

Building Department

Building Permits and Design Criteria:

Building permits are beneficial to you and the community toward protecting the outcome and investment value of your construction project and guarding against a lawsuit or injury. By working with a code official, you will benefit from their knowledge of the building codes to ensure your project is built right and will be safe.

Permits are required for new construction, additions, decks, garages, renovations, conversions, basement finishes, electrical systems, plumbing systems, HVAC (heating, ventilation, and air conditioning systems), accessory structures, retaining walls over four feet in height, etc.

Building Permit Packets are available at City Hall, 160 S. Main, or can be downloaded from the website. When submitting a building permit the following will need to be included:

- Building department requires two sets of plans (to scale) and engineering calculations wet-stamped by an engineer,
- Three copies of a site plan including grading and drainage along with a copy of the elevations for the storm water official.
- Completed application with all the contractor information. There is a \$75 plan check deposit (\$250 for commercial projects, \$25 for smaller projects i.e.: small remodels, additions and basements).

Details are noted in the packet. The plan check process takes approximately 2 to 3 weeks.

Permit fees for an average sized home in a subdivision are approximately \$12,000. This includes the building fee, plan check fee, state fee, water meter/connection, sewer connection, irrigation connection if applicable, transportation, police and fire facilities fees and street cleaning. Storm water application fee, storm water bond and excavation permits will be processed through our Public Works department.

If the property is not in a subdivision, the average permit fee would be approx. \$22,000. This includes the fees stated above and the impact fees for water, storm sewer, and parks.

Farmington City's design criteria are 2018 International Building Code, 2018 Mechanical, Plumbing, and Energy Codes and 2020 Electrical Code and the 2015 International Residential Code. Seismic Zone D2, V-ult ASCE-7 exposure B for most of Farmington (engineer shall evaluate), snow load 30 lb. (40 lb. in foothill zones).

Eric Miller
Certified Building Official
801-939-9219

Daxton Bishop
Certified Building Inspector
801-939-9216

Heidi Gordon
Building Secretary
801-939-9214



FARMINGTON CITY REQUIREMENTS FOR RESIDENTIAL BUILDING PERMIT APPLICATION CHECKLIST

Application for residential permit will require the following *prior* to being submitted for review:

- Completed** "Building Permit Application" with contractor's license #'s. The City will verify that every contractor license is active through the Utah Division of Professional Licensing.
- (2) complete sets of plans stamped by an Engineer
- (3) copies of a Site Plan (Please separate from set of plans).
- (1) extra copy of elevations for the storm water official
- (2) copies of REScheck Compliance Certificates
- (2) Structural Calculations from an Engineer
- (2) copies of a Heating Plan & Calculations Manual D & J
- (2) Natural Gas Piping Compliance Form (and schematic if not drawn on house plans – a Sample is included in this packet for reference)
- Signed and dated "Disclaimer" form regarding water/sewer laterals
- Signed and dated "Notice of Contractor/Plumber" form regarding meter yoke
- Signed and dated "Notice to Contractors" form regarding control of run-off
- Completed "Storm Water Land Disturbance" application (fee will be added to permit)
- Completed "Storm Water Pollution Prevention Plan" bond form
- Completed "Same Model" form (if applicable)
- Soils Report (if required, please see the list of requirements included in this packet)
- Architectural approval (only required in Farmington Ranches & Farmington Meadows)
- An Excavation Permit from Public Works will need to be obtained prior to the Building Permit being issued. Public Works is located at 720 W. 100 N., phone # 801-451-2624
- \$75.00 plan check deposit made payable to Farmington City (cash, check or *card 2.75% fee*). The deposit will be credited toward the total cost of the review fee when the permit calculated. The plan check fee is non-refundable if the project not completed.

Fees are **not** calculated until after a full review has been completed. We do **not** give estimates on permits; we will explain how we calculate our fees but will not give any estimates. Other fees such as water/sewer connections, fire protection, irrigation, park impact, etc., are calculated in accordance with "Farmington City's Consolidated Fee Schedule" and "Impact Fee Schedule."

The plan check and permit process can take approximately 3 to 4 weeks. After the initial plan check; the owner, contractor, and/or engineer must make all changes, corrections, additions, etc., as redlined marks indicate. All plans and forms must be returned to be re-checked. Several attempts may take place before the plans can be approved for construction and building permit issuance. Please note that if redlined plans are continually re-submitted without the changes the city indicated or major changes are made to the plans, a second plan check fee will be charged. If plans are reviewed by City Staff it will be \$55.00 per hour. If an outside consultant is required the cost will be \$100.00 per hour. This fee will be due prior to the second review taking place.

Permits issued in Farmington City shall become null and void if:

1. Authorized work has ceased for 180 days
2. Authorized work is suspended or abandoned for 180 days after the time the work started
3. It has been 180 days since the date of the last inspection

The Building Official is authorized to grant, in writing, one or more extensions of time, for a period of not more than 180 days each. This extension shall be requested in writing with a justifiable cause demonstrated.

A final inspection is required in order for a project to be completed. If a final inspection is not scheduled and passed, the permit becomes non-compliant and may result in a lien against the property. Please be sure to schedule a final inspection to complete the project.

Inspection requests need to be called in to our INSPECTION HOTLINE at 801-882-8954. If we are not able to answer because we are assisting other people, please leave one message and we will return your call to confirm your inspection. Please note we DO NOT do same day inspections and when setting up an inspection expect to be scheduled out 1 to 2 working days.



FARMINGTON CITY, UTAH – 160 S MAIN ST – (801) 451-2383

BUILDING PERMIT APPLICATION

Type of Project: _____

Property Address: _____

Subdivision: _____ Lot #: _____

Project Cost: \$ _____

CONTACT PERSON FOR PERMIT/PLAN QUESTIONS:

Name: _____ Email: _____

Cell #: _____ Alternate #: _____

PROPERTY OWNER:

Name: _____ Zip Code: _____

Address: _____ Phone #: _____

City: _____ Email: _____

GENERAL CONTRACTOR:

Name: _____ State License #: _____

Address: _____ City: _____ Zip Code: _____

Phone #: _____ Email: _____

SUPERINTENDENT OF PROJECT: _____

Phone #: _____ Email: _____

ELECTRICAL CONTRACTOR:

Name: _____ State License #: _____

Address: _____ City: _____ Zip Code: _____

Phone #: _____

PLUMBING CONTRACTOR:

Name: _____ State License #: _____

Address: _____ City: _____ Zip Code: _____

Phone #: _____

MECHANICAL CONTRACTOR:

Name: _____ State License #: _____

Address: _____ City: _____ Zip Code: _____

Phone #: _____

FARMINGTON CITY NATURAL GAS PIPING COMPLIANCE FORM

Building Information

Building Address: _____	Date: _____
Subdivision: _____	Lot # _____

Contractor Information

Mechanical / HVAC Contractor: _____	
Address: _____	Phone: _____
Email: _____	

GAS PRESSURE AT METER

4 oz.

2lb.

Appliance	Qty:	Maximum BTU Input	CFH	Pipe Size
Boiler	_____	_____	_____	_____
Barbecue	_____	_____	_____	_____
Dryer	_____	_____	_____	_____
Fire Place	_____	_____	_____	_____
Fire Place	_____	_____	_____	_____
Fire Place	_____	_____	_____	_____
Furnace	_____	_____	_____	_____
Furnace	_____	_____	_____	_____
Furnace	_____	_____	_____	_____
Range	_____	_____	_____	_____
Cook Top	_____	_____	_____	_____
Unit Heater	_____	_____	_____	_____
Water Heater	_____	_____	_____	_____
Water Heater	_____	_____	_____	_____
Other	_____	_____	_____	_____
Other	_____	_____	_____	_____
Other	_____	_____	_____	_____
Total BTU	_____	_____	_____	_____
Total CFH	_____	_____	_____	_____
Maximum Developed Length	_____	_____	_____	_____
Inspected By:	_____			

DISCLAIMER

Farmington City assumes no responsibility for nor does it warrant or guaranty that the water and/or sewer lateral has been installed in the specific location shown on the as-built drawings furnished by the developer and/or the contractor. Persons applying for building permits may inspect the as-built drawings if they desire to do so in connection with locating their water and/or sewer lateral. However, the City has not prepared nor does it take any responsibility for the accuracy of any such drawings.

Received and accepted by: _____
Building/Owner Date

UTILITY LATERAL POLICY

Farmington City will warrant installation of water and sewer laterals, but only after the following has occurred:

1. The owner/builder excavates to the flow line of the sewer main on the private property side of the sidewalk 40 feet in each direction of where the as-built drawings show the sewer laterals to be, or to the property line, whichever is closer.
2. Regarding water laterals, excavation must be at least 6 feet deep and 40 feet in the opposite direction of where the as-built drawings show the lateral to be.
3. Authorization for actual installation is granted by Farmington City.

NOTICE TO CONTRACTOR/PLUMBER

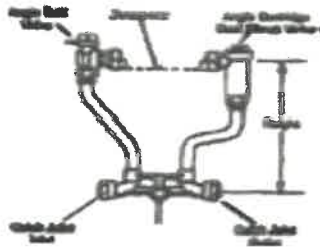
The meter yoke can be jumpered to allow for water use until your meter is set. The meter will be se AFTER the final inspection or temporary occupancy has been issued, at the discretion of the Building Inspector.

CAUTION MUST BE EXCERCISED WHEN INSTALLING JUMPER

3/4" YOKES REQUIRE A JUMPER EXACTLY 7 1/2" LONG

1" YOKE REQUIRE A JUMPER EXACTLY 10 3/4" LONG

Use of jumpers of any other length can damage the meter setter and/or pipe fittings adjacent to it. Any damage to the setter or plumbing caused by this action shall be the responsibility of the contractor/owner. When installing jumpers, gaskets must be used to ensure the setter does not leak. Farmington City's Water Department will allow a jumper inside the setter box made only from pex piping. It must be the exact length or may be installed with a large loop. DO NOT BEND THE SETTER!



Contractor/Agent Signature Date



NOTICE TO CONTRACTORS

Federal and State regulations require us to control run-off water from all construction sites and keep dirt and debris from streets and gutters. This is to prevent pollution of downstream water and also prevent storm drains from filling with silt.

Farmington City has adopted the following policies to help resolve this problem:

1. All retention walls shall be in place prior to the start of framing.
2. Piles of dirt or debris will not be allowed in the street or on the sidewalk. No dirt ramps are allowed. Gravel ramps with 1" +, washed gravel are allowed if gravel is kept off the streets.
3. Contractors will be responsible to maintain all run-off water on the lot and prevent silt or rocks from washing onto neighboring properties or into the street. Straw wattles or silt fences have proven to be an effective method.
4. Downstream storm drains will be protected with gravel bags, or equivalent inlet protection.
5. Curb, gutters, and street will be inspected daily and swept daily if necessary.

In the event it becomes necessary, Farmington City will remove dirt or other debris from the street, gutter or sidewalk at the contractor's expense.

We appreciate your cooperation on these matters.

Eric Miller, Farmington City Building Official
Brent White, Environmental Specialist

CONTRACTOR'S ACKNOWLEDGEMENT OR RECEIPT AND COMMITMENT OF COMPLIANCE
THERE TO:

Contractor's Signature

Date



SAME MODEL FORM

This form is applicable for same subdivision, same contractor with the same house plans.

GENERAL CONTRACTOR: _____

SUBDIVISION: _____

LOT#: _____ MODEL#/NAME: _____

OPTIONS (CHECK ALL THAT APPLY):

NONE

3 CAR GARAGE

FINISH BASEMENT

BAY WINDOW

ROOF

ELEVATIONS

OTHER _____



**THIS SECTION OF THE PACKET FOR INFORMATIONAL
PURPOSES ONLY,**

IT CONTAINS EXAMPLES AND REQUIREMENTS THAT
YOU, THE CONTRACTOR OR OWNER, WILL NEED TO
KNOW. PLEASE READ THROUGH IT CAREFULLY AND
KEEP THEM FOR YOUR REFERENCE,

**DO NOT RETURN THEM TO THE CITY
AT THE TIME OF APPLICATION.**

**PLEASE PAY CLOSE ATTENTION TO THE
REQUIRED INSPECTIONS AND THE
INSPECTION REQUEST PROCESS.**



CONTRACTOR INFORMATION – DO NOT RETURN TO THE CITY

Farmington City – List of Required Inspections

- Footings (excavation complete and forms in place, before pour)
- Foundation
- Underground Plumbing
- Water and Sewer Laterals
- Temporary Power Pedestal (if passed, the City will email a clearance into Rocky Mountain Power, owner/contractor must have account set up at power company before they will turn on power (1-888-221-7070))
- 4-Way (building enclosed, structural members still exposed and rough in for heating, plumbing, electrical work in place and visible)
- Gas Line (if passed, the City will send in the clearance to Dominion Energy)
- Insulation
- Brick Flashing
- Permanent Power (if passed, the City will email clearance into Rocky Mountain Power)
- Final
- Re-Finals (as many as it takes to complete final inspection items)
- Final Site/Grading. Schedule the inspection with Brent White 801-939-9286
- Other inspections and re-inspections as necessary

INSPECTION REQUEST PROCESS

Please become familiar with the following information and forward this information to all sub-contractors who call for inspections:

- Post a copy of the permit on the jobsite
- Inspection hotline 801-882-8954
- Hotline hours 8:00 am – 4:00 pm, Monday thru Friday
- NO SAME DAY INSPECTIONS
- We typically book out for inspections 1-2 days in advance (please plan accordingly)
- Please have the following items when you call to schedule and inspection:
 - Permit number
 - Address
 - Type of inspection
 - Date and time that you would like the inspection

If you get the voicemail leave all of the above information. We will call back to confirm inspection time. Please note, you may not get the exact day and time you request, but we will try to be as accommodating as possible.

SOILS/GEOTECH REPORT REQUIREMENTS

NOTICE TO CONTRACTORS/OWNER BUILDERS:

Certain subdivisions, all hillside lots, and any lots requiring fill require a soils/Geotech report. As of March 1, 2000, all Soils/Geo Tech Reports required by Farmington City shall include a minimum of the following:

Cover Page:

1. Day, month, and year of report/inspection
2. Job location (address, lot #, and subdivision)
3. Location of observations
4. Client/owner of property
5. General Contractor (contact information)
6. Name and contact information of agency providing report

Content:

1. Observations
2. Recommendations
3. Modifications, changes or addendum to footing and foundation specifications
4. Structural fill material specifications
5. Compaction report requirements (lift specifications, minimum compaction percentage, etc.)
6. Floor slab requirements
7. Subdrain requirements

Final Page:

1. Any additional concerns/information relating to the stability of the property
2. Name, license number and stamp of engineer providing the report

Note: The field inspector may require additional information at the time of the footing inspection.



FRONTAGE MAINTENANCE POLICY

Farmington City has adopted an ordinance in an attempt to control erosion on Farmington's sandy hillsides and elsewhere in the City. In years past, thousands of dollars have been expended to clean storm sewers that have been filled with silt, sand, or other erosion materials. Information from the ordinance applicable to property owners and contractors follows:

8-2-080: FRONTAGE MAINTENANCE:

It shall be the duty of each owner of real property abutting or fronting upon any street, highway, or alleyway within the city to maintain the frontage area adjacent to their property out to the edge of the road asphalt in a safe and clean condition and to keep the frontage free of weeds and debris at all times. It shall be the duty of each owner of real property abutting or fronting upon any street, highway or alley within the city to prevent any soil, sand, silt or debris from migrating from or leaving the owner's property into any street, highway or alley adjacent thereto. It shall be a class B misdemeanor to violate any provision contained in this section. In addition to other remedies available at law, upon any violation of this section, the city zoning administrator or the city building inspector shall have the right to stop any construction or activities upon the owner's property which may be causing deposit of material within the city street or right of way by issuing a stop work order, citation or other directive to the property owner. (Ord. 1991-44, 12-11-1991)

Farmington City believes property owners and contractors can do much to eliminate erosion problems as they begin new construction activities. Here are a few suggestions:

1. Consult a qualified engineer or landscape architect if erosion is likely and the solution does not appear obvious.
2. Build temporary de-silting ponds on site to catch erosion debris and maintain the same until permanent solutions can be implemented.
3. Line your frontage with straw bales to filter out the silt and sand and prevent the same from entering upon the street right-of-way.
4. Avoid construction temporary sand and soil ramps across City gutters to gain access onto the property during construction. Instead, use lumber, logs or other material that will not erode away during stormy weather.
5. If you are advised of an erosion problem by the City, correct it immediately so the issuance of "stop work orders" or citations do not become necessary.

Keeping of erosion materials out of City street rights-of-way has become priority with the City.

Please take necessary precautions before erosion problems arise.

Good luck in your construction efforts.