



# Building Permit Application

Lynndyl Town  
 P.O. Box 40207  
 Lynndyl, UT 84640

Date of Application		Date Work Starts	
Building Address			
Subdivision		Block	Lot
County		Tax Parcel ID Number(s)	
Property Area - In Acres or Square Feet		Total Building Site Area Used	
Proposed Use of Structure:			
Type of Improvement / Kind of Construction:			
<input type="checkbox"/> New Construction		<input type="checkbox"/> Remodel	
<input type="checkbox"/> Move		<input type="checkbox"/> Convert Use	
		<input type="checkbox"/> Addition	
		<input type="checkbox"/> Repair	
Dwelling Units now on Lot:		Accessory Buildings now on lot:	
<b>OWNER INFORMATION</b>			
Name		Phone	
Address			
Email Address			
Contact Person (if other than owner)			
<b>CONTRACTOR INFORMATION (Write "Owner" if you intend to be a qualified owner-builder under Utah Code 58-55-305)</b>			
Architect or Engineer		Phone	
Address		License #	
General Contractor		Phone	
Address		License #	
Electrical Contractor		Phone	
Address		License #	
Framing Contractor		Phone	
Address		License #	
Plumbing Contractor		Phone	
Address		License #	
Mechanical Contractor		Phone	
Address		License #	
<b>SUB CHECK</b>			
Zone		Planning and Zoning Approval by	
Legal Description			
Front Setback	Side Setback	Side Setback	Rear Setback
Plot Plan			
Indicate Street if corner lot. Use back or a separate sheet for additional space.			

Paid Stamp/Receipt #		Permit #	
<b>BUILDING INFORMATION</b>		<b>FEE SCHEDULE</b>	
Building		sq ft	Valuation
<input type="checkbox"/> Rough Basement <input type="checkbox"/> Finish Basement		sq ft	Building Fees
Carport		sq ft	Plan Check Fees
Garage		sq ft	State Surcharge
Covered Porch		sq ft	Water
Type of Bldg		Occ Group	
# Bldgs		R. Value	
# Stories		Walls	Roof
# Bedrooms		R	R
# Dwellings			
Type of Construction			
<input type="checkbox"/> Frame		<input type="checkbox"/> Concrete	
<input type="checkbox"/> Brick		<input type="checkbox"/> Steel	
<input type="checkbox"/> Brick Var		<input type="checkbox"/> Mfg Home	
<input type="checkbox"/> Stucco			
Fire Sprinkler <input type="checkbox"/> Yes <input type="checkbox"/> No		<b>TOTAL DUE</b>	
<b>SPECIAL APPROVALS</b>			
<b>Required (if applicable)</b>		<b>Approved by</b>	
Wastewater Permit (State Health Dept.)			
Electrical Service Agreement (Rocky Mtn. Power)			
Water Service Agreement (Lynndyl) or Well Permit			
Owner/Builder Agreement			
<b>COMMENTS</b>			

**This application does not become a permit until stamped paid and signed.**

Plan Check OK by (Building Inspector):	Date
Final Signature of Approval (Mayor):	Date

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. An approved inspection must be made every 180 days minimum or your permit will EXPIRE. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

Signature of Contractor or Agent	Date
Signature of Owner	Date

## LYNNDYL TOWN BUILDING PERMIT REQUIREMENTS

P.O. Box 40207  
Lynndyl, UT 84640

- Request an application packet from the town. The building permit approval process generally takes about 1-2 months prior to a permit being issued. Please plan accordingly.
- Complete a building permit application and submit it, along with all required documents, to the planning and zoning commission. **All applicable attachments must be included with submission.** Contact the town clerk or a member of the planning and zoning commission with any questions about filling out the form. The application must include:
  - Application form completely filled out (included in this packet).
  - Plot plan showing structure and lot dimensions, setback distances, and existing/proposed utility locations (part of application page or additional attached page if more space is needed).
  - Two (2) complete hard copy sets of plans for the review process, minimum 11"x17" size. See the attached checklist used by the building inspector when reviewing plans. **Carefully following this checklist will minimize delays in getting plans approved.**
  - One (1) PDF copy set of plans that will become a record of the Town of Lynndyl.
  - A copy of a waste water permit for the desired project obtain from the County Health Department (if applicable).
  - Electrical service approval-a letter of commitment from an electrical service provider (Rocky Mountain Power) or information on an alternate power source (if applicable).
  - Water service approval-a well water permit or signed agreement with Lynndyl Town for culinary water service capable of 1 ac-ft/yr (if applicable).
  - Owner/Builder Agreement if you desire to be your own contractor for any part of the project (if applicable).
- If acceptable, the planning and zoning commission chairman will sign the planning and zoning section and the clerk will sign each of the applicable special approval sections of the application and submit it to building inspector for plan review and building fee assessment.

- The planning and zoning commission may request additional information such as road access, flood plain, etc. if that information is deemed to be necessary.
- The building inspector will assess building fees. The town will add any local fees such as impact fees. The fee will be charged to the applicant by the town. The building permit fee is used by the town to cover costs of plan review, inspections, administration, local impact, and state surcharge fees.
- Once the fee has been paid to the town, the signed permit application will be returned to the owner and will become the building permit. Construction may begin at this point.
- It is the responsibility of the applicant or contractor to contact the building inspector directly regarding scheduling of inspections. The building inspector must be given at least one full working day notice. A copy of the approved plans should be onsite during each building inspection.
- An additional inspection fee will be charged for the third failed inspection and each failed inspection thereafter. The fee must be paid to the town before a certificate of occupancy will be given.
- Once the final inspection has been completed, the building inspector will notify the town and a certificate of occupancy will be issued to the owner. It is illegal to occupy any structure before the certificate of occupancy has been issued.
- Approximately 1-2 months following the issue of the certificate of occupancy, the town will issue a refund of all unused building permit fees.
- Please contact the Lynndyl Town Clerk with any questions or concerns.

Decisions relative to this application are subject to review by the chief executive officer of the municipal or county entity issuing the single-family residential building permit and appeal under the International Residential Code as adopted by the Legislature.

**NOTE:** The Plan Check List is given here for help in submitting complete plans for review. This is the list the building inspector uses while inspecting the plans. It does not need to be filled out or submitted with the application, it is provided here for information only as a guide to help reduce any delays in getting the building plans approved. **Closely following this list will minimized delays in getting plans approved.**

## PLAN CHECK LIST 2012 IRC

*(Average construction cost per square foot is based on the 2008 Building Valuation Data as provided by I.C.C.)*

PROPERTY OWNER		DATE RECEIVED		DATE REVIEWED	
CONTRACTOR		SUB / LOT #			
LOCATION		PLANS EXAMINER	AJ Smith, 435-406-5215		

BUILDING	AREA	\$ PER SQ. FT.	VALUATION
Main Floor		68.00	\$
Second Floor		68.00	\$
Rough Basement		15.00	\$
Finished Basement		35.00/20.00	\$
Garage		38.66	\$
Carport / Covered Deck		25.00	\$
Deck		20.00	\$
<b>TOTAL BUILDING VALUATION:</b>	-----	-----	\$

<i>Building Permit Fee Based on City Ordinances</i>	\$
<i>Plan Review Fee</i>	\$
<i>State Surcharge (1%)</i>	\$
<b>TOTAL BUILDING PLAN FEES*</b>	\$
<i>*Impact fees and other construction fees may apply to this building permit</i>	\$

### BUILDING PERMIT FEES (Based on BVD of 2009 I-Codes)

TOTAL VALUATION	FEE
\$ 1.00 TO \$500.00	\$28.20
\$501.00 TO \$2,000.00	\$28.20 for the first \$500.00 plus \$3.66 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$83.10 for the first \$2,000.00 plus \$16.80 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$470.10 for the first \$25,000.00 plus \$12.12 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00

\$50,001.00 to \$100,000.00	\$772.50 for the first \$50,000.00 plus \$8.40 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,192.50 for the first \$100,000.00 plus \$6.72 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,880.50 for the first \$500,000.00 plus \$5.70 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and Up	\$6,730.50 for the first \$1,000,000.00 plus \$4.38 for each additional \$1,000.00 or fraction thereof

## GENERAL

1. Provide drawn to scale site plan which must be approved by Planning and Zoning Department.
  - r Show and note on site plan: Surface water shall drain away from the house at all points. Direct the drainage water to the street or to an approved drainage course but not onto neighboring properties. The grade shall fall a minimum of 6 inches within the first 10 ft.
  - r Exterior walls less than 5 feet from property line must be one fire resistive rated construction with exposure on both sides of the wall. Eaves may project 1/3 the distance to property line & shall be protected at the underside with 5/8" type X sheetrock.
2. Identify the future use of all basement rooms and bonus rooms.
3. Plans to be fully dimensioned. This includes all rooms.
6. Show a 36" landing at the required main exit door and at all other exterior doors with more than 2 stair risers.
7. Basements, habitable attics and every sleeping room shall have at least one operable egress window with a minimum of 5.7 sq. ft. of open able area & window sill height of not more than 44"
  - r A minimum of one window in each basement & basement bedrooms must have window wells with a minimum horizontal area of 9 sq. feet with a minimum horizontal projection and width of 36 inches. Provide an egress ladder with window wells over 44 inches deep.
  - r Show tempered glass for windows within 24" of a door, less than 5' above floor where located within 5' of bathtub, shower or pool and less than 36" above stairways treads or stair landings that are within 5' of bottom tread.
10. Show a stairway section with the following:
  - Show the headroom to be 6' 8" measured from stair tread tangent line.
  - Show the stair rise to be 8" maximum and the tread to be 9" minimum.
  - Open risers more than 30" above grade shall not exceed 4"
  - Show handrail (34 to 38") on at least one side extending from bottom to top risers
- r Provide guardrails at any open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches. Show the guardrail to be minimum heights of 36" and have no net openings exceeding 4"

- r Show the location of any retaining wall or grade elevation change on site plan. Retaining walls over 4 feet in height (2' if other than concrete wall) must be designed by a Utah licensed engineer. Provide engineer stamped retaining wall plans and specifications.
  - r Minimum window area shall equal not less than 8% of the floor area of the room unless artificial light is provided capable of producing an average illumination of 6 foot-candles over the area of the room at a height of 30 inches.
  - r Natural ventilation equaling 4% of the floor area shall be through windows, doors, or other approved openings to the outdoors unless an approved mechanical ventilation system is provided capable of producing 0.35 air changes per hour in the room or a whole-house mechanical ventilation system is installed.
  - r Provide for brick or stone veneer installations at the foundation corrosion resistant flashing extending up a minimum of 3 courses with 3/16 weep holes every 33 inches O.C. This flashing is required where stucco weep screeds do not extend past foundations.
11. Provide corrosion resistant flashing between stucco & brick, stone or similar wains coat walls where continuous weather barrier and drainage weep holes cannot be determined.
  12. Provide insulation depth markers every 300 square feet of attic areas.
  13. Show ice dam protection for the roof eaves and valleys on the cross section extending 24 inches past the warm side of the exterior wall.
- r Show adequate attic ventilation and soffit ventilation. Provide 1/150 of attic area in attic vents or 1/300 of attic area when attic vents and soffit vents are used in combination. Attic vents must be shown on roof elevation.
  - r Show ventilation of all rafter spaces in all portions of roofs where enclosed rafters are installed. Show cross ventilation and the type, method, location and total area of rafter ventilation for each enclosed attic rafter. Provide section and details.
11. Show the locations of the 22" x 30" attic access in all separate attic areas.
- r Show the crawl space clearances, 18" x 24" access location, and ventilation. Underfloor ventilation: Minimum 1 sq. ft. for each 150 sq. ft. of under floor area. One such ventilating opening shall be within 3 feet of each corner of the building
11. Provide a draft stop for floor trusses over 1000 SQ feet, draft stop shall be parallel to floor truss
  12. Specify the roof pitch and roof covering materials.
  13. Note the sill plates to be foundation grade redwood or pressure treated.
  14. Tubs and showers with tiled walls now require cement, fiber cement or glass mat gypsum backers. Green board is no longer allowed in any application.
- r Show the garage firewall separation to be a minimum 1/2" sheet rock, install 5/8" sheet rock on garage ceiling if habitable space is located above garage. Walls supporting ceiling separation must also be protected with 1/2" sheet rock. Show a 20 minute labeled fire door.
11. Attach the current ICC Evaluation Reports for stucco system to be installed.
  12. Provide ICC Evaluation Report for cultured stone to be installed.
  13. Show what weather barrier is to be used on all exterior walls.
  14. Show permanent protection for exterior structural Glue-lam beams or must be protected with a pressure treated preservative

## **Structural**

15. Show all footing and foundation dimensions. On the exterior elevations, show the grade line if there is a grade differential.
33. Show the size and spacing for the reinforcement rebar of footings and foundation.
34. Note all footings to be a minimum of 30" below grade.
35. Show the anchor bolts to be ½" x 10" at 32" O.C. maximum spacing. 3 x 3 x ¼" washers required. r Provide Floor & roof Framing Plans, Show the size, specific type, spacing and direction of the floor joists, rafters and ceiling joists.
35. Show the size of all headers& beams. Provide the structural calculations for all beams, this includes ridge/valley or beams
36. Show framing member size supporting all point loads, this includes posts, trimmers & bearing studs interrupted by floor diagrams.
37. Show specific hardware for lateral bracing of exterior post to beam or post to footing connections.  
r Provide both a vertical & lateral connection of deck to structure per IRC R507.2.1 & 507.2.3, include detail
35. Clearly show the locations of shear walls, sheathing type & fastening schedules. Show specific types of hold downs or floor to floor straps, if required.
42. Note on plans: Special inspection is required for field welding or high strength bolting  
r This structure must be engineered. Submit the full analysis and structural calculations for review/ approval. All structural pages of plans with structural details, sections, shear walls, floor and roof framing and fastening schedules must be stamped by the engineer. The structural analysis or calculations will not be used for construction details or application. All details, connections, shear walls etc. must be provided on plans.

## **Plumbing/Mechanical**

42. Where new plumbing fixtures are being added in, provide existing information for plumbing fixtures, half baths, full baths, kitchens, sinks, hose bibs, laundry
43. Shower doors must now be sized as to provide a minimum of a 22" net clear opening.  
r Backwater valves required in all new residences unless it can be established that a fixture in the basement or lowest level of the home is not below the elevation of the upstream manhole cover. This will require the basement floor to be plumbed independent from the upper floors. Backwater valves must be accessible.
42. Water heaters to have two seismic straps, one in upper third and one in lower third, also provide a properly adjusted expansion tank.
43. Show non-freeze type backflow preventer hose bibs at front & back of house
44. Bathtub and whirlpool tubs must have anti-scald mixing valves limiting water temperature to 120 degrees.  
r Show size and length of dryer vents and exterior termination. Booster fans are no longer allowed. Provide a maximum length of 15 feet with two (2) 90 degree bends for used or existing dryers and 25 feet with two (2) 90 degree bends for new (verified) dryers and any longer lengths must be justified with new dryer duct length specifications.

- 42. Bathrooms 3 sq. ft. of glazed opening or 50 CFM mechanical ventilation.
- 43. Bathroom exhaust fan ducts must now continue and discharge directly outside the structure.
- 44. Provide furnace and water heater locations.
- 45. If an attic furnace is to be provided: Show attic locations, wood platform and walkway from attic access to furnace must be provided for access and service.
- 46. Provide properly sized gas line schematic for all gas appliances. Show piping types, sizes, lengths, BTU inputs of appliances, and delivery pressure. Show location of gas regulators.
- r Provide prescriptive insulation values for walls, ceilings and floors over unconditioned space, include all U values for windows & doors. As an alternative, provide an accurate and passing 2012 Res Check. Because of all the State amendments, The Department of Energy (DOE) has developed a special RES check just for Utah

Prescriptive R & U value requirements are:           **(C-Continuous)**

U factors	Skylights	Ceilings	Walls	Mass Wall	Floors	Basement Wall	slab
.35	.60	38	19 or 13+5C	13	30	13 or 10C	10, 2 ft. down

**Electrical**

- 45. Provide Electrical Plans – Show all lights, switches, outlets, smoke detectors/CO, etc.
- 46. Show all GFI outlets. (Exterior locations, garages, kitchen countertops, bathrooms, crawl spaces & unfurnished basements, and all receptacles within 6’ of a laundry utility or a wet bar sink.)
- 47. Show electrical service size and location also the location of the electrical sub-panel.
- 48. All stairs with six or more risers require a light with operating switch at top and bottom of the stairs.
- r Show the locations of all smoke detectors in each Bedroom, hallway serving bedrooms and at every level. Additions and remodels require the detectors to be installed in existing bedrooms & hallway locations to be hardwired if attic or crawl space would permit & battery operated otherwise
- 42. Provide carbon monoxide detectors on each habitable level of home.
- 43. Install 110 volt GFCI electrical outlet within 25 feet of AC unit.
- 44. Provide **Combination** Type ARC Fault Beakers for all bedroom branch circuits. (Lights, switches, smoke detectors and receptacles).
- 45. Install weatherproof bubble covers on all exterior electrical outlets not protected by a porch or similar area
- 46. Provide a concrete encased electrode (Ufer Ground) and water pipe electrode (if copper) for the grounding system of the electrical service.
- 47. Provide at least one exterior outlet at front & back of home.
- 48. Provide Tamper Resistant type receptacle outlets throughout
- 49. Provide lighting at exterior side of all outside doors
- 50. Detached garages shall provide a minimum 60 amps for sub panel if providing more than 2 circuits & main disconnect for panel if more than 6 circuit breakers installed



## **LYNNDYL TOWN BUILDING INSPECTION NOTICE**

PO BOX 40207  
Lynndyl, UT 84640

The following is a list of commonly required inspections:

- Footings with steel in place and prior to pouring
- Foundations, with steel in place and prior to pouring
- Underground electrical & plumbing
- Framing
- Rough plumbing
- Rough electrical
- Rough mechanical
- Weather Resistive barrier & Flashing (Sec.1403.2-1405.3)
- Drywall/Firewall
- Exterior: Siding, Brick or Stucco Lath
- Gas piping
- Electrical service panel
- Final

This list is not conclusive and may vary depending on the scope of the project. Contact the building inspector to determine what inspections are required for your project or if you have any questions.

Please note that the international Building Code Section 110.1 states: “No building or structure shall be used or occupied and not change in the existing occupancy classification ...shall be made until the building official has issued a certificate of occupancy...” A certificate of occupancy will not be issued without all required inspections having been completed and approved.

### **Building Inspector**

Sunrise Engineering  
1-800-560-6151

One (1) full working day notice  
is required on all inspections.



# Building Permit Application

Lynndyl Town P.O. Box 40207 Lynndyl, UT 84640

DEPARTMENT OF COMMERCE  
Division of Occupational  
& Professional Licensing  
160 E 300 S, Fourth Floor  
P O Box 146741  
Salt Lake City UT 84114-6741  
(801) 530-6628  
doplweb@utah.gov

## OWNER / BUILDER CERTIFICATION

### AGREEMENT TO COMPLY WITH THE CONSTRUCTION TRADES LICENSING ACT

**Fax a copy of this Form and Permit to (801) 530-6301 attn: Jody**

Name of Owner / Builder: \_\_\_\_\_

Address: \_\_\_\_\_  
Street City State Zip

#### LOCATION OF CONSTRUCTION SITE

Address: \_\_\_\_\_ Tax ID: \_\_\_\_\_  
Street 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 (5) years.
2. The improvements being placed on the property are intended to be used for my personal, noncommercial, non-public use.
3. I understand that work performed on the project, if it is the type of work which is regulated under the "Construction Trades License Act", and "Rules of the Constructor's Licensing Board", must be performed by the following:
  - a. Myself as the sole owner of the property; or
  - b. A licensed contractor; or
  - c. My employees (s) on whom I have worker's compensation insurance coverage, on 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 the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Signature of Owner / Builder

Subscribed and sworn before me the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, in the County of \_\_\_\_\_, State of Utah.

\_\_\_\_\_  
Notary Public