

QUESTIONS?

A BUILDING INSPECTOR WILL BE HAPPY TO ASSIST YOU WITH ANY QUESTIONS YOU MAY HAVE CONCERNING YOUR PROJECT. WE DO ASK HOWEVER, THAT YOU THOROUGHLY REVIEW THE INFORMATION PROVIDED IN THIS PACKET PRIOR TO CALLING. AN INSPECTOR CAN TYPICALLY BE REACHED BETWEEN 12:00 P.M. AND 1 P.M., MONDAY THROUGH FRIDAY AT 801-732-1064.

INSPECTION SCHEDULING INFORMATION

A minimum of 24 hours notice is required for all inspection scheduling. Specific times are not given for any inspection. Inspections are scheduled Monday through Friday.

REQUIRED INSPECTIONS:

- 1. Footing and Foundation (IF APPLICABLE):** See specific requirements on page 2 of this document.
- 2. Under-floor Plumbing (IF APPLICABLE):** All under-slab/under "main-floor" plumbing is installed, tested and ready for inspection.
- 3. Four-Way Rough:** All rough framing, electrical, plumbing and mechanical work is in place and visible.
- 4. Insulation:** All insulation is in place with vapor barrier where required. Insulation for any drops containing heat ducts or supply ducts should be complete and ready for inspection at this time.
- 5. Final Inspection:** All work including paint, floor coverings, finish hardware and equipment are complete and builder/owner is awaiting inspectors approval to occupy the space.

Footings and Foundations (IF APPLICABLE):

1. All lots must be identified throughout the course of construction.
2. Strings shall be pulled on property lines. Contractor is responsible for verifying exact property lines.
3. Location of structure shall reflect that shown on the approved plot plan or approval to pour footings shall be denied until a new plot plan has been approved.
4. Footing reinforcement shall consist of #4 dowels spaced at 24 inches on center (vertical). Footings shall be a minimum 10" x 20". Horizontal reinforcement shall consist of two (2) #4 rebar with a minimum of 18" overlap (corners must be bent and not crossed).
5. A minimum 8" foundation wall is required unless otherwise approved. Reinforcement placement shall comply with the current state foundation reinforcement amendment unless otherwise approved. All reinforcement shall be doubled around all windows and doors.
6. All **foundation** walls exceeding 8' in height shall require engineering.
7. All **retaining** walls exceeding 4' in height (measured from the bottom of the footing to the top of the wall) shall require engineering.

A TWO (2) "FULL-DAY" CURING PERIOD SHALL BE PROVIDED FOR ALL FOOTINGS PRIOR TO POURING FOUNDATIONS.

Building/Framing:

1. Follow the plans. If you decide to make a change, check with a building inspector to ensure the change will comply with code. (Call 801-732-1064 9 am - 5 pm Monday through Thursday)
2. Smoke detectors are a requirement found in the building code. Smoke detectors shall be installed in series with a minimum 14-3 w.g. conductor using a listed 110 detector with battery back-up. One carbon monoxide detector must be located in the basement.
3. Bedroom windows must comply with IRC requirements for egress. A minimum of 5.7 sq. ft. is required with minimum dimensions of 20" wide X 24" high. Maximum finished sill height is 44". At least one window in the basement must meet this requirement even if a bedroom is not reflected on the plan.
4. Beams must be properly sized for the load when replacing any portion of a bearing wall. Engineered beam schedules shall be a part of the drawings submitted prior to the issuing of the permit.
5. Full depth solid blocking is required at bearing points between joists.

6. Install framing anchors and hangers where required.
7. Holes in a floor joist cannot exceed 1/3 depth with a minimum of 2" to the edges. Notches in the ends (vertical edge) of a joist cannot exceed 1/4 the depth. Notches in the end 1/3 of the joist cannot exceed 1/6 the depth. Notches are not permitted in the center 1/3 of the joist span. Beams may not be notched/drilled without engineered justification.
8. Adequate bearing continuity must be maintained to footing or foundation for posts supporting beams or girders.
9. When any plumbing or electrical necessitates the cutting of sole plates or top plates, a metal tie not less than 0.058 inch (16 galv. Gage), 1 1/2 inches wide shall be installed. It shall be fastened to each plate across and to each side of the opening.
10. Install positive post beam connections to resist lateral displacement and uplift.
11. Habitable rooms, corridors, hallways, bathrooms, laundry rooms and basements shall have a ceiling height of not less than 7 feet measured from the finished floor to the finished ceiling.
12. Handrails are required on all stairs with 4 or more risers. The top of the handrail must be placed between 34" and 38" measured vertically from the nose of the tread.
13. Guardrails are required next to walking surfaces, which are more than 30" above grade or floor below. Guardrails shall be at least 36" in height with balusters spaced less than 4" apart.
14. **Plates, sills and sleepers, which rest on concrete or masonry, shall be treated wood or foundation redwood.**
15. Enclosed accessible space under stairs shall have walls and under stair surface protected on the enclosed side with 1/2 inch gypsum board.
16. Insulation: A minimum R-value of 13 must be provided on exterior basement walls. Paper or foil-backed insulation shall be recognized as meeting the vapor barrier requirement when properly installed. All other types of insulation shall be covered with an approved vapor barrier unless otherwise approved by the building official (IECC).

Electrical:

1. G.F.C.I. type outlets are required in all bathrooms and unfinished areas.
2. Arc-Fault Circuit Interrupters are required for all bedroom circuits.
3. Jet-tub motors must be protected by a G.F.C.I. circuit and be accessible for repair or replacement.
4. Outlets are required every 12' maximum in walls and in any wall space exceeding 2' in width.
5. Recessed light fixtures installed between floor joists subject to direct contact with insulation must be rated or approved for such an application, or a barrier installed to maintain a minimum clearance of 3" from the fixture to any insulation. A clearance of 1/2" must also be maintained from the fixture to combustible material.
6. An electrical exhaust fan vented directly to the outside (with metal duct) is required in any bathroom without an openable window.
7. **Maximum of 10 to 12 combination fixtures/outlets per 20 amp circuit served by 12-2 W.G. conductors or 8 to 10 combination fixtures/outlets per 15 amp circuit served by 14-2 W.G. conductors** unless a calculated load is provide to justify the increased load.
8. Kitchen areas must be supplied by at least two, (2) 20 amp circuits.
9. Bathrooms to be served by a 20 amp (12-2 W.G.) circuit.
10. Smoke and Carbon Monoxide Detectors shall be installed in accordance with sections R314 and 315 of the IRC respectively.

Plumbing:

1. All fixtures in basement must have dry venting to roof. No wet venting is permitted between floors.
2. Access door/panel required for Jet-tub motors.
3. Minimum of 30" wide and 21" in front of any water closet (toilet) is required.

Mechanical:

1. Bathroom exhaust fans must be vented directly to the outside with metal duct.
2. Do not permit copper water lines or wires to make direct contact with galvanized duct work. Protect or relocate contact areas.
3. Insure that all joints in mechanical ductwork are sealed (airtight) with a listed tape/mastic.

- 4. Maintain min. 1” clearances from type “B” furnace flue to combustibles. Note: Provide cold air return as required.
- 5. All exterior duct openings to be properly covered with grills, screens, back-draft devices etc.

TV/Phone/Security/Vacuum/Audio Connections: The installation and location of any television, telephone, security, central vacuum or audio systems are the sole responsibility of the owner. Any notches or holes created in framing members for the installation of these systems must comply with the IRC.

CONTRACTOR OF RECORD:

The Contractor of Record listed on the building permit, whether a General Contractor or owner/builder, shall be held responsible for all phases of construction. It is their responsibility to ensure that any sub-contractor involved in the construction project is currently licensed by the State of Utah in their profession. It will also be the responsibility of the Contractor of Record to ensure all work is completed and in compliance with the current editions of the model codes and ordinances, as adopted by the State of Utah and Hooper City respectively.

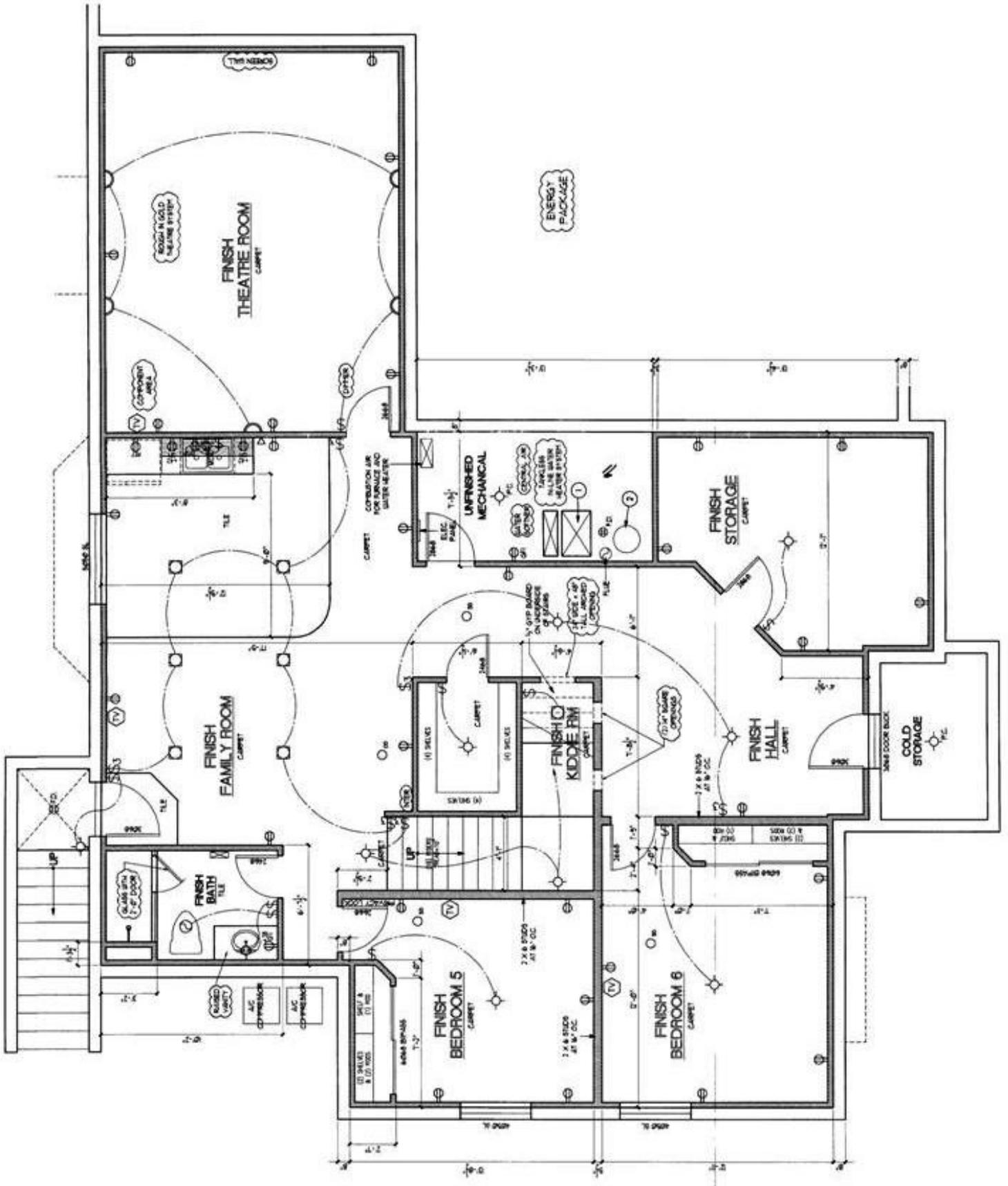
The Contractor of Record hereby acknowledges receipt of a complete copy of this plan review.

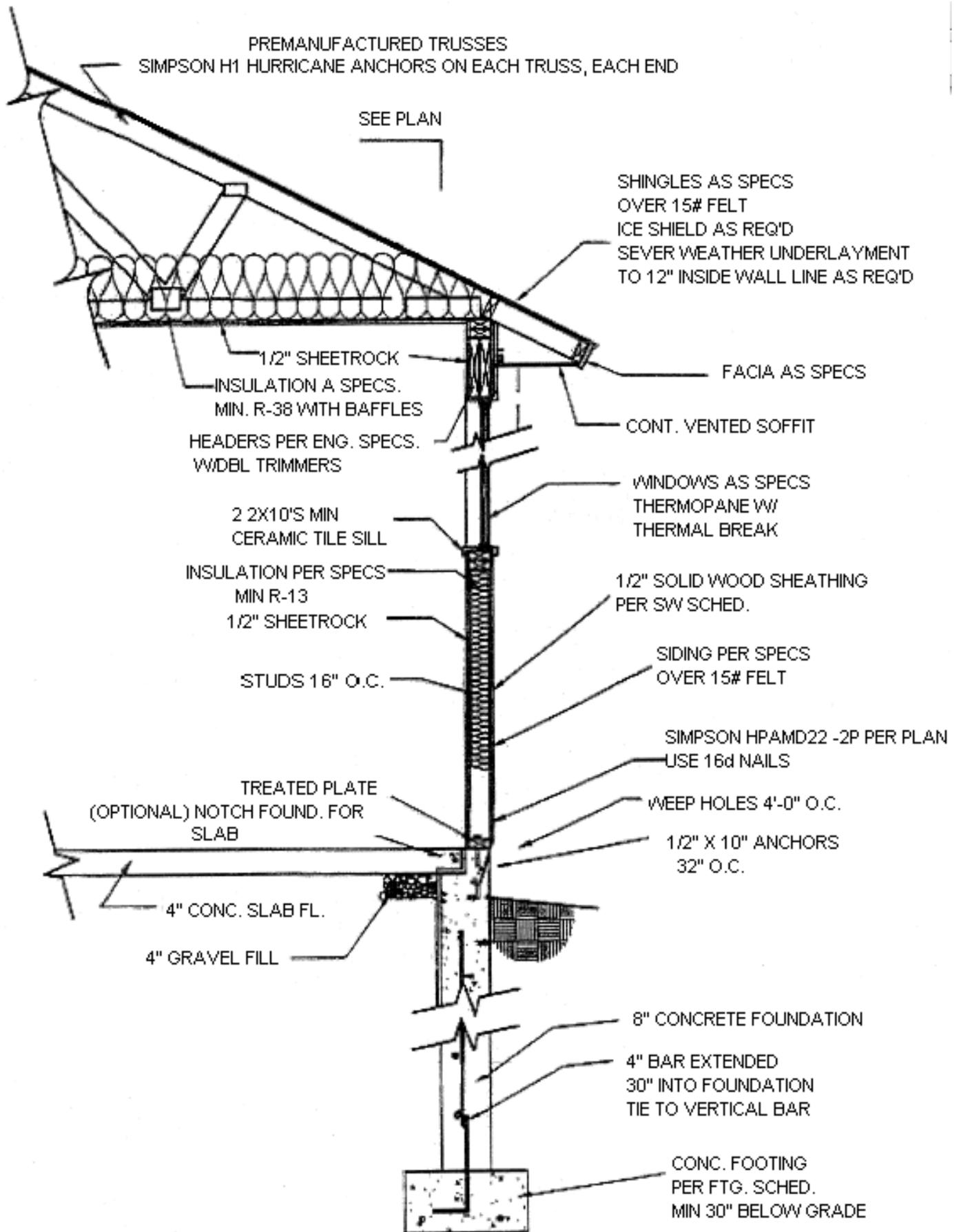
Signed: _____
(Print Name) (Signature)

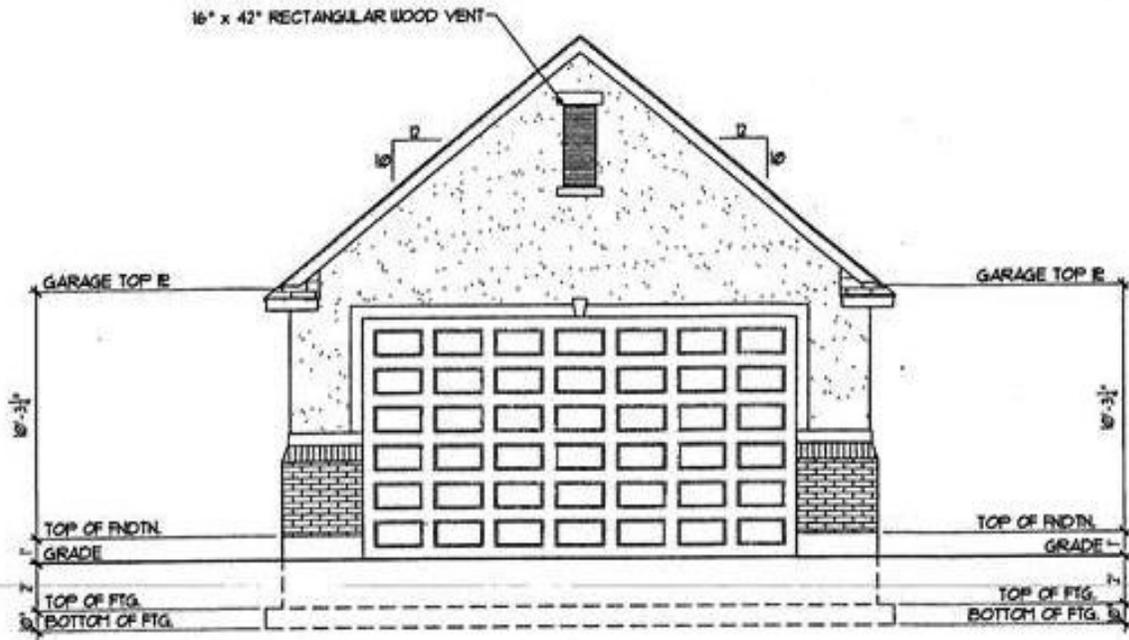
Date: ____ / ____ / ____

THE FOLLOWING SAMPLE PLANS HAVE BEEN ATTACHED:

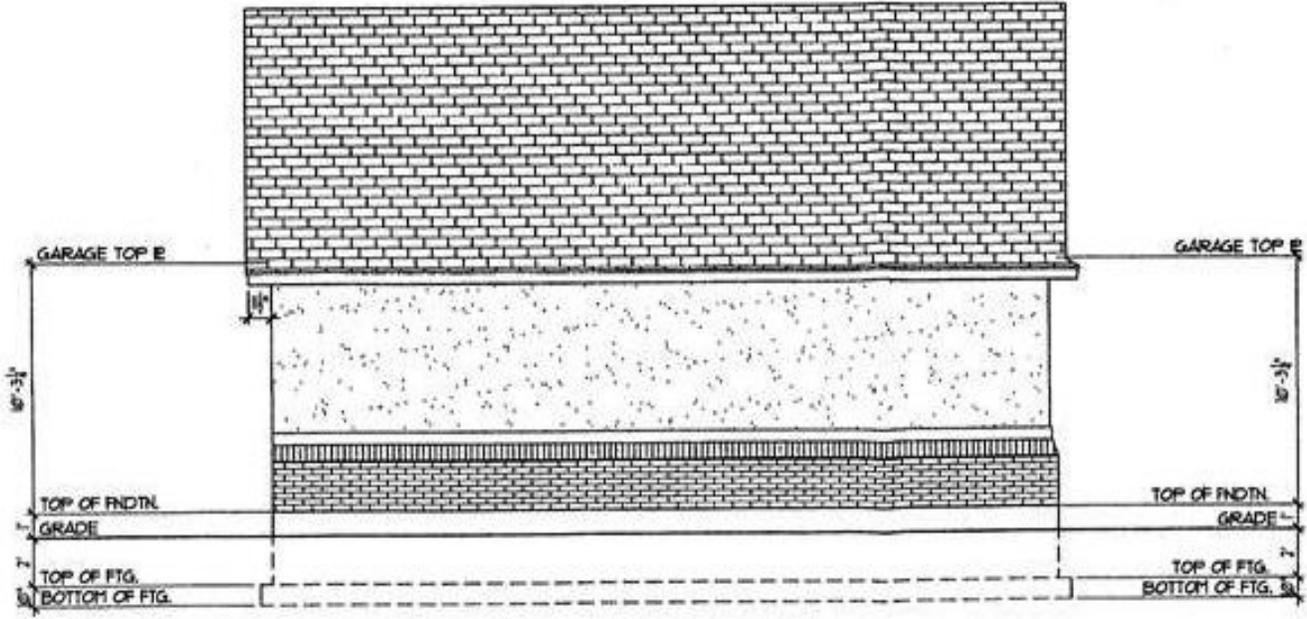
- PAGE 5 – FINISHED BASEMENT PLAN**
- PAGE 6 – TYPICAL WALL SECTION**
- PAGE 7 – ELEVATIONS**
- PAGE 8 – SITE PLAN**







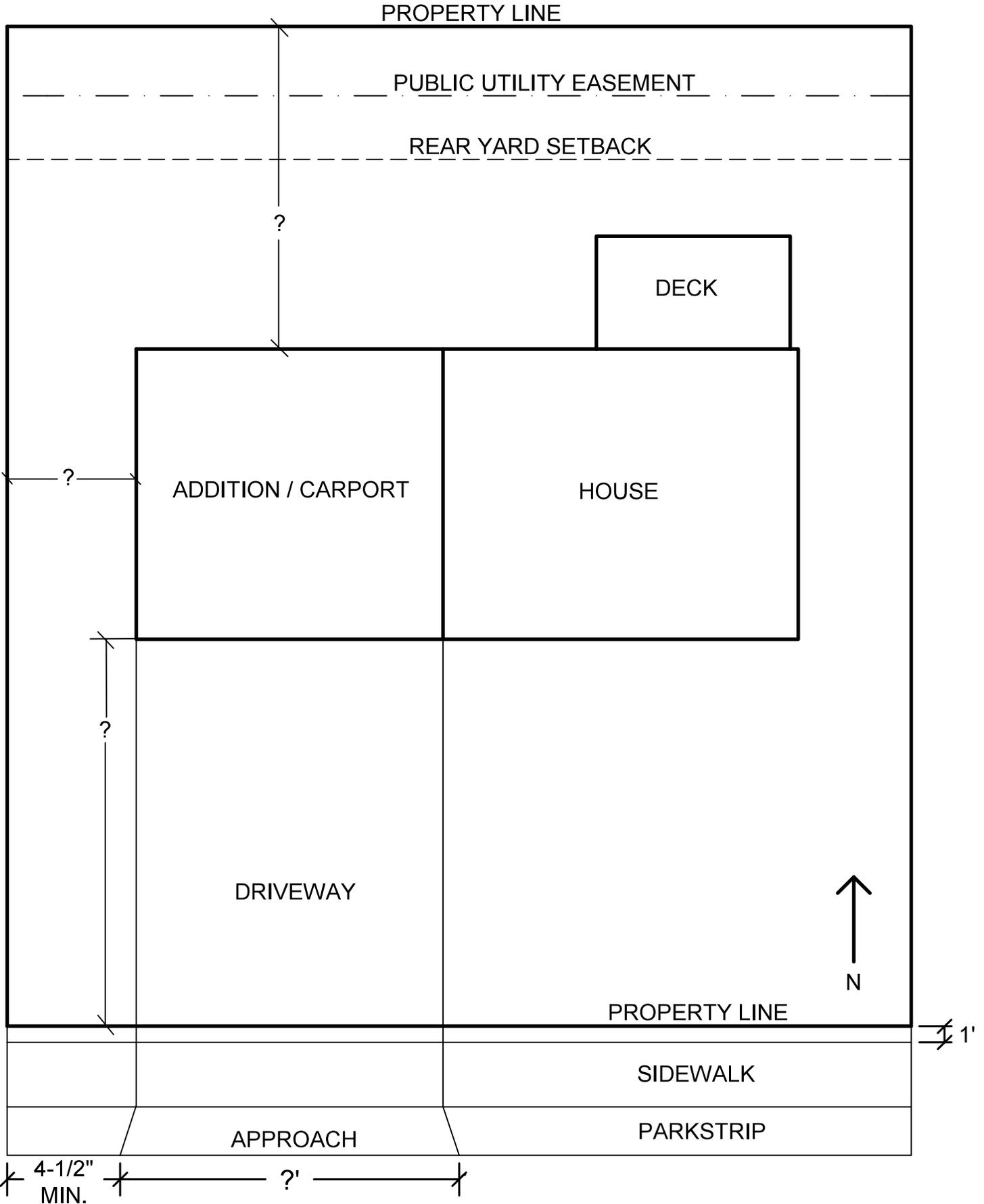
A FRONT ELEVATION



B LEFT ELEVATION

ADDRESS:
SUBDIVISION:
LOT:

INTERIOR LOT



1/8"=1'

STREET NAME