



TOQUERVILLE CITY

212 N Toquer Blvd, Box 27, Toquerville, UT 84774

Tel: (435) 635-1094; Fax: (435) 635-5761

BUILDING PERMIT RESIDENTIAL

SUBMITTAL APPLICATION REQUIREMENTS

Toquerville City Office - Culinary Water

Ph: 635-1094, Fax: 635-7096

Hours: 9 – 4 M-Th

Building Inspection

John Postert, Ph: 435-467-7016

Ash Creek Sewer District

1350 S. Sand Hollow Rd

Hurricane, Ut. 848737 Ph: 635-2348

Fire Chief

Tom Kuhlman, Ph: 435-635-9562

Station 1: 202 E State St Station 2: 445 N 4300 W

Subdivision Inspection, Planning & Zoning Questions

Mike Vercimak, Ph: 435-668-5620

Water Conservancy District – Irrigation Water

533 East Waterworks Dr

St. George, Ut. 84770 Ph: 435-673-3617

To obtain a Building Permit, the following steps must be completed:

1. Fill out application, completing all areas marked with an asterisk (*), including address of job and date of submittal, name address and phone number of owner, name address phone and license numbers of all contractors on job, square footage for main floor, second floor, basement, garage, include the number of buildings, number of stories, number of bedrooms, number of bathrooms, number of dwelling units, R values of walls and roof, Type of construction, signature of owner, contractor or authorized agent. Do not fill out any portion of the building fee schedule.
2. Submit Recorded Subdivision Plat from County Assessor
3. Submit Required Plans as listed below.
4. Submit one (1) complete paper set and one (1) thumb drive with complete set of Building Plans and Engineering Plans to the City Office. The application may take up to 7 days for review. You will receive a call from the office staff with further instructions.
5. Prior to permit approval, existing roadways or easements located within the building lot must be dedicated to the city by the builder/owner/developer.
6. Contact Ashcreek Sewer District and pay applicable impact fees.
7. Contact Washington County Water Conservancy District and pay applicable impact fees.
8. Contact Fire Chief for approval and to pay applicable impact fees.
9. Contact Utah Department of Environmental Quality and get a SWPPP Construction permit.
9. Pay Permit and Impact Fees at City Office to pick up your copy of the Building permit. Please bring copies/receipts of all impact fees paid to another entity and proof of SWPPP permit.

PLEASE NOTE: After your Project is in work, you may schedule inspections by contacting the Building and Subdivision Inspectors (#'s listed above); please leave a message with your name, phone number; Subdivision (if needed), address, and type of inspection you are requesting. The Inspector will return your call as soon as possible.

A soil compaction test is required before pouring any concrete due to past soil failures in the area. **Never cover** any work before it is inspected.

Exterior lighting design must comply with the Exterior Lighting Ordinance Toquerville City Code Title 10-24. See examples of acceptable lighting fixtures and lighting angles in this packet. (Toquerville City encourages use of bulbs rated at 3000 Kelvin or lower.)

PLEASE CHECK the following for requirements that you may need for your Permit process, pertinent plans & drawings.

TOQUERVILLE CITY – PHONE: 635-1094
BUILDING PERMIT CHECKLIST – RESIDENTIAL

THIS CHECKLIST and Documents / Plans (when applicable) listed below shall be submitted to City Office, (readable) to scale, and with Application and fee; this is required for review and approval of any single family building permit application. The Plans listed below may be combined in one or more plan/drawings(s) depending on size and complexity of the Plan.

DOCUMENT REQUIRED

RECEIVED / DATE

Site Plan - Showing Property Lines, Elevations,
Easements, Dedicated Streets _____

Grading & Drainage Plan – Center of building pad must
be finished at 1’ above crown of road. _____
Plan will exhibit drainage for the lot.

Floor Plan _____

Footings Plan _____

Electrical Plan _____

Exterior Lighting Plan _____
(Refer to Toquerville City Code 10-24)

Shear Wall Plan _____

Soils / Geology Report _____

Swimming Pool (if applicable) _____

Four Separate Building Elevations _____

Sewer / Septic Approvals from Ashcreek
Special Service District. _____

Conditional Use Permit (if applicable) _____

Variance Approval (if applicable) _____

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BUILDING PLANS

1. Identify structural options which will be used on plans and cross out all others
2. Copy of any approved variances
3. Footings plan with all continuous and spot footing sizes, locations and reinforcement
4. Floor plan layouts and use of all rooms (include future uses of unfinished areas)
5. Dimensions for overall length and width of building
6. Complete dimensions of all rooms, decks, porches, landings, halls, stairs, cantilevers, bearing walls and column locations.
7. Connection details, size and type of all metal connectors
8. Sizes and types of doors
9. Sizes and types of windows (safety glazing) egress etc.
10. Window wells with depth and dimensions and egress ladders
11. Fire separation between house and garage
12. Stairway landings, rise, run, handrail and headroom heights for interior and exterior stairs
13. Guardrail height and pattern
14. Building elevations exterior views
 - Front; Rear; All sides
 - Finish grade line on all sides must be 6" below plate line
 - Depth of footings below finish grade
15. Pitch of roof
16. Finish materials – Exterior finish material
17. Attic ventilation and access, calculations for number of vents.
18. Crawl space ventilation and access
19. Cross section drawn SPECIFICALLY for this structure with materials to be used may be shown as typical.
 - Typical footing size, depth and reinforcement
 - Foundation wall height, thickness and reinforcement
 - Masonry fireplace and chimney details with reinforcement and anchorage
 - Wall material, stud size and spacing, wall sheathing, interior finish, weather barrier, exterior finish and masonry veneer
 - Floor sheathing
 - Solid blocking at all bearing points and where required
 - Roofing material and sheathing
20. Framing details
 - Truss layout sheet
 - Trusses designed for HVAC unit
 - Grade and species of lumber of if stick built
 - Size and material of all beams, headers and columns
 - Rafter size, spacing, spans and ties and/or truss layout
 - Joist size, spacing and spans
 - Bearing wall construction, and identified on plans
 - Braced wall panel details, materials, connections, hold downs and locations

Note: Professional engineer's/architect's wet stamp and signature on calculations for homes without adequate braced wall panels and do not qualify as conventional construction and for homes of unusual shape and/or size. (All details indicated by calculations must be clearly shown on the plans, such as sheer walls, hold-downs, etc.) or as approved by the Building Official.

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BUILDING PLANS (Cont)

INSULATION

1. R-Factors for walls, attics, and floors over unheated spaces
2. Provide heat loss calculations
3. Installer certificate posted on site

ELECTRICAL DETAILS

1. All receptacle and switch locations
2. All light and fan locations
3. GFCI's indicated interior, W/P GFI exterior/Arc fault all bedroom receptacles
5. Carbon-monoxide (CO₂) detector each floor
6. Smoke detectors in all bedrooms

EXTERIOR LIGHTING DETAIL

1. All exterior fixture locations
2. Narrative describing fixtures and lighting angles

PLUMBING DETAIL

1. Location of all plumbing fixtures including layout for future fixtures
2. Floor drains, water heater, clothes washer and dryer locations
3. Location of cross connection protective device as per Reduced Pressure Principle Assembly exhibit in this packet

MECHANICAL DETAIL

1. Furnace location
2. Combustion air location(s)
3. Working platform & catwalk indicated on plans
4. Pole/other barriers in garage

RE-VEGETATION

1. All un-retained cut and fill slopes must be naturalized and re-vegetated within 1 year after the start of construction
2. All landscaped/re-vegetation plan shall be submitted to the Planning Commission for review with the cut/fill design plans.

I Hereby Confirm that I have carefully reviewed the plans and verified that all of the items listed above have been included. I have checked each item or indicated N/A for items that do not apply and have insured the plans and SUBMITTAL are complete.

Applicant's Signature: _____ Date: _____

Prior to receiving a CO you must produce copies of:

1. Letter of compliance from a Geotechnical Firm
2. Builders Insulation Certificate
3. Stucco Installation Certificate
4. Letter of compliance from a Geotechnical firm for retaining and/or stacked Rock Walls (if applicable)
5. IRC/IECC Code Compliance Certification (Blower Door Test). Form in this packet.

Specifications

- Frost Line Depth 6"
- Soils Engineering Required
- Seismic Zone by Soils Engineering
- Wind Speed 90 mph R301.2(4)
- Ground Snow Load – 21 lbs
- Roof Snow Load – 15 lbs

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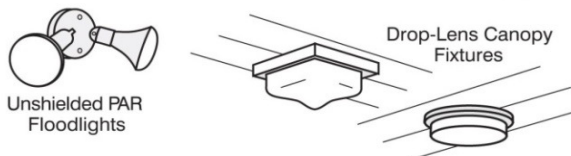
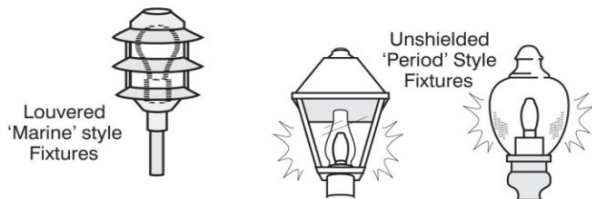
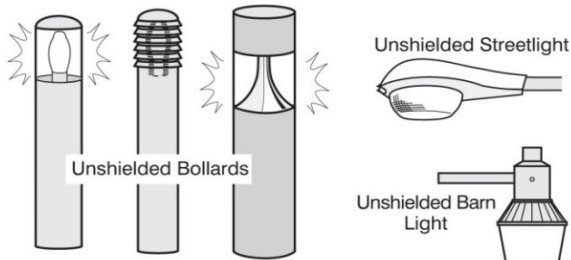
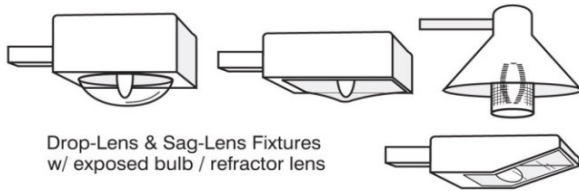
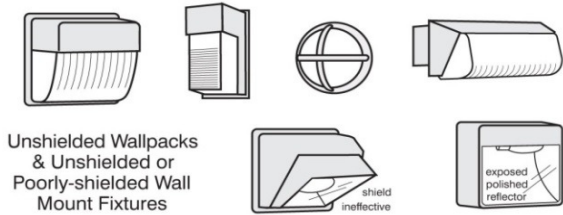
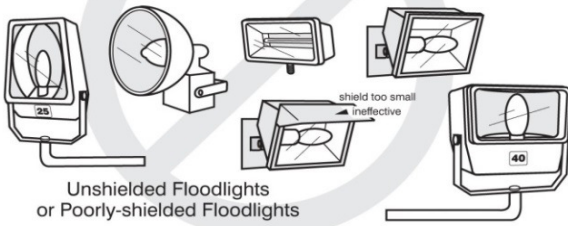
RESIDENTIAL BUILDING PERMIT - FINAL INSPECTION CHECK LIST

1. All Prior Inspections Approved
2. Compliance Letter from Soils Company
3. Elevation Certification – if Required
4. Backflow Prevention Devices on Hose Bibs and Landscape Sprinkler Systems
5. Stucco and Insulation Certificates
6. Engineering Letter of Compliance for Retaining Rock Wall and / or Rock Faced Slope
7. Exterior Drainage and Grading in Compliance $\frac{3}{4}'' : 1'$. Drainage study may be required.
8. Apply Permanent House Numbers on Building or Site – Visible from Street
9. Roofing Material and Flashing Complete; no Extra Material on Roof.
10. Handrails / Guardrails Completed (4" Sphere Cannot Pass Through Rail Space)
11. Rated Door with Adjusted Closure on House to Garage
12. Tempered Glass in Windows Where Required
13. Serviceable Kitchen and Bathroom
14. Dishwasher Drain Hose Looped up to Bottom of Counter Top and Secured
15. Kitchen Island Electrical Outlets
16. Water Saver Toilets (1.6 Gallons per Flush)
17. Jacuzzi Tub Access
18. Minimum 1" Air Gap on Condensate and Water Conditioner Drain Lines
19. Panel Box Completed and Circuits Labeled
20. All Switches, Outlets, Fixtures in Place and Covered or Rendered Safe
21. Operable Smoke Detectors with Battery Backup (Tabs Must be Pulled) in each bedroom.
22. Carbon Monoxide Detection – one for Each Habitable Level
23. Sewer Department – Lateral to House Previously Inspected and Approved; Clean out Exposed and Properly Capped.
24. Caulk around Toilets Complete
25. Portable Toilets and / or Dumpsters Removed
26. Any Broken Sidewalk Replaced
27. Any Broken Water Meter Box or Lid Replaced
28. Any Broken Electrical Meter Boxes and Lids Replaced
29. Clean Debris from Gutter and Lot
30. Planting of Three Trees Completed for Certificate of Occupancy
31. Exterior Lighting complies with Toquerville City Exterior Lighting Ordinance

Examples of Acceptable / Unacceptable Lighting Fixtures

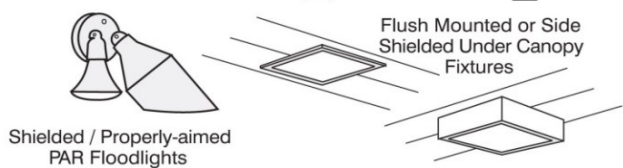
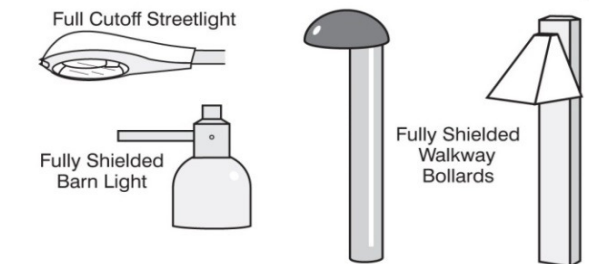
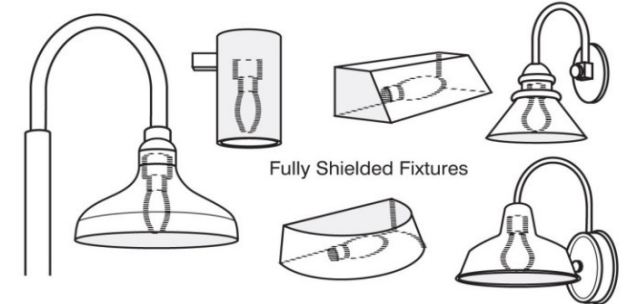
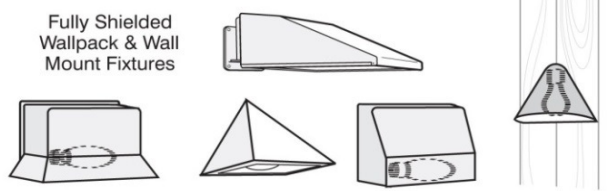
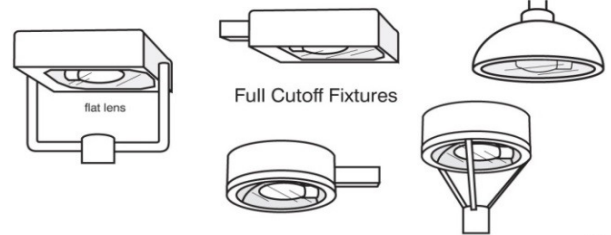
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Acceptable Lighting Angles



Toquerville City

IRC/IECC Code Compliance Certification



Subdivision: _____

Phase #: _____ Lot #: _____ Permit #: _____

Site Address: _____

I certify that the dwelling thermal envelope will comply with one of the following:

IRC N1102.4.1.1 (R402.1.1) Air Barrier and insulation Installation, or;

Whole House Pressure Test (Blower Door)

Allowable air changes per hour _____

Actual Air changes per hour at 50pa _____

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I certify that the ducts installed in the dwelling will comply with one of the following:

IRC Section N1 103.2.2 Exception (Utah Amendment)

Duct Leakage Testing (Duct Blaster)

Test at rough in

Test at Final

Air Handler Installed

Allowable CFM Leakage \_\_\_\_\_

Actual CFM Leakage at 25pa \_\_\_\_\_

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Tester/Special Inspector

Name: _____

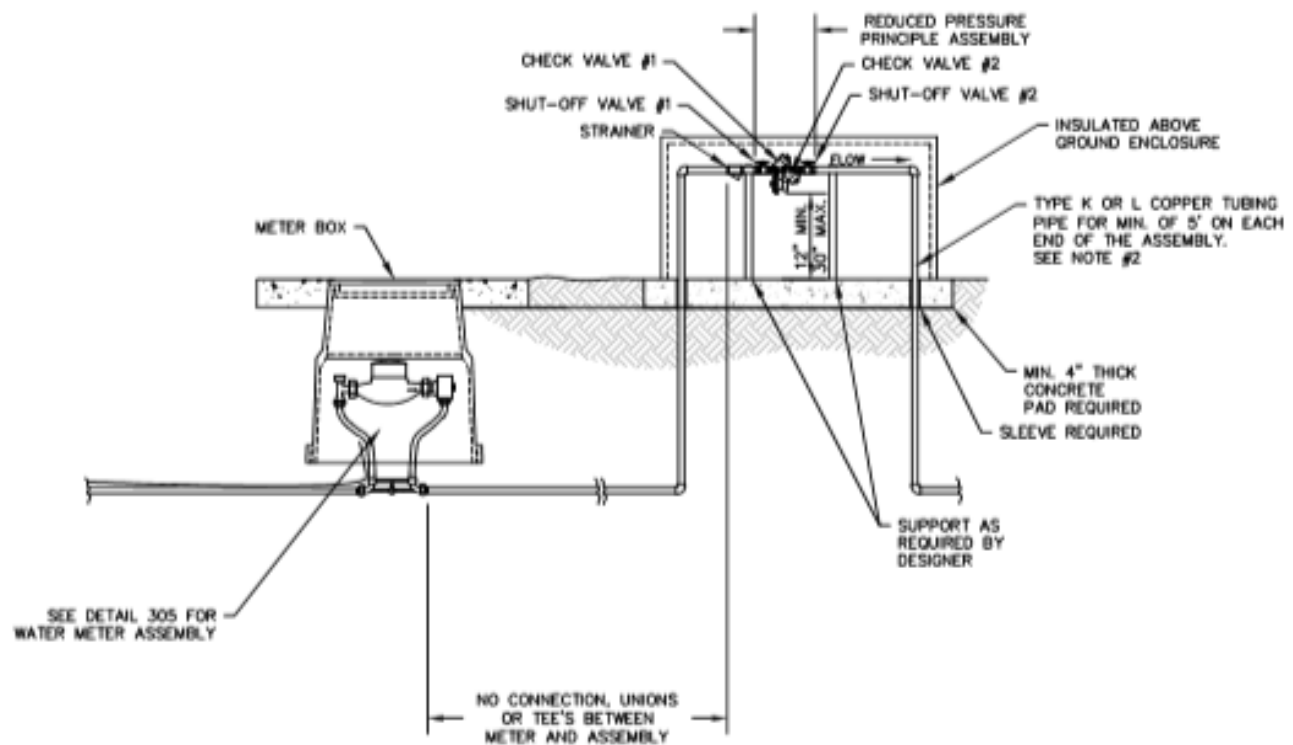
Certification Number: _____

BPI

RESNET

Other _____

Signature: _____ Date: _____



NOTES:

1. THE REDUCED PRESSURE PRINCIPLE ASSEMBLY (RP) MUST BE INSTALLED A MINIMUM DISTANCE OF FIVE (5) FEET FROM THE METER SERVICE. BACKFLOW PREVENTERS INSTALLED WITHIN THE UTILITY RIGHT OF WAY WILL NOT BE APPROVED.
2. RP'S MUST BE INSTALLED IN A HORIZONTAL POSITION AND IN A LOCATION IN WHICH NO PORTION OF THE RP CAN BECOME SUBMERGED UNDER ANY CIRCUMSTANCES.
3. RP'S MUST BE INSTALLED ABOVE GROUND.
4. BACKFLOW PREVENTERS INSTALLED INSIDE MUST BE A MINIMUM DISTANCE OF TWELVE (12) INCHES ABOVE THE FLOOR, AND NO HIGHER THAN FOUR (4) FOOT ABOVE THE FLOOR, WITH ADEQUATE CLEARANCE AROUND THE BACKFLOW PREVENTER FOR TESTING AND/OR REPAIR.
5. RP'S INSTALLED OUTSIDE MUST BE PROTECTED FROM FREEZING, MUST BE INSTALLED A MINIMUM DISTANCE OF TWELVE (12) INCHES ABOVE THE GROUND AND NO HIGHER THAN THIRTY (30) INCHES ABOVE THE GROUND. LANDSCAPING IS ALLOWED AROUND THE BACKFLOW PREVENTER, BUT MUST NOT INTERFERE WITH THE REQUIRED TESTING, AND/OR REPAIR.
6. BACKFLOW PREVENTION ASSEMBLIES TWO AND ONE HALF (2-1/2) INCHES AND LARGER MUST BE SUPPORTED TO ALLOW FOR THE WEIGHT OF THE BACKFLOW PREVENTION ASSEMBLY. SUPPORTS MUST HAVE A PROPER FOOTING (FOUR (4) INCHES OF CONCRETE) FOR SUPPORTS TO REST UPON. BACKFLOW PREVENTION ASSEMBLY SUPPORTS MUST NOT INTERFERE WITH THE VALVES, TEST COCKS, TESTING, AND/OR REPAIR OF THE BACKFLOW ASSEMBLY.
7. IN ORDER TO PREVENT OBSTRUCTION DURING THE TESTING AND/OR REPAIR OF THE ASSEMBLY ADDITIONAL PIPING AND/OR VALVES SHALL NOT BE LOCATED WITHIN THE ENCLOSURE.
8. ALL BACKFLOW PREVENTION ASSEMBLY INSTALLATIONS SHALL BE INSPECTED AND APPROVED BY THE CITY OF TOQUERVILLE PRIOR TO INITIATION OF WATER SERVICE.

CITY OF TOQUERVILLE

REVISIONS		
DATE	DESCRIPTION	BY

REDUCED PRESSURE PRINCIPLE ASSEMBLY

STANDARD DWG. NO.	
314	1 OF 1
APPROVED:	
DATE:	BY: LBB



How Do I Get A Utah Storm Water Construction Permit and SWPPP?

Step 1 - Determine Which Permit you Need

- A single residential lot that disturbs less than one acre and is located in a subdivision that is an acre or greater is eligible for a Common Plan Permit.
- All other construction that disturbs an acre or more (or is part of a common plan of development, subdivision, or phased project disturbs an acre or more) is required to get a Construction General Permit (CGP).

Step 2 - Access the Construction Storm Water Webpage

- Go to construction.stormwater.utah.gov

Step 3 - Complete a Storm Water Pollution Prevention Plan (SWPPP)

- Under the "Permit Coverage" header, download the SWPPP template that matches your permit type from Step 1. Either Common Plan SWPPP Template or SWPPP CGP Template.
- Read the appropriate permit, located above the SWPPP template on the webpage, prior to completing the template so you understand your requirements.
- Fill in the required fields in the downloaded SWPPP template.

Step 4 - Obtain Permit Coverage - Notice of Intent (NOI)

- On the top of the construction webpage, click the top link to "Application for a Storm Water Permit and Access the Permit Database".
- Once you login (create an account if you're new) click the "New Permit/Plan" button
- Answer the questions and pay the fee. Immediately after payment you will get a permit number and printable NOI. Coverage is for one year from the date you apply.

To Terminate the Permit Once Work is Complete

- From the construction webpage (Step 2) click on the "Application for a Storm Water Permit and Access the Permit Database" link.
- Log in using the same username you used to originally apply for the permit. Select the "request termination" option to the right of the permit and answer questions.
- If you have trouble with the database, you can instead download a "Notice of Termination" form from the Construction Website, fill it out, and email it to wqinfodata@utah.gov.

Need Help? Contact Division of Water Quality: (801) 536-4300 or wqinfodata@utah.gov

Residential Plan Submittal Requirements

- Permit filled out with address of job and date of submittal.
- Name, address, and phone number of owner.
- Name, address, phone, and license #'s of all contractors on job.
- Recorded Subdivision Plat from County Assessor.
- Res check - energy code compliance (www.energycodes.gov)
Insulation company can do this report for contractor or owner.
- **Receipt from Ash Creek Sewer District for sewer hook-up.**
- **Receipt from Fire District.**
- **Signed Receipt from Washington County Water Conservancy District.**
- Soils classification from Geo-tech firm.
- Complete site plan.
- Engineering calc booklet - stamped. Truss engineered plans before installing trusses.
- Please provide a CD or thumb drive for City files as directed by Building Inspector.

Residential Plan Submittal Requirements for Additions

- Permit filled out with address of job and date of submittal
- Name, address, and phone number of owner
- Name, address, phone, and license #'s of all contractors on job
- Complete site plan
- Soils classification from Geo-tech firm.
- Complete site plan.
- Engineering calc booklet - stamped. Truss engineered plans before installing trusses.
- Please provide a CD or thumb drive for City files as directed by Building Inspector.

All New Construction

- Site Plan - Showing Property Lines, Elevations, Easements, Dedicated Streets.
- Grading Plan – Center of building lot must be finished at 1' above crown of road above crown of road. Plan will exhibit drainage for the lot.
- Prior to permit approval, existing roadways or easements located within the building lot must be dedicated to the city by the builder/owner/developer.