Residential Plan Submittal Requirements

The following plan review items are required to obtain a building permit for a new home, home addition or to build an accessory structure (garage, shed, carport, etc).

Sandy City currently enforces the 2015 ICC Codes and plans must reflect that

1. Complete, drawn to scale plot plan with lot dimensions, distances to property lines and accessory buildings and/or decks shown on plan.
2. Topographical plan showing lot contours on lots with hillsides or slopes to determining buildable limits and compliance with Sandy City Sensitive Area Overlay Zone restrictions.
3. Elevations of top back of curb and garage floor slab to determine if driveway is in compliance with Sandy City’s regulations: 2% minimum slope and 12% maximum slope away from the house. Downslope is not allowed.
4. All rooms or portions thereof must be dimensioned and drawn to scale.
5. Provide detailed architectural plans showing all proposed uses with window and door sizes throughout.
6. Provide complete floor framing and roof framing plans to show joist and rafter direction, spacing and construction details.
7. Provide typical wall section, showing wall, roof, footing, foundation and reinforcement.
8. Exterior walls (Shearwalls) must comply with IRC or walls must have lateral analysis by an engineer licensed by the State of Utah.
9. Provide stair detail (minimum/maximum rise/run; nosing information; headroom; guard/hand rail height)
11. RESCheck (Utah Energy Conservations Code)
12. Provide complete engineer stamped truss details.
13. Show load or structural implications from existing home or structures adjacent to additions or remodels that will affect the design or construction of such addition.
14. Provide or show on plans all materials listed to be used in the construction of the project.
15. Any addition or remodel of a residential occupancy requires the installation of a battery powered smoke detector on each level and in each sleeping room. Carbon monoxide detectors need to be on each level where sleeping rooms are located.
Public Utilities Requirement for Residential Building Permit

For small additions and remodel projects, the following is required:

☐ Fill out and initial Public Utilities one page SWPPP.

For a new construction including demolition and rebuild, the following is required:

☐ Site Plan: Showing location of driveway, water meter, fire hydrant, and storm drain inlet. **Driveway CANNOT go through water meter, fire hydrant, and storm drain inlet box. If water meter, fire hydrant, and storm drain inlet box needs to be relocated, contact Public Utilities for approval.**

☐ Call out "Upgrading water meter per City Standard" if approved subdivision is 5 year or older. Contact Public Utilities for approval. A letter will be produce and a bond will be collected.

☐ A new fire hydrant may be required on a case by case basis as determined by the Fire Marshal, depending on the size of the home and fire flow in the area

☐ Add the following notes to the plan:
  ☐ “No driveway shall be constructed so as to convey storm water runoff toward any building.”
  ☐ “Each lot is required to retain all storm water on site (except for the portion of driveway that drains directly to the street). This can be accomplished by use of swales, retention areas, berms, planter beds, underground infiltration, etc.”

☐ Grading and Drainage Plan, designed and stamped by a license professional engineer **MAYBE** required on a case by case basis. A bond may be collected.

☐ Demonstrate on the Grading and Drainage plan that each lot has retain all storm water on site (except for the portion of driveway that drains directly to the street). This can be accomplished by use of swales, retention areas, berms, planter beds, underground infiltration, etc.”

☐ Demonstrated that in a 100-year, 3-hour storm event, runoff flows will be safely conveyed to the street and will not flood structures. If the 100-year, 3-hour storm runoff flows cannot be safely conveyed to the street and without flooding structures, then retention for the 100-year, 24-hour storm event shall be provided on-site.

☐ If lot is located in the 100 year flood plain, submit Grading and Drainage Plan to Public Utilities.

☐ Submit a Common Plan SWPPP and NOI (from the State) to Public Utilities for approval.

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