

Spanish Fork City Commercial Building Permit

40 South Main Street, Spanish Fork, Utah 84660
801.804.4540 www.spanishfork.org



Building Department Submittal Requirements

Applicant must submit the following to be reviewed by City Staff:

- Site Plan that is approved by the Development Review Committee (New Commercial).
- Site Plan (Interior Retrofit).
- Engineering Calculations (New Commercial).
- Building Plans to scale (designed to current IBC criteria).
- Energy Efficiency Analysis – COMcheck meeting IECC.
- Copies of all special inspections required (New Commercial).
- Valuation of proposed project including all labor and materials.
- Electrical Service Information Form.

<http://www.spanishfork.org/dept/pubworks/utilities/electric/loadSheet.php>

Site Plan, Engineering Calculations, & Building Plans Requirements

Any items not shown will slow down the process of review and be returned as incomplete.

Required on Site Plan prior to Staff Review (New Commercial)	
<input type="checkbox"/>	Streets labeled, north arrow & scale.
<input type="checkbox"/>	Location of new building in relation to streets, property lines, and existing buildings with exact measurements shown to include bay windows, cantilevers, etc.
<input type="checkbox"/>	Location of service lines and meters for sewer, water, electric, gas, and fire hydrants.
<input type="checkbox"/>	Parking diagram to include dimensions, accessible parking locations, and signage.
Required on Site Plan prior to Staff Review (Interior Retrofit)	
<input type="checkbox"/>	Buildings and businesses next to retrofit.
Required Engineering (New Commercial)	
<input type="checkbox"/>	Criteria using 2009 IPC, IMC, IFGC, IECC, IBC, IFC, and 2008 NEC.
<input type="checkbox"/>	Soils report.
Required for Building Plans (New Commercial)	
<input type="checkbox"/>	Current engineer & architect stamps with signatures.
<input type="checkbox"/>	Fire Sprinkler Plans if applicable.
<input type="checkbox"/>	Front, sides, and rear elevations showing wall coverings, vent locations, and vent sizes for attic and crawl space.
<input type="checkbox"/>	Occupancy classification of all areas showing the maximum number of occupants allowed on each floor for all rooms and spaces.
<input type="checkbox"/>	Required type of construction used in its design.
<input type="checkbox"/>	Allowable floor area and area modification calculations using IBC section 506 & 507.
<input type="checkbox"/>	Floor plan with electrical, plumbing, and mechanical. Details showing location of subpanels, switches, receptacles, and smoke detectors.
<input type="checkbox"/>	Plumbing fixtures to include water heaters, mop sinks, drinking fountains, and ADA restrooms details.
<input type="checkbox"/>	Heating & A/C to include location, BTU's, pipe size, length, and material to be used.
<input type="checkbox"/>	Floor plan showing type, size, and location of joists, headers, and beams.
<input type="checkbox"/>	Details and layouts for footings, foundations, floor systems, braced wall panels, roof systems, and stairways. Included on these details should be all bolts, straps, tie downs, rebar, etc., to meet the 2009 IBC requirements for this seismic zone.
<input type="checkbox"/>	Wall details for interior, exterior, bearing, and area separation fire barriers showing location and description of insulation, moisture barrier, vapor barrier, and wall coverings.
<input type="checkbox"/>	Location and size of attic and crawl space access doors and ventilation required with calculations.
<input type="checkbox"/>	For restaurants and fast food locations show grease interceptor details and calculations.

Required for Building Plans (Interior Retrofit)

<input type="checkbox"/>	Current engineer & architect stamps with signatures.
<input type="checkbox"/>	Fire Sprinkler Plans if applicable.
<input type="checkbox"/>	Front, sides, and rear elevations showing wall coverings if removed or replaced.
<input type="checkbox"/>	Occupancy classification of all areas showing the maximum number of occupants allowed on each floor for all rooms and spaces.
<input type="checkbox"/>	Required type of construction used in its design.
<input type="checkbox"/>	Allowable floor area and area modification calculations using IBC section 506 & 507.
<input type="checkbox"/>	Floor plan with electrical, plumbing, and mechanical. Details showing location of subpanels, switches, receptacles, and smoke detectors.
<input type="checkbox"/>	Plumbing fixtures to include water heaters, mop sinks, drinking fountains, and ADA restrooms details.
<input type="checkbox"/>	Heating & A/C to include location, BTU's, pipe size, length, and material to be used.
<input type="checkbox"/>	Floor plan showing type, size, and location of joists, headers, and beams.
<input type="checkbox"/>	Details and layouts for footings, foundations, floor systems, and stairways.
<input type="checkbox"/>	Wall details for interior, exterior, bearing, and area separation fire barriers showing location and description of insulation, moisture barrier, vapor barrier, and wall coverings.
<input type="checkbox"/>	For restaurants and fast food locations show grease interceptor details and calculations as well as hood details.