FARMINGTON

HISTORIC BEGINNINGS · 1847

FARMINGTON CITY
BUILDING PERMIT APPLICATION INFORMATION

1. A sample of a building permit is attached to give you an idea of the information required and permit fees. Fees are not calculated until after a "Farmington City Residential Plan Check" is completed. Other fees such as water/sewer connections, fire protection, irrigation, park impact, etc., are calculated in accordance with "Farmington City's Consolidated Fee Schedule" and "Impact Fee Schedule." Also attached is a list of required inspections.

2. Please fill out and ***return*** the "Building Permit Application," including building owner, contractors, and contractors' license numbers. If you do not have the contractors' license numbers, the City has access to the Utah State licensing records and does verify every contractor license number.

3. The form entitled "Site Plan Checklist" will be used as site plans are reviewed by the Zoning Administrator.

4. The "Soils/Geotech Report Requirements" list is included. Farmington City requires a soils/geotech report for certain subdivisions, all hillside lots, and any lots requiring fill dirt, or any other lot as determined by the Building Inspector.

5. Please fill out and ***return*** the "Natural Gas Piping Compliance Form" and provide a Gas Piping Layout on the plans or separately as shown on the attached sample.

6. The "Farmington City Residential Plan Check" list is used by the Building Inspector when he reviews the submitted building plans. Please ***return*** the plan check list with the plans at time of application and each time thereafter for plan re-check as often as necessary. The **original** plan check list must remain with the plans for each re-check.

PLAN CHECK FEES: A residential plan check fee is **$75.00**. A commercial plan check fee is **$250.00**. The fee is due **at the time the plans are submitted** and is deducted from the permit fee at the time the building permit is issued. The plan check fee is not refundable if the project is not completed.

The plan check and permit process takes approximately 3 to 4 weeks. After the initial plan check, the owner, contractor, and/or engineer must make all changes, corrections, additions, etc. as redlined marks indicate. All plans and forms must be returned to be re-checked. Several attempts may be involved before the plans can be approved for construction and a building permit can be issued. ***Please note that if redlined plans and all forms do not accompany re-submittals, a second plan check fee may be charged.***

7. The "Disclaimer" relates to the water and/or sewer laterals. This form must be signed, dated, and ***returned*** with the "Building Permit Application."

8. If curb, gutter, and/or sidewalk improvements exist or will exist on the property upon which you are building, Farmington City requires the "Construction Bond Agreement." Please sign the second page of this document as the "First Party" and ***return*** the document with the "Building Permit Application." The typical bond amount is $500, which is the minimum amount for 100 feet of frontage or less. This amount is included in the building permit fees, but is refunded after the final inspection of the building and City approval of all improvements.

9. The "Notice to Contractors" explains storm drainage control policies enforced by Farmington City. The Zoning Administrator and/or Building Inspector will require compliance with the policies as outlined. Please sign and ***return*** this document with the "Building Permit Application" acknowledging receipt of the information.

10. The "Utility Lateral Policy" and "Frontage Maintenance" are included for your information. You may keep these copies.

11. A copy of Farmington City Ordinance No. 2000-28 regarding control of building materials on construction sites is also included for your information.

If you have any questions, please call the Farmington City Building Department at 451-2383. Thank you.

Eric Miller
Building Inspector

SAMPLE

BUILDING PERMIT APPLICATION

BECOMES PERMIT WHEN SIGNED

Farmington City, Utah

State Permit #FAR080326001

Date of Application	03/18/2008
Proposed Use of Structure	Single Family Dwelling
Bldg. Address	587 W Rigby Rd Farmington, UT 84025
Assessors Parcel No.	08-416-0223
Lot #	0223
Subdivision Name	Miller Meadows Phase 2
TotalProperty Area/Acres or Sq. Ft.	11430
Total Bldg. Site Area	2700
Owner of Property	Rainey Homes 520 N 900 West Kaysville UT 84037
Phone	801 927 3000
Architect or Engineer	York Engineering
Phone	801 876 3501
General Contractor	Rainey Homes 520 N 900 West Kaysville UT 84037 801 927 3000
State License No.	952952115501
Electrical Contractor	J & J Electric 3410 S 1500 W St Ogden UT 84401 801 622 0270
State License No.	013662705501-State
Plumbing Contractor	Durrant Slate Plumbing 4130 W 5800 N St Morgan UT 84050 801 876 6161
State License No.	993718095501-State
Mechanical Contractor	Anglers Hvac 709 N 400 W, #4 North Salt Lake UT 84054 801 296 9005
State License No.	052308475501-State
Type of Improvement/Kind of Const.	BLDG-RES
Dwelling Units Now on Lot	
Accessory Bldg. Now on Lot	
No. of Off Street Parking Spaces:	3
Zone	AE
Zone Approved by	KK

Setbacks

Front	Left	Right	Rear
25	16	18	30

Census Tract	Traffic	Block
126202	302	BG-1

Receipt	Date Issued	Permit Number
1.379836	3-26-08	8593

Square Ft. of Building	1836
Rough Basement	1836
Finish Basement	0
Carport	
Garage	813
Occ. Group	R-3 and IRC R-3\U-1 Residential\Garage
Type of Bldg	VB
No ofBldgs	1
No ofStories	1
No of Bedrooms	3
No of Dwellings	1
Type of Construction	Frame/Brick Var/Stucco
Fire Sprinklers	0

Valuation $ 161000.00

Building Fee	
Plan Check Fee	
Electrical Fees	
Plumbing Fees	
Mechanical Fees	
State Surcharge	
Water	For Fees - See Invoice Attached
Storm Sewer	
Parks & Rec	
Sewer	
Improv Escrow	
Benchland	
Police Fac	
Fire & EMS Fac	
Transportation	
St Clean\StormDr	
Sub-Total	
Deposit	
TOTAL $	7157.84

Special Approvals

Comments

General contractor is responsible for complying with all notes on the approved site plan.

Bond Required Yes No Amount

This application does not become a permit until signed below

Plan Check OK by EM

Signature of Approval [signature] Date 3-25-08

This permit becomes null and void if work or construction authorized is not commenced within 180 days or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced I hereby certify that I have read and examined this application and know the same to be true and correct All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction I make this statement under penalty or perjury

[signature] 3.26.08

Signature of Contractor or Authorized Agent Date

Signature of Owner Date

FARMINGTON CITY
Checklist for Building Permit Application

You may not have all of the following forms if you did not pick up a building permit packet from the City. Therefore, these forms will be provided when you come in to apply.

- ☐ Building Permit Application Form w/Contractor's Lic. #s
- ☐ Disclaimer (regarding water and sewer lateral locations)
- ☐ Construction Bond Agreement (sign as First Party)
- ☐ Notice to Contractors (regarding control of run-off)
- ☐ Notice to Contractors/Plumber (regarding meter yoke)
- ☐ Storm Water Application (fee will be added to permit fees)
- ☐ Storm Water Bond Agreement (fee will be added to permit fees)
- ☐ Farmington City Residential Plan Check List
- ☐ Natural Gas Piping Compliance Form (and Schematic if not drawn on house plans) ***2 copies***
- ☐ REScheck Compliance Certificate (MEC - Model Energy Code) ***2 copies***
- ☐ Structural Calculations from Engineer, ***2 copies***
- ☐ Two complete sets of house plans, stamped by Engineer
- ☐ Two copies of Site Plan
- ☐ $75 plan check deposit (residential) or $250 (commercial)
- ☐ Architectural approval (if required)
- ☐ Soils report (if required)
- ☐ Same model options (card file plans, if applicable)

FARMINGTON CITY
The Building Permit Process

This entire process may take 2 to 3 weeks average.

1. The application is submitted to the Building Department with ALL required forms (signed where necessary), plans, and plan check deposit fee.

2. The Building Dept. will prepare one complete set for the plan reviewer, and the other set will go to the Planning Dept. for site plan review.

3. When the site plan and house plan reviews are completed, you will be contacted to come and get the plans to make the corrections that are indicated on the site plan and house plan check lists. It is important that the ORIGINAL plan check and site plan check lists are returned so the City can re-check the plans.

4. After the corrections have been made, you will return the plans and ORIGINAL check lists to the City for re-check. (It may take several attempts before all of the necessary information and/or corrections are made.)

5. The site plans and house plans will be stamped for approval after the necessary corrections are completed.

6. You will be contacted when the permit is ready to pay for and will receive one complete approved set of plans that need to be kept on-site during construction for inspection purposes.

FARMINGTON CITY
List of Required Inspections

Call 451-2383 Ext. 2 to schedule inspections. The inspections do not necessarily have to be in the following order:

- ☐ Footings (excavation complete and forms in place, before pour)
- ☐ Foundation
- ☐ Underground plumbing
- ☐ Water and sewer laterals
- ☐ Temporary power pedestal (if passed, the City will e-mail clearance to Utah Power, owner/contractor must have account set up at Utah Power, 1-888-221-7070, before they will turn on power)
- ☐ Four-Way (building enclosed, structural members still exposed and rough in for heating, plumbing, electrical work in place and visible)
- ☐ Gas Line (if passed, the City will e-mail clearance to Questar Gas)
- ☐ Insulation
- ☐ Brick Flashing
- ☐ Permanent Power (if passed, the City will e-mail clearance to Utah Power)
- ☐ Final
- ☐ Re-finals (as many as it takes to complete final inspection items)
- ☐ Final SITE inspection (scheduled with Planning Dept.)
- ☐ Other inspections and re-inspections as necessary

FARMINGTON CITY · 160 S. MAIN STREET · (801) 451-2383
BUILDING PERMIT APPLICATION

Lot #: _____ Subdivision: _____

Valuation: _____ Property Address: _____

Type of Project: _____

BUILDING/PROPERTY OWNER:

Name: _____ Zip Code: _____

Address: _____ Phone: _____

City: _____ Email: _____

(1) GENERAL CONTRACTOR:

Name: _____ State License #: _____

Address: _____ City: _____

Phone: _____ Zip Code: _____

(2) ELECTRICAL CONTRACTOR:

Name: _____ State License #: _____

Address: _____ City: _____

Phone: _____ Zip Code: _____

(3) PLUMBING CONTRACTOR:

Name: _____ State License #: _____

Address: _____ City: _____

Phone: _____ Zip Code: _____

(4) MECHANICAL CONTRACTOR:

Name: _____ State License #: _____

Address: _____ City: _____

Phone: _____ Zip Code: _____

TURN IN TO THE CITY

Lot #/Address _____

FARMINGTON CITY SITE PLAN/STORM WATER PLAN CHECKLIST

Revise Items Circled In Red. Return With Corrected Site Plan.

2.1 SITE PLAN shall contain the following information:

2.1.1 Shall be **drawn to a scale of at least 1" = 20'** and the scale shall be shown on the plan.
2.1.2 North arrow.
2.1.3 Address and lot number.
2.1.4 Subdivision title or owner's tax ID number.
2.1.5 Lot dimensions (all sides).
2.1.6 Show and label size and location of **all easements** (include drainage, utility, trail, fault, conservation easements, etc).
2.1.7 Name or number of all frontage streets.
2.1.8 Location of the building on the lot and location of existing buildings.
Front setback dimension.
Both side setback dimensions.
Rear setback dimension.

NOTE: All setback dimensions shall be taken perpendicular to the property lines.

2.1.9 Outside dimensions of the building.
2.1.10 Show and label **location** and **width** of driveway and off-street parking, and **slope of driveway in % (not to exceed 14% at any point on driveway).**
2.1.11 Flood zone designation and base flood elevation (if applicable) _____
2.1.12 Existing and proposed grades, in contour intervals of **two feet or less.**
2.1.13 Elevation of all floors, including basement- **Must allow 6" drop in 10' + 2% slope to street.**
2.1.14 Location, engineer design (if over 4 feet tall) and elevation of all retaining walls.
2.1.15 Show how prevention of off-site storm water runoff and erosion shall be accomplished **during and after** construction. **Put this note on plans:** "All storm water and dirt will be kept on site during construction until final landscaping is done." General Contractor will be held responsible for keeping dirt/mud on site during bad weather and for cleaning up after subcontractors.
2.1.16 Drainage. Lots shall be graded so as to drain surface water away from foundation walls. **Put this note on plans:** "The grade away from foundation walls shall fall a minimum of **6 inches within the first 10 feet (5%)**". R401.3
2.1.17 Put this note on plans: "Street, curb and gutter will be inspected and cleaned of all mud and dirt at the end of every day."
2.1.18 Put this note on plans: "Gravel bags to be placed and maintained around any storm drain inlet adjacent to or immediately downstream from site during construction."
2.1.19 Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. **Use arrows** on site plan to show direction of storm water drainage from **front, sides and rear of lot.**
2.1.20 Put this note on plans: "Berms or swales may be required along property lines to prevent storm water flow onto adjacent lots. Final grading shall blend with adjacent lots."
2.1.21 Put this note on plans: A lined concrete washout area must be provided at the site for all concrete work. Washout into the foundation or on the ground is prohibited.
2.1.22 Provide storm water permit application and bond agreement with fee/$1000 bond.

TURN IN TO THE CITY (2 pgs)

2.2 <u>SITE PLAN</u> outside recorded subdivision (in addition to above):

2.2.1 Tax ID parcel number and legal description along with proof that the parcel to be developed is in compliance with Farmington City's subdivision ordinance and state law as not being the second lot created through a lot or parcel split.

2.2.2 Location and size of existing culinary water, secondary water, and sanitary sewer mains.

2.2.3 Location and size of existing storm drainage facilities.

2.2.4 Location and type of electrical power facilities (underground or overhead).

2.2.5 Location of nearest fire hydrant. (Max. 250 ft.)

2.2.6 Location and size of other existing public utilities such as natural gas, telephone, and cable TV.

2.2.7 Location of any ditches, pipes, culverts, land drains, etc. and written approval by affected entities where alterations are required.

2.2.8 Location of proposed curb, gutter and sidewalk. Detailed plan and profile information is required. If a state highway is involved, evidence of approval of access, curbs, gutters, and sidewalks by UDOT is required.

2.2.9 Location and edge of existing street surfacing.

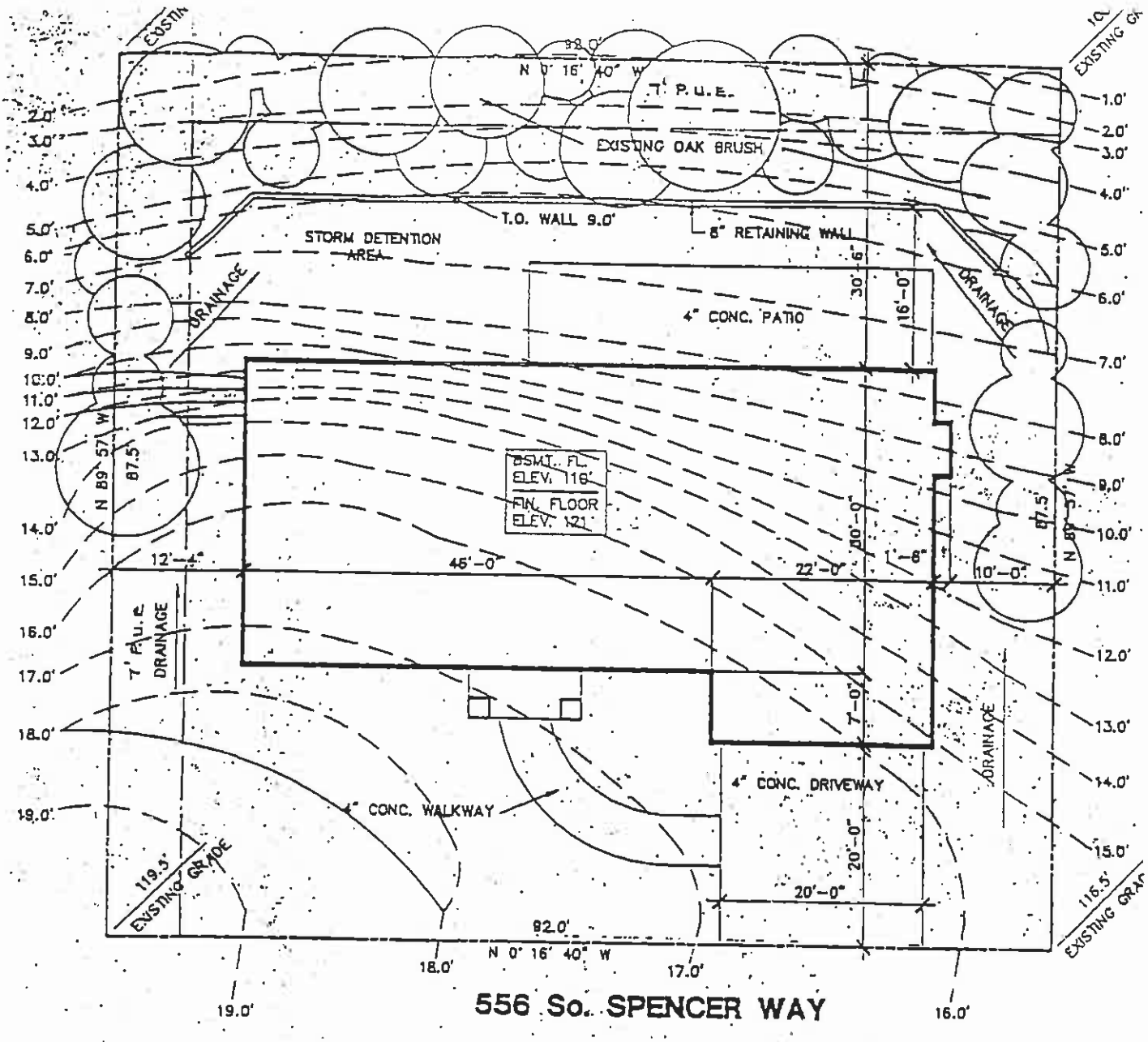
2.3 <u>EXCAVATION AND FILLS shall meet the following requirements:</u>

2.3.1 Slopes for permanent fill shall not be steeper than one unit vertical in two units horizontal (50 percent slope). I.B.C. 3304.1.1

2.3.2 Cut slopes for permanent excavations shall not be steeper than one unit vertical in two units horizontal (50 percent slope). I.B.C. 3304.1.1

2.3.3 Deviation from the foregoing limitations for cut slopes shall be permitted only upon the presentation of a soil investigation report acceptable to the building official. I.B.C. 3304.1.1

SitePlanChecklist doc

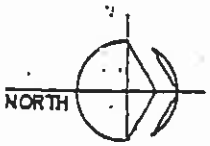


SITE PLAN

SCALE: 1"=10'

LOT #160 LAKEVIEW HILLS "D"

SITE



All storm water, dirt, mud and debris will be kept on site druing construction until final landscaping is complete.

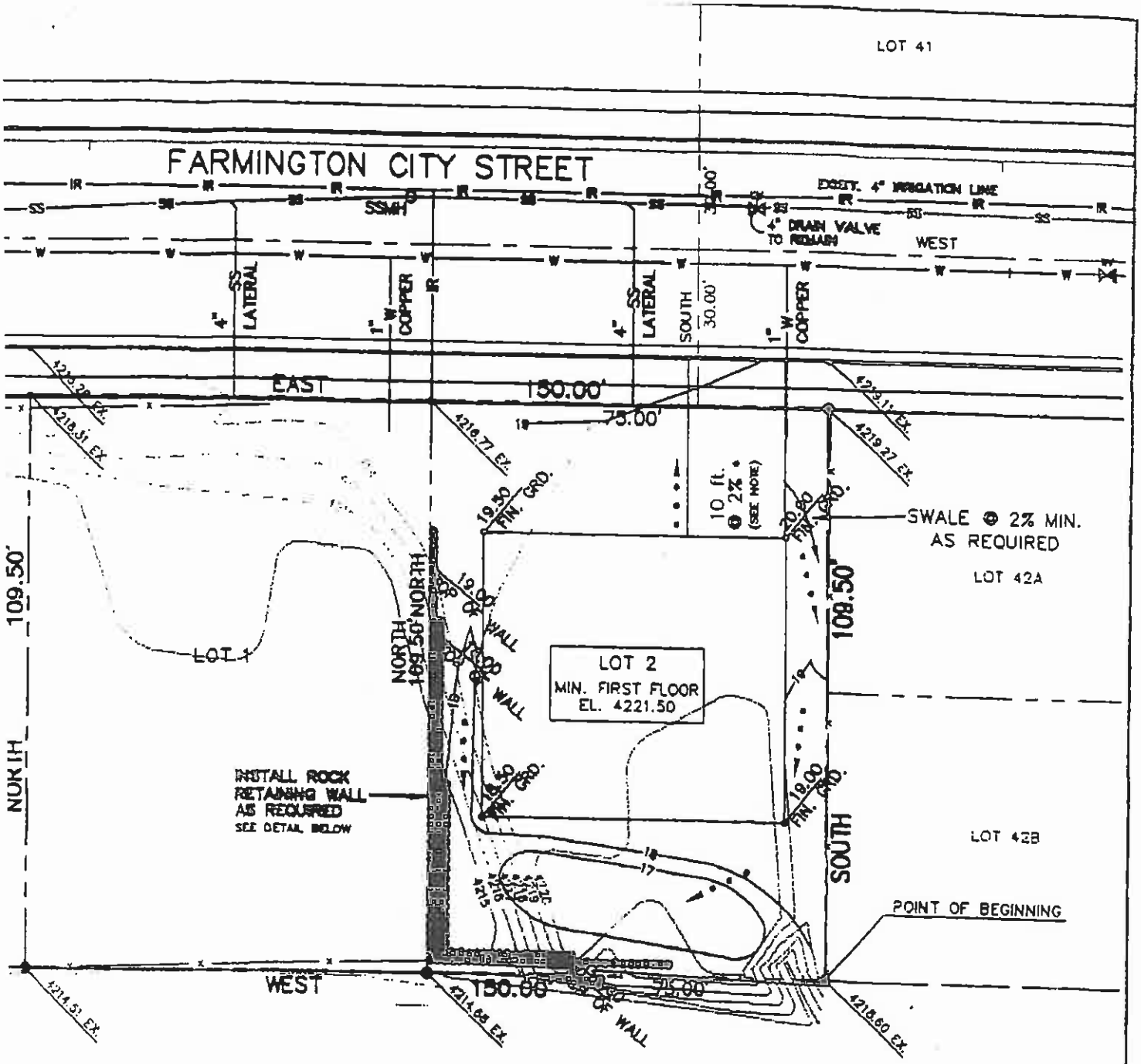
Straw wattles(or equivalent) shall be placed and maintained around any storm drain inlet adjacent to or immediately downstream from site during consturction.

Berms or swales may be required along property lines to prevent storm water flow onto adjacent lots. Final grading shall blend with the adjacent lots.

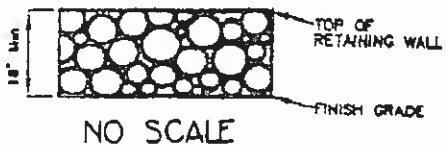
The grade away from foundation walls will fall a minimum of **6 inches in the first ten feet (5%).**

The street, top of curb, and gutter will be inspected and cleaned (including sweeping with broom if necessary) of all mud, dirt, and debris at the end of <u>every</u> day.

Note: All corner survey markers to be located (or re-set) to allow footing setbacks to be checked.



ROCK RETAINING WALL DETAIL



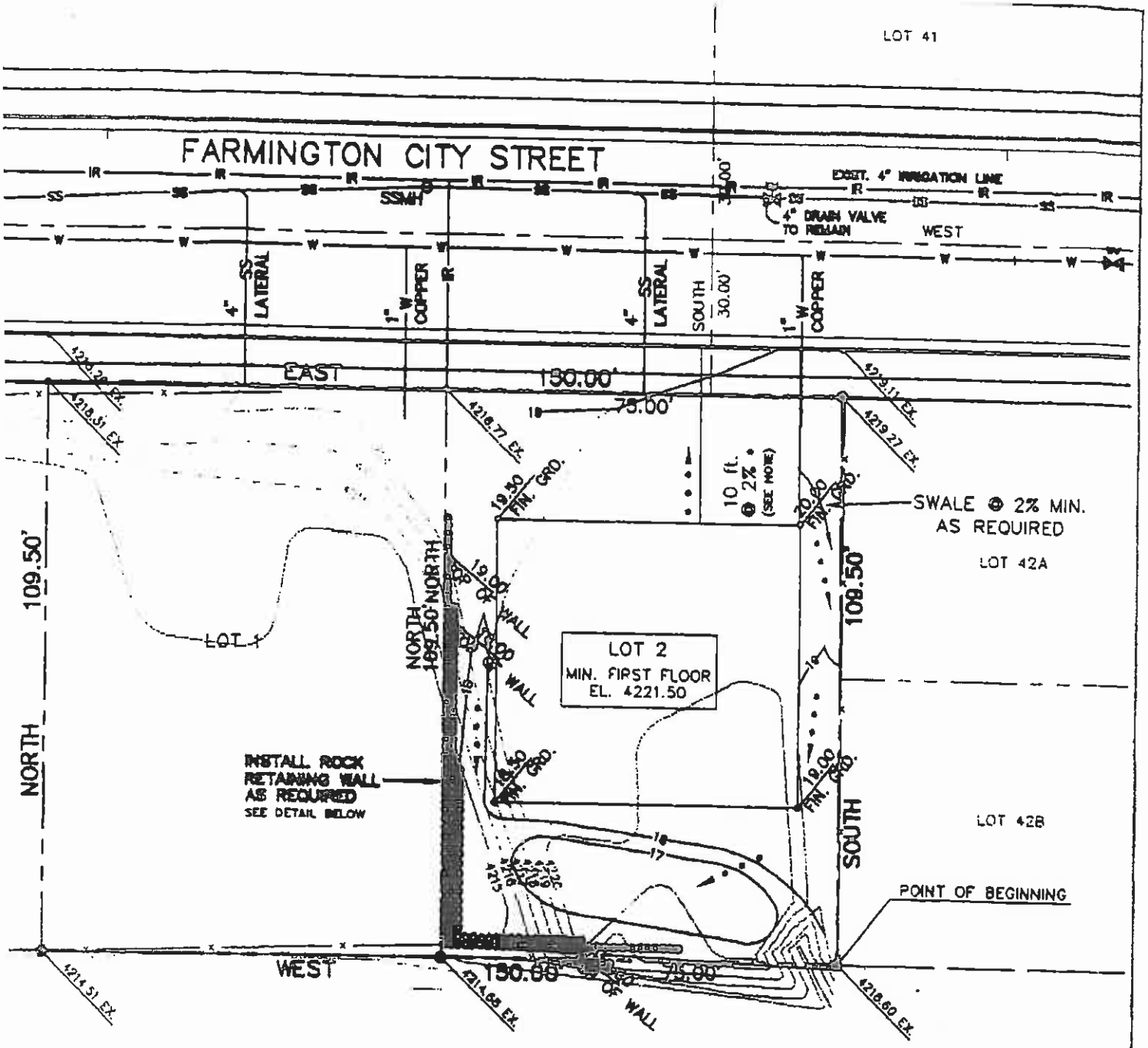
NO SCALE

* NOTE:
GRADE AWAY FROM HOUSE FOR AT LEAST 10' @ 2% MIN. (TYPICAL ALL SIDES)

CRS
CONSULTING ENGINEERS, INC.

DRAWING SCALE
1 inch = 20 feet

TYPICAL FARMINGTON CITY LOT DRAINAGE PLAN



ROCK RETAINING WALL DETAIL

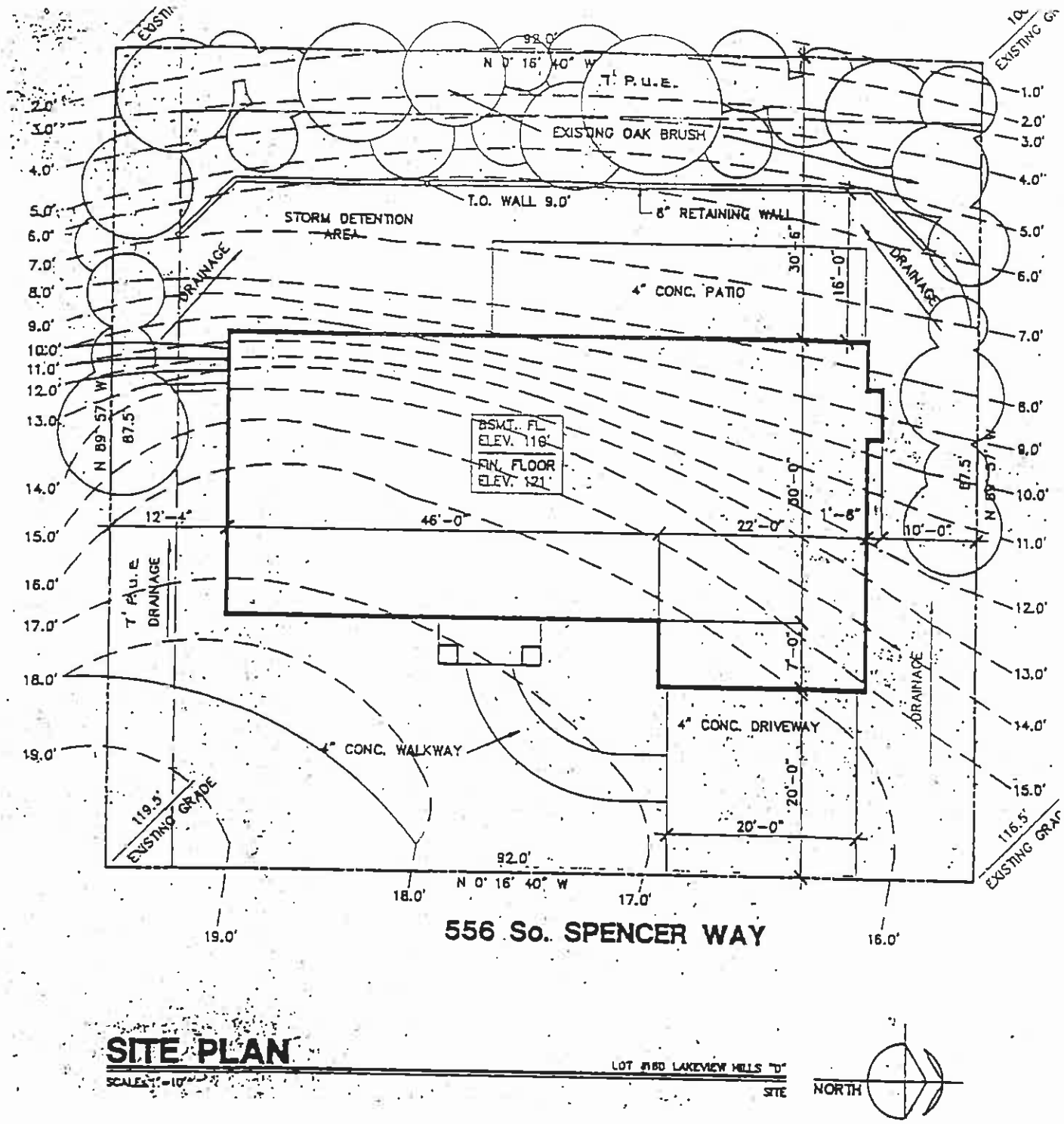
NO SCALE

* NOTE:
GRADE AWAY FROM HOUSE FOR AT LEAST 10' @ 2% MIN. (TYPICAL ALL SIDES)

CRS CONSULTING ENGINEERS, INC.

DRAWING SCALE
1 Inch = 20 feet

TYPICAL FARMINGTON CITY LOT DRAINAGE PLAN



Add a couple notes as examples.

(SAMPLE OF PLOT PLAN REQUIRED BY FARMINGTON CITY)

SOILS/GEOTECH REPORT REQUIREMENTS

NOTICE TO CONTRACTORS/OWNER BUILDERS:

Certain subdivisions, all hillside lots, and any lots requiring fill require a soils/geotech report. As of **March 1, 2000**, all Soils/GeoTech Reports required by Farmington City shall include a minimum of the following:

Cover Page:

1. Day, month, and year of report/inspection
2. Job location (address, lot #, and subdivision)
3. Location of observations
4. Client/owner of property
5. General Contractor (contact information)
6. Name and contact information of agency providing report

Content:

1. Observations
2. Recommendations
3. Modifications, changes or addendum to footing and foundation specifications
4. Structural fill material specifications
5. Compaction report requirements (lift specifications, minimum compaction percentage, etc.)
6. Floor slab requirements
7. Subdrain requirements

Final Page:

1. Any additional concerns/information relating to the stability of the property
2. Name, license number and stamp of engineer providing report

Note: The field inspector may require additional information at the time of the footing inspection.

FARMINGTON CITY
NATURAL GAS PIPING COMPLIANCE FORM

Mech/HVAC Contractor: _____ Date: _____

Address: _____ Phone: _____

Subdivision: _____ Lot No: _____

GAS PRESSURE AT METER

4 oz. ☐ 2 psi ☐ 5 psi ☐

Gas Appliances:	Qty:	Name Plate BTU Rating:	CFG/H Demand:	Gas Pipe Size for branch:
Boiler				
Barbecue				
Deep Fryer				
Dryer				
Fireplace				
Furnace #1				
Furnace #2				
Grill				
Hot Tub Heater				
Oven				
Rough Top Unit				
Unit Heater				
Water Heater #1				
Water Heater #2				
Other				

TOTAL BTU'S = _____ = _____

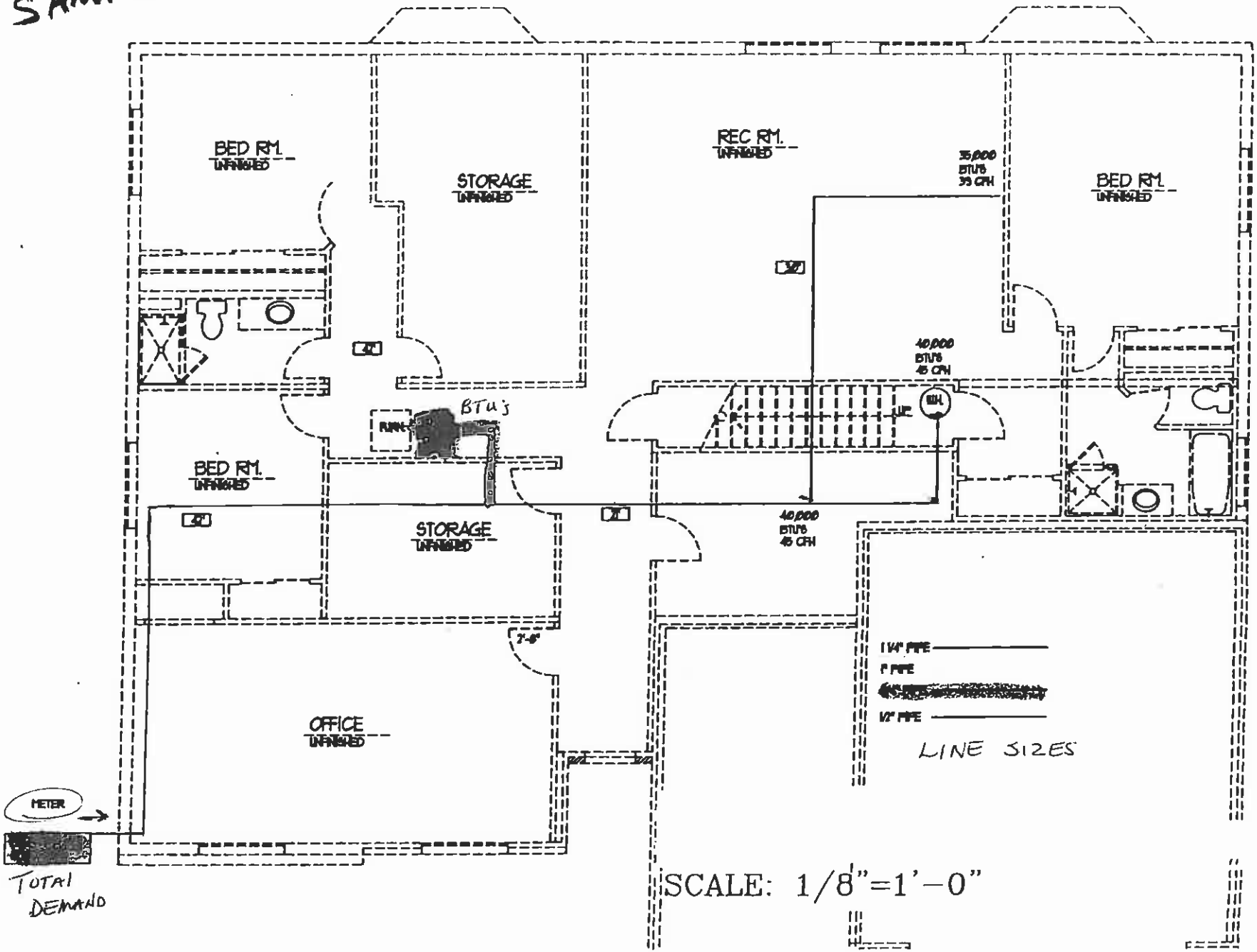
Inspected By: _____ Longest Developed Length: _____

Main Line Size: _____

TURN IN TO THE CITY

GAS PIPING LAYOUT

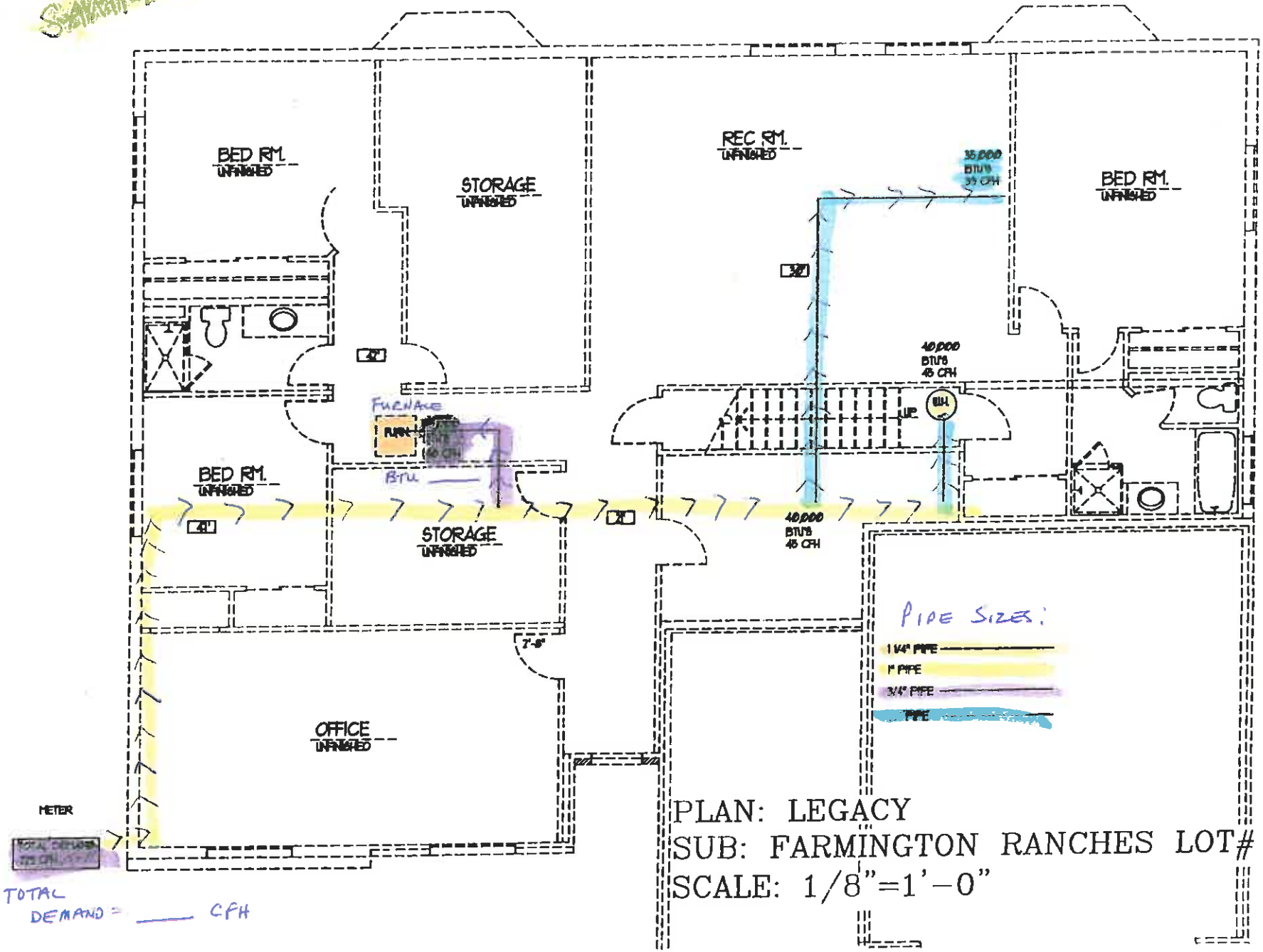
SAMPLE



SAMPLE

GAS PIPING LAYOUT

SAMPLE



PLAN: LEGACY
SUB: FARMINGTON RANCHES LOT# 49
SCALE: 1/8"=1'-0"

FARMINGTON CITY RESIDENTIAL PLAN CHECK

PLAN CHECKLIST FOR 1 AND 2 FAMILY DWELLINGS AND
THEIR ACCESSORY BUILDINGS (PRIVATE GARAGE) AND SWIMMING POOLS

PROJECT ADDRESS:		ZONE:	
SUBDIVISION:		LOT:	
BUILDER'S NAME:			
PROPERTY OWNER'S NAME:		TAX ID:	

1.1 **CHECKLIST**. This checklist is compiled for plan checking purposes for **1 AND 2 FAMILY DWELLINGS AND THEIR ACCESSORY BUILDINGS** (Garage/ Carport). The information contained herein is from the **INTERNATIONAL RESIDENTIAL CODE, 2009** edition and **INTERNATIONAL ENERGY CODE, 2006** edition. This checklist is not intended to indicate any change in any code or ordinance by inference or omission.

1.2 **ITEMS CIRCLED ON THE CHECKLIST SHALL BE CORRECTED ON THE PLANS BEFORE A PERMIT SHALL BE ISSUED**. This checklist shall be attached to and become a part of the approved plans. Next to the item circled put the page number of the plans where the corrections were made.

1.3 **ITEMS CHECKED ON THE CHECKLIST SHALL BE CORRECTED DURING CONSTRUCTION**.

1.4 **ALTERNATE MATERIALS AND METHODS OF CONSTRUCTION.** Provisions of the codes are not intended to prevent the use of any material or method of construction not specifically prescribed by the codes, provided that any such alternate has been approved by the Building Official in advance.

1.5 **TESTS.** Whenever there is insufficient evidence of compliance with the provisions of the codes or evidence that any material or any construction does not conform to the requirements of the codes, or in order to substantiate claims for alternate materials or methods of construction, the Building Official may require tests as proof of compliance be made at the expense of the owner, by an approved testing agency.

FOR RE-CHECK, PLEASE RETURN THIS ORIGINAL CHECKLIST AND ALL INFORMATION ATTACHED. An additional plan check fee will be charged if this list is lost. Thank you.

SECTION 1. PLANS AND SPECIFICATIONS

1.6 PLANS:

1.6.1 All plans shall be **DRAWN TO SCALE (1/4" per foot or 1/8" per foot)**, and shall be of sufficient clarity to indicate the nature and extent of the work proposed. Shall show, in detail, that it will conform to the provisions of the codes and ordinances.

1.6.2 Submit **TWO (2)** corrected plans and specifications showing:

a.	Plot Plan	g.	Site Draining Plan
b.	Floor Plans	h.	Elevations
c.	Electrical Plans	i.	Plumbing Plans
d.	Construction Details	j.	Heating Plan & Calculations Manual D & J
e.	Truss Engineering Diagrams (prior to rough framing)	k.	0-Clearance Fireplace or Wood Stove data
f.	Need model energy code check	l.	Provide Gas Line Schematic (Show pipe size and BTU)

1.7 **SURVEY:** All property corners shall be identified with **hubs** and **reference stakes.** If any of the above points are missing or have not been done, they shall be established by a registered surveyor prior to the layout/setback & footing inspection. **No footing shall be done until this inspection has been accomplished.**

1.8 Additional general items are as follows: _____

SECTION 2. SITE PLAN / DRAINAGE PLAN

2.1 **SITE PLAN** shall contain the following information:

2.1.1 Shall be **drawn to a scale of at least 1" = 20'** and the scale shall be shown on the plan.

2.1.2 North arrow.

2.1.3 Address and lot number.

2.1.4 Subdivision title or owner's tax ID number.

2.1.5 Lot dimensions (all sides).

2.1.6 Size and location of **all easements.** (Include drainage, utility, trail, faults, conservation easements, etc.)

2.1.7 Name or number of all frontage streets.

2.1.8 Location of the building on the lot and location of existing buildings.

a. Front setback dimension.
b. Both side setback dimensions.
c. Rear setback dimension.

***NOTE:** All setback dimensions shall be taken perpendicular to the property lines.
In most cases the property line is 10' behind the back of curb.

2.1.9 Outside dimensions of the building.

2.1.10 Location and width of driveway and off-street parking.

2.1.11 Location of flood hazard zone _____.

2.1.12 Existing and proposed grades, in contour intervals of **two feet or less**. Show at least top back of curb (TBC), lot corner elevations, and finished grade elevations at corners of house.

2.1.13 Elevation of all floors, including basement.

2.1.14 Location of all retaining walls. Engineering and a separate permit are required for all retaining walls over 4 feet tall.

2.1.15 Show how prevention of off-site storm water runoff and erosion shall be accomplished **during and after** construction. **PUT THIS NOTE ON PLANS**: "All storm water and dirt will be kept on site during construction until final landscaping is done." General contractor will be held responsible for keeping dirt/mud on site during bad weather and for cleaning up after subcontractors.

2.1.16 Drainage. Lots shall be graded so as to drain surface water away from foundation walls. **PUT THIS NOTE ON PLANS:** "The grade adjacent to all foundation walls shall fall a minimum of **6 inches within the first 10 feet (5%).**" R401.3 Landings, ramps, patios, porches or decks, which are required to be level or can have a MAXIMUM slope of ¼" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a MINIMUM of ¼" per foot away from walls.

2.1.17 PUT THIS NOTE ON PLANS: "Street, curb and gutter will be inspected and cleaned of all mud and dirt at the end of **EVERY** day."

2.1.18 PUT THIS NOTE ON PLANS: "Gravel bags to be placed and maintained around any storm drain inlet adjacent to or immediately downstream from site during construction."

2.1.19 Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. **Use arrows on site plan to show direction of storm water drainage from front, sides, and rear of lot.**

2.2 SITE PLAN outside recorded subdivision (in addition to Section 2.1 and 2.2):

2.2.1 Tax ID parcel number and legal description along with proof that the parcel to be developed is in compliance with Farmington City's subdivision ordinance and state law as not being the second lot created through a lot or parcel split.

2.2.2 Location and size of existing culinary water, secondary water, and sanitary sewer mains.

2.2.3 Location and size of existing storm drainage facilities.

2.2.4 Location and type of electrical power facilities (underground or overhead).

2.2.5 Location of nearest fire hydrant. (Max. 250 ft.)

2.2.6 Location and size of other existing public utilities such as natural gas, telephone, and cable TV.

2.2.7 Location of any ditches, pipes, culverts, land drains, etc. and written approval by affected entities where alterations are required.

2.2.8 Location of proposed curb, gutter and sidewalk. Detailed plan and profile information is required. If a state highway is involved, evidence of approval of access, curbs, gutters, and sidewalks by UDOT is required.

2.2.9 Location and edge of existing street surfacing.

2.2.10 Must get architectural approval and provide a letter from the appropriate individual.

2.3 EXCAVATION AND FILLS shall meet the following requirements:

2.3.1 Footings on or adjacent to slopes. The placement of buildings and structures on or adjacent to slopes steeper than 1 unit vertical in 3 units horizontal (33.3-percent slope) shall conform to Sections R403.1.7.1 through R403.1.7.4 (R403.1.7).

2.3.2 Building clearances from ascending slopes. In general, buildings below slopes shall be set a sufficient distance from the slope to provide protection from slope drainage, erosion and shallow failures. Except as provided in Sections R403.1.7.4 and Figure R403.1.7.1, the following criteria will be assumed to provide this protection. Where the existing slope is steeper than one unit vertical in one unit horizontal (100-percent slope), the toe of the slope shall be assumed to be at the intersection of a horizontal plane drawn from the top of the foundation and a plane drawn tangent to the slope at an angle of 45 degrees (0.79 rad) to the horizontal. Where a retaining wall is constructed at the toe of the slope, the height of the slope shall be measured from the top of the wall to the top of the slope. (R403.1.7.1)

2.3.3 Footing setback from descending slope surface. Footings on or adjacent to slope surfaces shall be founded in material with an embedment and setback from the slope surface sufficient to provide vertical and lateral support for the footing without detrimental settlement. Except as provided for in Section R403.1.7.4 and Figure R403.1.7.1, the following setback is deemed adequate to meet the criteria. Where the slope is steeper than one unit vertical in one unit horizontal (100-percent slope), the required setback shall be measured from an imaginary plane 45 degree (0.79 rad) to the horizontal, projected upward from the toe of the slope. (R403.1.7.2.)

2.3.4 Foundation elevation. On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305 mm) plus 2 percent. Alternate elevations are permitted subject to the approval of the building official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. (R403.1.7.3)

2.3.5 Alternate setback and clearances. Alternate setbacks and clearances are permitted, subject to the approval of the building official. The building official is permitted to require an investigation and recommendation of a qualified engineer to demonstrate that the intent of this section has been satisfied. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity and erosion characteristics of slope material. (R403.1.7.4)

2.3.6 Geo-tech Engineer must inspect excavation prior to any fill or concrete being placed. Geo-tech shall provide a letter to contractor prior to footing inspection.

2.4 Additional comments on excavation:

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SECTION 3. FOOTING AND FOUNDATION

3.1 GENERAL PLAN REQUIREMENTS

3.1.1 **Dimensions** and locations of **ALL** footing and foundation walls.

3.1.2 Indicate the width or size and thickness of **ALL** footings.

3.1.3 Indicate the thickness of **ALL** foundation walls.

3.1.4 Indicate the location, size and spacing of **ALL** footing reinforcing steel.

3.1.5 Show size spacing and location of all anchor bolts.

3.2 FOOTINGS

3.2.1 **ALL** exterior footings shall be continuous and poured monolithic.

3.2.2 **ALL** changes in vertical footing elevation shall be stepped. The minimum thickness of the vertical step shall be 6".

3.2.3 **Minimum footing thickness** shall be not less than **10"**, except for fireplace footings, which shall be **12"**.

3.2.4 **Minimum depth.** All exterior footings shall be placed at least 12 inches (305 mm) below the undisturbed ground surface. Where applicable, the depth of footings shall also conform to Section R403.1.4.1 through R403.1.4.2. (R403.1.4)

3.2.5 **Minimum depth of footings.** Bottom of **ALL** footings shall be not less than **30"** below the finished grade.

3.2.6 **Minimum footing reinforcing shall be:**

a. Two #4 continuous bars.
b. Vertical dowels spaced to match vertical wall steel.

3.3 FOUNDATIONS

3.3.1 Indicate the location, size and spacing of **ALL** foundation reinforcing steel.

3.4 CRAWL SPACES

3.4.1 **Access.** An access opening 18 inches x 24 inches shall be provided to the under-floor space. I.R.C. R408.4

3.4.2 If a furnace or appliances are located in the crawl space, the minimum access opening shall be not less than 30" x 22" and large enough to be able to remove the appliance. I.R.C. R1305.1.4

3.4.3 **Ventilation.** The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall be provided with ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet of under-floor space area, **unless the ground surface is covered with a Class 1 vapor retarder material**. When a Class 1 vapor retarder material is used, the minimum net area of ventilation openings shall not be less than 1 sq. ft. for each 1500 sq. ft. of under-floor space area. One such opening shall be within 3 feet of each corner of the building. I.R.C. R408.1

3.4.5 **Finished grade.** The finished grade of under-floor surface may be located at the bottom of the footings; however, where there is evidence that the groundwater table can rise to within 6 inches of the finished floor at the building perimeter or where there is evidence that the surface water does not readily drain from the building site, the grade in the underfloor space shall be as high as the outside finished grade, unless an approved drainage system is provided. I.R.C. R408.6

3.4.6 **Protection of wood against decay.** Any wood joists closer than 18 inches or any wood girders or beams closer than 12 inches to the exposed ground shall be either naturally durable wood (redwood) or preservative-treated lumber. (R317.1). Any wood columns where the bottom of the column is within 8 inches of exposed earth shall be naturally durable or preservative-treated lumber. (R317.1.4.)

3.5 **Land Drain**. If a land drain has been installed to the lot in which you are building, it shall be extended to the building and connected to a footing drain. R405.1

3.6 **Concrete floors on ground.** A 4 inch thick base course consisting of gravel or crushed stone passing a 2 inch sieve shall be placed under all concrete slabs when slab is below grade unless concrete slab is installed on well-drained soil approved by the building official. R506.2.2

3.7 Additional requirements on the footing and foundation plan are:

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SECTION 4. FLOOR AND BASEMENT PLANS

4.1 GENERAL PLAN REQUIREMENTS

4.1.1 Outside building dimensions shall be shown and shall include the overall length and width.

4.1.2 Dimensions all decks, patios & porches and include locations of columns.

4.1.3 All rooms and areas shall be dimensioned.

4.1.4 Show size and designate type (i.e. horizontal slide, single hung, casement etc.) of all windows.

4.1.5 Show size and designate type (i.e. solid core, hollow core, steel, etc.) of all doors.

4.1.6 Designate the use of all rooms and spaces.

4.1.7 Show the location and BTU input of furnace and water heater.

4.1.8 Show the location of clothes washer and dryer.

4.2 OCCUPANCY SEPARATION

4.2.1 **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 1-3/8 inch in thickness, solid or honeycomb core steel doors not less than 1-3/8 inches thick, or 20-minute fire-rated doors. I.R.C. R302.5.1

4.2.2 **Duct penetrations.** Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and **shall have no openings into the garage**. I.R.C. R302.5.2

4.2.3 **Separation required.** The garage shall be separated from the residence and its attic area by not less than ½ inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8 – inch (15.9 mm) Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than ½ -inch (12.7 mm) gypsum board or equivalent. I.R.C. R302.6

4.3 EXIT FACILITIES

4.3.1 **Exit door required.** Not less than one exit door conforming to this chapter shall be provided from each dwelling unit. The required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage. I.R.C. R311.1

4.3.2 **Type of lock or latch.** All egress doors shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort. I.R.C. R311.2

4.3.3 **Type and size.** The egress door shall be side-hinged, and shall provide a minimum clear width of 32 inches (813 mm) when measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad) R311.2

4.3.4 **Hallways.** The minimum width of a hallway shall be not less than 3 feet. I.R.C. R311.6

4.3.5 **Exit facilities.** Exterior exit balconies, stairs and similar exit facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces, or shall be designed to be self-supporting. Such attachment shall not be accomplished by use of toenails or nails subject to withdrawal. I.R.C. R311.5.1

4.3.6 **Landings at doors.** There shall be a floor or landing on each side of each exterior door. The floor or landing at a door shall not be more than 1.5 inches lower than the top of the threshold. **Exception:** 1. The landing at an exterior doorway shall not be more than 8 inches below the top of the threshold, provided that the door, other than an exterior storm or screen door, does not swing over the landing. The landing shall be permitted to have a slope not to exceed ¼ inch per foot. **Exception:** 2. Where a stairway of two or fewer risers is located on the exterior side of a door, other than the required exit door, a landing is not required for the exterior side of the door provided the door, other than an exterior storm or screen door does not swing over the stairway. I.R.C. R311.3

4.3.7 **Size.** The width of each landing shall not be less than the stairway or door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. I.R.C. R311.3

4.3.8 **Emergency escape and rescue required.** Basements, habitable attics, and every sleeping room shall have at least one openable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where openings are provided as a means of escape and rescue they shall have a sill height of not more than 44 inches above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the window or door opening from the inside. Escape and rescue window openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. I.R.C. R310.1

4.3.9.1 **Minimum opening area.** All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

4.3.9.2 **Minimum opening height.** The minimum net clear opening height shall be 24 inches.

4.3.9.3 **Minimum opening width.** The minimum net clear opening width shall be 20 inches.

4.3.9.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools, or special knowledge.

4.3.10 Window wells. Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the door or window of the emergency escape and rescue opening to be fully opened. The horizontal dimensions of the window well shall provide a minimum net clear area of 9 square feet with a minimum horizontal projection and width of 36 inches. **Exception:** The ladder or steps required by Section R310.2.1 shall be permitted to encroach a maximum of 6 inches into the required dimensions of the window well. I.R.C. R310.2

4.4 STAIRWAYS, LANDINGS AND RAMPS

4.4.1 The **minimum width** of a stairway is 36 inches. Stairways shall have a **4" minimum** and **8" maximum** riser height and a **9" minimum** tread depth. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/ 8 – inch, the greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/ 8 – inch. I.R.C. R311.7

4.4.2 Winders in winding stairways **shall have the required width of run (10")** at a point **12"** from the side of the stairway where the treads are the narrower, but in no case shall any width be less than **6"** at any point. I.R.C. R311.7.4.2

4.4.3 There shall be a floor or landing at the top and bottom of each stairway. The width of each landing shall not be less than the width of the stairway served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs. R311.7.5

4.4.4 Stairways with **4 or more risers** shall have at least one handrail. I.R.C. R311.7.7

4.4.5 **Handrails** shall be placed not less than **34"** nor more than **38"** above the **nosing** of the **treads** and shall be continuous the full length of the stairs. I.R.C. R311.7.7.1

4.4.6 **Guards** shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side. Open guards shall have intermediate rails such that a 4" sphere cannot pass through. Guards shall be not less than 36" in height. I.R.C. R312

4.4.7 **Every stairway** shall have a headroom clearance of **not less than 6'8"**. Such clearance shall be measured in a vertical plane parallel and tangent to the stairway tread nosing to the soffit above at all points. I.R.C. R311.7.2

4.4.8 Enclosed usable space under stairways shall have the walls and soffits protected on the enclosed side with 1/ 2" gypsum wall board. I.R.C. R302.7

4.4.9 **Ramps** shall have a maximum slope of 1 unit vertical in 12 units horizontal (8.3 percent slope). Exception: Where it is technically infeasible to comply because of site constraints, ramps may have a maximum slope of one unit vertical in eight horizontal (12.5 percent slope).

4.5 LIGHT AND VENTILATION

4.5.1 All habitable rooms shall be provided with natural light by means of exterior glazed openings with an area of not less than 8% of the floor area of such rooms. I.R.C. R303.1

4.5.2 All habitable rooms shall be provided with natural ventilation by means of operable exterior openings with an area of not less than 4% of the floor area of such rooms. I.R.C. R303.1

4.5.2.1 **Exceptions:** The glazed areas need not be openable where the opening is not required by Sections R310 and an approved mechanical ventilation system capable of production 0.35 air change per hour in the room is installed or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 15 cubic feet per minute (cfm) (78L/s) per occupant computed on the basis of two occupants for the first bedroom and one occupant for each additional bedroom.

4.5.3 **Bathrooms**: water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which must be openable. **Exception:** The glazed areas shall not be required where artificial light and a mechanical ventilation system are provided. The minimum ventilation rates shall be 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside. I.R.C. R303.3

4.5.4 Enclosed attics and enclosed rafter spaces shall have cross ventilation for each space by ventilating openings protected against the entrance of rain or snow. The **net free ventilating** area shall not be less than **1/150th** of the area of the space ventilated. except that the area may be **1/300th** provided that at least **50%** of the required ventilating area is located in the upper space portion of the space to be ventilated and the remainder is provided by eave or cornice vents. I.R.C. R806

4.6 MINIMUM ROOM AREAS

4.6.1 **Minimum area.** Every dwelling unit shall have at least one habitable room that shall have not less than 120 square feet. I.R.C. R304.1

4.6.2 **Other rooms**. Other habitable rooms shall have a floor area of not less than 70 square feet. **Exception:** Kitchens. I.R.C. R304.2

4.6.3 **Minimum dimensions.** Habitable rooms shall not be less than 7 feet in any horizontal dimension. I.R.C. R304.3

4.6.4 Height effect on room area. Portions of a room with a sloping ceiling measuring less than 5 feet or a furred ceiling measuring less than 7 feet from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room. I.R.C. R304.4

4.7 CEILINGS

4.7.1 Minimum height. Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 7 feet. The required height shall be measured from the finished floor to the lowest projection from the ceiling. I.R.C. R305.1

Exceptions:

a. Beams, girders, ducts or other obstructions may project to within 6 feet 4 inches of the finished floor at basements.

b. Basement hallways, bathrooms, toilet rooms, laundry rooms, or any non-habitable areas at basements shall have a ceiling height of not less than 6 feet 8 inches.

c. Not more than 50 percent of the required floor area of a room or space is permitted to have a sloped ceiling less than 7 feet in height with no portion of the required floor area less than 5 feet in height.

4.7.2 Attic Access. Need to provide a minimum of a 22" x 30" attic access. Access must be in a readily accessible location and must also be large enough to remove any appliances located in the attic. R807.1 and M1305.1.3

4.8 FIREBLOCKING

4.8.1 Fireblocking required. Fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in wood-frame construction in the following locations. I.R.C. R302.11

a. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor level and at 10 foot (3048mm) intervals both vertical and horizontal. Batts or blankets of mineral or glass fiber or other approved non-rigid materials shall be allowed as fireblocking in walls constructed using parallel rows of studs or staggered studs.

b. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.

c. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7

d. At openings around vents, pipes, and ducts at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.

e. For the fireblocking of chimneys and fireplaces, see Section R1003.19

f. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

Note: Examples of approved fireblocking material include: 3/ 4" plywood, 2x nominal lumber, ½" sheetrock or ¼" cement board.

4.9 ENGINEERING

4.9.1 **Buildings of unusual shape shall be designed by a registered professional engineer** and all pages of drawings and calculations shall be clearly stamped and signed. All detail indicated must be **clearly shown on plans,** such as sheer walls, hold downs, etc. I.R.C. R301.1.3

4.9.2 Plans shall include a lateral and gravity analysis.

4.10 FLOOR AND BASEMENT

4.10.1 Framed walls in the basement that are non bearing shall be a minimum of 2 x 4's at 24" on center with a treated or redwood bottom plate.

4.10.2 Additional comments on floors and basements:

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SECTION 5. ELEVATIONS

5.1 The finished grade line shall be shown on **ALL** elevations.

5.2 **Height above finished grade.** Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere. I.R.C. R404.1.6

5.3 All exterior footings and foundation systems shall extend 30" below grade for frost protection.
Exception. Frost-protected footings constructed in accordance with Section R403.3 and footings and foundations erected on solid rock shall not be required to extend below the frost line.
In Seismic Design Categories D1 and D2, interior footings supporting bearing or bracing walls and cast monolithically with a slab on grade shall extend to a depth of not less than 12 inches below the top of slab. I.R.C. R403.1.4 through R403.1.4.2

5.4 Denote the type of roof covering.

5.5 Show the pitch of all roofs.

5.6 **Ice barrier.** In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier that consists of a least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches (610mm) inside the exterior wall line of the building, **or ice and water shield**. I.R.C. R905.2.7.1

5.7 Denote the type of exterior wall finish materials. **NOTE:** Exterior wall finishes must be listed, labeled, and installed as per manufacturer's installation instruction guide. All **installers must be approved** by the manufacturer.

5.8 Denote the size, type (i.e. steel, wood, aluminum, etc.) and location of roof and/ or gable vents.

5.9 Denote the size, type and location of foundation vents.

5.10 Dimension the width of all roof and floor overhangs.

5.11 All open sides or stairs, landings, ramps, balconies, and porches which are **more than 30"** above grade or floor below and roofs used for other than service of the building shall be protected with a guardrail. Guardrail **shall be not less than 36"** high and shall have intermediate rails such that a **sphere 4" in diameter** cannot pass through. I.R.C. R312.1 through R312.3

5.12 All exterior stairs and steps with **4 or more risers** shall have a handrail placed **not less than 34" or more than 38" above the nosing of the treads.** I.R.C. R311.7.7

5.13 Ramps having a slope steeper than **1 unit vertical to 12 units horizontal** shall have handrails as required for stairways, except that intermediate rails are not required. I.R.C. R311.8.3

5.14 Fireplace chimneys shall extend at least **2 feet above** the roof or any part of the building **within 10 feet**. I.R.C. R1003.9

5.15 **Flashing** shall be installed in such a manner so as to prevent moisture from entering a wall, roof or floor and redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches. decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projected flanges shall be installed on both sides and the ends of copings, under sills and continuously above projected trim. A flashing shall be installed at the intersection of the foundation to stucco, masonry, siding or brick veneer. The flashing shall be an approved corrosion-resistant flashing. R703.7.5. R703.8. R903.2, R905

5.16 Additional elevations requirements are as follows:

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SECTION 6. MASONRY

6.1 **Size and spacing.** Veneer ties, if strand wire, shall not be less in thickness than No. 9 U.S. gage wire and shall have a hook embedded in the mortar joint, or if sheet metal, shall be not less than No. 22 U.S. gage by 7/ 8 inch corrugated. Each tie shall be spaced not more than 24 inches on center horizontally and vertically and shall support not more than 2.67 square feet of wall area. **Exception:** In Seismic Design Category D1 or D2 and in wind areas of more than 30 pounds per square foot pressure, each tie shall support not more than 2 square feet. R703.7.4.1

6.2 Additional masonry requirements are as follows:

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SECTION 7. GLASS AND GLAZING

7.1 **HAZARDOUS LOCATIONS.** The following shall be considered specific hazardous locations for the purposes of glazing: I.R.C. 308.4

1. Glazing in side-hinged doors except jalousies.

2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.

3. Glazing in storm doors.

4. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. Glazing that is more than 60" horizontally from the waters edge of a hot tub, whirlpool tub, or bath tub need not comply with this section.

5. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.

6. Glazing in an individual fixed or operable panel, other than those locations described in Items 4 and 5 above, that meets all of the following conditions:

   (a) Exposed area of an individual pane greater than 9 square feet.
   (b) Bottom edge less than 18 inches above the floor.
   (c) Top edge greater than 36 inches above the floor.
   (d) One or more walking surfaces within 36 inches horizontally of the glazing.

7.1.1 All glazing in railings regardless of an area or height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels.

7.1.2 Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the pool or spa side is less than 60 inches above a walking surface and within 60 inches horizontally of the water's edge. This shall apply to single glazing and all panes in multiple glazing.

7.1.3 Glazing in walls enclosing stairway landings or within 60 inches of the top and bottom of stairways where the bottom edge of the glass is less than 60 inches above the walking surface.

7.2 Additional glass and glazing requirements are as follows:

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SECTION 8. ELECTRICAL PLAN

8.1 **FIRE WARNING SYSTEM.** In new construction, required smoke detectors shall receive their primary power from the building wiring and shall be equipped with a **battery backup**. All detectors shall be wired in series so the alarm is audible in all sleeping areas. **Smoke alarms in existing construction may be battery operated only**. I.R.C. R314.4

Smoke detectors shall be located as follows:

8.1.1 Installed in each sleeping room.

8.1.2 Mounted at a point centrally located in the corridor or area giving access to each separate sleeping room.

8.1.3 When the dwelling has more than one story and in dwellings with basements, a detector shall be installed on **EACH STORY** and in the **BASEMENT.** I.R.C. R314.3

8.2 **CARBON MONOXIDE ALARMS**

8.2.1 Carbon monoxide alarms shall be installed on each habitable level of a dwelling unit equipped with fuel burning appliances. All carbon monoxide detectors shall be listed and comply with U.L. 2034 and shall be installed in accordance with provisions of this code and NFPA 720. R315.3

8.3 **INTERCONNECTION OF ALARMS**. Interconnection of alarms. When multiple alarms are required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. **Approved combination smoke and carbon monoxide detectors shall be permitted.**

8.4 **Outlet boxes** in fire rated walls shall be listed and tested for use in fire rated walls and be installed per their listing. Such boxes on opposite sides of the wall shall be separated by one of the following:
1. by the horizontal distance of 24". R302.4.2
2. by solid fireblocking per Section R302.11.
3. by protecting both boxes with listed putty pads. OR
4. by other listed materials and methods. R302.4.2 item #2.

8.5 A permanent 120V receptacle **and** a lighting fixture, controlled by a switch located at the required passageway opening, shall be provided at or near appliances located in attics and crawl spaces. I.R.C. M1305.1.3.1 and M1305.1.4.3

8.6 **Arc fault circuit interrupters.** **ALL** branch circuits that supply 125-volt, single-phase, 15- and 20-ampere receptacle outlets installed in dwelling unit **bedrooms** shall be protected by an arc-fault circuit interrupter(s).
I.R.C. E3902.11

8.7 **GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL (GFCI)**
All 125V, single phase, 15 or 20A receptacles and circuits listed below shall be protected by a ground fault circuit interrupter. I.R.C. E3902

8.7.1 **ALL** receptacles installed in bathrooms.

8.7.2 **ALL** receptacles in garages

8.7.3 **ALL** receptacles installed outdoors.

8.7.4 **ALL** receptacles installed in **crawl spaces** and in **unfinished basements**

8.7.5 **ALL** receptacles installed within a kitchen to serve counter top surfaces.

8.7.6 **Laundry, utility, and bar sink receptacles.** All 125-volt, single phase, 15- and 20- ampere receptacles that are located within 6 foot (1829 mm) of the outside edge of a laundry, utility or wet bar sink shall have ground-fault circuit-interrupter protection for personnel. Receptacle outlets shall not be installed in a face-up position in the work surfaces or countertops. I.R.C E3902.7

8.7.7 The circuit supplying hydro-massage bathtubs and their associated components. The circuit shall only supply the bath tub and associated components and nothing else. The GFCI outlet protecting the tub and components must be readily accessible. E4209.1

8.8 The following rooms shall have receptacle outlets, installed so **no point, along the floorline in any space, is more than 6',** measured horizontally, from an outlet in that space. The wall space afforded by free-standing bar-type counters shall be included in the **6'** measurement. A receptacle outlet shall be installed in any wall space **2'** or more in width. I.R.C. E3901.2

a.	Living Room	h.	Recreation Room
b.	Family Room	i.	Den
c.	Dining Room	j.	Sun Room
d.	Master Bedroom	k.	_____
e.	Bedroom #2	l.	_____
f.	Bedroom #3	m.	_____
g.	Bedroom #4	n.	_____

8.9 Kitchen and dining area counters shall have receptacle outlets at each counter space wider than **12".** I.R.C. E3901.4.1

8.10 Kitchen and dining area counters shall have receptacle outlet located so that no point, along the wall line, is more than **24"** measured horizontally from a receptacle outlet in that space. I.R.C. E3901.4.1

8.11 Island and peninsula counter tops **12"** or wider shall have at least one receptacle. I.R.C. E3901.4.2 and E3901.4.3. Countertop spaces separated by ranges, cooktops, fridges or sinks shall be considered separate spaces. E3901.4.4

8.12 At least one wall receptacle outlet shall be installed in the bathroom within 3 feet of each basin. I.R.C. E3901.6

8.13 At least one receptacle outlet, accessible at grade level, both front and back, shall be installed outdoors. Balconies, decks, and porches that are 20 square feet or more in size shall have a receptacle installed within its perimeter. All exterior receptacles shall be listed as weather resistant. R4002.8 and R4002.9

8.14 There shall be at least one receptacle outlet installed for the laundry. I.R.C. E3901.8

8.15 At least one receptacle outlet, in addition to any provided for specific equipment, shall be installed in the basement. I.R.C. E3901.9

8.16 At least one receptacle outlet, in addition to any provided for specific equipment, shall be installed in the garage. I.R.C. E3901.9

8.17 At least one receptacle outlet shall be installed in each hallway of 10' or greater in length. I.R.C. E3901.10

8.18 At least one lighting outlet, with a switch located at point of entry, shall be installed in each attic, crawl space, utility room and basement used for storage or containing equipment requiring service. I.R.C. E3903.4

8.19 **Tamper-resistant receptacles:** All 125-volt, 15 and 20 amp receptacles installed inside or outside of a dwelling shall be listed tamper-resistant receptacles. I.R.C. E4002.14

8.20 The following rooms shall have at least one wall switch-controlled lighting outlet. I.R.C. E3903.2 and E3903.3

a. Habitable Rooms
b. Bathrooms
c. Hallways
d. Stairways top & bottom of run
e. Outdoor Entrances or Exits
f. Attached Garages

8.21 Lighting fixtures may be installed in clothes closets only if the following clearances are maintained. I.R.C. E4003.12

8.21.1 Surface-mounted incandescent or LED fixtures installed on the wall above the door or on the ceiling, provided there is a minimum clearance of 12" between the fixture and the nearest point of a storage area.

8.21.2 Surface-mounted or recessed fluorescent fixtures installed on the wall above the door or on the ceiling provided there is a minimum clearance of 6" between the fixture and the nearest point of the storage area.

8.21.3 Recessed incandescent or LED fixtures, with a completely enclosed lamp, installed in the wall or ceiling provided there is a minimum clearance of 6" between the fixture and the nearest point of the storage area.

NOTE: Incandescent fixtures with open or partially enclosed lamps and pendant fixtures or lamp holders shall not be permitted.

8.22 Main electrical panel cannot be located facing the garage side of firewall.

8.23 Electrical panels must be in an area that is 30" in width with 36" clear in depth and a minimum of 6'6" high. I.R.C. E3405.2

8.24 Must install an outlet within 20' of the A/C equipment on exterior of house.

8.25 Show location of the ufer ground.

8.26 Additional electrical items are as follows:

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SECTION 9. SWIMMING POOLS

9.1 The installation of all swimming pools and the electrical wiring and equipment associated with the swimming pool shall conform to Chapter 42 of the 2009 I.R.C. or Article 680 of the 2008 N.E.C.

9.2 All overhead conductors shall meet the clearances as per Table E4203.5 and Sec. E4203.6.

9.3 Underground wiring shall not be installed under or within 5 feet of pool. E4203.7.

9.4 **GFCI Requirements:**

9.4.1 There shall be at least one 15 or 20 amp GFCI protected receptacle within 20 feet and not closer than 6 feet to waters edge of pool for the servicing of the pool. This outlet shall not be more than 6 feet 6 inches off the ground.

9.4.2 All 15 and 20 amp receptacles located within 20 feet of waters edge of pool shall be GFCI protected. E4203.1.3

9.4.3 Outlets supplying pool pump motors from branch circuits rated 15 or 20 amps, 125 volt or 240 volt, single phase, whether by receptacle or direct connection, shall be provided with GFCI protection for personnel. E4203.1.3

9.5 Receptacles shall not be closer than 6 feet to waters edge and switches shall not be closer than 5 feet to edge of pool. E4203.1.1 and E4203.2

9.6 **Bonding.** I.R.C. E4204. The following items shall be bonded together using insulated, covered, or bare solid copper conductors not smaller than 8 AWG: conductive pool shells, pool structural steel, perimeter deck reinforcing steel or bond wire, underwater lighting with metal forming shells or brackets, all isolated metal fittings over 4" in any dimension, metal parts of electrical equipment associated with the pool water circulation or heating, pool covers and motors, and any metal wiring methods and equipment closer than 5 feet to the pool.

9.6.1 Perimeter surface bonding. The perimeter surface around the pool shall be bonded by means of structural reinforcing steel extending 3 feet from edge of pool, or by at least one bare solid 8 AWG copper conductor extending around and following the contours of the pool installed between 18 and 24 inches from the waters edge of the pool. The perimeter wire shall be bonded to the reinforcing steel of the pool at a minimum of four points uniformly spaced around the perimeter of the pool.

9.6.2 **Pool water**. The pool water shall be intentionally bonded by means of a conductive surface area not less than 9 square inches installed in contact with the pool water. This bond shall be permitted to consist of parts that are required to be bonded. E4204.3

9.6.3 **Controlled access**. The swimming pool shall be enclosed by a wall or fence that is at least 6 feet in height and constructed so a 4 inch sphere cannot pass through at any point. Access gates shall be self-closing, self-latching, and be equipped to accommodate a locking device.

SECTION 10. PLUMBING PLAN

10.1 Each water closet (toilet) shall be located in a clear space of not less than 30" in width (15" from center to any obstruction) and have a clear space. in front, of not less than 21". I.R.C. P2705

10.2 All shower compartments shall have a minimum finished interior of 900 sq. inches and shall also be capable of encompassing a 30" diameter circle. The access opening to a shower shall have a clear and unobstructed finished width of 22 inches (559 mm). If a door is installed it must have a 22" opening when open, it must swing out and must be tempered. I.R.C. P2708.1

10.3 All appliances (water heater, boiler, steam generator, etc.) which require pressure relief valves shall be provided with a full sized drain which shall extend to a floor drain and discharge through an air gap. I.R.C. P2803.6.1

10.4 All buildings are considered to be unusually tight construction and all combustion air to rooms or spaces containing fuel-burning appliances **shall be obtained from the outdoors** or from spaces freely communicating with the outdoors. I.R.C. M1701.1

10.4.1 If the one-permanent-opening method is used, a vertical or a horizontal duct shall extend to the outdoors and have a minimum area of 1 square inch per 3,000 BTU/h of total input rating of all appliances located in the enclosure and not less than the sum of the areas of all vent connectors in the space. G2407.6.2

10.4.2 Show the size and location (i.e. vertical in chase, horizontal ducts, horizontal panned space, wall louvers etc.) of all combustion air openings.

10.4.3 Must insulate floor joist panned for combustion air ducts.

10.5 No water heater shall be located in sleeping rooms, bathrooms, toilet rooms, closets or in a space that opens into such rooms or spaces. Exception: The appliance is a direct-vent appliance and is installed as per its listing and the manufacturer's instructions. G2406.2

10.6 Water heaters located in a garage and which generates a glow, spark or flame capable of igniting flammable vapors shall be installed with the pilots, burners or heating elements and switches **at least 18" above** the floor level. I.R.C. G2408.2

10.7 Water heaters installed in garages or other areas where they may be subject to damage shall be suitably guarded against such damage. I.R.C. G2408.3

10.8 The water heater space shall have an opening or door and a continuous passageway thereto not less than 2' in width and large enough to remove the largest water heater in the room. I.R.C. M1305

10.9.1 An unobstructed working area not less than **30"** in depth and **30"** in width shall be provided immediately in front of the control side to service the appliance. M1305.1

10.10 Water heaters located where water damage may occur shall have a **watertight** pan installed beneath with a minimum of **1-1/2" drain** to an approved receptor. I.R.C. P2801.5

10.11 Water heater seismic bracing. In Seismic Design Categories D, D-1. D-2 and townhouses in Seismic Design Category C, water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction. or in accordance with the appliance manufacture's recommendations. P2801.7

10.12 **Access to pump.** Access shall be provided to circulation pumps (**jacuzzi tubs**) in accordance with the fixture manufacture's installation instructions. Where the manufacturer's instructions do not specify the location and minimum size of field fabricated access openings, a 12-inch by 12-inch (304 mm by 304 mm) minimum size opening shall be installed to provide access to the circulation pump. Where pumps are located mo re than 2 feet (609 mm) from the access opening, an 18-inch by 18-inch (457 mm by 457 mm) minimum size opening shall be installed. P2720.1

10.13 **Backwater Valves.** Fixtures that have flood level rims located below the elevation of the next upstream manhole cover of the public sewer serving such fixtures shall be protected from back flow of sewage by installing an approved backwater valve. Fixtures having flood level rims above the elevation of the next upstream manhole shall not discharge through the backwater valve. Backwater valves shall be provided with access. I.R.C. P3009.1

10.14 Additional requirements on the plumbing plan are as follows:

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SECTION 11. MECHANICAL PLAN

11.1 Appliances installed in garages or other areas where they may be subject to damage shall be suitably guarded against such damage. I.R.C. M1307.3.1

11.2 Heating and cooling equipment located in a garage and which generates a glow, spark or flame capable or igniting flammable vapors shall be installed with pilots, burners, heating elements and switches at least **18"** above the floor level. I.R.C. M1307.3

11.3 All buildings are considered to be unusually tight construction and all combustion air to rooms or spaces containing fuel-burning appliances **shall be obtained from the outdoors** or from spaces freely communicating with the outdoors. I.R.C. M1702.3

11.3.1 Combustion air shall be supplied by one **(1)** vertical or horizontal opening, which has an area of **1 sq. inch per 3,000 BTU/H** of the total input rating of all appliances within the space. G2407.6.2

11.3.2 Show the size and location (i.e. vertical in chase, horizontal ducts, horizontal panned space, wall louvers etc.) of all combustion air openings.

11.4 The furnace room shall have an opening or door and passageway thereto not less than **2'** in width and large enough to permit removal of the largest furnace in such room. I.R.C. M1305.1.2

11.5 An unobstructed working space not less than **30"** in depth and the height of the furnace shall be provided along the front or service side of each furnace when the door of the enclosure is open. I.R.C. M1305.1.2

11.6 A warm air furnace shall not be installed in a closet or alcove less than **12"** wider than the furnace or furnaces and with a minimum clear working space of **3"** along the sides, back and top of the furnace. I.R.C. M1305.1.1

11.7 **Prohibited locations.** Appliances shall not be located in sleeping rooms, bathrooms, toilet rooms, storage closets or surgical rooms, or in a space that opens only into such rooms or spaces, except where the installation complies with one of the following: I.R.C. G2406.2

11.7.1 The appliance is a direct-vent appliance installed in accordance with the conditions of the listing and the manufactures' installation instructions.

11.7.2 Vented room heaters, wall furnaces, vented decorative appliances, vented gas fireplaces, vented gas fireplace heaters and decorative appliances for installation in vented solid fuel-burning fireplaces are installed in rooms that meet the required volume criteria of Sections G2407.5

11.7.3 A single wall-mounted unvented room heater is installed in a bathroom and such unvented room heater is equipped as specified in Sections G2445.6 and has an input rating not greater than 6,000 Btu/h (1.76 kW). The bathroom shall meet the required volume criteria of Section G2407.5.

11.7.4 A single wall-mounted unvented room heater is installed in a bedroom and such unvented room heater is equipped as specified in Section G2445.6 and has an input rating not greater than 10,000 BTU/H (2.93 kW). The bedroom shall meet the required volume criteria of Section G2407.5.

11.7.5 The appliance is installed in a room or space that opens only into a bedroom or bathroom, and such room or space is used for no other purpose and is provided with a solid weather-stripped door equipped with an approved self-closing device. All combustion air shall be taken directly from the outdoors in accordance with Section G2407.6.

11.8 A warm air furnace shall not be installed with a clearance of less than **6"** along the combustion chamber opening side. I.R.C. M1305.1.1

11.9 **Appliances in attics.** Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. M1305.1.3

11.10 Clothes dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of **35'**. Maximum length of duct shall be reduced 2-1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. M1502.4.4.1 (and State amendment.)

11.11 **Required heating:** When the winter design temperature in Table R301.2(1) is below 60°F (16°C), every dwelling unit shall be provided with heating facilities capable of maintaining a minimum room temperature of 68°F (20°C) at a point 3 feet (914 mm) above the floor and 2 feet (610mm) from exterior walls in all habitable rooms at the design temperature. I.R.C. R303.8

11.12 **Condensate disposal:** Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. M1411.3

11.12.1 **Auxiliary and secondary drain systems:** In addition to the requirements of Section 10.11, a secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/ 4-inch (19.1 mm) nominal pipe size. I.R.C. M1411.3.1

11.13 Additional requirements on the mechanical plan are as follows:

_____

_____

_____

SECTION 12. ENERGY EFFICIENCY- Out of the I.R.C. 2006

12.1 **Scope.** This chapter regulates the energy efficiency for the design and construction of buildings regulated by this code. I.R.C. N1101

12.1.1 **Compliance.** Compliance shall be demonstrated by either meeting the requirements of the *International Energy Conservation Code* or meeting the requirements of this chapter. Climate zones from Table N1101.2 shall be used in determining the applicable requirements from this chapter. Climate Zone 5

12.1.2 **Building thermal envelope insulation.** An R-value identification mark shall be applied by the manufacturer to each piece of building thermal envelope insulation 12 inches (305 mm) or more wide. Alternately, the insulation installers shall provide a certification listing the type, manufacturer and R-value of insulation installed in each element of the building thermal envelope.

12.1.3 **Blown or sprayed roof/ceiling insulation.** The thickness of blown in or sprayed roof/ceiling insulation (fiberglass or cellulose) shall be written in inches (mm) on markers that are installed at least one for every 300 ft^2 (28 m^2) throughout the attic space. The markers shall be affixed to the trusses or joists and marked with the minimum initial installed thickness with numbers a minimum of 1 inch (25 mm) high. Each marker shall face the attic access opening.

12.1.4 **Installation.** All materials, systems and equipment shall be installed in accordance with the manufacturer's installation instructions and the provisions of this code.

12.1.5 **Certificate.** A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and /or floor) and ducts outside conditioned spaces. The certificate shall also list the type and efficiency of heating, cooling and service water heating equipment.

12.2 Show insulation R values and type clearly on plans for all areas.

12.3 All exterior walls of unfinished basements shall be insulated, or the floor above the unfinished basement with a separation of conditioned and unconditioned space.

12.4 Additional energy conservation items are as follows:

_____

_____

_____

_____

_____

SECTION 13. CONSTRUCTION DETAILS

13.1 Plans shall include at least one exterior wall and/or building cross section showing the construction materials and methods used from the footing to the eaves.

13.2 Exterior wall and/ or building cross section shall be dimensioned to show the relation of the following:

a. Top of footings.
b. Basement ceiling line.
c. Main floor line.
d. Main floor ceiling line.
e. Second floor line.
f. Second floor ceiling line.
g. _____

13.3 Due to the nature of the design, the following additional framing details shall be submitted:

a. Main floor framing plan.
b. Second floor framing plan.
c. Roof framing plan.
d. Stairway cross section.
e. _____

13.4 Bearing partitions perpendicular to joints shall not be offset from supporting girders, walls or partitions more than the joist depth. R502.4

13.5 All exterior walls and interior partitions supporting two floors, roof and ceiling shall have not less than **2" x 6"** studs at **16" o.c.**

13.6 Details clarifying the use of alternate materials, methods of construction or critical points of construction shall be submitted for the following:

_____
_____
_____
_____
_____
_____
_____
_____
_____

SECTION 14. STRUCTURAL DATA

14.1 DESIGN DATA

14.1.1 Seismic: Zone D-2, z 0.30, I 1.00

14.1.2 Wind: Basic wind speed = 120 MPH, 3 second gust Exposure B, I 1.00.

14.1.3 Soil Bearing: 1,500 PSF (without a soils report)

14.1.4 Live Snow Load: 30 PSF Ground Snow Load: 43 PSF

14.1.5 Frost Depth: 30 inches

14.1.6 Floor Live Load: 40 PSF Bedrooms: 30PSF

14.1.7 Balcony/Deck Live Load: 40 PSF

14.2 Submit engineering diagrams for **all** floor, roof and girder trusses.

14.3 Spacing and direction of run for **all** trusses and girder trusses shall be shown on the plans.

14.4 Species, grade, size, spacing and direction of run for all joists and rafters shall be shown on plans.

14.5 Species, grade, size and location of all beams, girders and headers, over 4' long shall be shown on the plans.

14.6 Species, grade, size and location of all columns shall be shown on the plans.

14.7 Girders, beams and headers supporting roof and/ or floor loads are over spanned at:

_____

_____

_____

_____

_____

14.8 Floor joists are over spanned at:

_____

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14.9 Ceiling joists are over spanned at:

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14.10 Roof rafters are over spanned at:

_____

_____

_____

_____

_____

14.11 Computations, stress diagrams or other data, showing the engineering design, shall be submitted on the following:

_____

_____

_____

_____

_____

_____

SECTION 15. NOTES

15.1 Validity of Permit. R105.4

15.1.1 The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

15.1.2 The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinances of this jurisdiction.

_____ _____

Contractor Signature Date

FARMINGTON

DISCLAIMER

Farmington City assumes no responsibility for nor does it warrant or guaranty that the water and/or sewer lateral has been installed in the specific location shown on the as-built drawings furnished by the developer and/or the contractor. Persons applying for building permits may inspect the as-built drawings if they desire to do so in connection with locating their water and/or sewer lateral. However, the City has not prepared nor does it take any responsibility for the accuracy of any such drawings.

Dated this _____day of _____, _____.

Received and accepted by:

_____

Builder/Owner

TURN IN TO THE CITY

FARMINGTON

HISTORIC BEGINNINGS · 1847

FARMINGTON CITY
CONSTRUCTION BOND AGREEMENT

This Agreement entered into this _____ day of _____, 200 __, by and between _____, hereinafter referred to as **First Party**, and Farmington City, a body corporate and politic of the State of Utah, hereinafter referred to as **Second Party**;

WITNESSETH:

WHEREAS, First Party has applied for a building permit from Second Party for a residential dwelling located at: _____; and

WHEREAS, the terms of issuance of said permit require First Party to complete construction within two years from the date of issuance of said permit and to assure the satisfactory condition of the curb, gutter, sidewalk, drive approaches, landscaping, paving (including proper patching of asphalt cuts when required), and other public improvements theretofore installed on and in close proximity to the individual lot or lots for which the permit is sought; and

WHEREAS, Second Party will not grant a building permit to First Party until adequate security has been given to guarantee the above conditions;

NOW, THEREFORE, in consideration of the premises, the parties hereby agree as follows:

1. First Party agrees to complete construction within two years from the date of issuance of the building permit and to assure the satisfactory condition of the curb, gutter, sidewalk, drive approaches, landscaping, paving, (including proper patching of asphalt cuts when required), and other public improvements installed on and in close proximity to _____.

2. As security to guarantee the above conditions, First Party has deposited, in escrow, with Second Party the sum of $_____.

3. If, at the completion of construction, the above described improvements are, in the opinion of the Building Inspector, in satisfactory condition, Second Party agrees to execute a release of said escrow account at the same time the Certificate of Occupancy is issued. If, however, the improvements are not in satisfactory condition, Second Party shall be entitled to receive the total funds in the escrow account or such lesser sums as may be necessary to restore said improvements to satisfactory condition. In the event no Certificate of Occupancy has been issued within two years after the issuance of the

TURN IN TO THE CITY (2 pgs)

building permit, the bond agreement shall terminate, and the deposit shall be forfeited to the City.

It is expressly understood and agreed by the parties that this Agreement shall not relieve First Party from the obligation of assuring the satisfactory condition of the improvements described herein. Should Second Party exercise the default provisions of this Agreement, First Party agrees to compensate Second Party for all engineering, construction, legal, and other costs incurred by Second Party in restoring said improvements to satisfactory condition to the extent that these costs are not covered by the funds in the escrow account.

4. In the event it becomes necessary for Second Party to use the proceeds of the escrow account to hire a contractor in behalf of First Party in order to restore said improvements, First Party agrees to hold harmless and indemnify Second Party for any damage, loss, or judgment suffered by Second Party which arises as a result of damage, loss, or personal injury to any person or property, including First Party and his property, as a result of the work of any contractor hired by Second Party on behalf of First Party. First Party further agrees to indemnify Second Party for any loss or judgment suffered by Second Party from enforcement of a mechanic's or material man's lien as a result of the work of any contractor hired by Second Party on behalf of First Party.

5. First Party agrees to waive his right to interest on the money provided to the Second Party. Second Party agrees to return said deposit, when appropriate, to the First Party according to the terms of this Agreement.

WHEREUPON, the parties hereto have set their hands the day and year above written.

FIRST PARTY:

By:_____

SECOND PARTY:
Farmington City Corporation

By: Scott C. Harbertson
Scott C. Harbertson, Mayor

Attest:

Margy Lomax
Margy Lomax, City Recorder

FARMINGTON

HISTORIC BEGINNINGS - 1847

NOTICE TO CONTRACTORS

Federal and State regulations require us to control run-off water from all construction sites and keep dirt and debris from streets and gutters. This is to prevent pollution of downstream water and also prevent storm drains from filling with silt.

Farmington City has adopted the following policies to help resolve this problem:

1. All retention walls shall be in place prior to the start of framing.

2. Piles of dirt or debris will not be allowed in the street or on the sidewalk. No dirt ramps are allowed. Gravel ramps with 1"+, washed gravel are allowed if gravel is kept off the streets.

3. Contractors will be responsible to maintain all run off water on the lot and prevent silt or rocks from washing onto neighboring properties or into the street. Straw wattles or silt fences have proven to be an effective method.

4. Downstream storm drains will be protected with gravel bags, or equivalent inlet protection.

5. Curb, gutters, and street will be inspected daily and swept daily if necessary.

In the event it becomes necessary, Farmington City will remove dirt or other debris from the street, gutter, or sidewalk at the contractor's expense.

We appreciate your cooperation in these matters.

Eric Miller, Building Official - Ken Klinker, Storm Water Official

CONTRACTOR'S ACKNOWLEDGEMENT OF RECEIPT AND COMMITMENT OF COMPLIANCE THERETO:

Signature_____ **Date** _____

TURN IN TO THE CITY

FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

PAULA ALDER
RICK DUTSON
DAVID S. HALE
CORY R. RITZ
SID YOUNG
CITY COUNCIL

MAX FORBUSH
CITY MANAGER

NOTICE TO CONTRACTOR/PLUMBER

The meter yoke can be jumpered to allow for water use until your meter is set. The meter will be set ***after*** the final inspection or temporary occupancy has been issued, at the discretion of the Building Inspector.

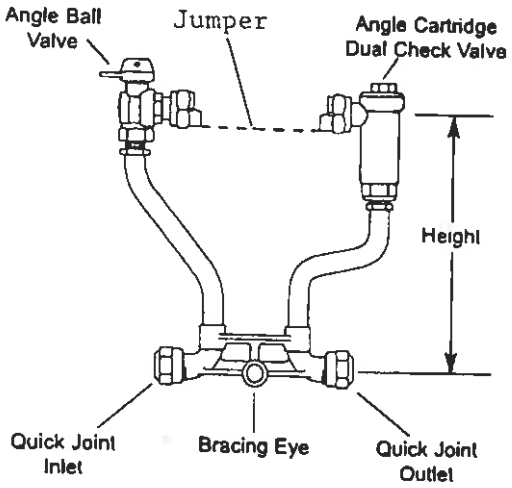
CAUTION MUST BE EXERCISED WHEN INSTALLING JUMPER

3/4" YOKES REQUIRE A JUMPER EXACTLY 7½" LONG

1" YOKES REQUIRE A JUMPER EXACTLY 10 3/4" LONG

Use of jumpers of any other length can damage the meter yoke and/or pipe fittings adjacent to it. Any damage to the yoke or plumbing caused by this action shall be the responsibility of the contractor/owner. When installing jumpers, gaskets must be used to insure the yoke does not leak.

DO NOT TWIST OR BEND YOKE!



Contractor/Agent Signature - Phone No. Date

MeterYoke wpd

TURN IN TO THE CITY

FARMINGTON CITY STORM WATER
(LAND DISTURBANCE) PERMIT APPLICATION

(Submit to Farmington City Storm Water Official)

Application Fee $50.00

Pursuant to Chapter 16-03 of the Farmington City Ordinances, any person or entity proposing to disturb one (1) acre or more of ground in connection with any development, land disturbance, or construction activity within the City or any person or entity proposing to disturb less than one (1) acre of ground which is part of a larger common plan of development that disturbs one (1) acre or more of ground shall be required to obtain a Land Disturbance Permit from the City. Any required Land Disturbance Permit must be obtained prior to or in conjunction with the issuance of any demolition, excavation, land disturbance, building, site plan, land use or subdivision permit or approval or any development or construction activity with the City. A Land Disturbance Permit is also required for any building permit for a structure requiring earth moving, unless otherwise waived by the Storm Water Official in accordance with and subject to applicable Farmington City Ordinances.

NAME OF APPLICANT _____ PHONE NO. _____

ADDRESS _____

CONTACT PERSON _____ E-MAIL ADDRESS _____

NAME OF PROPERTY OWNER _____ PHONE NO. _____

ADDRESS _____

CONTACT PERSON _____ E-MAIL ADDRESS _____

NAME OF CONTRACTOR _____ PHONE NO. _____

ADDRESS _____

CONTACT PERSON: _____ E-MAIL ADDRESS _____

NAME OF CONSULTING FIRM _____ PHONE NO _____

ADDRESS _____

CONTACT PERSON _____ E-MAIL ADDRESS: _____

WORK SITE LOCATION/ADDRESS _____

TYPE OF PROPOSED WORK AND/OR CONSTRUCTION ACTIVITY _____

PROPOSED STARTING DATE FOR WORK AND/OR CONSTRUCTION ACTIVITY: _____

ESTIMATED COMPLETION DATE FOR WORK AND/OR ACTIVITY: _____

THE FOLLOWING DOCUMENTS MUST BE COMPLETED AND ATTACHED TO APPLICATION

- ☐ CITY STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
- ☐ COPY OF THE UPDES PERMIT ISSUED BY THE STATE OF UTAH FOR SUBJECT PROPERTY AND ACTIVITIES
- ☐ COPY OF THE SWPPP PREPARED FOR THE STATE UPDES PERMIT (IF DIFFERENT THAN CITY SWPPP)
- ☐ STORM WATER PERMIT APPLICATION FEE(S)
- ☐ STORM WATER PERMIT BOND AGREEMENT

TURN IN TO THE CITY (39 pgs)

UPDES PERMIT NUMBER _____

(This number must be obtained from the State on-line at **https://secure.utah.gov/stormwater/main.html**)

APPLICANT CERTIFICATION

I understand that the issuance of this permit commits me to follow all the requirements of Title 16 of the Farmington City Ordinances and that I will be subject to any and all penalties associated with violations of this Permit and/or applicable Ordinance. I understand that this Permit and associated SWPPP is required and will remain in effect until the entire project is stabilized, revegetated and complete. The site and BMPs will be inspected on a regular basis to ensure compliance with this Permit and SWPPP. The Permittee is responsible for Permit and SWPPP compliance for the entire site and for the duration of the work and/or construction activity. The Permittee is responsible for the actions of the subcontractors, vendors, delivery personnel, and others who will be working on the site. The Permittee is responsible for any material that leaves the site, regardless of compliance with the SWPPP.

I hereby acknowledge that I have read the instructions and provisions of this Permit and applicable City Ordinances and agree to follow the terms and conditions of this Permit, the SWPPP, and applicable ordinances, rules and regulations. I certify that this document and all attachments were prepared under the direction or supervision of those who have placed their signature below and in accordance with a system designed to assure that the information submitted was properly gathered and evaluated by qualified personnel or consultants. Based on my inquiry of the person or persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete.

A legally authorized representative of any applicant that is a corporation, partnership, limited liability company, trust or other legal or governmental entity must sign the application on behalf of and as authorized by the legal or governmental entity. Separate documentation shall be provided regarding such authorization.

_____ _____

Signature of Applicant or Legally Authorized Representative — Date

_____

Print Name and Title of Applicant or Legally Authorized Representative

FOR OFFICIAL USE ONLY

Application # _____ Date Received _____

Application Fee Paid $_____ Associated Development or Building Permit # _____

☐ Application deemed complete — Date Reviewed: _____

☐ Application reviewed and approved — Date Approved: _____

☐ Application reviewed and denied — Date Denied _____

If approved, this permit shall be conditioned upon full compliance with the SWPPP for the project, the Farmington City Storm Water Ordinance as set forth in Title 16 of the Farmington City Ordinances, and any terms and conditions of this permit. If denied, the reasons for denial shall be set forth in writing and provided to the Applicant. This permit shall not be valid unless signed below by the Storm Water Official.

_____

Storm Water Official Signature

MINIMUM BEST MANAGEMENT PRACTICES
RESIDENTIAL STRUCTURES

The following are suggestions for Best Management Practices (BMP's) to accomplish the City and State objective of preventing pollution generated by construction activities from entering waters of the state. These BMPs are only a suggested way to prevent pollution from entering the storm drain system. Other BMPs may be allowed if they accomplish the same objectives. ALL SUBCONTRACTORS SHOULD BE INFORMED THAT THESE OR SIMILAR BMPS ARE TO BE FOLLOWED.

Objective 1- Keep soils and contaminated runoff on-site

1. Post a sign prohibiting contractors from driving on the lot.
2. Install a construction barrier (fence, straw bales, etc.) along the front of the lot to control access to the lot.
3. Cover the driveway area with filter fabric and gravel and limit any traffic that absolutely must enter the lot to that protected entrance.
4. Make sure all excavated material is stockpiled well away from the curb to prevent erosion or sloughing into the street.
5. If the yard slopes toward the street, provide curbside retention such as a curb sedimentation trap or a straw wattle barrier.
6. Inspect and maintain all BMPs throughout the life of the construction project.
7. Do not allow dirt ramps over the curb (use alternatives such as tires, wood, or metal ramps).

Objective 2- Clean up any material in streets immediately

1. Require any subcontractor that tracks dirt or mud into the street to clean it up immediately before leaving the site. Back charging contractors who fail to clean up after themselves can be an effective way to make them comply.
2. Provide a shovel, floor scraper (for sheetrock mud) or similar tool for scraping street and a broom at site at all times.
3. Inspect the site at the end of every day to make sure the streets are clean. If they aren't, scrape and sweep up all mud and debris completely.
4. If a significant amount of mud has been tracked onto the street, hire a street sweeper with washing and vacuuming capabilities to clean up the material. Scraping the street with only a bobcat or similar device is not an acceptable way to clean up mud from the street.
5. Any concrete cuttings from masonry work or curb cutting should be vacuumed up immediately and disposed of properly.

Objective 3- Protect storm drain inlets from contamination

1. Install inlet protection around storm drain inlets that are downstream from the construction site. This protection should be designed to prevent contaminated water from entering the storm drain.

2. If filter fabric is used to cover the storm drain inlet, it must be inspected and cleaned on a regular basis to make sure the water does not build up in the streets to an unacceptable level. Filter fabric must be installed so when it is removed none of the collected sediment will fall into the inlet box.
3. During snowy weather, inlet protection should be marked with a candle marker or some other effective device to try to warn snow plows to avoid the inlet. Protection should be inspected after any snow plowing to make sure it is still installed correctly.

Objective 4- Good Housekeeping

1. All construction debris should be contained in a covered container to prevent it from leaving the site.
2. Containers should not be allowed to drain onto the roads when they are being hauled away.
3. Portable toilets should be installed behind the sidewalk on permeable surfaces or inside a bermed area. They should be anchored to prevent tipping by the wind.
4. Drip pans should be placed under leaking vehicles or equipment that is parked in the street. Any spills should be properly cleaned up and disposed of. No spills are to be washed into the storm drains.

Objective 5- Prevent concrete contaminated water from entering storm drains

1. Each lot should have a contained, designated area for concrete trucks to wash out their troughs. No wash water should be allowed to flow into the gutters or onto adjacent lots.
2. No excess concrete should be dumped on the site.
3. Concrete trucks should not spry off any part of the truck while parked in the street including, but not limited to, windshields, revolving drums, tires, etc.
4. All concrete dropped in the street when installing or removing concrete foundation forms should be cleaned up immediately.

Objective 6- Education

1. Make sure all subcontractors are aware of and understand the SWPPP and associated BMP's.

Farmington City
Storm Water Ordinance Enforcement Policy

This Storm Water Ordinance Enforcement Policy ("Enforcement Policy") is intended to provide guidelines and procedures for the enforcement of the provisions of Farmington City Storm Water Ordinance, as more particularly set forth in Title 16 of the Farmington City Municipal Code ("Storm Water Ordinance"). The intent of this Enforcement Policy is to encourage builders and developers in Farmington to police their construction sites and to ensure compliance with the provisions of the Storm Water Ordinance. This self-policing is intended to help ensure that there are fewer incidences of contamination of the City's storm water system which could be violations of the City's Utah Pollutant Discharge Elimination System (UPDES) permit.

Storm Water Ordinance Enforcement Policy:

1. In accordance with applicable provisions of the Storm Water Ordinance, at the time of Building Permit application, the applicant shall submit an application for a Storm Water (Land Disturbance) Permit with its associated fee, an approved UPDES Permit from the State of Utah (this can be obtained on-line at *https://secure.utah.gov/stormwater/*) and a copy of the Storm Water Pollution Prevention Plan (SWPPP) that has been prepared in conjunction with the UPDES Permit or a copy of the contract transferring responsibility for the Developer's SWPPP to the applicant. For lots that are part of a common plan of development, the Common Plan of Development SWPPP shall be used (*http://www.farmington.utah.gov/index.php?module=ibcms&fxn=community_development.storm_water*).
2. Pursuant to authority set forth in Section 16-03-055 of the Storm Water Ordinance, at the time of Building Permit issuance, the applicant shall post a $1,000 cash bond to ensure completion of, compliance with, and performance under the terms and conditions of the Storm Water Ordinance, including use of the bond proceeds to remedy violations, cover costs incurred by the City, and for payment of civil penalties imposed in accordance with applicable City Ordinances.
3. If violations of the Storm Water Ordinance are identified, the Storm Water Official may proceed with enforcement actions and remedies as more particularly set forth in Title 16, Chapter 5, regarding violations and enforcement under the Storm Water Ordinance. Such enforcement actions and remedies may include, but are not limited to, testing and monitoring requirements, order to remove obstructions, stop work order, revocation of permit(s), notice of violation, order of compliance, criminal citations and penalties, civil citations and penalties, nuisance claims, damages, and any other remedy or relief provided by ordinance or law.
4. If the Storm Water Official determines that the violation(s) are not dangerous to persons or property, the Storm Water Official may provide the applicant with a Stop Work Notice to be posted at the location of the violation providing 24 hours for the violation to be addressed, and warning that a Stop Work Order will follow if the violation is not remedied within the required time frame. The Storm Water Official may issue a Stop Work Order immediately if determined necessary to eliminate any danger to persons or property and to leave the site in a safe condition.

5. If a Stop Work Notice is posted at the site, a photo to document the violation(s) will be taken and kept in the building permit file
6. To reinstate a Building Permit once a Stop Work Order has been issued, the permit holder must notify Farmington City the violation has been eliminated and request an inspection of the site. All other provisions of Section 16-05-050 shall be applicable and in compliance.
7. In addition to or instead of a Stop Work Order, the Storm Water Official may issue a civil citation for violations of the Storm Water Ordinance. The issuance of such civil citations shall be pursued in accordance with Title 1, Chapter 15, of the Farmington City Municipal Code. A civil citation may be immediately issued if the violation involves storm drainage, repeat violations, or for any other reason as listed in Section 1-15-100 regarding immediate enforcement.
8. Civil penalties imposed under a civil citation shall be deducted from the bond. The amount of the civil penalty shall be in accordance with the City's civil penalty fee schedule.
9. Each violation of the Storm Water Ordinance will be subject to enforcement action and applicable fines and penalties for each day the violation exists.
10. If the bond amount remaining drops below $250, a Stop Work Order will be posted at the site preventing work from continuing until the balance of the bond has been increased back up to $1,000.
11. After the final inspection of the project by the Storm Water Official or his/her designee, the balance of the bond to be released will be computed, and the bond will be released to the applicant.
12. Failure to comply with a Stop Work Order may result in the issuance of a criminal or civil citation, resulting in additional fines or penalties.
13. Criminal or civil citations may be issued to individuals or subcontractors who are identified committing violations of the Storm Water Ordinance, as well as the builder.
14. The Stop Work Order and civil penalties provisions and remedies set forth herein are in addition to all other remedies and enforcement procedures set forth in the Storm Water Ordinance, Title 1 civil penalties provisions, and other applicable provisions of law.
15. A person who contests a civil penalty imposed against him or her under provisions of the Policy is entitled to an administrative hearing that provides for the person's rights of due process in accordance with the provisions of Title 1, Chapter 15, of the Farmington Municipal Code.

I, _____, hereby certify that I have read and understand the
(PRINT your name here)
Farmington City Storm Water Ordinance Enforcement Policy, and agree to abide by the terms and conditions set forth herein.

_____ _____
(Signature of Applicant (Date)

FARMINGTON CITY
STORM WATER POLLUTION PREVENTION PLAN
(For use only on parcels less than one acre which *ARE NOT* part of a Common Plan of Development (i.e. subdivision).
***Others must use the State SWPPP Template*)**

This Storm Water Pollution Prevention Plan (SWPPP) is intended to meet the requirements for obtaining a Land Disturbance Permit from Farmington City for the purpose of constructing a residential structure or disturbing land within the city. This plan must be filled out completely for it to meet the requirements of the permit.

SWPPP Preparer's name: _____

Address: _____

Phone Number: _____

E-mail address: _____

SWPPP Inspector's name: _____

Address: _____

Phone Number: _____

E-mail address: _____

(This should be the name of the person responsible for daily oversight of the SWPPP BMPs, inspections, maintenance and assurance that the SWPPP is being followed.}

Site Address: _____

Lot # _____ Subdivision Name: _____

Lot size: _____ Length of lot frontage: _____

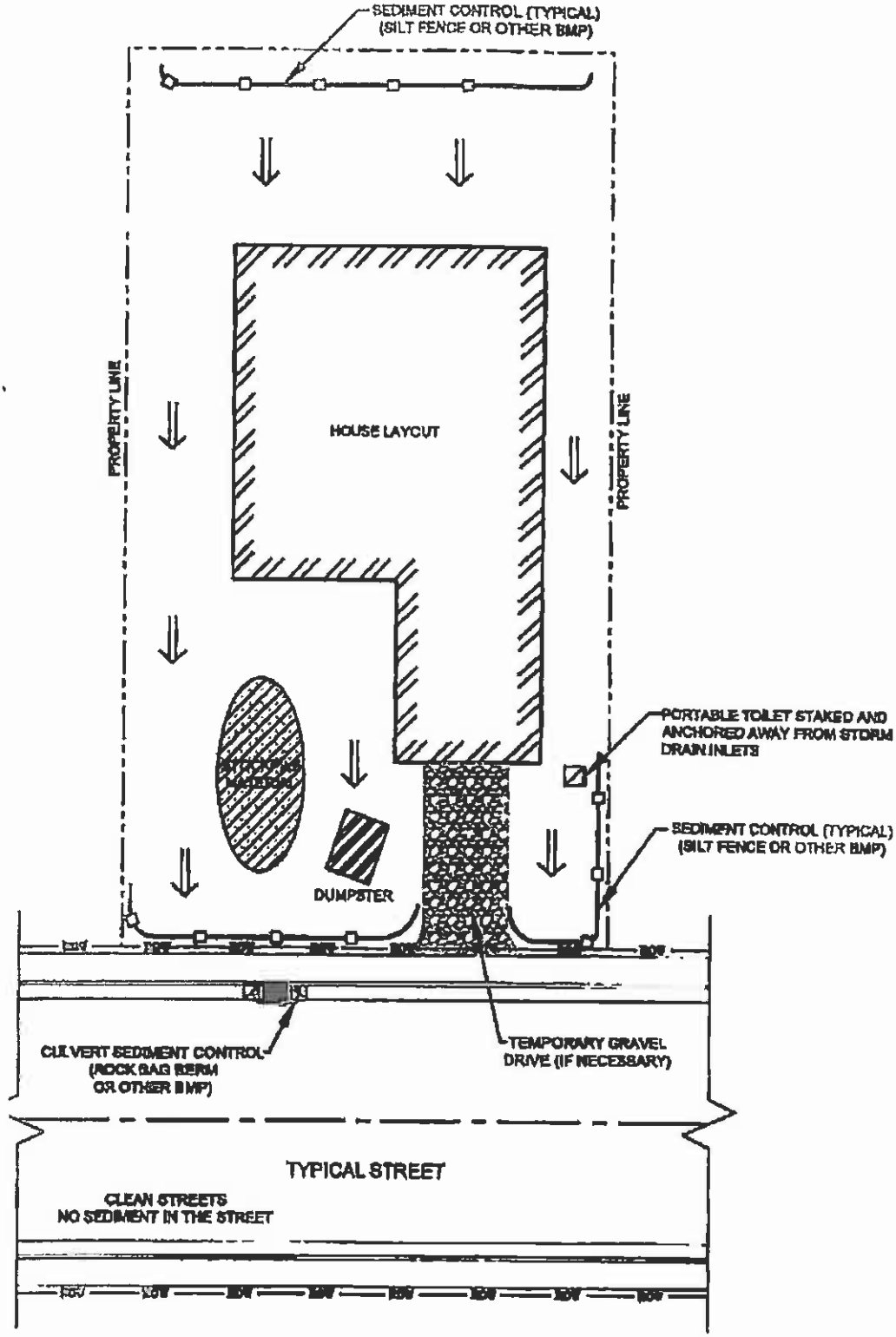
Best Management Practices to be used/installed (Check ALL that apply)

- ☐ Silt Fence
- ☐ Construction fence for site access control
- ☐ Gravel construction entrance
- ☐ Curb sediment trap for site runoff
- Storm Drain Inlet protection:
  - ☐ Gravel/fiber filled bags
  - ☐ Filter fabric
  - ☐ Silt Bags
  - ☐ Other (provide description) _____
- ☐ Straw wattles behind curb to filter site runoff
- ☐ Daily street scraping/sweeping
- ☐ Anchored portable toilet
- ☐ Covered garbage dumpster
- ☐ Designated concrete washout area

Other BMP's as required for this project (describe):

- ☐ _____
- ☐ _____

Example Site Plan showing BMPs



Inspections:

BMP's will be inspected at a minimum of every 14 days. Monitoring of the site should be ongoing, and BMP's should be maintained or adjusted as soon as a problem is identified. Improperly maintained of installed BMP's will be considered a violation of the Land Disturbance Permit, even if they are discovered between official inspections.

A report will be filled out and kept with this SWPPP for each inspection. The inspection report shall include:

1. The location of the site being inspected.
2. The date of the inspection.
3. A list of BMP's that were inspected.
4. Any deficiencies that were identified for the BMP's.
5. A description of the action that was taken to correct the deficiency.
6. The date the deficiency was corrected.
7. Certification that the report is accurate and true.
8. The signature of the person filling out the report.

Site Stabilization

BMPs to prevent material transfer from the site to the street will remain in place and maintained until the site is stabilized.

Permit Kept On-Site

An approved copy of the Land Disturbance Permit and this SWPPP will be kept on-site along with copies of the inspection reports.

Notice of Termination (NOT)

A Notice of Termination (NOT) shall be submitted within thirty (30) days after completion of construction and stabilization or the site is taken over by another operator who has agreed to complete final stabilization. All temporary BMPs will be removed and properly disposed of.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

_____ _____

Signature of Builder Date

SWPPP Required Attachments

1. Site plan showing the location of all BMPs.
2. A copy of the UPDES Permit issued by the state.
3. A copy of the inspection form to be used to document compliance with the SWPPP.

A signed copy of the Farmington City Storm Water Ordinance Enforcement Policy form indicating the applicant has read and understands the policy.

Common Plan of Development
Storm Water Pollution Prevention Plan

for:

Insert Subdivision Name
Address
City, State, Zip Code

Operator(s):

Insert Company Name
Company Representative Name
Address
City, State, Zip Code

CONTENTS

SECTION 1: SITE EVALUATION, ASSESSMENT, AND PLANNING
SECTION 2: EROSION AND SEDIMENT CONTROL BMPS
SECTION 3: GOOD HOUSEKEEPING BMPS
SECTION 4: POST-CONSTRUCTION BMPS AND FINAL STABILIZATION
SECTION 5: INSPECTIONS
SECTION 6: CERTIFICATION AND NOTIFICATION
SECTION 7: RECORDKEEPING AND TRAINING
SECTION 8 APPENDICES

SECTION 1: SITE EVALUATION, ASSESSMENT, AND PLANNING

1.1 Project Information

Project Name:					
Address:					
City:		State:		Zip Code:	
Latitude:					
Longitude:					
UPDES permit tracking number:					

1.2 Contact Information/Responsible Parties

Operator(s):

Owner:		
Contact Person:		
Address:		
City, State, Zip Code:		
Telephone Number:		
Email Address:		

Repeat as needed

General Contractor:	
Contact Person:	
Address:	
City, State, Zip Code:	
Telephone Number:	
Email Address:	

Project Manager:

Company Name:	
Contact Person:	
Address:	
City, State, Zip Code:	
Telephone Number:	
Email Address:	

SWPPP Contact:

Company Name:	
Contact Person:	
Address:	
City, State, Zip Code:	
Telephone Number:	
Email Address:	

This SWPPP was prepared by:

Company Name:	
Contact Person:	
Address:	
City, State, Zip Code:	
Telephone Number:	
Email Address:	

Emergency 24-Hour Contact:

Company Name:	
Contact Person:	
Address:	
City, State, Zip Code:	
Telephone Number:	
Email Address:	

1.3 Nature and Sequence of Construction Activity

Describe the general scope of the work for the project, major phases of construction, etc: Modify the text below to describe your situation

*_____ Builder is **buying lots at the** _____ **sub-division from** _____ owner and will be building pre-sold **houses to individual home owners. This** subdivision was developed by XYZ Development **and did all the improvement work under** the **UPDES permit** UTR######. The **project infrastructure has been completed** according to XYZ Municipality Standards **and Specifications.** XYZ **Builder is obtaining a new** UPDES permit and will **transfer the SWPPP responsibilities to each home owner at the home sale** closing. **During the construction phase,** XYZ Builder **will not be building more than** X **houses at a time.***

What is the function of the construction activity?

☐ Residential ☐ Commercial ☐ Industrial

Estimated Project Start Date:

Estimated Project Completion Date:

1.4 Soils, Slopes, Vegetation, and Current Drainage Patterns

Describe the existing soil conditions at the construction site including soil types, slopes and drainage patterns.

Soil Type(s):
Slopes:
Drainage Patterns:
Vegetation:

1.5 Construction Site Estimates

Common Plan of Development Total Project Area:	
Construction site area to be disturbed:	
Percentage impervious area before construction:	
Percentage impervious area after construction:	
Runoff coefficient before and after construction:	*Obtain this information from the original SWPPP*

1.6 Receiving Waters *Each municipality can modify this section (e.g. Springville City)*

Receiving Waters:

Select one of the tributaries Utah Lake.

☐ Hobble Creek Basin ☐ Spring Creek Basin ☐ Dry Creek Basin

☐ Land Drain Basin

☐ Other: *(e.g. on site retention, class V injection well, etc.)*

Description of storm sewer systems: *(e.g.* Springville City MS4 municipal separate storm sewer system, irrigation district, private system, etc)

Description of impaired waters or waters subject to TMDLs:

1.7 Site Features and Sensitive Areas to be Protected

*Describe **unique site** features including stream, **stream** buffers, **wetlands**, **specimen** trees, **natural vegetation**, steep slopes, or highly erodible soils that are to be preserved. Describe **measures** to protect these features and include **this features and areas in your** site maps, you can also obtain this information from the **original SWPPP**.*

1.8 Potential Sources of Pollution

Check with an X the activities that apply to your project

Activities	Check with an X the activities that apply	Sediment	Nutrients	Heavy Metals	pH (acids and bases)	Pesticides & Herbicides	Oil & Grease	Bacteria & Viruses	Trash, Debris, Solids	Other toxic Chemicals
Clearing, grading, excavating, and un-stabilized areas		√							√	
Paving operations		√					√		√	
Concrete washout, stucco and cement waste				√	√				√	
Structure construction, painting, cleaning				√	√				√	√
Demolition and debris disposal		√							√	
Dewatering operations		√	√						√	
Material Delivery and storage		√	√	√	√		√		√	√
Material use during building process			√	√	√		√		√	√
Solid waste disposal									√	√
Hazardous Waste, contaminated spills				√	√	√	√			√
Sanitary waste			√		√			√		
Vehicle/equipment fueling, maintenance, use and storage							√		√	√
Landscaping operations		√	√			√			√	√
Describe others										

1.9 Endangered Species Certification

You can obtain this information from the original SWPPP or contact the Department of Natural Resources and obtain a waiver from them or modify the text below to describe your situation.

XYZ Company conducted a review of any potential endangered/threatened species and critical habitat on XYZ Development in XYZ City, Utah. XYZ Company first reviewed the Utah State Endangered Species Protection Program dated June 2008 and endangered species list. XYZ Company did not identify any endangered species in the project area.

1.10 Historic Preservation

You can obtain this information from the original SWPPP or contact Utah State History Preservation Office 801-533-3561 to obtain a list of historic places.
http://history.utah.gov/historic_buildings/national_register/documents/NR_List.pdf

1.11 Applicable Federal, Tribal, State or Local Permits

Submit copies of all applicable permits *(e.g. 404, dewatering UTG070000, stream alteration, municipal land disturbance permit, etc.)*

SECTION 2: EROSION AND SEDIMENT CONTROL BMPS

2.1 Minimize Disturbed Area and Protect Natural Features and Soil

Describe the areas that will be disturbed with each phase of construction and the methods (e.g., signs, fences, etc.) that you will use to protect those areas that should not be disturbed. Modify the text below to describe your situation

(e.g. XYZ Subdivision has all improvements (paved roads, concrete sidewalks and utilities) all the lots are covered with vegetation. XYZ Builder will clearly mark the property boundaries with green T Posts and will limit the disturbance area to individual building lots.

2.2 Phase Construction Activity

Describe the intended construction sequencing and timing of major activities, including any opportunities for phasing grading and stabilization activities to minimize the overall amount of disturbed soil that will be subject to potential erosion at one time. Modify the text below to describe your situation

(e.g. XYZ Builder will excavate the single home site clearing for a footing/foundation. Construction crews will build new home structure on the property. Final grading will blend with existing contours. XYZ Builder will not be disturbing more than X# lots at a time).

2.3 Control Stormwater Flowing onto and through the Project. *Give example of possible scenario, give example of BMPs*

BMP Description:	
Installation Schedule:	
Maintenance Inspection:	
Responsible Staff:	

2.4 Stabilize Soils. *Give example of possible scenario, give example of BMPs*

BMP Description:	
☐ Permanent	☐ Temporary
Installation Schedule:	
Maintenance Inspection:	
Responsible Staff:	

2.5 Protect Slopes. *Give example of possible scenario, give example of BMPs*

BMP Description:	
Installation Schedule:	
Maintenance Inspection:	
Responsible Staff:	

2.6 Protect Storm Drain Inlets. *Give example of possible scenario, give example of BMPs*

BMP Description:	
Installation Schedule:	
Maintenance Inspection:	
Responsible Staff:	

2.7 Establish Perimeter Controls and Sediment Barriers. *Give example of possible scenario, give example of BMPs*

BMP Description:	
Installation Schedule:	
Maintenance Inspection:	
Responsible Staff:	

2.8 Establish Stabilized Construction Exits. *Give example of possible scenario, give example of BMPs*

BMP Description:	
Installation Schedule:	
Maintenance Inspection:	
Responsible Staff:	

2.9 Additional BMPs. *Give example of possible scenario, give example of BMPs*

BMP Description:	
Installation Schedule:	
Maintenance Inspection:	
Responsible Staff:	

SECTION 3: GOOD HOUSEKEEPING BMPS

3.1 Material Handling and Waste Management *(Trash disposal, sanitary waste, proper material handling)*

BMP Description:	
Installation Schedule:	
Maintenance Inspection:	
Responsible Staff:	

Repeat as needed

3.2 Establish Proper Building Material Staging Areas. *Give example of possible scenario, give example of BMPs*

BMP Description:	
Installation Schedule:	
Maintenance Inspection:	
Responsible Staff:	

3.3 Designate Washout Areas *(Concrete washout, stucco, paint, insulation, etc.)*

BMP Description:	
Installation Schedule:	
Maintenance Inspection:	
Responsible Staff:	

Repeat as needed

3.4 Establish Proper Equipment/Vehicle Fueling and Maintenance Practices. *Give example of possible scenario, give example of BMPs or no fuel will be stored on site, no equipment maintenance is allowed on site.*

BMP Description:	
Installation Schedule:	
Maintenance Inspection:	
Responsible Staff:	

3.5 Control Equipment/Vehicle Washing. *Give example of possible scenario, give example of BMPs or no equipment washing is allowed on site.*

BMP Description:	
Installation Schedule:	
Maintenance Inspection:	
Responsible Staff:	

3.6 Spill Prevention and Control Plan

Material	Location of Spill	Reportable Quantity
Diesel Fuel and Oils	Land/Water	25 gallons or visible sheen
Antifreeze	Land/Water	13 gallons
Gasoline	Land/Water	25 gallons

Each work area has a spill response kit. Most of the spills can be cleaned up following the manufacturer recommendation Absorbent/oil dry, sealable containers, plastic bags, and shovels/brooms are suggested minimum spill response items that should be on this location

1st Priority: Protect all people
2nd Priority: Protect equipment and property
3rd Priority: Protect the environment

1. Make sure the spill area is safe to enter and that it does not pose an immediate threat to health or safety of any person.
2. Stop the spill source
3. Check for hazards (flammable material, noxious fumes, cause of spill) – if flammable liquid, turn off engines and nearby electrical equipment. If serious hazards are present leave area and call 911. LARGE SPILLS ARE LIKELY TO PRESENT A HAZARD.
4. Call co-workers and supervisor for assistance and to make them aware of the spill and potential dangers
5. If possible, stop spill from entering drains (use absorbent or other material as necessary)
6. Stop spill from spreading (use absorbent or other material)
7. If spilled material has entered a storm sewer; contact the City Storm Water Department.
8. Clean up spilled material according to manufacturer specifications, for liquid spills use absorbent materials and do not flush area with water.
9. Properly dispose of cleaning materials and used absorbent material according to manufacturer specifications.

Emergency Numbers

National Response Center (NRC)	800-424-8802
Utah State Department of Environmental Quality 24 hr answering Service	801-536-4300
Utah Division of Water Quality	801-538-6146
Utah Hazmat Response Officer 24 hrs	801-538-3745
Municipal Fire Department	801-###-####
Municipal Police Department	801-###-####
Municipal Storm Water Collections	801-###-####

3.7 Any Additional BMPs. *Give example of possible scenario, give example of BMPs (Street sweeping, etc)*

BMP Description:	
Installation Schedule:	
Maintenance Inspection:	
Responsible Staff:	

3.8 Allowable Non-Stormwater Discharge Management

Refer to section 1.5 of the UPDES CGP UTR300000

Authorized Non-Storm Water Discharges	Comments
1. Discharges from fire-fighting activities.	
2. Fire Hydrant flushing.	No hyper-chlorinated water discharges (from water lines disinfection) will be allowed in the storm drain. Prior arrangements must be made with the Sanitary Sewer Treatment Facility before high-chlorine water is flushed in to the sanitary sewer.
3. Waters used to wash vehicles where detergents are not used.	Concrete trucks are rinsed on the site without the use of detergents. Washout water is retained on the site.
4. Water used to control dust.	
5. Potable water sources including waterline flushing, routine external building wash down that does not use detergents.	
6. Pavement wash waters where spills or leaks of toxic or hazardous material have not occurred (unless all spilled material has been removed) and where detergents are not used.	
7. Uncontaminated air conditions or compressor condensate.	
8. Uncontaminated ground water or spring water,	
9. Foundation or footing drains where flows are not contaminated with process materials such as solvents	
10. Landscape irrigation	

SECTION 4: POST-CONSTRUCTION BMPS AND FINAL STABILIZATION

Refer to section 1.11 for local post construction BMP requirements *(e.g. for residential development. **Homeowner to complete landscaping within** 18 months after taking ownership of the **house**)*

BMP Description:	
Installation Schedule:	
Maintenance Inspection:	
Responsible Staff:	

Repeat as needed

SECTION 5: INSPECTIONS

5.1 Inspections

1. Inspection Personnel: *Identify the person(s) who will be responsible for conducting inspections and describe their qualifications*

2 Inspection Schedule:

☐ At least once every 7 calendar days; or

☐ At least once every 14 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater.

SECTION 6: CERTIFICATION AND NOTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: _____ Title: _____

Signature: _____ Date: _____

Name: _____ Title: _____

Signature: _____ Date: _____

SECTION 7: RECORDKEEPING AND TRAINING

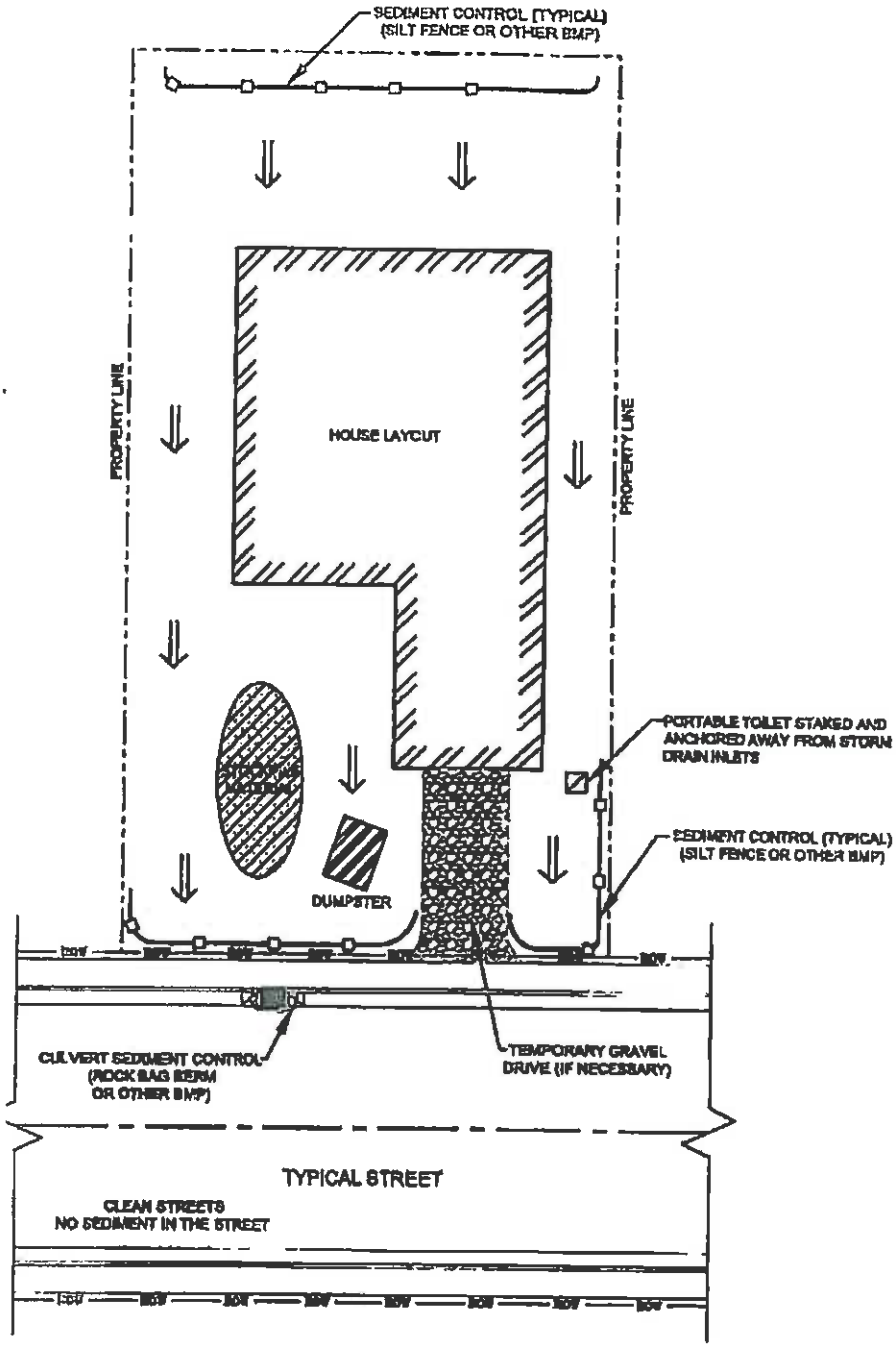
The following is a list of records you must keep with your SWPPP.

1. SWPPP Amendment Log (appendix G)
2. Subcontractor Certifications/Agreements (appendix H)
3. Grading and Stabilization Activities Log (appendix I)
4. Training Log (appendix J)
5. Delegation of Authority (appendix K)
6. Inspection Reports (appendix L)
7. Corrective Action Log (appendix M)

SECTION 8 APPENDICES

Appendix A- General Location Map
Appendix B- Site Maps
Appendix C- BMP Specification Sheets
Appendix D- Acknowledgment Letter and Construction General Permit
Appendix E- NOI
Appendix F- Additional Information (LDP, Other Permits, Historic Places, Endangered Species)
Appendix G- SWPPP Amendment Log
Appendix H- Subcontractor Certifications/Agreements
Appendix I- Grading and Stabilization Activities Log
Appendix J- Training Log
Appendix K- Delegation of Authority
Appendix L- Inspection Reports
Appendix M- Corrective Action Log

Appendix B- **EXAMPLE ONLY** site plan showing BMPs. You will need to create your own for your specific site



Appendix G – SWPPP Amendment Log

Amendment No.	Description of the Amendment	Date of Amendment	Amendment Prepared by [Name(s) and Title]

Appendix H – Subcontractor Certifications/Agreements

SUBCONTRACTOR CERTIFICATION
STORMWATER POLLUTION PREVENTION PLAN

Project Number: _____

Project Name: _____

Operator(s): _____

As a subcontractor, you are required to comply with the Stormwater Pollution Prevention Plan (SWPPP) for any work that you perform on-site. Any person or group who violates any condition of the SWPPP may be subject to substantial penalties or loss of contract. You are encouraged to advise each of your employees working on this project of the requirements of the SWPPP. A copy of the SWPPP is available for your review at the office trailer.

Each subcontractor engaged in activities at the construction site that could impact stormwater must be identified and sign the following certification statement:

I certify under the penalty of law that I have read and understand the terms and conditions of the SWPPP for the above designated project and agree to follow the BMPs and practices described in the SWPPP.

This certification is hereby signed in reference to the above named project:

Company: _____

Address: _____

Telephone Number: _____

Type of construction service to be provided: _____

_____

_____

Signature: _____

Title: _____

Date: _____

Appendix I – Grading and Stabilization Activities Log

Date Grading Activity Initiated	Description of Grading Activity	Date Grading Activity Ceased (Indicate Temporary or Permanent)	Date When Stabilization Measures are Initiated	Description of Stabilization Measure and Location

Appendix J – SWPPP Training Log

Stormwater Pollution Prevention Training Log

Project Name:

Project Location:

Instructor's Name(s):

Instructor's Title(s):

Course Location: Salisbury Development Office_____ Date: _____

Course Length (hours): One (1)

Stormwater Training Topic: *(check as appropriate)*

- ❑ **Erosion Control BMPs**
- ❑ **Emergency Procedures**
- ❑ **Sediment Control BMPs**
- ❑ **Good Housekeeping BMPs**
- ❑ **Non-Stormwater BMPs**

Specific Training Objective: Instruct proper and acceptable disposable of building wastes

_____

Attendee Roster: *(attach additional pages as necessary)*

No.	Name of Attendee	Company
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Appendix K – Delegation of Authority Form

Delegation of Authority

I, _____designate the person or specifically described position below to be a duly authorized representative for the purpose of overseeing compliance with environmental requirements, including the Construction General Permit, at the _____ construction site. The designee is authorized to sign any reports, stormwater pollution prevention plans and all other documents required by the permit.

Company Name
Individual's Name
Address
City, State, Zip Code
Telephone Number

By signing this authorization, I confirm that I meet the requirements to make such a designation as set forth in UTR300000, Section 5.16 and that the designee above meets the definition of a "duly authorized representative" as set forth in UTR300000, Section 5.16.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: _____

Company: _____

Title: _____

Signature: _____

Date: _____

Erosion and Sediment Control Inspection and Corrective Action Report

Inspector: _____ Date: _____

Site Name and Location: _____

Current Weather Conditions: _____ Last Rain Event >.5": _____

Site Description: _____

_____

BMP Designation	O.K	Not O.K.	BMP Condition, Corrective Action.
Construction Access Is the tracking pad Preventing sediment from Being tracked into the Street?			
Washout facility Are washout facilities (e.g. Paint, stucco, concrete) Available , clearly marked And maintained?			
Portable Toilet Is the portable toilet placed Behind the sidewalk or at Least 10' away from the Street properly anchored?			
Perimeter Control Clearing Limits Marked? Silt Fences?			
Inlet, Curb and Gutter Check Dam Sediment Protection Rock bags?			
Waste Disposal Is trash/litter from work Areas collected in a dumpsters or removed from the site daily			
Street Sweeping And Dust Control			
Other BMP Maintenance			

Appendix M – Corrective Action Log

Inspection Date	Inspector Name(s)	Description of BMP Deficiency	Corrective Action Needed (including planned date/responsible person)	Date Action Taken/Responsible person

Farmington City Storm Water Ordinance Enforcement Policy

The intent of the following policy for enforcing the Farmington City Title 16 Storm Water Ordinance is to encourage builders and developers in Farmington to police their construction sites and make sure there are no violations present before it is identified by City employees. This self-policing is intended to help ensure that there are fewer incidences of contamination of the City's storm water system which could be violations of the City's Utah Pollutant Discharge Elimination System (UPDES) permit.

Storm Water Ordinance Enforcement Policy:

1. At the time of building permit application, the applicant shall submit an application for a Storm Water (Land Disturbance) Permit with its associated fee, an approved UPDES Permit from the State of Utah (this can be obtained on-line at *https://secure.utah.gov/stormwater/*) and a copy of the Storm Water Pollution Prevention Plan (SWPPP) that has been prepared in conjunction with the UPDES Permit or a copy of the contract transferring responsibility for the Developer's SWPPP to the applicant. For lots that are part of a common plan of development, the Common Plan of Development SWPPP shall be used (*http://www.farmington.utah.gov/index.php?module=ibcms&fxn=community_development.storm_water*).
2. At the time of Building Permit issuance, the applicant shall post a $1000 cash bond to cover costs, required performance and penalties for violations as authorized in the bond agreement.
3. If violations of the ordinance are identified, the applicant may be given a Notice of Violation posted at the location of the violation providing 24 hours for the violation to be addressed, and warning that a Stop Work Notice/Civil Citation will follow along with a $100/violation/day civil penalty to be deducted from the storm water cash bond. The penalty is $200/day/violation if there is evidence of actual contamination of the storm water system. **In cases of multiple or repeated violations or evidence of pollutants actually entering the storm water system, a Stop Work Notice and Civil Citation may be issued immediately without 24 hours notice.**
4. If a Stop Work Notice is posted at the site, a photo to document the violation(s) will be taken and kept in the building permit file, and a civil penalty in the amount of $100/violation/day since the violation was first noted will be deducted from the bond. The penalty is $200/day/violation if there is evidence of actual contamination of the storm water system. These penalties are authorized by Farmington City Ordinance 16-5-060 (e), 1-15-120, and the Farmington City Consolidated Fee Schedule.
5. To reinstate a Building Permit once a Stop Work Notice has been issued, the permit holder must notify Farmington City the violation has been eliminated and request an inspection of the site.
6. Each violation of the ordinance will be subject to the fine for each day the violation exists.

7. If the bond amount remaining drops below $250, a Stop Work Notice will be posted at the site preventing work from continuing until the balance of the bond has been increased back up to $1000.
8. After the final inspection of the project by the Storm Water Official or his/her designee, the balance of the bond to be released will be computed. and the bond will be released.
9. Failure to comply with a Stop Work Notice could result in the issuance of a Citation, potentially resulting in additional fines or penalties.
10. Citations may be issued to individuals or subcontractors who are identified committing violations of the Storm Water Ordinance, as well as the builder.

I, _____, hereby certify that I have read and understand the
(PRINT your name here)
Farmington City Policy for Storm Water Ordinance Enforcement, and agree to abide by the policy.

_____ _____
(Signature of Applicant (Date)

FARMINGTON CITY
STORM WATER BOND AGREEMENT
(CASH FORM)

THIS AGREEMENT is made by and between _____, a _____ (hereinafter "Builder"), whose address is _____, and Farmington City Corporation, a municipal corporation of the State of Utah, (hereinafter "City"), whose address is 130 North Main, P.O. Box 160, Farmington, Utah, 84025-0160.

WHEREAS, Builder desires to subdivide and/or develop certain property located at approximately _____ within Farmington City; and

WHEREAS, Builder is required to obtain a Storm Water Permit from the City prior to development of the project or any construction activity associated therewith; and

WHEREAS, the City will not issue a Storm Water Permit for the project or development activity until and unless Builder enters into a bond agreement with the City to insure completion of, compliance with, and performance under the terms and conditions of Title 16 of the Farmington City Ordinances regarding storm water pollution prevention as more particularly provided herein.

NOW, THEREFORE, in consideration of the mutual promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Storm Water Ordinance Compliance.** The Builder agrees to comply with Farmington City Ordinance Title 16 Storm Water Ordinance, as amended (the "Ordinance"), the Storm Water Permit for the project as issued by the Storm Water Official, the SWPPP for the project, and the Farmington City Storm Water Ordinance Enforcement Policy, as amended (the "Policy"), which is more particularly set forth in **Exhibit "A,"** attached hereto and incorporated herein by this reference. Builder further agrees to pay the total cost of complying with the Ordinance, the Permit, the SWPPP, and the Policy. The provisions of this Agreement and the security set forth herein is in addition to any other bonds required for the project or construction activity.

2. **Cash Deposit.** The Builder has delivered to the City cash or a cashier's check in the aggregate amount of $____1000_____ for deposit with the City in its accounts (the "Deposit"), which the Builder and the City stipulate to be reasonable security for compliance and performance in accordance with Farmington City Ordinance 16-03-055, as amended.

3. **Withdrawal of Deposit Funds.** The City shall have the right to use the Deposit funds in the event the Builder fails to comply with the terms and conditions of this Bond Agreement. The Builder agrees that funds may and will be withdrawn by the City in the amount of any costs incurred by the City for Builder's failure to comply with any of the terms and conditions of this Bond Agreement, including, but not limited to,

costs of providing, installing, or maintaining Best Management Practices (BMPs), administrative costs, and fines associated with violations of the Storm Water Ordinance, the Storm Water Permit or SWPPP which was issued for this project. In the event the City is required to use the Deposit funds, the City shall be entitled to an additional fifteen percent (15%) of the Deposit funds withdrawn, or $150, whichever is greater, to cover administrative costs incurred by the City in obtaining compliance or completion of the improvements.

4. **Replenishment of Bond Funds.** The Builder agrees that the balance of the funds in the Deposit must be replenished by the Builder to the original amount if the balance falls below $250.00. It is understood that a Stop Work Notice preventing further work will be placed on the project until the Deposit balance has been replenished.

5. **Refund.** Any funds not expended during construction of the project or construction activities associated therewith shall be refunded to Builder after issuance of the Occupancy Permit or Final Inspection, as applicable.

6. **Final Release.** Upon full performance of all of Builder's obligations pursuant to this Bond Agreement, the City shall notify the Builder in writing of the final release of the Deposit. After giving such notice, the City shall relinquish all claims and rights in the Deposit.

7. **Non-Release of Builder's Obligations.** It is understood and agreed between the parties that the establishment and availability to the City of the Deposit as herein provided, and any withdrawals from the Deposit by the City shall not constitute a waiver or estoppel against the City and shall not release or relieve the Builder from its obligations, and the right of the City to withdraw from the Deposit shall not affect any rights and remedies of the City against the Builder for breach of any covenant herein, including the covenants of paragraph 1 of this Agreement. Further, the Builder agrees that if the City withdraws from the Deposit and performs or causes to be performed the installation or any other work required of the Builder hereunder, then any and all costs incurred by the City in so doing which are not collected by the City by withdrawing from the Deposit shall be paid by the Builder, including administrative, engineering, legal and procurement fees and costs. If the bond proceeds are inadequate to pay the cost of completion of, compliance with, and performance under the terms and conditions of this Bond Agreement, Builder shall be responsible for the deficiency and no further construction or development activities shall be conducted on the project until and unless the deficiency is paid or remedied and a new Deposit, satisfactory to the City, is executed and delivered to the City.

8. **Inspection.** The Builder agrees to allow inspections by the City throughout the life of the project to determine whether there are any violations of the commitments in paragraph 1.

9. **Amendment.** Any amendment, modification, termination, or rescission (other than by operation of law) which affects this Agreement shall be made in writing, signed by the parties, and attached hereto.

10. **Successors.** No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld. When validly assigned or transferred, this Agreement shall be binding upon and inure to the benefit of the legal representatives, successors and assigns of the parties hereto.

11. **Notices.** Any notice required or desired to be given hereunder shall be deemed sufficient if posted on the site or sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

12. **Severability.** Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as is this Agreement had been executed with the invalid portions eliminated.

13. **Governing Law.** This Agreement and the performance hereunder shall be governed by the laws of the State of Utah.

14. **Counterparts.** The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instruments, and each such counterpart shall be deemed an original.

15. **Waiver.** No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

16. **Captions.** The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

17. **Integration.** This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties as of its date, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

18. **Attorney's Fees.** In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

19. **Other Bonds.** This Agreement and the Deposit do not alter the obligation of Builder to provide other bonds under applicable ordinances or rules of any other governmental entity having jurisdiction over Builder. The furnishing of security in

compliance with the requirements of the ordinances or rules of other jurisdictions shall not adversely affect the ability of the City to draw on the Deposit as provided herein.

20. **Time of Essence.** The parties agree that time is of the essence in the performance of all duties herein.

21. **Exhibits.** Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective duly authorized representatives this ____ day of _____, 20___

CITY:

FARMINGTON CITY CORPORATION

By: _____
Scott C. Harbertson, Mayor

ATTEST:

_____
Holly Gadd, City Recorder

BUILDER:

_____

By: _____

Its: _____

Attachment A

Farmington City
Storm Water Ordinance Enforcement Policy

This Storm Water Ordinance Enforcement Policy ("Enforcement Policy") is intended to provide guidelines and procedures for the enforcement of the provisions of Farmington City Storm Water Ordinance, as more particularly set forth in Title 16 of the Farmington City Municipal Code ("Storm Water Ordinance"). The intent of this Enforcement Policy is to encourage builders and developers in Farmington to police their construction sites and to ensure compliance with the provisions of the Storm Water Ordinance. This self-policing is intended to help ensure that there are fewer incidences of contamination of the City's storm water system which could be violations of the City's Utah Pollutant Discharge Elimination System (UPDES) permit.

Storm Water Ordinance Enforcement Policy:

1. In accordance with applicable provisions of the Storm Water Ordinance, at the time of Building Permit application, the applicant shall submit an application for a Storm Water (Land Disturbance) Permit with its associated fee, an approved UPDES Permit from the State of Utah (this can be obtained on-line at *https://secure.utah.gov/stormwater/*) and a copy of the Storm Water Pollution Prevention Plan (SWPPP) that has been prepared in conjunction with the UPDES Permit or a copy of the contract transferring responsibility for the Developer's SWPPP to the applicant. For lots that are part of a common plan of development, the Common Plan of Development SWPPP shall be used (*http://www.farmington.utah.gov/index.php?module=ibcms&fxn=community_development.storm_water*).
2. Pursuant to authority set forth in Section 16-03-055 of the Storm Water Ordinance, at the time of Building Permit issuance, the applicant shall post a $1,000 cash bond to ensure completion of, compliance with, and performance under the terms and conditions of the Storm Water Ordinance, including use of the bond proceeds to remedy violations, cover costs incurred by the City, and for payment of civil penalties imposed in accordance with applicable City Ordinances.
3. If violations of the Storm Water Ordinance are identified, the Storm Water Official may proceed with enforcement actions and remedies as more particularly set forth in Title 16, Chapter 5, regarding violations and enforcement under the Storm Water Ordinance. Such enforcement actions and remedies may include, but are not limited to, testing and monitoring requirements, order to remove obstructions, stop work order, revocation of permit(s), notice of violation, order of compliance, criminal citations and penalties, civil citations and penalties, nuisance claims, damages, and any other remedy or relief provided by ordinance or law.
4. If the Storm Water Official determines that the violation(s) are not dangerous to persons or property, the Storm Water Official may provide the applicant with a Stop Work Notice to be posted at the location of the violation providing 24 hours for the violation to be addressed, and warning that a Stop Work Order will follow if the violation is not remedied within the required time frame. The Storm Water Official may issue a Stop

Work Order immediately if determined necessary to eliminate any danger to persons or property and to leave the site in a safe condition.

5. If a Stop Work Notice is posted at the site, a photo to document the violation(s) will be taken and kept in the building permit file
6. To reinstate a Building Permit once a Stop Work Order has been issued, the permit holder must notify Farmington City the violation has been eliminated and request an inspection of the site. All other provisions of Section 16-05-050 shall be applicable and in compliance.
7. In addition to or instead of a Stop Work Order, the Storm Water Official may issue a civil citation for violations of the Storm Water Ordinance. The issuance of such civil citations shall be pursued in accordance with Title 1, Chapter 15, of the Farmington City Municipal Code. A civil citation may be immediately issued if the violation involves storm drainage, repeat violations, or for any other reason as listed in Section 1-15-100 regarding immediate enforcement.
8. Civil penalties imposed under a civil citation shall be deducted from the bond. The amount of the civil penalty shall be in accordance with the City's civil penalty fee schedule.
9. Each violation of the Storm Water Ordinance will be subject to enforcement action and applicable fines and penalties for each day the violation exists.
10. If the bond amount remaining drops below $250, a Stop Work Order will be posted at the site preventing work from continuing until the balance of the bond has been increased back up to $1,000.
11. After the final inspection of the project by the Storm Water Official or his/her designee, the balance of the bond to be released will be computed, and the bond will be released to the applicant.
12. Failure to comply with a Stop Work Order may result in the issuance of a criminal or civil citation, resulting in additional fines or penalties.
13. Criminal or civil citations may be issued to individuals or subcontractors who are identified committing violations of the Storm Water Ordinance, as well as the builder.
14. The Stop Work Order and civil penalties provisions and remedies set forth herein are in addition to all other remedies and enforcement procedures set forth in the Storm Water Ordinance, Title 1 civil penalties provisions, and other applicable provisions of law.
15. A person who contests a civil penalty imposed against him or her under provisions of the Policy is entitled to an administrative hearing that provides for the person's rights of due process in accordance with the provisions of Title 1, Chapter 15, of the Farmington Municipal Code.

FARMINGTON

HISTORIC BEGINNINGS • 1847

UTILITY LATERAL POLICY

Farmington City will warrant installation of water and sewer laterals, but only after the following has occurred:

1. The owner/builder excavates to the flow line of the sewer main on the private property side of sidewalk 40 feet in each direction of where the as-built drawings show the sewer laterals to be, or to the property line, whichever is closer.

2. Regarding water laterals, excavation must be at least 6 feet deep and 40 feet in the opposite direction of where the as-built drawings show the lateral to be.

3. Authorization for actual installation is granted by Farmington City.

FARMINGTON

HISTORIC BEGINNINGS • 1847

FRONTAGE MAINTENANCE POLICY

Farmington City has adopted an ordinance in an attempt to control erosion on Farmington's sandy hillsides and elsewhere in the City. In years past, thousands of dollars have been expended to clean storm sewers that have been filled with silt, sand, or other erosion materials. Information from the ordinance applicable to property owners and contractors follows:

> Section 8-2-108 Frontage Maintenance. It shall be the duty of each owner of real property abutting or fronting upon any street, highway, or alley way within the City to maintain the frontage area adjacent to their property out to the edge of the road asphalt in a safe and clean condition and to keep the frontage free of weeds and debris at all times. It shall be the duty of each owner of real property abutting or fronting upon any street, highway, or alley within the City to prevent any soil, sand, silt, or debris from migrating from or leaving the owner's property into any street, highway, or alley adjacent thereto. It shall be a Class "B" misdemeanor to violate any provision contained in this Section. In addition to other remedies available at law, upon any violation of this section, the city Zoning Administrator or the city Building Inspector shall have the right to stop any construction or activities upon the owner's property which may be causing deposit or material within the City street or right-of-way by issuing a stop work order, citation, or other directive to the property owner.

Farmington City believes property owners and contractors can do much to eliminate erosion problems as they begin new construction activities. Here are a few suggestions:

1. Consult a qualified engineer or landscape architect if erosion is likely and the solution does not appear obvious.

2. Build temporary de-silting ponds on site to catch erosion debris and maintain the same until permanent solutions can be implemented.

3. Line your frontage with straw bales to filter out the silt and sand and prevent the same from entering upon the street right-of-way.

4. Avoid constructing temporary sand and soil ramps across City gutters to gain access onto the property during construction. Instead, use lumber, logs or other material that will not erode away during stormy weather.

5. If you are advised of an erosion problem by the City, correct it immediately so the issuance of "stop work orders" or citations do not become necessary.

Keeping of erosion materials out of City street rights-of-way has become a priority with the City. Please take necessary precautions before erosion problems arise. Good luck in your construction efforts.

Sincerely,

Max Forbush
City Manager

FARMINGTON, UTAH

ORDINANCE NO. 2000- 28

AN ORDINANCE ENACTING SECTION 7-9-060.1 AND AMENDING SECTION 7-9-090 OF THE FARMINGTON CITY MUNICIPAL CODE PROVIDING FOR CONTROL OF BUILDING MATERIALS ON CONSTRUCTION SITES

BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **Enactment.** Section 7-9-060.1 of the Farmington City Municipal Code is hereby enacted and adopted to read in its entirety as follows:

7-9-060.1 Construction Materials Control.

It shall be the responsibility of each owner of real property and any contractor or builder constructing improvements on real property located within the City to secure all construction materials present on-site during construction periods to ensure that such materials do not blow away, fall upon or litter adjacent properties in the area. The owner and/or contractor and builder shall be liable for any damages incurred by reason of unsecured construction materials.

Section 2. **Amendment.** Section 7-9-090 of the Farmington City Municipal Code is hereby amended and adopted to read in its entirety as follows:

7-9-090 Misdemeanor.

The failure to control weeds, refuse, junk vehicles or to secure construction materials in the manner provided in this Chapter and within the time set for compliance in the Notice of Violation shall be a Class B Misdemeanor, punishable by fine, imprisonment or both, as permitted by the applicable laws of the State of Utah. The failure to control or remove graffiti in the manner prescribed in this Chapter and within the time set forth for compliance in the Notice of Violation shall be an infraction punishable by fine as permitted by the applicable laws of the State of Utah.

Section 3. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. **Effective Date.** This Ordinance shall become effective twenty (20) days after publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 5th DAY OF July 2000.

FARMINGTON CITY

ATTEST:

Margy Lomax
Margy Lomax
City Recorder

By: Gregory S Bell
Gregory S Bell
Mayor

FARMINGTON CITY SEAL
INCORPORATED
NOV. 21. 1892
Davis County, Utah

FARMINGTON CITY
BUILDING DEPARTMENT

TEMPORARY CERTIFICATE OF OCCUPANCY
APPLICATION AND BOND AGREEMENT

Applicant's Name: _____

Property Owner of Record: _____

Building Permit No.: _____

Address of Building: _____

Lot No. & Subdivision: _____

Tax Identification No.: _____

Application: Pursuant to Farmington City Ordinance § 10-5-105, the undersigned Applicant hereby applies for a Temporary Certificate of Occupancy for the above-described building or structure. Applicant must provide sufficient showing of good cause for the issuance of a Temporary Certificate of Occupancy for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure (attach). No Temporary Certificate of Occupancy shall be issued for any incomplete Construction Code requirement which would result in substantial hazard or be injurious to the health, safety, or welfare of any person or which would result in the violation of any local, State or Federal law, rule, regulation or code. For and in consideration of the granting of a Temporary Certificate of Occupancy by Farmington City, the undersigned Applicant hereby agrees to comply with all of the terms and conditions set forth herein.

Applicant: If the Applicant is not the Property Owner of Record for the subject property, both the Applicant and the Property Owner of Record must sign this Application, and the Property Owner of Record shall submit a notarized Agency Authorization Form authorizing the Applicant to act as the Property Owner of Record's authorized agent for the Temporary Certificate of Occupancy. In such event, the Applicant and the Property Owner of Record shall remain joint and severally liable for the obligations and conditions of the Temporary Certificate of Occupancy, including all fees, bonds, and lien and enforcement provisions and authorizations. As used herein, Applicant shall refer to both Applicant and Property Owner of Record.

Completion of Work: Applicant hereby agrees to fully complete, repair, and/or replace incomplete improvements or work as more particularly set forth on the attached Inspection Report and List of Incomplete Improvements or Work ("Inspection Report"). Applicant hereby agrees to complete all required improvements or work ("Improvements or Work") set forth in the Inspection Report within the time prescribed by the Building Official as more particularly set forth herein, which time frame shall in no event exceed 180 days from the date of issuance of the Temporary Certificate of Occupancy.

Fees: Applicant shall pay all required fees as set forth in the City Fee Schedule for the Temporary Certificate of Occupancy at the time of filing this Application.

Bond: Applicant shall provide a bond in the amount and form as more particularly set forth herein for the incomplete Improvements or Work securing the Applicant's duties and obligations to perform the remaining Improvements or Work. In the event the Applicant fails to timely and fully complete, repair

and/or replace said improvement or work in a satisfactory manner, the City may thereafter use the funds comprising the bond approved by the City to cause the Improvements or Work to be completed, repaired and/or replaced as more particularly provided herein. The use of the bond funds to ensure compliance with the provisions of the Temporary Certificate of Occupancy are within the City's sole discretion and is not intended to be an exclusive remedy. The City may utilize any and all legal remedies available to compel compliance and/or to seek collection of deficient amounts due and owing to the City, including, but not limited to the lien provisions set forth below.

Certificate of Occupancy: All Improvements or Work to be completed in accordance with the Inspection Report shall be inspected and approved by the City in accordance with City Ordinances. Upon timely and satisfactory completion, repair and/or replacement of the items listed in the Inspection Report, and compliance with all other Construction Code provisions and applicable laws, the Building Official may issue a Certificate of Occupancy and release any unexpended portion of the bond retained by the City to the Applicant, less fifteen percent (15%) of the total cost to complete, repair and/or replace incomplete Improvements or Work to cover overhead and administrative costs of the City.

Failure to Comply: In addition to the bond provisions set forth herein, in the event the terms and conditions of the Temporary Certificate of Occupancy are not complied with, the City may file a Certificate of Non-Compliance with the Davis County Recorder constituting a lien on the property, and/or pursue any other legal remedy available by law to ensure the necessary completion of any and all deficiencies.

Bond Agreement: Prior to approval of this Temporary Certificate of Occupancy, Applicant agrees to deliver to the City cash or a cashier's check in the aggregate amount as set forth by the City Building Official for deposit with the City in its accounts (the "Deposit"), which Applicant and the City stipulate to be a reasonable preliminary estimate of the cost of the incomplete Improvements or Work listed in the Inspection Report, together with 15% of such costs to secure the performance of Applicant's obligations. In no event shall the bond amount for a Temporary Certificate of Occupancy be less than $5,000. In the event the Applicant fails to timely and fully complete, repair and/or replace the improvements and work in a satisfactory manner, the City may withdraw all or any portion of the Deposit and may cause the Improvements or Work, or any part of them, to be completed, repaired and/or replaced using the funds received from the Deposit. Any funds not expended in connection with the completion of the Improvements or Work by the City shall be refunded to Applicant upon completion of the improvements and work, less an additional 15% of the total funds expended by the City, which shall be retained by the City as payment for its overhead and costs expended by the City's administration in completing the improvements and work. If the funds of the Deposit are not sufficient to pay the total cost of completion, repair and/or replacement of the Improvements or Work and the 15% overhead fee, the Applicant shall be obligated to pay to the City all deficient amounts. The use of the Deposit to ensure compliance with the provisions of the Temporary Certificate of Occupancy are within the City's sole discretion and is not intended to be an exclusive remedy. The City may utilize any and all legal remedies available to compel compliance and/or to seek collection of deficient amounts due and owing to the City, including, but not limited to the lien provisions set forth herein. It is understood and agreed by Applicant that the establishment and availability to the City of the Deposit and any withdrawals from the Deposit by the City shall not constitute a waiver or estoppel against the City and shall not release or relieve the Applicant from its obligations to install and fully complete the required improvements and work.

Applicant Signature: _____ Date: _____

Property Owner of Record Signature: _____ Date: _____

Attachment: Good Cause Showing

For Official Use Only

Based on the representations of the Applicant and having reviewed this matter for compliance with Farmington City Ordinances, this Temporary Certificate of Occupancy is hereby:

☐ Approved
☐ Denied

Approval of the Temporary Certificate of Occupancy is conditioned upon and subject to compliance with all the terms and conditions of this Application Agreement and the following specific conditions or requirements:

☐ Applicant has paid the required fees in the amount of $_____.

☐ Applicant has provided a bond to secure the performance of Applicant's obligations set forth herein in the amount of $_____.

☐ Applicant shall complete, repair, and/or replace all Improvements or Work listed on the attached Inspection Report on or before the _____ day of _____, 20____.

☐ The portion of the building or structure approved for temporary occupancy: _____
_____
_____
_____

☐ Additional conditions or requirements: _____
_____
_____
_____
_____
_____

Building Official's Signature: _____ Date: _____

Zoning Administrator's Signature: _____ Date: _____

Attachment: Inspection Report

FARMINGTON

HISTORIC BEGINNINGS • 1847

FARMINGTON CITY

SCOTT C. HARBERTSON
MAYOR

PAULA ALDER
RICK DUTSON
DAVID S. HALF
CORY R. RITZ
SID YOUNG
CITY COUNCIL

MAX FORBUSH
CITY MANAGER

ATTENTION

Permits issued in Farmington City shall become null and void:

a. unless the work authorized by such permit is commenced within **180** days after the permit has been paid for

b. if the work authorized by such permit is suspended or abandoned for a period of **180** days after the time the work is started, or

c. **180** days after the date of the last inspection

The Building Official is authorized to grant, in writing, one or more extensions of time, for a period of not more than **180** days each. This extension shall be requested in writing with a justifiable cause demonstrated.

A **final inspection is required** in order for a project to be completed. If a final inspection is not scheduled and passed, the permit becomes **non-compliant** and may result in a lien against the property. Please be sure to **schedule a final inspection** to complete the project.

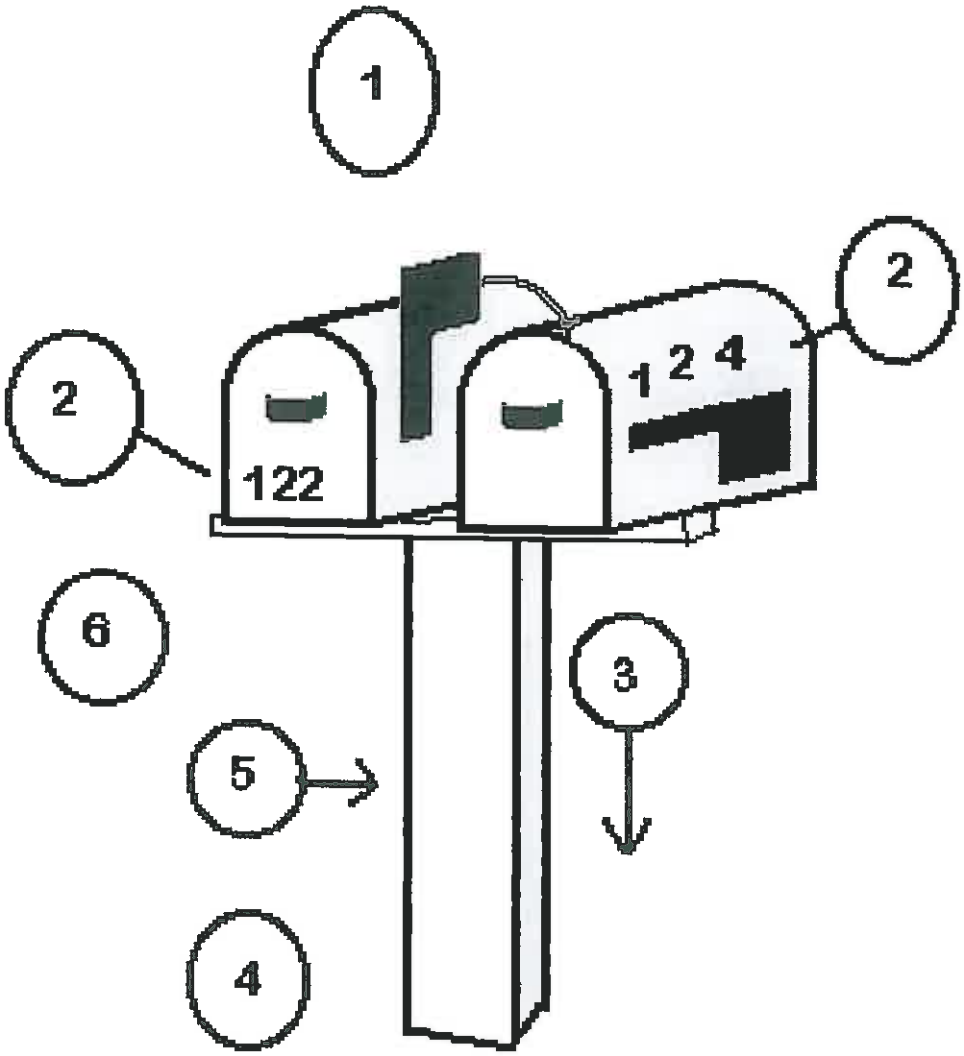
130 N MAIN • P.O. BOX 160 • FARMINGTON, UT 84025
PHONE (801) 451-2383 • FAX (801) 451-2747
www.farmington.utah.gov

Please do not install a mailbox prior to contacting the Farmington Post Office!

(801)447-8382

UNITED STATES POSTAL SERVICE

BEFORE YOU ERECT A MAIL BOX, CONTACT THE FARMINGTON POST OFFICE



1. **Raising the flag will tell the carrier you have mail to be collected.**
2. **The house address is to be placed on the mailbox in lettering at least one inch high and on the side visible to the carrier as he approaches or on the front if not visible from the side. Names placed on mailboxes are optional, but very helpful.**
3. **Height of mailbox should be 42 to 48 inches from the pavement (road) to the bottom of the box.**
4. **The front of the box must be no more than 6" behind the back of the curb.**
5. **Box support should be sufficiently strong enough to support the box**
6. **Two or more mailboxes should be placed together on property line whenever possible and should not be more than 6 inches apart.**

ALL MAILBOX LOCATIONS MUST BE SPECIFIED BY THE POST OFFICE.
Please call the Farmington Post Office before erecting a mailbox. 447-8382

Please keep the approach to and the exit from your mailbox clear of garbage cans, automobiles, snow, etc. Please keep trees and bushes trimmed so the postal vehicle will not get damaged while delivering your mail.

For their safety, please keep children away from the mailbox and the postal vehicle.

Farmington City Excavation Permit Required

If you are planning to disturb the curb, gutter or street in any way (other than a driveway curb cut), an Excavation Permit is required from Farmington City.

The permit is to certify that the contractor and any sub-contractors will follow MUTC (Manual of Utah Traffic Control) standards as well as Farmington City Development Standards.

The **Excavation Permit** can be obtained from the Farmington City Public Works offices at 720 West 100 North in Farmington.