Highlights

- Commercial Construction
- Residential Construction

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Basic Building Permit Application Requirements

Almost any work than is being performed on any property located within Salt Lake City need to have a building, plumbing, electrical or mechanical permit obtained on the property. There are application requirements that need to be met and followed.

An application will need to be completed and appropriate plans received. This can include both a site plan and construction details. Two sets of plans are required.

A site plan must be drawn to scale on no less than 8½" x 11" paper showing

⇒ all existing and proposed buildings,
⇒ all existing and proposed hardsurfaced areas, and
⇒ the distance to property lines from existing or proposed buildings and parking areas.

The construction details could include:

- cross sections,
- elevations,
- engineered truss details,
- existing/proposed topography
- soils reports,
- joist layouts,
- footing/foundation details,
- heat loss calculations,
- drainage plans,
- parking calculations and
- any other pertinent information.

The following sections include in more detail what is required from commercial and residential plans.

Complete commercial drawings

(Excluding exception under area and height limitations)

1. Front or Site Plan Sheet.
   A. Property Description:
      1. Written "legal description" of property boundaries,
      2. To scale site plan:
         a. building setback dimensions,
         b. existing and proposed finished grades with drainage indicated,
         c. existing utility connections located.

   B. Construction Description Table:
      1. Type of occupancy (per IBC Chapter 3),
      2. Type of construction (per IBC Table 503),
      3. Square footage allowed (per IBC Table 503),
      4. Square footage of proposed structure,
      5. Height allowed in feet and stories (per IBC Table 503),

6. Height of proposed structures in feet and stories,
7. Area increases allow for:
    a. Area modifications (per IBC Section 506 & 507),
    b. Fire walls (per IBC Section 705)
    c. Automatic fire sprinkler system (per IBC Section 506.3)
8. Occupancy separations (per IBC Section 706, Table 302.1.1 & table 302.3.3),
9. Exit width required & exit width provided (per IBC Table 1003.2.3),
10. Accessibility requirements (per IBC Chapter 11 and ICC/ANSI A1171.1 -1998).

2. Working Drawings: On plans prepared by an architect or engineer, a wet stamp, signature and date are required on the cover sheet. All other sheets must have a stamp, signature and date, but they may be copies of the originals. These drawings shall include the following disciplines:
    A. Structural,
    B. Mechanical (HVAC and plumbing),
    C. Electrical, and
    D. Civil.

3. Specifications: In written form on drawings or separate book, covering the following:
    A. In CSI, 16 division format; all divisions used on project.
    B. Material description.
    C. Installation description (when not shown on drawings).

4. Structural Calculations: Stamped by a structural engineer.

5. Soils Report: As required, stamped by P.E.

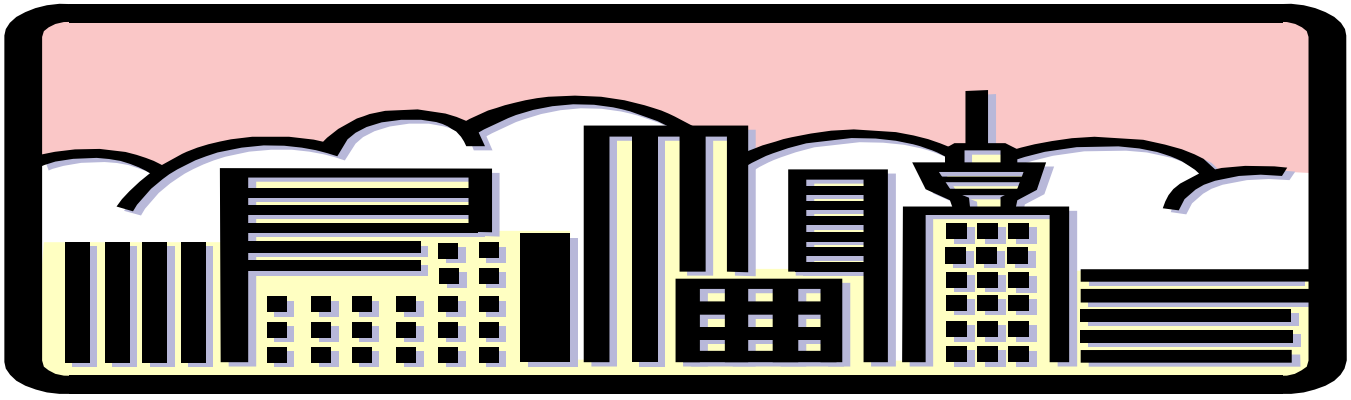
6. Energy Analysis: As required, stamped by mechanical engineer.

7. Fire Assemblies: Called out on drawings or in specifications for the following area:
    A. Walls, floor/ceiling, roof/ceiling assemblies as per "design number" or "file number" of one of the current publications of the following (per IBC Table 719.1(1) thru (8)):
        1. "Fire Resistance Directory", Underwriters Laboratories, Inc.
        2. "Fire Resistance Design Manual", Gypsum Association.
        3. ICBO Evaluation Reports.
        4. Tables 719.1.1, 719.1.2 and 719.1.3, International Building Code.

8. Flood Control/Drainage Drawings: As required, signed by professional engineer.

9. Special Inspection: As required by IBC, Chapter 17, noted on drawings or specifications.

10. A Certified Address must be obtained from SLC Engineering before logging in new structure.



Complete residential drawings

I. Completed Building Permit application form.
   A. Use of structure
   B. Certified address
   C. Project valuation
   D. Square footage
   E. Contractor's name, address, phone number & state contractor's license number
   F. Owner's name, address, mailing address, phone number
   G. Number of buildings, number of stories and type of construction

2. Two complete sets of plans which include:
   A. Site plan - show property lines and dimensions, parking areas, setbacks, accessory buildings. Utilities including fire hydrants, landscaping, easements, curb and gutter, curb cuts, walkways, slope of driveways, grading including retaining walls, drainage and a north arrow. All site plans to be drawn to scale with parking areas, setbacks, etc., dimensioned on plan **on no less than 8.5" X 11" paper,**

   B. Building elevations - show exterior materials, roof pitches, grading, chimney termination and attic ventilation.

   C. Footing and foundation details - show depth of footing, reinforcement, damp proofings.

   D. Wall cross sections - show structural components including beams, headers & blocking. Indicate ceiling heights and insulation.

   E. Floor and roof framing - show size and type of material, spans, spacing, layout and truss specifications, if applicable.

   F. Floor plan - indicate use of all rooms, attic access, room sizes, water closet clearance, shower dimensions, furnace and water heater location, washer and dryer, etc.

   G. Electrical, mechanical & plumbing - show location of electrical panel, smoke detectors, lights, switches, outlets (including GFCI protected), combustion air, dryer vent, floor drains, shower pans, etc.

   H. Window schedule - show sizes, location and type of glazing (how window opens, i.e. slider, single hung, casement of fixed) including basement windows and window well sizes.

   I. Stair cross sections - show rise and run, headroom, width, handrails, guardrails and landings.

   J. A completed energy analysis.

   K. Shear wall locations and construction.