

TOWN OF ALTA

GENERAL BUILDING DEPARTMENT INFORMATION

CODES

1. The State of Utah determines the edition of the building code to be used on a statewide basis. The following codes are generally in effect for all construction within the Town of Alta. A complete list of codes and appendices as required by the State of Utah is attached. The State adopts upgraded editions of building codes on a regular basis. Some references to codes that have been replaced may still exist. In that case, they shall be replaced by the most current code.

“International Building Code”, (IBC), 2003 Edition.
“International Residential Code”, (IRC), 2003 Edition.
“International Plumbing Code”, (IPC), 2003 Edition.
“International Mechanical Code”, (IMC), 2003 Edition.
“National Electric Code”, (NEC), 2002 Edition.
“Uniform Administrative Code (UAC), 1997 Edition

ZONING ORDINANCE REQUIREMENTS

1. Yards, setbacks, slope regulations, parking, density, lot coverage, and other general requirements are set forth in the “Uniform Zoning Ordinances of the Town of Alta, Utah” and are strictly enforced. Copies of this ordinance are available in the Town Office.
2. The requirements of paragraph 108.4 of the 2003 IBC concerning work commenced without a permit will be strictly enforced.
3. Work on owner occupied single family dwellings within the R-3 Occupancy Group may be done by the owner of the property. Construction in all other Occupancy Groups will be done by a currently licensed Utah general contractor. Plumbing, mechanical and electrical work for all Occupancy Groups, including R-3, will be done by a currently licensed Utah contractor in the appropriate trade.
4. See “Documentation” section below for requirements for construction documents.

FEES

1. Building Permit fees will be assessed in accordance with Table 1-A of the 1997 UBC, and UAC, 1997. Plan Review Fees are in accordance with paragraph 304.3 of the 1997 UAC.
2. For purposes of valuation for calculation of all fees, single family residential work under R-3 Occupancy classification will be valued at \$200.00 per gross square foot of floor area, condominiums at \$200.00 per gross square foot of floor area, and work under all other occupancies will be valued at \$200.00 per gross square foot of floor area, condominiums at \$200.00 per gross square foot of floor area, and work under all other occupancies will be valued at \$200.00 per square foot of gross floor area. “Gross Floor Area” is as defined in

Section 1002 of the 2003 IBC. Remodeling and interior renovation work will be valued on a reasonable “contract price” basis subject to approval of the Building Official.

3. In general, plumbing and HVAC inspection fees are included in the general permit fee, however, additional fees for these may be assessed when deemed appropriate by the Building Official. Electrical fees are normally calculated at \$.10 per gross square foot of floor area for all construction.
4. Fees for connection to the Town’s water and sewer systems are \$40.00 per fixture unit for water and \$60.00 per fixture unit for sewer. Fixture units are calculated from the data in Table 10-1 of the Uniform Plumbing Code.
5. A \$2000.00 Revegetation Bond is required prior to issuance of a “Certificate of Occupancy”.

INSPECTIONS

1. Required inspections are indicated on the “Inspection” card. This inspection card must be on the job site at all times. Inspection requests shall be made to the Inspection “Hotline” between the hours of 8:00 to 4:00 on any weekday (exclusion of holidays) at 364-1465 at least 48 hours prior to the time the inspection is desired. See Sections 109 and 1704 of the 2003 IBC for other inspection requirements.
2. Prior to the “4-way” inspection, the permittee must have his project inspected by a licensed engineer and provide the town with a copy of that inspection report.
3. A Final Inspection is required and a “Certificate of Occupancy” issued by this department prior to occupancy of any portion of any project in accordance with Section 110 of the 2003 IBC. A partial and/or temporary “Certificate of Occupancy” may be issued if appropriate in accordance with Section 110.4 of the 2003 IBC.

GENERAL STRUCTURAL REQUIREMENTS

1. a) Design snow loads are governed by the Utah State Amendments to the UBC. Amendments follow the “Utah Snow Load Study” compiled by and available through the Structural Engineers Association of Utah, Post Office Box 58628, Salt Lake City, Utah 84158-0628.
b) The design roof snow load varies according to the chart attached hereto, however, the data therein are for general reference only and required loads for all projects are subject to approval by the Building Official.
c) For calculations required by Chapter 16 of the Appendix, the exposure coefficient shall be determined by the design engineer and subject to approval by the Building Official.
d) For all lateral analysis calculations, the snow load may be reduced by 60% subject to approval by the Building Official.
e) Note that the standard 15% stress increase for wood design is not permitted.
2. The Town has adopted an “Avalanche Design” ordinance applicable to all new construction regardless of size, type, nature, or occupancy. All construction, regardless of nature, must have a complete avalanche load study. The avalanche Hold Harmless and Indemnity Agreement must also be signed prior to issuance of Building Permit.

3. The Town is in seismic zone 3. The minimum basic wind speed is 70 miles per hour, Exposure B. The minimum depth to the bottom of all footings below adjacent finished grade is 49”.
4. All habitable structures must have water meters with remote readouts per the requirements of Salt Lake County Service Area #3.

CONSTRUCTION DOCUMENTATION

1. All construction of any type or nature must be properly documented by an appropriate design professional. The extent of required documentation for any project will be in accordance with generally accepted industry standards and must contain sufficient information to completely define the proposed project.
2. Documentation for work other than owner occupied single family dwellings must be prepared by a currently licensed Utah architect or engineer.
3. All structural work must be completely described by drawings, notes specifications and calculations prepared by a currently licensed Utah engineer qualified in structural design.
4. The site plan of the proposed work must be prepared, stamped and signed by a licensed Utah surveyor and shall show property lines, easements, water ways, right of ways, existing and proposed topography including a graphic indication of all existing areas where the ground slope is 30% or greater, existing and proposed vegetation, utilities, structures, roads, walks, decks, parking areas, graded areas, calculations of “net developable area” and “lot coverage” as defined in the Zoning Ordinance, and such other information as may be appropriate to the project.
5. Documents for on and off site improvements must be prepared by a currently licensed Utah civil engineer.
6. A detailed map prepared by a licensed land surveyor showing the size, location, specie or type of each plant, tree or grass on the lot or parcel upon which development is contemplated must be approved by the Mayor or Planning Commission prior to development, removal and/or replacement of vegetation and/or trees.
7. Four sets of all documentation must be submitted at the time application for a Building Permit is made. All sets must be sealed and signed on each sheet or page by the appropriate design professional. Plan Review fees must be paid at the time documentation for any project is submitted for Plan Review. In the event that plan review fees are not paid at the time of Plan Review submittal, and for whatever reason the project does not go forward, the Plan Review fees shall still be due and payable.
8. Documentation submitted for Plan Review that, in the opinion of the Building Official, is not complete will be returned to the applicant with general notes indicating inadequacies. At the time the applicant resubmits, an additional plan review fee may be assessed and must be paid prior to reconsideration. The time for reconsideration of the documents will be charged at the rate of \$42.00 per hour and the balance, if any, of subsequent Plan Review fees will be assessed at the time the permit is issued.
9. On issuance of a Building Permit, one (1) set of the documentation will be returned to the applicant. This set MUST be kept on the job site and available for use by the Town’s Inspector during all working hours. No inspection will be made unless this set is available to the inspector.

10. ALL CONSTRUCTION WILL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH THE APPROVED SET, (i.e., "PERMIT SET"), OF DOCUMENTATION. ANY VARIATION, REGARDLESS OF NATURE OR EXTENT, FROM THE WORK DESCRIBED AND DEFINED BY THIS SET WILL RESULT IN A "STOP WORK ORDER" BEING ISSUED IMMEDIATELY. NO WORK OF ANY NATURE OR BY ANY TRADE WILL BE ALLOWED UNTIL THE PROBLEM IS RESOLVED AND THE APPROPRIATE DOCUMENTATION PREPARED BY THE DESIGNING PROFESSIONAL IS SUBMITTED AND APPROVED BY THIS DEPARTMENT. AN ADDITIONAL FEE FOR ALL TIME USED BY ALL MEMBERS OF THIS DEPARTMENT DURING THIS PERIOD WILL BE ASSESSED AT A RATE OF \$65.00 PER HOUR AND MUST BE PAID PRIOR TO THE "STOP WORK ORDER" BEING LIFTED.

UTILITIES

1. The applicable utility entities are:

Water – Areas North of Little Cottonwood Creek and Powder Ridge, Town of Alta.

Water – Areas South of Little Cottonwood Creek except Powder Ridge, Salt Lake County Service Area #3.

Sewer – Areas North of Little Cottonwood Creek, Town of Alta.

Sewer – Areas South of Little Cottonwood Creek, Salt Lake County Service Area #3.

Power – Utah Power and Light

Natural Gas – Mountain Fuel

Telephone – U.S. West