



# RESIDENTIAL PLAN SUBMITTAL CHECKLIST

Fruit Heights City  
910 S. Mountain Rd  
Fruit Heights, UT 84037  
Phone: (801) 546-0861 Fax: 801-546-0058  
[www.fruitheightscity.com](http://www.fruitheightscity.com)

## BUILDING PERMIT REQUIREMENTS

**PLEASE MAKE SURE THAT ALL ITMES ARE COMPLETE  
PLANS WILL NOT BE APPROVED WITHOUT THE REQUIRED INFORMATION**

**BUILDING PERMIT APPLICATION DEPOSIT.....\$100.00**

(Deposit will be applied toward building permit fees. If application is cancelled, deposit may be refunded depending on amount of review work done by Fruit Heights City)

**NAME OF APPLICANT:** \_\_\_\_\_ **CONTACT PERSON:** \_\_\_\_\_  
Please Print (If other than applicant) Please Print

Subdivision Name \_\_\_\_\_ Lot # \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

**\*\*Email Address of Permit Applicant:** \_\_\_\_\_

\*\* Review Comments and permit information will be sent to this email address

**BEGINNING 01/01/16 – 1 ELECTRONIC COPY (PDF FORMAT) OF ALL SUBMITTED BUILDING PLANS WILL BE REQUIRED**

Please review your plans and be sure the following items have been included. After each item has been verified, you are now ready to submit your plans for a Building Permit application. Each item is absolutely necessary. Your application is considered incomplete if any item is omitted.

### PLANS CANNOT BE REVIEWED WITHOUT THE FOLLOWING INFORMATION

#### ENGINEERING & DESIGN CRITERIA:

Adopted codes: (Effective July 1, 2013)

- 2015 International Building Code
- 2015 International Residential Code
- 2014 National Electric Code
- 2015 International Plumbing Code
- 2015 International Mechanical Code
- 2015 International Energy Code
- 2015 International Fuel Gas Code

Fruit Heights City design criterions are:

- Occupancy: Category II
- Wind 150 mph, 3 second gust V-ult ASCE-7 exposure B ( engineer shall evaluate)
- Seismic Zone D 2
- Frost depth: 30 inches
- Live Snow load 40 lb. (All of Fruit Heights)
- Ground snow load: 43 psf
- Floor live load: 40 psf - Bedrooms: 30 psf
- Balcony/deck live load: 40 psf

### **SITE PLAN:**

Two (2) copies must be drawn to engineering scale on 11" X 17" paper. Show dimensions.

- Front, rear, and side setbacks (show fireplaces, covered porches, covered patios and decks, exterior stairways, eaves, and cantilevers)
- Elevations: include lot corners, top of foundation, garage slab and driveway curb at street
- If sloped lot, existing and proposed grade contours
  
- Maximum allowable curb cut for a drive approach is 32'
- Any proposed retaining walls (type, height, and engineering)
- Sewer and Water locations
- All easements are to be shown on the site plan
- All existing permanent structures
- North Arrow

### **STORM WATER POLLUTION PREVENTION PLANN (SWPPP):**

May be required depending on land disturbance area and/or lot location. Check with the Public Works Storm Water Department)

### **BUILDING PLANS:**

Two (2) full sets must be drawn to scale with the following details:

- Scale for all drawings (foundation, floors, and elevations  $\frac{1}{4}" = 1'0"$ ; details  $\frac{1}{2}"$  or  $1" = 1'0"$ )
- Wet signature on all documents by document maker – engineers stamp and signature
- Name, title, registration (if applicable), address, and phone number of design professionals
- Gross floor area by floor and building height
- Front, left, right, and rear elevations
- Roof elevation showing valleys, hips, and ridges
- Cross sections drawn specifically for this structure
- Label walls showing materials to be used and stud spacing
- Foundation plan showing footing size, depth, and width
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- Fireplace(s) – masonry
- Steel placement and size (footing and foundation)
- Architectural floor plans including adjoining rooms
- Framing details: 2 sets engineer's stamps if required
- Roof framing details (size, spans, spacing, etc.) eaves, overhangs, rakes, and gables
- Floor framing details (size spans, spacing, etc.) Changes (slab to wood, elevation change)
- Size, span, and support of all beams and headers (engineer for appropriate loads if necessary)
- Exterior material (brick, stone, and/or siding type, stucco – provide system to be used)

### **STAIR DETAILS:**

- The following details are to be specific to this plan (not typical)
- Rise, run, and landing length
- Stairway width
- Headroom
- Handrail, guardrail, and baluster detail

### **FLOOR PLANS INCLUDE:**

- Layout of all floors and basement – label all rooms including proposed use in unfinished areas
- Show all door sizes
- Show window sizes and type (vinyl, wood, metal, etc.)
- Attic access, size, and location

### **ELECTRICAL DETAIL:**

- Breaker panel location is indicated
- Service meter location and size (amps) is indicated
- Show all lights, switches, and receptacles
- Show GFCI's and ARC fault breakers

### **PLUMBING DETAILS:**

- Location of all plumbing fixtures – including future fixtures and sewer lateral stub in
- Water heater, floor drain, water softener, etc. locations
- Water service line size and location

#### **Central Davis Sewer District Sewer Lateral Identification Program:**

Title 54-8A of the Utah State code requires that all sewer lateral cleanouts be installed such that they can be located and that Sewer system operators maintain a record of the cleanout location. In order to accomplish this requirement The District has implemented the following requirement in Farmington, Fruit Heights and Kaysville.

In order to locate laterals after installation: Builders, contractors, or home owners who install or modify their cleanout should bring a standard cleanout cap to the District office and the District will trade them for a cap with an electronic marker installed within the cap

Record of cleanout location: When the cleanout is installed, the cap in place and while it is still visible, the District should be contacted so the location of the cleanout can be identified via GPS.

**Central Davis Sewer District: 2200 S. Sunset Drive, Kaysville, UT 84037, 801-451-2190**

**MECHANICAL DETAILS:**

- HVAC schedules including RES or COMM checks
- Manual J Calculations and Manual D Duct Design
- Furnace location
- Show other gas appliances and their BTU input for each
- Gas line diagram/schematic
- Flue Locations

**MISCELLANEOUS:**

- Provide Model Energy Code Compliance Report
- Owner/Builder certificate (if required)
- Excavation Observation Report/Soil Report (site specific where required by Fruit Heights City)

**The Building Permit Application must be properly and completely filled out.**

My signature below indicates that I have carefully reviewed the plans and verify that all the items above have been included. I understand that any items missing or incomplete will delay the processing of my permit until they are finished.

\_\_\_\_\_  
Applicant Signature

I understand that a bond is required to assure that there is no damage to the right-of-way (cracked sidewalks, curb, and gutter, etc.)

\_\_\_\_\_  
Applicant Signature