



## Residential Plan Submittal

Plans will not be reviewed until ALL the following are received.

1. Electronic **set of Engineer Stamped plans to scale**. Please email plans to [kguill@southwebercity.com](mailto:kguill@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://ionescivil.com/clients/south-weber-city/>
  - g. Design Criteria in accordance with International Residential Code (IRC) must be met as shown below.

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

2. Electronic set of **Engineer stamped and signed structural calculations** with plan # or name, lot # and subdivision
3. Electronic **signed RES checks** 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.
7. Proof of payment for Secondary Water shares. Will be one of the following **privately-owned** companies: (Weber Basin, South Weber Secondary Water Improvement District, Davis & Weber Canal or South Weber Irrigation) South Weber City is **NOT** affiliated.

Plan review takes up to 10-14 BUSINESS 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 once this service is available (Spring 2021).

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 \$2,578
  6. Central Weber Sewer SWC \$128.00
  7. Parks Impact \$2096.
  8. Public Safety Impact \$126.
  9. Recreation Impact \$834
  10. Transportation Impact \$1791.21
  11. Sewer Impact \$2933
  12. Storm Sewer Impact \$1,256
  13. Water Impact \$1,322
  14. WBWCD Water Impact \$4363.
  15. Water Connection \$265.
- Total \$18,192.21
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Building inspections require 1-2 business days notice. 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:

- Sewer and water laterals
- Footings
- Foundation
- Under floor plumbing
- Four way
- Gas clearance
- Insulation
- Temporary power ~~000~~
- Permanent power
- House Wrap (if doing Siding)
- 11. Brick/Rock Flashing
- Sheeting
- Stucco lath
- Attic Insulation
- 15. FINAL building
- FINAL site inspection

Both final inspections are required for completion bond refund. In addition, a utility connection application must be submitted by the Homebuyer to get a final inspection scheduled.

**A MINIMUM of 24-hours is required from the time of final inspection before the Certificate of Occupancy will be issued.** This time frame can be longer depending on circumstances. You are allowed to move in AFTER you receive the approved FINAL and SITE inspection certificates. A Certificate of Occupancy will be issued as soon as possible after the approved final and site inspections but **NO SOONER than 24 hours.**