



Building Permit Application

New Home Form #2

20 North Main Alpine, UT 84004 • 801-756-6347 (Phone) • 801-756-1189 (Fax) • www.alpineut.gov

Permit Application # _____

Date _____

Permit Fee \$1,000.00
(Payable upon Submission of Plans)

Owner _____ Phone _____ Email _____

Mailing Address _____

City _____ State _____ Zip _____

Building Address _____

Subdivision _____ Lot # _____ Plat # _____ Parcel # _____

Proposed Use of Structure _____

Project Estimated Value \$ _____

General Contractor or Owner/Builder

(Department of Commerce requires all Owner/Builders to complete, and have notarized, an Owner/Builder Certification)

Cell Phone _____ Office Phone _____ Email _____

Mailing Address _____

City _____ State _____ Zip _____

Contractor License # currently listed in the State Contractor's Roster:

General _____ License # _____

Electrical _____ License # _____

Plumbing _____ License # _____

Mechanical _____ License # _____

Mortgagor _____ Phone _____ Fax _____

Title Insurance Company _____ Phone _____ Fax _____

Existing Use of Lot _____

of Dwelling Units Now on Lot _____ Other Buildings _____

Owner Occupied and/or Rental

Lot Dimensions _____ X _____ Building Dimensions _____ X _____

Garage _____ X _____ Carport/Other _____ X _____

Garage Attached? Yes No Number of Parking Spaces _____

Architect / Engineer _____ Phone _____ Fax _____

Designer (Draftsman) _____ Phone _____ Fax _____

Basement _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft.

1st Floor _____ Sq. Ft. Detached Garage _____ Sq. Ft. Other _____ Sq. Ft.

2nd Floor _____ Sq. Ft. Other _____ Sq. Ft.

of Bedrooms: _____ # of Bathrooms: _____ # of Kitchens: _____

Exterior Walls: Masonry Frame Stucco Siding

Interior Walls: Sheetrock Plaster Other

Ceiling: Sheetrock Plaster Other

Roof: Wood Sh. Comp Sh. Metal Tile Build up

If roof is built up or tile, please specify type and weight per 100 Sq. Ft _____

Heating: Electric Gas Solid LPG Oil

Sewage: Public Private

Owner Signature _____ Date _____

Contractor or Agent Signature _____ Date _____

Alpine City values your privacy. We collect only the information necessary to provide requested services. Refusal to provide this information may prevent us from fulfilling your request. Your data may be shared with authorized third parties. For more details, including where your data may be stored, visit <https://www.alpineut.gov/170/Recorder>.



Building Permit Instructions

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STEPS FOR PREPARING PLANS FOR REVIEW

Incomplete applications will not be accepted. Structural design criteria must conform to the 2021 IRC

	YES
Submit a completed Building Permit Application along with a \$1,000.00 application fee, which will be deducted from the plan check fee.	YES
Submit a USB flash drive with an electronic copy of your plans	YES
Submit TWO (2) complete sets of the following:	YES
a. Plans and Specifications (wet stamped and dated).	YES
b. Have roof-truss framing plan and details designed and engineered by truss fabricator prior to structural analysis (see example A & B).	YES
c. Submit plans, specifications and engineered roof framing plan and truss details to a <u>Utah registered structural engineer</u> for analysis. Engineer must summarize and detail all pertinent information and return to designer.	YES
d. Designer must correct plans and add all of the engineer's information to the building plans.	YES
e. Designer then turns corrected and completed plans to the engineer of record to be checked for omissions and errors. Engineer must stamp, wet-sign and date all plans, specifications, documents, drawings and reports.	YES
f. Engineer's structural calculations report wet-stamped, signed and dated (see example C).	YES
g. ResCheck reports (see example D) from the insulation company. Does not need an Engineer's stamp.	YES
h. ES reports for stone and stucco.	YES
i. Gas schematic.	YES
j. Manual D and J calculations (long form).	YES



Residential Plan Submittal Requirements

Name of Applicant _____ Permit Application # _____

Building Address _____

Subdivision _____ Lot # _____ Plat # _____ Parcel # _____

In order to expedite your plan review, please check your plans and application to be sure the following information has been included. When each of the items has been verified and initialed below, sign the bottom of the form and you are ready to submit the form with your application and plans for Building Department review.

The Site	YES
Verify any site requirements with the authority having jurisdiction.	
Building Permit Application	
Date of application	
Proposed use of structure	
Building address	
Assessor's parcel number or lot number	
Owner of property, phone numbers and address	
Contractor's name, phone number and address. As well as contractor's state license numbers and verification, such as, producing the license, a photocopy or a current listing in the state contractor roster for: <div style="margin-left: 40px;"> General Contractor Electrical Contractor Plumbing Contractor Mechanical Contractor </div>	
Type of improvement / kind of construction	
Signature of owner and contractor of authorized agent	
Building Plans	
Identify options, which will be used on plans	
Footing plan with all continuous and spot footing sizes, location and reinforcement	
Floor plan layouts and use of all rooms (including future uses): <div style="margin-left: 40px;"> Main floor Second story Basement (indicate portions finished or unfinished) Garage / Carport </div>	

Dimensions for overall length and width	
Complete dimensions of all rooms, decks, porches, landings, halls, stairs, cantilevers, bearing walls and column locations	
Ceiling heights (all levels)	
Sizes and types of doors	
Sizes and types of windows (showing safety glazing)	
Fire separation between house and garage	
Stairway landings, rise, run, handrail and headroom heights for interior and exterior stairs	
Guardrail height and pattern	
<p>Building elevations (exterior views):</p> <ul style="list-style-type: none"> Front Rear All sides Finish grade line on all sides Depth of footings below finish grade Pitch of roof Finish materials Dimension of roof overhangs 	
Attic ventilation and access	
Crawl space ventilation and access	
<p>Cross-sections drawn SPECIFICALLY for this structure with materials to be used:</p> <ul style="list-style-type: none"> Typical footing size, depth and reinforcement Foundation wall height, thickness, and reinforcement Foundation sill and anchor bolts Wall material, stud size and spacing, wall sheathing, interior finish, weather barrier, exterior finish, and attachment of masonry veneer Floor sheathing Solid blocking Roofing material and sheathing 	
<p>Framing Details:</p> <p>STRUCTURAL ENGINEER'S WET STAMP AND SIGNATURES ON CALCULATIONS</p> <ul style="list-style-type: none"> Grade and species of lumber Size and material of all beams, headers and columns Rafter size, spacing, spans, and ties and/or manufacturers truss details, layout and connections Joist size, spacing and spans 	

Bracing details, methods, materials and locations	
Bearing wall construction	
Shear wall engineering and nailing schedule	
Hold down dimensioned on foundation plan	
Hold down specified by engineer (include details)	
Insulation R-factors for walls, attics and floors over unheated spaces	
Masonry fireplace and chimney details and reinforcement	
Name of manufacturer and ICBO approval number for "zero" clearance fireplaces and wood stove (provide installation recommendations from manufacturer)	
Hearth, mantel and fireplace facing	
Electrical Details	
All Light, switch, fan, and receptacle locations	
GCFI's indicated	
Smoke detector locations	
Breaker panel location	
Meter location and size in amps	
Plumbing Details	
Water service pipe size	
Location of all plumbing fixtures including layout for future fixtures	
Floor drain, water heater, clothes washer and dryer locations	
Mechanical Details	
Furnace location, BTU input and efficiency ratings	
Other gas appliance locations and BTU input ratings	
Flue locations	
Combustion air location and size	
Evaporative cooler or air conditioner location with efficiency ration	

My signature below indicates that I have carefully reviewed the plans and verified that all of the items above have been included. I have initialed each item or indicated N/A for items that do not apply and assure the plans and submittals are complete. I UNDERSTAND THAT ANY ITEMS MISSING OR INCOMPLETE WILL DELAY THE PROCESS OF MY PERMIT UNTIL THEY ARE FURNISHED.

Applicant's Signature _____ Date: _____

A summary of common requirements for residential construction is available upon request.

If you need assistance from a building inspector, please make an appointment so we can spend some time with you to answer any questions.



ADDENDUM "A"

TO BE COMPLETED & SIGNED AS PART OF THE BUILDING PERMIT APPLICATION.

Owner _____ Phone _____ Email _____

Owners Mailing Address _____

Contractor _____ Phone _____ Fax _____

Contractor's Mailing Address _____

Subdivision _____ Lot # _____ Plat # _____ Parcel # _____

Job Site Address _____

1. I am fully aware of and understand any deed restrictions and restrictive covenants that may apply to the above lot.
2. I have checked the sewer depth of the above lot and will take any and all responsibility for setting the building accordingly.
3. I have inspected the street, curb and gutter, sidewalk, valves, hydrants, manholes and (where applicable) adjacent open space/trail and have noted any existing damage. I will be responsible for any new damage incurred during construction.
4. I understand that the infrastructure bond and open space bond (where applicable) will be released when any damage incurred during construction and/or landscaping is repaired and the landscaping is complete
5. I understand that I must install a fence per City Standard Detail 29 to protect public open space (where applicable) adjacent to the above lot. (DC 3.16.110.3)
6. The existing drive approach will line up with the driveway of the proposed building. If not, it will be replaced with the standard curb and gutter as required by Alpine City.
7. **I understand that before I can use ALPINE CITY CULINARY WATER, I will make a formal application to Alpine City's Water Department to have a meter set. I understand that if I use the culinary water without having the meter set, it will constitute a citation for theft of service and a possible fine of \$299.00. I understand that I will be responsible for all cost and expenses, including reasonable attorney fee's resulting from damages to the lines, ring, lid, can and setter.** (NOTE: it is unlawful for any water service user to permit any person from other remises or any unauthorized person to use or obtain water services regularly from his premises or water facilities, either outside or inside his premises).
8. My signature below indicates I have read all the above items and except the responsibility of complying with them.

Owner's Signature _____ Date _____

Contractor's Signature _____ Date _____

Contractor License # _____



ADDENDUM “B”

TO BE SIGNED AS PART OF THE BUILDING PERMIT APPLICATION.

1. I understand that excavation of the lot prior to issuance of a building permit is prohibited.
2. Temporary curb ramps must be constructed of wood, steel or asphalt. Dirt or gravel “drive-overs” are **not allowed**.
3. Dirt, debris and construction material shall be kept out of the gutter and off the street and sidewalk during the construction period. Sidewalks must be swept clean at the end of each day.
4. Construction debris will be cleaned up on a regular basis and an on-site waste receptacle will be provided for this purpose. Dumpsters are to be placed only on the property, **not in the street**, and cannot obstruct a sidewalk.
5. A sanitary toilet facility will be placed on the site 10 ft behind the curb, and not on the sidewalk or park strip for those working on the site.
6. Temporary plastic fencing will be erected on the property line adjacent to open space and/or trails.
7. No burning is allowed on construction site without a permit issued by the Alpine City Fire Marshall.
8. Indiscriminate tracking of mud, etc. onto streets will not be allowed. If it is necessary to drive through the lot during wet weather, a temporary gravel drive will be constructed. Any dirt or mud that is tracked onto a street or sidewalk must be swept off by the end of the day.
9. Temporary staging or storage of sand, gravel, or other construction or landscaping materials or equipment on the street, park strip or sidewalk is prohibited. It is the contractor’s responsibility to notify anyone they arrange for delivery of these materials of this rule. **Violations will result in a \$500 fine.**
10. My signature below indicates I have read all of the above items and have read the attached Clean Street Ordinance (Section 14.08.050) and accept responsibility for complying with them.
11. I understand that it is my responsibility to comply with Alpine City Zoning Ordinances and the I.B.C. 2021 code (*including Appendix C and J*) as adopted by Alpine City.

Disregarding any of the above will cause inspections to be withheld and a citation may be issued, if appropriate.

Owner Signature _____ Date _____

Contractor’s Signature _____ Date _____



INFRASTRUCTURE PROTECTION BOND INFORMATION

Infrastructure Bond Fees:

- Standard Lot\$2500
- Frontages over 150'\$5000
- Corner Lots\$5000

Additional Fees (if applicable):

- Open Space Bond \$2500
- SWWPP Bond \$2000

During site plan review, an inspection will be made of the job site. The inspection includes the street, sidewalk, curb and gutter, valves, hydrants, manholes, the pressurized irrigation box, and where applicable, adjacent open space and trails.

The purpose of the inspection is to note any existing damage to the infrastructure. The contractor will not be held responsible for existing damage.

Any damage incurred during construction and landscaping will be the responsibility of the builder/homeowner.

If the initial inspection cannot be made because snow, dirt or some other material is covering the sidewalk, curb, PI box, etc., the contractor will be responsible for any damage.

The street, gutter and sidewalks must be kept clear at all times. Dumpsters and portable bathroom facilities are required at the job site. They may not be located on the sidewalk or street. Curb ramps are optional but must be constructed of wood, metal, or asphalt. Dirt or gravel ramps are prohibited.

Public open space areas near project site must be fenced per City Standard Detail 29 (Development Code 3.16.110.3).

Public or private open space and vacant lots shall not be used for the storage of equipment, building and/or landscaping materials, dumpsters, sanitary facilities or any other material related to the project. Access to the building site across open space or adjacent vacant lots is prohibited.

Inspections will be withheld if there is a violation of the Clean Street Ordinance or other Ordinance. Continuing violations will be red-tagged.

Bond funds will not be released until a Certificate of Occupancy has been issued, all landscaping is completed, any damage has been repaired, and all inspection items have been resolved.

Clean Street Ordinance Section 14.08
 Infrastructure Protection Bond - Ordinance No. 2008-14
 Open Space Ordinance No. 2007-12
 Trail Ordinance No. 2009-06

Contractor Signature

DEPARTMENT OF COMMERCE
Division of Occupational and
Professional Licensing
160 E 300 S, Fourth Floor
PO Box 146741
Salt Lake City UT 84114-6741
(801) 530-6628



OWNER/BUILDER CERTIFICATION
and
AGREEMENT TO COMPLY WITH
THE CONSTRUCTION TRADES
LICENSING ACT

Fax a copy of this Form and Permit to (801) 530-6301

Name of Owner/Builder: _____

Address: _____

City, State, Zip: _____

LOCATION OF CONSTRUCTION SITE

Address: _____

City, State, Zip: _____

Subdivision Name: _____ Lot # _____

CERTIFICATION

I, _____, certify under penalty of perjury that the following statements are true and correct and are based upon my understanding of the Utah Construction Trades Licensing Act:

1. I am the sole owner of the property and construction project at the above described location; the project described is the only residential structure I have built this year; I have not built more than three residential structures in the past five years.
2. The improvements being placed on the property are intended to be used and will be used for my personal, non-commercial, non-public use.
3. I understand that work performed on the project must be performed by the following:
 - a. myself as the sole property owner; or
 - b. a licensed contractor; or
 - c. my employee(s) for whom I have worker's compensation insurance coverage, for whom I withhold and pay all required payroll taxes, and with respect to whom I comply with all other applicable employee/employer laws; or
 - d. any other person working under my supervision as owner/builder to whom no compensation or only token compensation is paid; and
4. I understand that if I retain the services of an unlicensed contractor or compensate an unlicensed person, other than token compensation, or other than as an employee for wages, to perform construction services for which licensure is required, I may be guilty of a Class A Misdemeanor and may be additionally subject to an Administrative fine in the maximum of \$2,000 for each day I violate the law.

Dated this _____ Day of _____, 20__

Signature of Owner/Builder

Subscribed and sworn before me this _____ day of _____, 20__, in the county of _____ State of Utah.

Notary Public

NOTICE

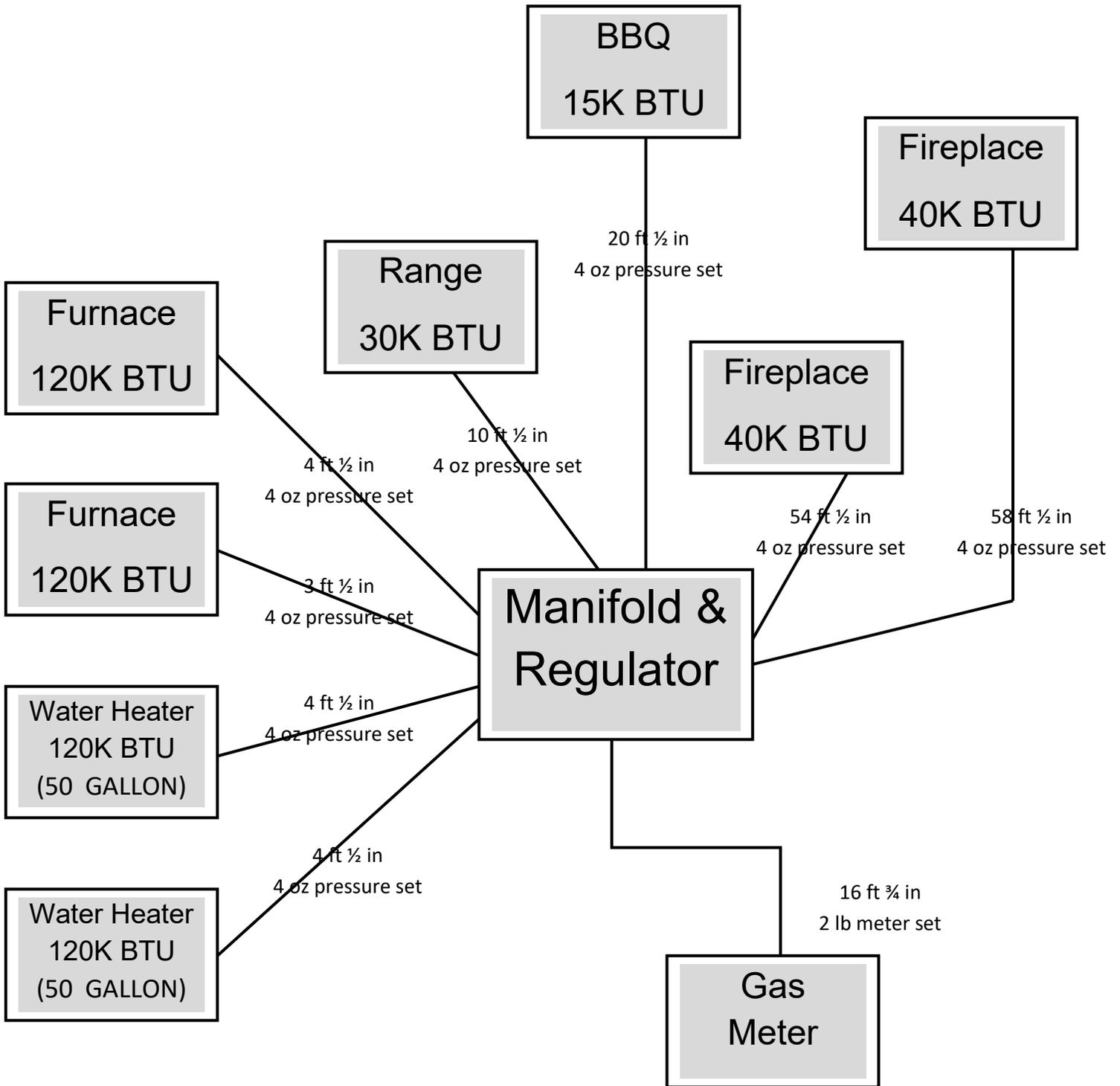
As of July 1, 2002, Questar will no longer set a gas meter, unless they have received a document certifying that the gas-fuel line has been resized, pressure tested and inspected by Alpine City for a gas meter test.

You must submit a schematic of the gas line system of the structure and the floor plans showing the location of the gas appliances.

(furnaces, fire places, water heaters, stoves, gas meter location)

See reverse for example

EXAMPLE



NOTE: VENT SIZE (COMMON VENT COMBUSTION AIR)



Questar Gas Company
1140 West 200 South
P.O. Box 45360
Salt Lake City, UT 84145-0360
Tel 801 324 5555

Standard Residential Pressure For New Construction

Questar Gas' standard residential pressure is four ounces. Questar Gas has received increasing numbers of requests for two-pound-pressure meter sets. Unfortunately, hundreds of these requests have included incorrect information about the necessity of a two-pound meter set.

The Questar Gas Utah Tariff states:

"The sizing and design of meter sets will be established by Company personnel on the basis of the expected deliverability requirements of the customer."

The criteria Questar Gas will use to determine whether a two-pound set is necessary are:

- A deliverability requirement of at least 701 cubic feet per hour;
- The deliverability requirement on a four-ounce meter set will require a fuel-line diameter of 1 ½ inches or larger'
- The deliverability requirement on an existing four-ounce set has increased during a retrofit, requiring more fuel than the existing fuel line can supply;
- The equipment specifies a two-pound-pressure requirement.

All other meter installations will be standard four-ounce pressure.

Section 402.1 of the International Fuel Gas Code has been amended to read; In residential occupancies, natural gas service lines shall be no less than 1 inch (25mm) in diameter.

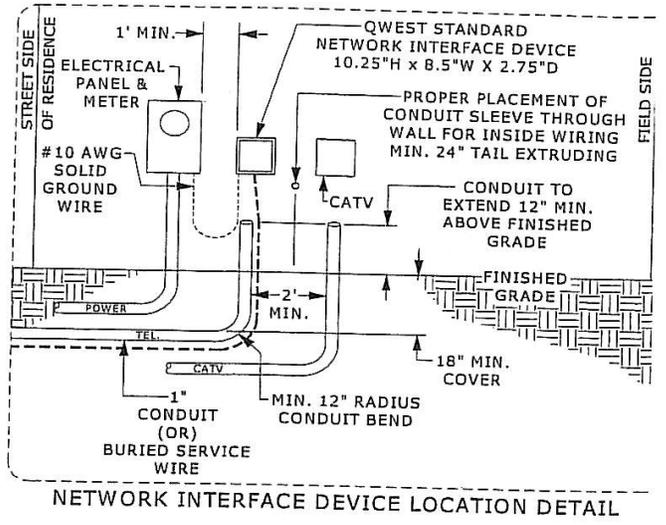
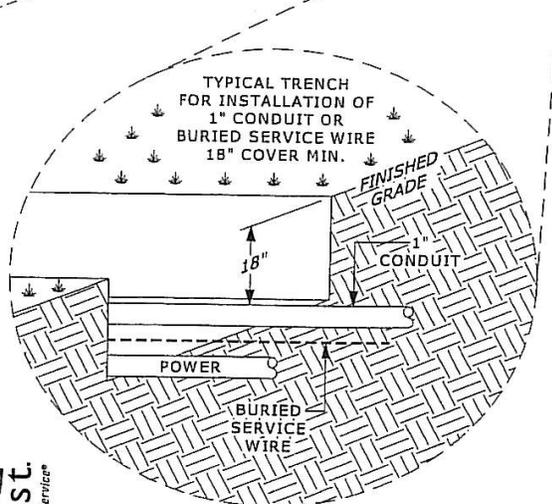
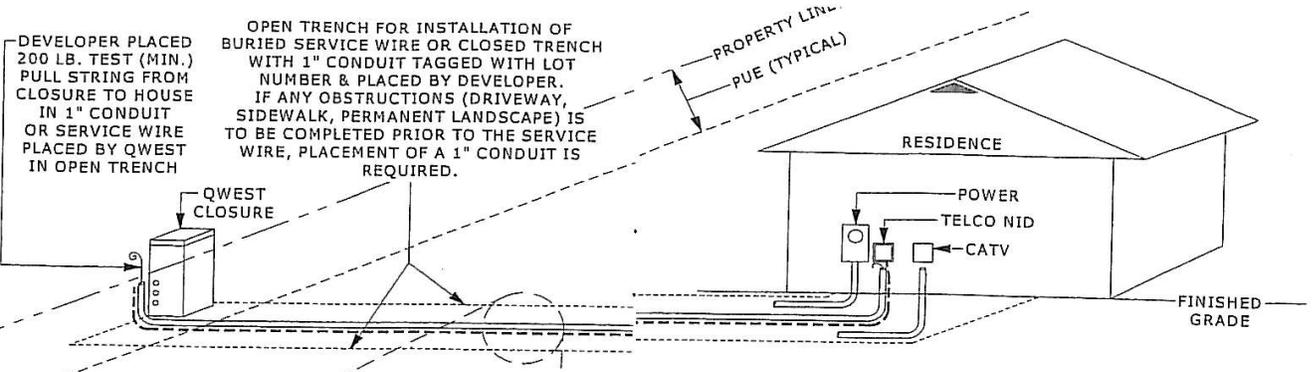
Requests for two-pound meter sets on strip malls, apartment complexes, multiunit condos, or town homes, will be considered on a case-by-case basis.

20 North Main Alpine, UT 84004 • (801) 756-6347 x 5

Please return to Alpine City Building Department when you turn in your building permit application.

Thank You

Fax to Questar Gas at 801-324-3007		Date _____
Questar Gas Company: This is to certify the fuel line has been sized, pressure tested and inspected for a gas meter set.		
Fuel Line Size:	<input type="checkbox"/> 1/2"	<input type="checkbox"/> 3/4" <input type="checkbox"/> 1" <input type="checkbox"/> 1 1/4" <input type="checkbox"/> 1 1/2"
Fuel Line Sized for:	<input type="checkbox"/> 4 ounce	<input type="checkbox"/> 2 pound Delivery Pressure
Total Load _____ Cubic Feet Per Hour		
Subdivision: _____	Lot # : _____	
Address: _____	City: <u>ALPINE</u>	
Owner/Builder: _____		
Building Inspector: _____		



SERVICE WIRE TO INDIVIDUAL DWELLING UNIT REQUIREMENTS

The Developer/Builder provides the Service Wire Trench, at least eighteen (18) inches deep, or places a one (1) inch (minimum) conduit equipped with a 200 pound test pull string from the Living Unit to the telephone service terminal. See Page 10 for detailed drawing. The inside wire and the #10 solid copper ground must be stubbed out of the living unit within two (2) feet of the Power Company meter base as shown in the drawing on Page 11.

Trenching contractor is responsible to contact Blue Stakes for location of existing utilities. Qwest facilities will be marked "QLN".

This trench must extend from the spot of the living unit where the inside wire and the #10 solid copper ground are be stubbed out to the telephone service terminal. The telephone service terminal is usually at the corner of the property. If you have any questions about the exact location of this terminal, please contact the Buried Service Wire Desk. See Page 2 for telephone numbers.

Qwest encourages joint use of the utility/power trench with the Power Company. Qwest's intent is that the Developer/Builder and/or Owner not dig two separate service wire trenches to the living unit.

In a service wire trench with power, twelve (12) inches of separation between communication and power cable should be continued while maintaining the minimum eighteen (18) inches of cover if the local power company approves such installations.

If conduit is placed, it should be one (1) inch (minimum) with electrical sweeps so that it extends above the ground line. Long runs may require a larger conduit. This conduit should be free of debris and foreign matter that would restrict the use of the conduit at a later date. The ends of the conduit should extend twelve (12) inches above the finished grade. See Page 11 for detailed drawing.

The Developer/Builder should provide a minimum of two (2) working days notice of the open service wire trench date to allow Qwest time to schedule the placement of the service wire in the open trench by a Qwest Technician. If prior arrangements have been made, Qwest will provide the service wire to the Developer/Builder so that self-placement of the service wire may be done. The service wire should be coiled and secured above ground at the living unit and at the telephone service terminal or corner of the individual lot. There should be enough service wire secured on each end to easily reach the point where it will be connected to the inside wire (approx 15') and the telecommunications network at the service terminal. When applicable, the Developer/Builder will provide notice of the placement of the conduit for the service wire. In Metropolitan Salt Lake City, please call (801)239-5948. Outside of the metropolitan area, please call toll free (888)496-3549, select Option 3 then Option 4.

Buried Service Wire Desk (Metro SL) (801) 239-5948
(All Others) (888) 496-3549
 Area Code, Option 3, Option 4
Fax (801) 239-5817

