section 55-2501, et seq., Idaho Code, requires Sellers of residential real property to complete a property condition disclosure form.

...

5. Specify problems with the following:

Basement water
Foundation
Roof condition and age
Well (type)
Well problem
Septic system (type)
Septic system problem
Plumbing
Drainage
Electrical
Heating

6. Describe any conditions that may affect your ability to clear title (such as encroachments, easements, zoning violations, lot line disputes, etc.):

7. Are you aware of any hazardous materials or pest infestations on the property?

8. Have any substantial additions or alterations been made without a building permit?

9. Any other problems, including legal, physical or other not listed above that you know concerning the property:

The Seller certifies that the information herein is true and correct to the best of Seller's knowledge as of the date signed by the Seller. The Seller is familiar with the residential real property and each act performed in making a disclosure of an item of information is made and performed in good faith.

Other Potential Credit

ISO/CRS Specialists and the community need to determine which credits may apply to an individual community. The following is a summary of activities that are potential credits:

ACTIVITY	ELEMENT
430 (Higher Regulatory Standards)	BC1–building codes LDP3–local drainage protection FRB–freeboard OHS–other higher standards
450 (Stormwater Management)	SMR–stormwater management regulations ESC–erosion and sedimentation control WQ–water quality
630 (Dams)	SDS–state dam safety

Activity 430 (Higher Regulatory Standards) Element BC1, Building Codes

Effective January 2021, Idaho’s building code is based on the 2018 International Building Code and 2018 International Residential Code. The state has also adopted 2018 International Mechanical Code, and 2018 International Fuel Gas Code.

- IBC Chapter 1 is and Appendix G is not adopted.

[Idaho Building Codes - ICC Digital Codes \(iccsafe.org\)](https://iccsafe.org/)

[2018-Code-Adoption-Notice.pdf \(idaho.gov\)](https://idaho.gov/2018-Code-Adoption-Notice.pdf)

Local governments have the option to adopt additional codes in addition to those codes named in statute. Local amendments to state codes must be no less than the requirements as adopted by the state. Citation: *Idaho Code § 39-4116. Local government adoption and enforcement of building codes.*

Verification: Building codes are adopted at the local level; specialists will verify the community’s adopted building code status.

Activity 430 (Higher Regulatory Standards) Element LDP3, Local Drainage Protection

The state has adopted the IBC requirement for fill/grading to be compacted and to slope away from buildings to provide positive drainage and minimize erosion. Provided the community has adopted and can document enforcement of the positive drainage provisions, 10 points is available. *Relevant IBC section: 1804.4.*

Activity 430 (Higher Regulatory Standards) Element FRB, Freeboard

The state has adopted the IBC, which in Section 1612.2 states that the design and construction of buildings and structures located in flood hazard areas, including coastal high hazard areas and coastal A zones, shall be in accordance with Chapter 5 of ASCE 7 and ASCE 24 which requires 1 foot of freeboard. *Specialists will verify with each community whether machinery/utilities and ductwork are required to be elevated and/or protected, to determine credit (CRS Manual page 430-13).*

- Note the CRS Class 8 prerequisite: The community must adopt and enforce at least a 1-foot freeboard requirement (including machinery or equipment) for all new and SI/SD residential buildings in areas where BFEs have been determined. This includes the replacement of manufactured homes in pre-FIRM manufactured home parks.

Additionally – Idaho Administrative Code, IDAPA 37-03-07, establishes Stream Channel Alternation Rules through the Department of Water Resources. Rule 62.04e. requires all new bridges, pedestrian bridges, and culverts be built with 1.0 ft. of freeboard (clearance) above the BFE. Permitting is completed at the local level.

Citations: [IDAPA 37 - Department of Water Resources.book \(idaho.gov\)](https://www.idaho.gov/IDAPA-37-03-07-Department-of-Water-Resources-book)

Activity 430 & Potential Higher Standards in the State's Model Ordinance

State Model Flood Damage Prevention Ordinance

The Department of Water Resources is the State NFIP Coordinating Agency. Floodplain management resources can be found here: [Floodplain Management | Idaho Department of Water Resources](#)

A copy of the state's model ordinance can be found here: [Idaho Model – Flood Damage Prevention Ordinance | December 21, 2020](#)

Higher standards found in Idaho's model ordinance include:

- Fill prohibited in SFHA (optional)
- Critical facilities protection (optional)

Activity 450 (Stormwater Management)

The Idaho Department of Environmental Quality issues permits and water quality certification through the Idaho Pollutant Discharge Elimination System Program.

ESC–EROSION AND SEDIMENTATION CONTROL WQ–WATER QUALITY

Idaho requires an erosion and sedimentation plan as part of its general permit for construction for all land disturbing activities greater than 1 acre or are part of a common plan of development that disturbs one or more acres.

Citation: <https://www.epa.gov/npdes-permits/idaho-npdes-permits>

Additionally, Idaho requires projects that discharge stormwater to obtain coverage under the stormwater constructional general permit (CGP). The CGP requires best management practices (BMPs) to reduce sediment and other pollutants discharged in storm water.

Citation: <https://www.deq.idaho.gov/permits/water-quality-permits-certifications/storm-water-permits/>

Activity 630 (Dams) Element SDS, State Dam Safety

Credit available for activities of the state's dam safety program is based on the Dam Safety Program Management Tool. Credit for element SDS is limited to communities that would be affected by a flood from the failure of a high-hazard-potential dam. This must be documented with a description and a map.

- Idaho Dam Safety Program: [Dam Safety Program | Idaho Department of Water Resources](#)

The U.S. Army Corps of Engineers National Inventory of Dams webpage at <https://nid.sec.usace.army.mil/#/> documents the dams and flood inundation maps information. [FEMA's Dam Safety](#) Office annually verifies element SDS credit.