

## Residential Plan Submittal

Plans will not be reviewed until the following are received. (The city can scan paper copies, but processing time will be lengthened.)

1. Electronic set of plans to scale. Please email plans to [lsmith@southwebercity.com](mailto:lsmith@southwebercity.com) or provide disc or thumb drive which will be returned. Plans should include:
  - a. elevations, footing, foundation and framing
  - b. location of plumbing, electrical and mechanical fixtures including any future fixtures
  - c. engineering requirements
  - d. gas line diagram including length and diameter of all pipes plus the BTU demand of all appliances
  - e. exterior elevations compliant with city code  
<https://southweber.municipalcodeonline.com/book?type=ordinances#name=12.01.110> Specific Standards
  - f. current public works standards can be found at  
<https://jonescivil.com/clients/south-weber-city/>
  - g. Design Criteria in accordance with International Residential Code (IRC) must be met as shown below.

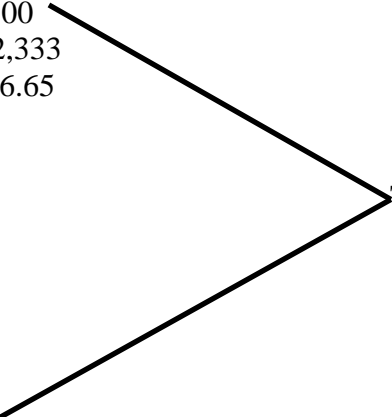
Design Type	Criteria
<b>Snow Load Ground</b>	57 PSF
<b>Snow Load Roof (Minimum)</b>	40 PSF + Drifting
<b>Wind</b>	120 mph
<b>Wind exposure east of 1900 E and north of 7800 S</b>	C
<b>Wind exposure all other areas</b>	B
<b>Seismic International Residential Code</b>	D2
<b>Winter Temperature</b>	6 degrees F
<b>Frost Depth</b>	30 inches
<b>Possible damage from weathering</b>	Severe
<b>Possible damage from termite</b>	Slight
<b>Possible damage from decay</b>	None to slight
<b>Flood hazard</b>	See City Maps

2. Electronic set of structural calculations with plan # or name, lot # and subdivision
3. Electronic signed RES check compliant to International Residential Code
4. Electronic site plan to scale showing address, lot #, north arrow and setbacks (front, sides and rear)
5. Completed and signed building permit application
6. Plan check fee of \$100.

Plan review takes up to 10 days. When complete, you will be notified by phone of approval or needed corrections. **Any changes made to plans after approval will have to be reviewed and approved by the building department.**

Permits must be picked up and paid for before any construction begins. Permits paid for by credit card are charged a 3% convenience fee.

Permit fees are as follows:

1. Permit fee variable based on square footage
  2. Plan check variable based on square footage
  3. State fee 1% of permit fee
  4. Refundable completion bond \$500
  5. Central Weber Sewer CWSD \$2,333
  6. Central Weber Sewer SWC \$116.65
  7. Parks Impact \$2096.
  8. Public Safety Impact \$126.
  9. Recreation Impact \$834
  10. Transportation Impact \$689
  11. Sewer Impact \$2933
  12. Storm Sewer Impact \$665
  13. Water Impact \$1205
  14. WBWCD Water Impact \$4363.
  15. Water Connection \$265.
- 
- Total \$16,125.65

Building inspections require one day notice and will not be performed on Fridays. Requests may be made for morning (8-12) or afternoon (1-5) but will not be given specific times. Contractor does not need to be present during inspection. All inspection results will be sent by email only. Two FAILED inspections for the same item will require a \$50 penalty before additional inspections will be made.

Inspections are required for:

1. Sewer and water laterals
2. Footings
3. Foundation
4. Under floor plumbing
5. Four way
6. Gas clearance
7. Insulation
8. Temporary power
9. Permanent power
10. Flashing
11. Sheeting
12. Stucco lath
13. FINAL building and site inspection

Both final inspections are required for completion bond refund. In addition, a utility connection application must be submitted by the owner to get Certificate of Occupancy.