

Patio/Deck Cover Construction

Community Development
Building Division

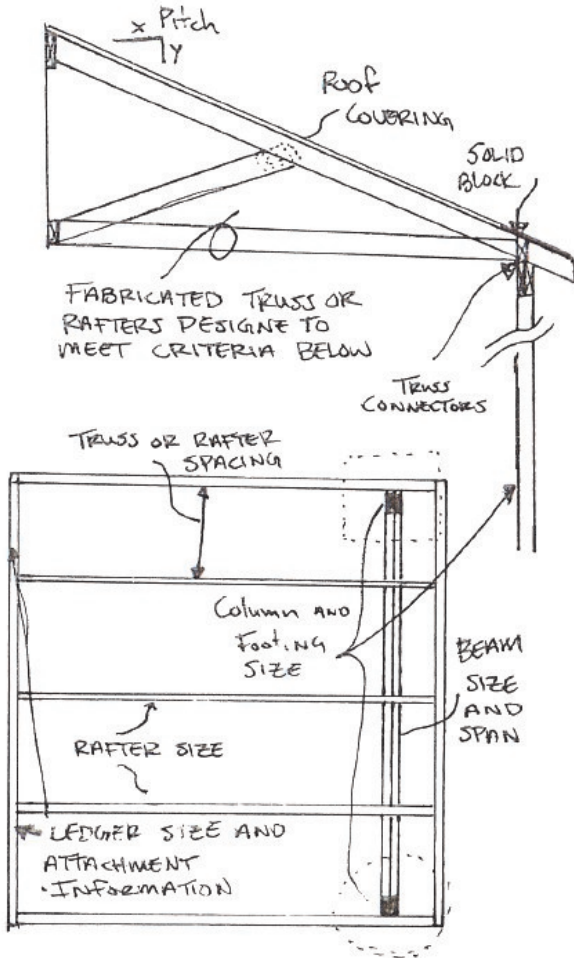


Building Requirements

Any attached structure or addition to any building requires a building permit as adopted by the State of Utah and Springville City Construction Code.

Requirements for Submitting a Permit Application for a covered patio:

1. Permit submissions must be completed at <https://www.springville.org/community-development/building-division/> in My City Inspector. Plans are uploaded on the website.
2. Plan check fees are due at time of plan submission and can be paid in the office with CASH or CHECK only, or an echeck by phone.
3. Electronic copy of a site plan showing where on the property the house is and where the structure will be placed. Include setback measurements. You can contact the Planning & Zoning Department for setback requirements and easement information at 801-491-7861
4. Electronic copy of construction drawings including:
 - A. Truss information as well as structure height.
 - B. Footing information- have to be 30" deep minimum. (See footing details)
 - C. Framing plan including info found on detail A. Must meet design criteria factors.
 - D. Elevations of structure.



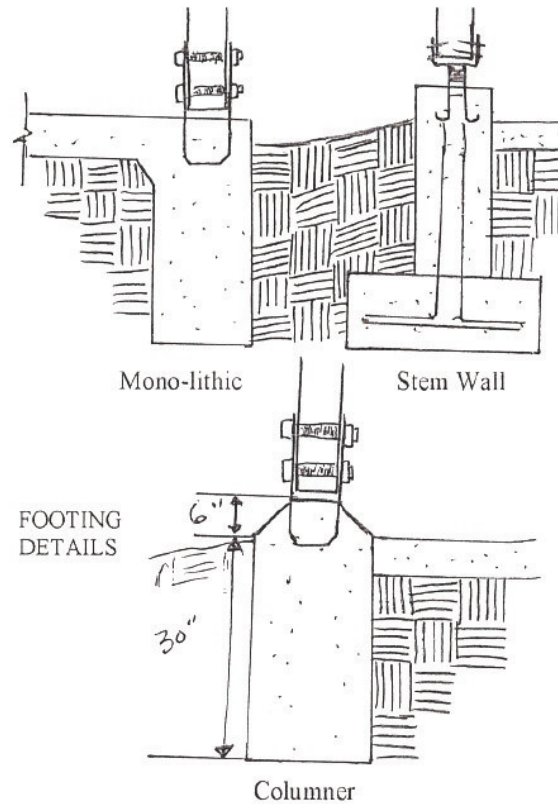
DETAIL 'A'

Design Criteria

Ground Snow load 31 lb/sqft
 Wind load 115 mph (exposure C)
 Seismic D1
 Frost Depth 30 inches

IRC 2015

All plans and inspections are based off the [International Residential Code](#) as currently adopted by the State of Utah



ALL FOOTING OPTIONS FOR PATIO SUPPORTS MUST BE 36" IN HEIGHT FOR FROST AND EXPOSURE PROVISIONS UNLESS STRUCTURE IS SELF SUPPORTING OTHERWISE 12" DEEP FOOTING IS PERMITTED IF WIND PROVISIONS ALLOW

110 S Main Street
 Springville, UT 84663
 801.489.2704

<https://www.springville.org/community-development/building-division/>

buildingpermits@springville.org

TYPICAL SITE PLAN

- E. Fire resistive construction for walls if needed for set back proximity.
- F. Construction valuation (materials and labor)

Submit application and plans at <https://www.springville.org/community-development/building-division/>

Plan review will take approximately 2-3 weeks. It may take longer if we call for corrections to be made to the plans. When plans have been approved, stamped and fees calculated, we will contact you with the permit amount. Payment can be made with CASH or CHECK only or an echeck payment by phone. After the permit has been paid for, work may commence.

Remember, the office is closed on State and Federal holidays.

Inspections required:

- Footing inspection when excavated and formed with reinforcement secured, but before concrete is poured. (setback compliance checked at this stage)
- Foundation inspection when forms are in place and steel tied, ready to place concrete.
- Rough building inspection prior to covering exterior (NOTE- rough is only needed if covering the structural components that would later require further inspection to complete the project).
- Final inspection when the structure is complete prior to occupancy

Inspections can be scheduled on My City Inspector or by calling the Building Department at 801.489.2704 at least one business day before you wish to schedule each inspection. An adult must be present to meet the inspector at the property. After all inspections have been successfully completed, keep the plans, permit and inspection reports with your house records. For any questions or comments please contact the building department at 801.489.2704 / buildingpermits@springville.org.

CHECK LIST

1. Show dimensions of the property.
2. Put address of home on the street the house faces.
3. Show names of bordering streets, if on a corner.
4. Show location and dimensions of existing and proposed buildings, structures and parking areas.
5. Identify the use of all existing and proposed structures including the number of stories.
6. Show distance between buildings (minimum 6'), and distances from buildings and structures to property lines (minimum 3').
7. Show any retaining walls using small circles. **All walls must be built inside of your property lines.** (No alteration to the land of any kind can obstruct or alter the path of flow of any drainage easement used in the design of the subdivision to drain your lot and neighboring lots. *Any change in drainage design must have an alternate method of maintaining the flow approved by the City prior to changes being made.*)
8. Show height, length and type of any retaining wall(s).
9. Include north arrow.
10. Show and identify any easements.
11. Show all architectural projections including stairs, balconies, porch covers, decks, etc.
12. Show drainage using arrows.
13. If a structure is closer than 5 feet to the property line, then fire-resistive construction is required. Show a notation on the site plan and details on the construction drawings.
14. Show locations of all irrigation lines and ditches.

