

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 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.

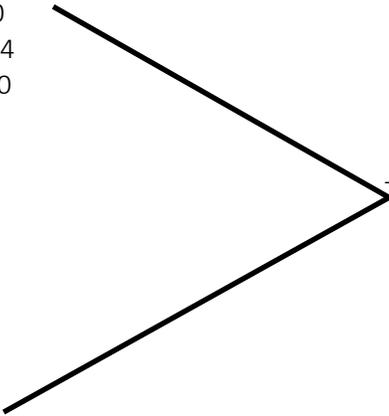
Design Type	Criteria
Snow Load Ground	57 PSF
Snow Load Roof (Minimum)	40 PSF + Drifting
Wind	120 mph
Wind exposure east of 1900 E and north of 7800 S	C
Wind exposure all other areas	B
Seismic International Residential Code	D2
Winter Temperature	6 degrees F
Frost Depth	30 inches
Possible damage from weathering	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 \$2,464
 6. Central Weber Sewer SWC \$123.00
 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 \$665
 13. Water Impact \$1294
 14. WBWCD Water Impact \$4363.
 15. Water Connection \$265.
- Total \$17,454.21
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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:

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
14. FINAL 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 a final inspection scheduled. **24-hour notice is required from time of final inspection before Certificate of Occupancy will be issued.**