



COMMUNITY DEVELOPMENT

152 East 100 North Vernal, Utah
435-781-5336

Residential Building Permit Application Packet

Building Permit Checklist	Required at Submittal of Application	Requires Signatures	Office Use Only
Owners Signature on all Required Forms		Signature	
Residential Building Permit Application Form (in this packet)		Signature	
Proof of Ownership (this could be the most current tax statement or property information sheet)			
Owner Builder Certificate (when owner will be their own contractor)		Signature	
FEMA Floodplain Information (see question 2 below)		Signature	
Agreement for Electrical Meter (in this packet)		Signature	
Site Plan Showing: north indicator, lot shape and dimensions, ALL structures (existing and proposed), setbacks to center of road or back of curb, setbacks from all other property lines, street(s) or other structures, easements, right-of-ways, canals, ditches, drainages, driveways, wells, septic systems, FEMA floodplain. (see attached example page 4) The site plan can be drawn by the property owner.			
Water and/or Sewer Availability Letter (This is a letter from the water district in which the structure will be located. This letter should include a fire hydrant location.) Ashley Valley Water and Sewer- 609 West Main St. Vernal, UT (435)789-9400. Maeser Water and Sewer- 1063 North 2500 West Vernal, UT (435)789-2353. Jensen Water- 5950 South 8500 East Jensen, UT (435)789-2781. Tridell/Lapoint Water- 10295 North 8200 East Lapoint, UT (435)247-2475. Ute Tribe Water- 7500 East Fort Duchesne, UT (435)725-0005. Ouray Park Water- Randlett, UT (435)545-2415.			
Fire Hydrant Location (This needs to be included on your water and/or sewer availability letter from the appropriate water district.) If there is not a fire hydrant within 600 feet of the proposed structure, you need to contact Jeremy Raymond, the Fire Marshal at (435)781-6756 for an approval letter.			
Septic Construction Permit and/or Well Water Approval (This would be a letter from the Tri-County Health Department when you are planning on a septic system and/or water well. They are located at 133 South 500 East Vernal, UT. Phone number 435-247-1160.)			
Building Plans Checklist (in this packet)		Signature	
2 Complete Legible , to Scale Sets of Building Plans (minimum size 11X17)			
Road Encroachment Permit (this is a permit from the Uintah County Road Department that is required whenever there is going to be ANY work done in the county right-of-way i.e. driveways, utility connections, etc.) The Road Department is located at 1489 East 335 South Vernal, UT (435)781-5307 or 435-828-6252			
Fire Marshal Approval (when your property is located in the Wildland Urban Interface, or you are building on a flag lot, see also fire hydrant location above. If you are unsure contact the Fire Marshal)			
Canal Company Letter (when there is a canal or a canal easement on your property)			
FAA Approval (when your property is located within airport zone A, B or C. If you are not sure check with the Community Development Office)			
Geotechnical Data and Compliance for Footing/Foundation (see question 3 below)			
2015 Energy Code Compliance Sheet (in this packet)		Signature	

*****Incomplete Applications WILL NOT Be Accepted*****

1- Is your property a buildable lot? ☐Yes ☐No.

If no or you are not sure, please check the status of your property with the Community Development Department.

2- Is there any FEMA Floodplain located on your property? ☐Yes ☐No.

If yes or you are not sure, please check with the Community Development Department.

3- Are there any soil problems/issues on your property or in the surrounding area? ☐Yes ☐No

If yes or you are not sure, please contact the Community Development Department.

My signature below indicates that I have carefully reviewed and verified that all of the above items have been included with my application. I have checked each item or indicated N/A for items that do not apply. I have ensured that my plans and application are complete.

Owner or Authorized Agent Signature _____ Date _____



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RESIDENTIAL BUILDING PERMIT APPLICATION

Owner of Property _____ Phone Number _____

Applicant (if not owner) _____ Phone Number _____

Mailing Address _____ City _____

Building Address _____ City _____

Tax ID (Parcel) Number _____ GPS Coordinates (if applicable) _____

Email _____

Type of Improvement ☐ New Building ☐ Addition ☐ Remodel ☐ Demo ☐ Manufactured Home on Private Lot ☐ Moving

☐ Manufactured Home in Park ☐ Other _____

Proposed Use of Structure _____

Number of Stories _____ Value _____

Main Floor sqft _____ 2nd Floor sqft _____ Additional Floors sqft _____

Basement ☐ Finished sqft _____ ☐ Unfinished sqft _____ Garage sqft ☐ Attached ☐ Detached _____

Number of Bedrooms _____ Number of Bathrooms _____

Engineer/Architect _____ License Number _____

Email _____ Phone Number _____

General Contractor _____ License Number _____

Email _____ Phone Number _____

Signature _____

A complete list of contractors used will be required before Certificate of Occupancy will be issued.

By signing below I understand and agree to the following:

1. Deposit amount paid at the time of application is nonrefundable but will be credited towards the final cost of the plan check total.
2. Proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent and we agree to conform to all applicable laws of this jurisdiction.
3. All information listed on this application is true and accurate, to the best of my knowledge and any misrepresentation may result in the denial or revocation of this permit.
4. I hereby agree to provide new information in the event any changes are made, including any changes to the listed contractors. I shall inform the Community Development Department prior to any work commencing.
5. An approved inspection is required every 180 days from the date of issuance or permit will expire and be null & void. I may enquire with the Building Official for any request for extensions.
6. I may apply for a building permit refund up to 90 days after the approval date and prior to commencement of work. Maximum refund may be up to 80% of permit fee, and will be determined by the Building Official.

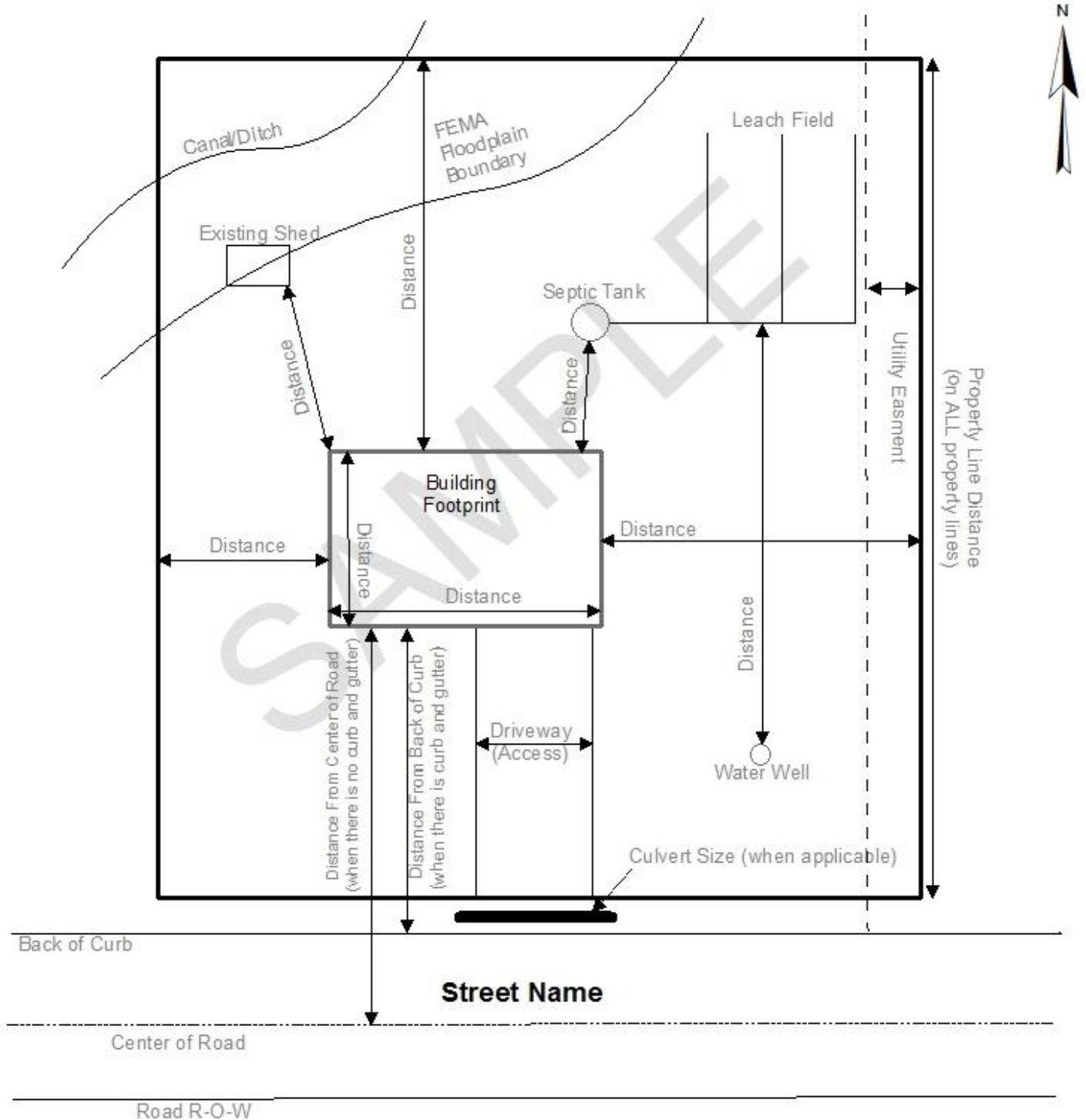
Owner or Authorized Agent Signature _____ Application Date _____

Printed Name of Owner or Authorized Agent _____



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EXAMPLE SITE PLAN



If you are not aware of what the required setbacks are, please contact the Community Development Department.

BUILDING PLANS CHECKLIST

2021 INTERNATIONAL RESIDENTIAL BUILDING CODE (IRC)

Review your plans and be sure each of the following details have been included. When each of the items have been verified, you are ready to submit your plans for a building permit. This list will be used when reviewing your plans for compliance. **This is not an all-inclusive list and individual projects may require additional information.**

ITEMS TO BE SUBMITTED

- ☐ Residential Building Permit Application (filled out completely)
- ☐ Residential Building Permit Checklist along with all required documents and signatures

PLOT PLAN

- ☐ North indicator
- ☐ Lot shape and dimensions
- ☐ Footprint of the new building(s) and all other existing buildings
- ☐ Front setback (measured from back of curb or center of road only)
- ☐ Rear and side setback
- ☐ Setbacks from all other structures located on the property
- ☐ All easements or right-of-ways (electrical, water, sewer etc)
- ☐ All canals, ditches and/or drainages
- ☐ Driveway (location of access)
- ☐ Wells and/or septic systems
- ☐ All utility locations (electric meter, water meter and sewer or septic)
- ☐ FEMA Floodplain

BUILDING PLANS

Designed to the currently adopted International Residential

Code. <https://codes.iccsafe.org/content/UTRC2021P1>

Two **Legible** copies to scale (minimum size 8.5X11). Your plans must contain the following information:

- ☐ Plans are drawn and designed for our area
- ☐ Scale
- ☐ Front elevation
- ☐ Rear elevation
- ☐ Side elevations
- ☐ Cross section drawn specifically for the structure
- ☐ Label wall section showing materials to be used, and stud spacing and size, top plate, bottom plate, seal plate, seal seal (foundation to seal plate foam seal or equivalent), insulation, sheeting, weather barrier, exterior finishing, interior vapor retarders, drywall, roofing, trusses, floor joists, soffit, fascia, footing, foundation, steel reinforcing (rebar), j-bolts (size and spacing), etc
- ☐ Roof covering
- ☐ Soffit and Fascia detail
- ☐ Attic Ventilation detail, include calculated ventilation amount
- ☐ Footing size, depth and width (must be continuous) minimum 30" below grade for frost protection. Include step-downs at any basement walk out areas (30" deep foundation step down under threshold areas or at grade floor area)
- ☐ Foundation wall height and width (extend a minimum six inches above grade) minimum 8" wide
- ☐ Steel placement and size (for footings and foundation)

- ___ Framing details (Bracing as per IRC) wind load is 105 3sec, seismic zone C
- ___ Roof framing details
- ___ Floor framing details
- ___ Size, span and support of all beams and headers. Include engineering if applicable. Provide schedules and Sources for any spans. Uintah County roof snow load is 30lb, ground snow load 39lb (or use Utah Ground Snow Load Map for specific site info <https://www.usu.edu/utahsnowload/>)
- ___ Exterior finish materials (brick, stone, siding)
- ___ Insulation type and R-factor for walls, ceilings, floors and crawl space. U-factors for windows and doors.
- ___ Crawl space detail, unvented (conditioned) or vented (unconditioned) with specific detail for how you will be doing this
- ___ Crawl space required thermal barriers (typically required over any foam insulation)
- ___ Drywall type and locations. Include separation wall between garage and habitable areas.
- ___ Opening protection between residence and the garage (min solid wood door not less than 1 3/8" thickness or honey-comb core steel door not less than 1 3/8" thick or a 20 Min rated door)

STAIR DETAILS (interior & exterior)

- ___ Rise and Run and length of stairs (Minimum Run 9" Maximum Rise 8" for residential)
- ___ Stairway width (Minimum 36" for residential)
- ___ Headroom (minimum 6'8")
- ___ Handrails and guardrails
- ___ Fire blocking detail
- ___ Any required sheetrock on underside detail
- ___ The above stair details are specific to this plan (not typical)

FLOOR PLANS INCLUDING:

- ___ Layout of main floor with all rooms labeled
- ___ Layout of secondary floors with all rooms labeled (include future unfinished rooms)
- ___ Door sizes and location (Include safety glazing as required)
- ___ Window sizes and location, include natural light and ventilation calculation as required, and opening orientation
- ___ Breaker panel location is indicated
- ___ Meter location and size is indicated _____ Amps
- ___ All lights, switches, and receptacles are shown
- ___ Arc Fault protected circuits indicated for bedrooms
- ___ GFCIs are shown
- ___ Exterior receptacles with GFCI, sunlight resistant (WR), in use covers (bubble cover)
- ___ Tamper Resistant Receptacles shown
- ___ Smoke & carbon monoxide detectors locations are shown
- ___ Lighting type fixtures and locations (recessed or surface mounted) IC rating, Air tight models, CFL or LED required for min 75% of lighting.

PLUMBING DETAIL

- ___ Location of all plumbing fixtures
- ___ Water heater and drain locations
- ___ Lateral water line size _____ inches
- ___ 3" vents through roof
- ___ PRV (pressure reducing valve)
- ___ Hammer arresters on any quick shutting valves such as washing machines

- ___Water Heater drain pans and drains
- ___Thermal Expansion tank as required by water heating appliance manufacture

MECHANICAL DETAIL

- ___Gas pipe design size, length & location. Provide BTU for the appliance, location, size of pipe and length to be used. Calculated CFH , size of gas meter (4oz or 2 lb) or propane
- ___Furnace location and size or other approved heating source
- ___Primary and secondary drain detail location for condensing appliances
- ___Flue locations
- ___Combustion air location and size. (details required for insulated sealed isolated room for appliances requiring combustion air)
- ___Bath fans shown and detail for venting directly to outdoors
- ___Other gas appliances to be shown

Energy Compliance

- ___Provide details to show compliance with the 2021 IRC Energy Efficiency Code (July 1st 2024, Utah adopts 2021 Energy Code as amended). This will include air sealing details, blower door testing and duct pressure testing. Clearly show R-Values for all assemblies, U-factors, equipment and system controls.
- Additional information as required*

PLEASE CAREFULLY REVIEW YOUR PLANS AND VERIFY THAT ALL ITEMS ABOVE HAVE BEEN INCLUDED AND ARE CORRECT. Please understand that any missing or incomplete items will delay the processing of your permit.

*****Plans will be returned to you without approval until all items above are included.*****

By signing below I hereby certify that: I have reviewed my plans and verified that they contain the information listed above. I understand that the list above is not an all-inclusive list and that there may be additional information required dependent upon my project. I also understand that if my plans do not contain the required information that I will need to provide the missing information to the Building Department before a building permit will be issued

Owner or Authorized Agent Signature

Date



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2021 Energy Code Compliance

<https://codes.iccsafe.org/content/UTRC2021P1> 2021 IECC

https://le.utah.gov/xcode/Title15a/C15A_180001011800010101.pdf 2021 IECC State Amendments

<https://www.energycodes.gov/rescheck> Free REScheck download

Select below which compliance path you will be following and who will be providing inspections and testing.

Compliance method:

Building Thermal Envelope compliance method ☐ Prescriptive ☐ Prescriptive UA-Trade-Tradeoff ☐ Simulated Performance
☐ 2021 Energy Rating Index (ERI) ☐ Utah 2012 Rescheck (passing by min 5%)

Choose one method of Building Thermal Envelope installation compliance method below.

☐ **Building Thermal Envelope Installation compliance IECC Table N1102.4.1.1 :** ☐ by approved 3rd party ☐ contractor
Provide 3rd party information _____

or

☐ **Building Thermal Envelope Blower Door Testing IECC N1102.4.1.2 :** ☐ Building Performance Institute (BPI) ☐ RESNET ☐ Qualified
Licensed contractor approved for Blower Door Testing.
Provide 3rd party information _____

Duct Air Leakage Testing required for ducts and air handlers:

Exceptions:

Exception: The duct air leakage test is not required for systems with all air handlers and at least 65% of all ducts (measured by length) located entirely within the building thermal envelope.

Duct Testing agency ☐ Building Performance Institute (BPI) ☐ RESNET ☐ 3rd Party (Qualified Licensed contractor approved for Duct Testing)

Provide 3rd party information _____

Rooms containing fuel-burning appliances.

Where open combustion air ducts provide combustion air to open combustion fuel-burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table N1102.1.2, where the walls, floors and ceilings shall meet a minimum of the basement wall *R*-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section N1103. The combustion air duct shall be insulated where it passes through conditioned space to a minimum of R-8.

Exceptions:

1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
2. Fireplaces and stoves complying with Sections N1102.4.2 and R1006.

List appliances where open combustion air ducts provide combustion air to open combustion fuel-burning appliances below.

Owner or Authorized Agent signature

_____ ***Date***_____

Please provide all information above to speed up plan review time. See the links above for more specific information.

Uintah County Current Building Thermal Envelope Blower Door Testing Agencies.

Home Energy Diagnostics

BPI Certified

Korey 435-823-3237

Kyle 435-823-1710

Barton Insulation

BPI Certified

Scott 435-790-7205

scottbarton@yahoo.com

Disclaimer; the certified list provided was completed with the most current information available as of September 21, 2016. We have done our best to provide a local list of qualified individuals who can provide blower door and duct pressure testing as required for construction. If you are or know someone who is Certified with business's located in Uintah County that would like to be added to our list above, please email information to aeaton@uintah.utah.gov or bring the information into the Community Development office at the above address.



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Agreement for Electrical Meter

Temporary construction power shall only be used for the construction of a building and/or structure that complies with State and County Codes. Temporary power shall not be used for permanent occupancy.

The conditions for a permanent electric meter to be set in Uintah County require that the home and/or structure which will utilize the power from the meter will meet the following conditions:

- Will be constructed according to Uintah County zoning and building regulations along with applicable codes.
- All inspections will be completed as necessary.
- A certificate of occupancy will be received and approved before structure and/or building is occupied.
- The house and/or structure must be lockable and the panel and sub-panel terminated.

MY SIGNATURE BELOW INDICATES THAT I HAVE CAREFULLY READ THIS DOCUMENT AND AGREE TO ABIDE BY IT. I UNDERSTAND THAT FAILURE TO DO SO CAN RESULT IN THE DISCONNECTION OF THE ELECTRICAL METER.

Owner or Authorized Agent Signature

Date