

## 2006 International Building Code

106.1 Submittal documents. ... Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

To address residential lot conditions, the City of St George is instituting a **Pre-Lot Inspection** through the building department.

# **Effective July 1, 2006**

## **— New Requirements —**

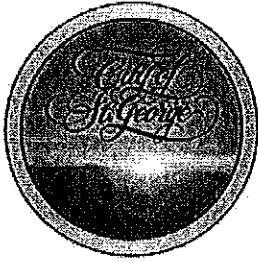
### **Plan and Permit Application Submittal**

1. Plan submittal for permit shall include subdivision plat (11x17 minimum)
2. Lot and pad elevation on plot plan
3. All walk-out basements required drainage by Civil Engineer
4. **EFFECTIVE JANUARY 1, 2007** — all residential plan submittals must include:
  - a. RESCHECK — you can download instructions and free software from <http://www.energycodes.gov>
  - b. Copy of Plat and a copy of the soils classification. See back page
5. **EFFECTIVE JANUARY 1, 2010** — Landscape Requirement Acknowledgment Form

## **— New Inspection —**

### **Pre-Lot Inspection**

1. Meeting with general contractor and building inspector at job site. General to have full documentation.
2. Lot pinned — structure staked and strung
3. Retaining walls addressed and documented
4. Lot drainage addressed
5. Any special considerations addressed
6. Site construction documents approved
7. Approval must be obtained **PRIOR** to footing/foundation inspection.



Beginning January 1, 2009, the following inspections will be performed by the City of St George building inspectors per the building code beginning January 1, 2009

| <b>2006 International Residential Code</b> |                                                                                                         |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------|
| R109.3.5                                   | Lat and gypsum board (Sheetrock)<br>2006 International Residential Code                                 |
| R109.1.6.1                                 | Fire resistance-rated construction<br>(fire assembly and penetrations)                                  |
| R109.1.6.2                                 | Insulating concrete forms I.C.F.<br>(Insulation assembly structural and non-structural)                 |
| R702.3.1                                   | Installation of gypsum board<br>(sheet rock nailing and gluing attachment)                              |
| R901.1                                     | Inspection requirements of roof coverings<br>(policy is no inspections on top of roofs)                 |
| R703.1                                     | Weather resistant wall envelope<br>(asphalt felt paper)                                                 |
| R105.1                                     | Insulation, mandated by federal government to regulate energy<br>(insulation complete envelope of home) |
|                                            | Res-Check                                                                                               |

| <b>2006 International Building Code</b> |                   |
|-----------------------------------------|-------------------|
| 109.3.5                                 | Gypsum Board      |
| 199.3.7                                 | Energy Efficiency |

# ATTENTION ALL CONTRACTORS AND OWNER BUILDERS

## **Before you get a Certificate of Occupancy**

you will need to submit a copy of the following certificates and/or documents to the Building Department:

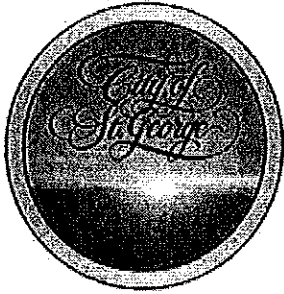
1. Letter of compliance from a Geotechnical Firm for footings/pad
2. Letter of compliance from a Geotechnical Firm for retaining and/or stacked Rock Walls (if applicable)
3. If the Drive Approach is into a public right of way, inspection and compaction test of Drive Approach is required – the compaction test may be faxed into the building department office 627-4116 (please include the building permit number on the copy you are faxing)
4. Backflow Prevention Form
5. Insulation Certificate
6. Stucco Installation Certificate (if applicable)
7. FEMA Flood Elevation Certificate (if applicable)
8. Gas Appliance Adjustment Verification (if applicable)
9. Landscape Requirement Acknowledgment Form (as of 1/1/10)

Please note that as of July 15, 2004, when a Certificate of Occupancy inspection is requested, the Waste Water Department is notified. You **MUST** receive approval from **BOTH** the Building Department **AND** the Waste Water Department before the Certificate of Occupancy is awarded.

Thank you for your attention to these items.



Richard Simkins  
Chief Building Official



Building Department Phone – 627-4100  
Planning & Zoning – 627-4206  
Engineering – 627-4120

Revised 10/12/07

## SITE PLAN REQUIREMENTS\*

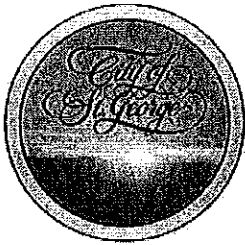
Effective January 1, 2005

1. Drawn to scale with scale indicated (minimum 18"x24" paper)
2. North arrow
3. Size, location and width of any easements or right of ways
4. Property line defined and labeled
5. Names and locations of ALL adjacent streets (including private streets)
6. Location of proposed and existing structures or additions
7. Setback dimensions front, rear and all sides
8. Outside building dimensions and distances between buildings on building site.
9. Driveway, exterior stairs, landings, patios and decks & HVAC locations
10. Relative ELEVATIONS of top of finished floor and lot corners, street grades/finished grades
11. Proximity of building to any slopes greater than 2 horizontal to 1 vertical showing steepness and height of slope (cross section of contour showing property line)
12. Location, type and elevation, of any retaining walls (including rock walls)
13. Show drainage plan
14. FOR PUD – provide building footprint on plot plan
15. Include special notes from recorded plat
16. Identify lot pins – pins in place for inspection
17. If corner lot, indicate which way house faces
18. Indicate main entry way/front door
19. Indicate water, power and gas meter locations

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\*State of Utah has adopted the **International Residential Code** and **International Building Code**. Concerning construction documents:

**Site Plan.** *The construction documents submitted with the application for permit shall be accompanied by a site plan showing **to scale** the size and location of new construction and existing structures on the site, **distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey.** In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. **The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.***



## Specifications

Revised 10/12/07

- Frost Line Depth 6"
- Soils Engineering Required
- Seismic Zone by Soils Engineering
- Wind Speed 90 mph R301.2(4)
- Ground Snow Load — 21 lbs
- Roof Snow Load — 15 lbs

## **RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS**

### **NOTICE**

If you are considering building or remodeling a home, please be advised that the area in which your building is located may have CC&Rs (covenants, conditions, & restrictions) that regulate the building requirements. Although this is separate from the building permit issued by the city, many CC&Rs require that a builder or homeowner obtain approval of their building plans from an Architectural Review Committee (ARC) before work begins. Check your CC&Rs before beginning construction and comply with all their requirements.

If you have questions concerning the requirements in your area, consult the CC&Rs or contact the local Home Owner's Association president or committee members. In the Bloomington and Bloomington Hills area, contact the architectural review committees at the following numbers:

Bloomington Hills – Bill Berry at 628-5158

Bloomington – Carl Eddington at 680-1357

Lloyd Warner at 673-4035

Gayle Maxwell at 668-4302

In order to expedite your plans review, please check your plans and building permit application to ensure the following information has been included. When each of the items has been verified, sign the bottom of the building application.

1. One (1) complete set of plans\* (including detail sheets, electrical pages, engineering with wet stamp [if applicable], foundation, mechanical details, plumbing details, roof truss design, shear layout with details and site plan, copy of plat, ResCheck)
2. Soil Site Classification (wet stamped geotechnical form)
3. Site Improvement Requirements [if applicable] (wet stamped geotechnical form for Lots with Retaining Walls – Rock Slopes – Drainage Problems)
4. Certificate of Occupancy Agreement (states you will not move into the house when permanent power is approved until after a Certificate of Occupancy is issued.)
5. Owner Builder agreement if applicable.

If all of the above are complete when submitted, the time from review to issuance of the building permit will usually be 2-4 weeks. All permits are processed in the order of submission.

Please be aware that as of January 1, 2004 the building department began requiring plans to be submitted on CD. The department has standardized on the PDF file format. Also, as of January 1, 2005, the building department began requiring more detailed site plans, new soil site classifications form with geotechnical wet stamp and geotechnical wet stamp site improvement form (addresses retaining walls, rock slopes and drainage problems).

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\*After all plan check corrections have been made, the plans and all other supporting documentation associated with the project will need to be copied/scanned onto a CD and submitted with the paper plans to the building department for final approval and issuance of the building permit.

## **BUILDING PLANS**

Revised 10/12/07

1. Identify structural options which will be used on plans and cross out all others
2. Copy of any approved variances
3. Footings plan with all continuous and spot footing sizes, locations and reinforcement
4. Floor plan layouts and use of all rooms (include future uses of unfinished areas)
5. Dimensions for overall length and width of building
6. Complete dimensions of all rooms, decks, porches, landings, halls, stairs, cantilevers, bearing walls and column locations
7. Connection Details, Size and Type of all metal connectors
8. Sizes and types of doors
9. Sizes and types of windows (safety glazing) egress etc.
10. Window wells with depth and dimensions and egress ladders
11. Fire separation between house and garage
12. Stairway landings, rise, run, handrail and headroom heights for interior and exterior stairs
13. Guardrail height and pattern
14. Building elevations (exterior views)
  - Front; Rear; ALL sides
  - Finish grade line on all sides must be 6" below plate line
  - Depth of footings below finish grade
15. Pitch of roof
16. Finish materials - Exterior Finish Material
17. Attic ventilation and access
18. Crawl space ventilation and access
19. Cross section drawn **SPECIFICALLY** for this structure with materials to be used may be shown as typical
  - Typical footing size, depth and reinforcement
  - Foundation wall height, thickness and reinforcement
  - Masonry fireplace and chimney details with reinforcement and anchorage
  - Wall material, stud size and spacing, wall sheathing, interior finish, weather barrier, exterior finish and masonry veneer
  - Floor sheathing
  - Solid blocking at all bearing points and where required
  - Roofing material and sheathing
20. Framing details
  - Truss Layout Sheet
  - Trusses designed for HVAC unit
  - Grade and species of lumber if stick built
  - Size and material of all beams, headers and columns
  - Rafter size, spacing, spans and ties and/or truss layout
  - Joist size, spacing and spans
  - Bearing wall construction, and identified on plans
  - Braced wall panel details, materials, connections, hold downs and locations

**NOTE:** Professional engineer's/architect's wet stamp and signature on calculations for homes without adequate braced wall panels and do not qualify as conventional construction and for homes of unusual shape and/or size. (All details indicated by calculations must be clearly shown on the plans, such as, shear walls, hold downs, etc.) Or as approved by the Building Official.

## **INSULATION**

1. R-factors for walls, attics, and floors over unheated spaces
2. Provide heat loss calculations
3. Installer certificate posted on site

## **ELECTRICAL DETAILS**

1. All receptacle and switch locations
2. All light and fan locations
3. GFCI's indicated interior, W/P GFI exterior/Arc fault all bedroom receptacles
4. Smoke detector locations
5. Carbon-monoxide (CO<sub>2</sub>) detector — one (1) on each level

## **PLUMBING DETAIL**

1. Location of all plumbing fixtures including layout for future fixtures
2. Floor drains, water heater, clothes washer and dryer locations

## **MECHANICAL DETAIL**

1. Furnace location
2. Combustion air location(s)
3. Working platform & catwalk indicated on plans
4. Pole/other barriers in garage

My signature below indicates that I have carefully reviewed the plans and verified that all of the items above have been included. I have checked each item or indicated N/A for items that do not apply and have insured the plans and SUBMITTAL are complete.

Prior to receiving a CO you must produce copies of

1. Letter of compliance from a Geotechnical Firm
2. Backflow Prevention Form
3. Builders Insulation Certificate
4. Stucco Installation Certificate
5. Letter of compliance from a Geotechnical Firm for retaining and/or stacked Rock Walls (if applicable).

A "SUMMARY OF COMMON REQUIREMENTS FOR RESIDENTIAL CONSTRUCTION" is available upon request.

If you need assistance from a building inspector, please make an appointment so we can spend some time with you to answer questions. Inspectors are normally in the office between 7:00-7:15 a.m. and 1:00-1:30 p.m. for your convenience.

# CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA NOT PRODUCED BY ASHRAE

**R301.2(1)**

| State                                                  | Station    | Heating                   | Design Temperatures |              |             |  |
|--------------------------------------------------------|------------|---------------------------|---------------------|--------------|-------------|--|
|                                                        |            |                           | Winter              | Summer       |             |  |
|                                                        |            | Degree Days<br>(Base 65°) |                     | Dry Bulb     | Wet bulb    |  |
| Utah                                                   | St. George | (3215)                    | 97.5%<br>26°        | 2.5%<br>102° | 2.5%<br>70° |  |
| Elevation 2,750'<br>Washington County Climate Zone = 3 |            |                           |                     |              |             |  |

| St. George          | Ground Snow Load | Roof Snow Load | Wind Speed (mph) | Site Class By | Seismic Design Category                            |
|---------------------|------------------|----------------|------------------|---------------|----------------------------------------------------|
| IBC – D<br>IRC – D1 | 21               | 15             | 90               | Soils/Eng     | May vary as recommended by licensed Soils Engineer |

|            | Weathering Depth | Subject to Frost Line | Damage from Termite | Design Criteria Decay |
|------------|------------------|-----------------------|---------------------|-----------------------|
| St. George | Moderate         | 12"                   | Moderate            | None                  |

I.S.O Rating for St. George = 4

## FLOOD

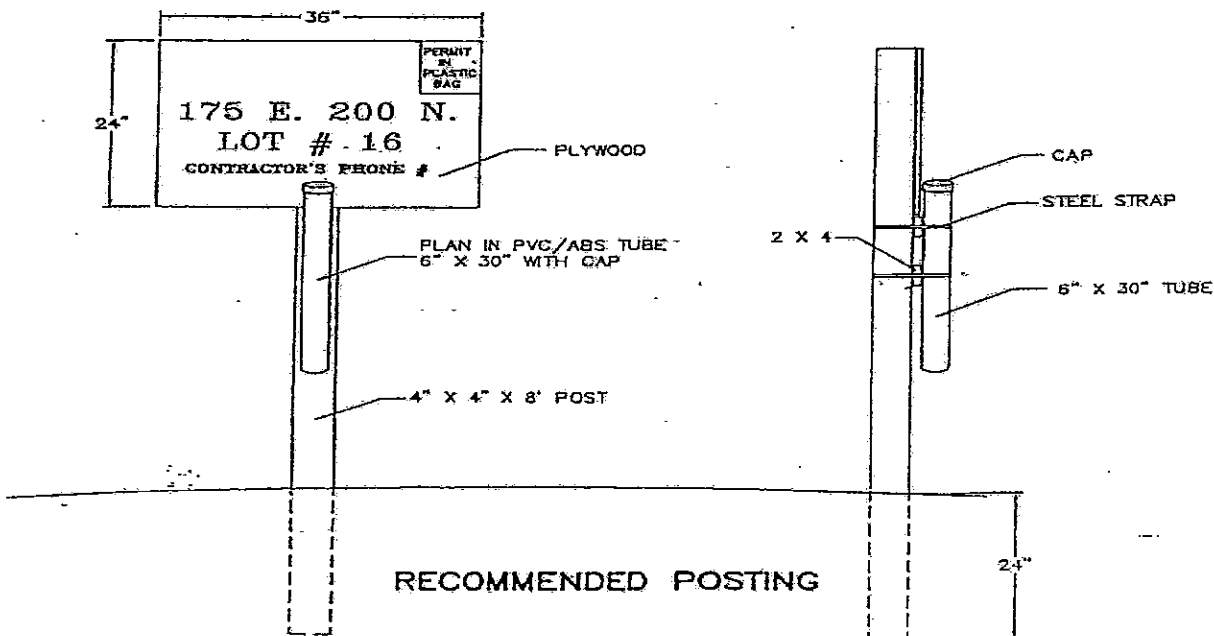
- A. Date of jurisdiction's entry into the national Flood Insurance program. (November 15, 1984).
- B. Adoption of the first code or ordinance for management of flood hazard areas. (November 15, 1984).
- C. Currently effective  
 F.I.R.M. January 7, 1998  
 F.B.F.M. January 7, 1998  
 Flood hazard map adopted August 19, 1997

R156-56-705 NO local amendments to the I.B.C

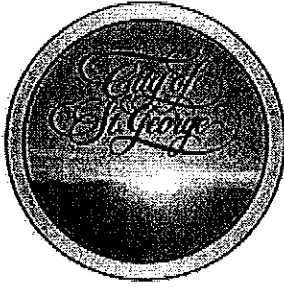
# NOTICE: TO ALL PERMITEES

EFFECTIVE IMMEDIATELY,

- 1 – Address must be posted on job-site at start of construction.
- 2 – An **Approved** set of plans are required on the job site for **all** inspections.
- 3 – All plans will show shear and braced wall panels.
- 4 – Truss papers will be required on the job site for rough framing inspections, including lay out sheet.
- 5 – Sheathing inspection is required prior to stucco wrap being installed.
- 6 – Permit must be posted on job-site at start of construction.
- 7 – General contractor's telephone number.
8. Inspection cards will be left in the permit packet.
9. A summary print out of the inspections done for a job is available upon request from the front desk in the building department office.
10. Inspectors are available for consultation by appointment only from 1:00-2:00 p.m. in the City Offices (call 674-4223 to make an appointment).



ENCLOSURE (1)



March 17, 2006

**RE: OBSTRUCTION OF ROADWAYS/SIDEWALKS**

**TO: ALL CONTRACTORS, SOLID WASTE COMPANIES, PORTABLE TOILET PROVIDERS AND SOUTHERN UTAH HOME BUILDERS ASSOCIATION**

The City of St. George has received numerous complaints about building materials, supplies, construction equipment, dumpsters, garbage bins, and portable toilets being placed on the roadways and sidewalks in the City of St. George. Placing obstructions on the roadway or sidewalk creates a life safety hazard. If you believe it is necessary to use a portion of the street or sidewalk, you must first obtain a permit from the encroachment officer, Bill Swensen.

**7-1-7. OBSTRUCTIONS:**

A. Sidewalks And Streets: It shall be unlawful for any person, without a permit issued by the public works encroachment officer, to cause an encroachment or obstruction upon any street, alley or sidewalk of the city, which shall hinder the free travel of pedestrians, automobiles or other traffic along the streets or sidewalks, or which shall obstruct the view along the same.

The permit may be revoked if, in the opinion of the encroachment officer, the public good requires such revocation.

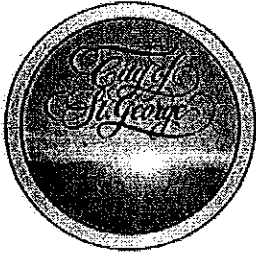
Please help us keep the city clean and safe by keeping dust to a minimum and keeping the roadways and sidewalks clean, open and accessible for safe passage.

The city police have been instructed to begin issuing citations for all obstruction violations beginning Monday, April 3, 2006. In addition, inspectors will be red tagging permits for noncompliance.

Sincerely,

A handwritten signature in black ink, appearing to read "Shawn Guzman".

Shawn Guzman  
City Attorney



Memo: Contractors / Permit holders

RE: The placement and storage of items on city streets, sidewalks, curb and gutters.

The City of St. George has ordinances regulating the use and maintenance of city streets, sidewalks, curb and gutters. These city ordinances provide provisions for citations and fines for violations. Contractors and Owners are asked to comply with state and local ordinances, as well as the following city ordinances applying to public encroachments.

- |                                          |          |
|------------------------------------------|----------|
| 1. Encroachment permit required.         | 10-1-4-A |
| 2. Obstruction of Sidewalks and Streets. | 10-1-11  |
| 3. Obstruction of Ditch or Gutter.       | 10-1-16  |

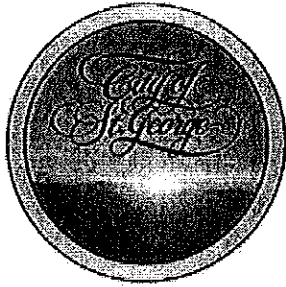
An encroachment permit is required whenever temporary storage of materials, equipment or work is being done within any city ( right of way). This includes landscaping rock, drive approaches, asphalt or curb cuts of any kind, sidewalk installation, removal or replacement.

Sidewalks are for pedestrian traffic only. Placing and storing portable toilets, trash dumpsters, building materials, dirt, gravel, broken concrete or debris can be a liability and hazard. Trash dumpsters, when placed on the street cause sight distance problems for pedestrians and traffic, and when placed on sidewalks, interfere with foot traffic and wheelchairs. Placing and maintaining all items (rented, leased or owned) off streets, sidewalks, curb and gutters is required. An encroachment permit may be obtained for temporary storage on city streets if proper work site traffic control is set up.

Access onto construction sites can be accomplished by cutting drive approaches when construction begins. If the precise location of the drive approach is unknown, a ramp may be permitted providing it is properly built of wood or metal to maintain proper drainage. The ramp should not extend onto the asphalt or be constructed from dirt or debris. Dirt or debris will not be permitted. During storms or whenever water flows in ditches or gutters, dirt and debris cause problems by plugging storm drain inlets, resulting in flooding of private property, road ways, and costs to the property owners or contractor.

Your help in this matter is appreciated. Please feel free to contact the city encroachment officer if you have any questions or comments at 627-4063 or stop by and meet with me at City Hall.

Thank you very much.



# Important City Codes

## City of St George, Utah

### **Title 4: Health and Safety**

#### Chapter 5 — Construction Site Sanitation and Debris Control

##### **4-5-1: SANITARY FACILITIES:**

No construction of any type shall be permitted within the city unless adequate sanitary facilities are provided at the job site and available at all times that workers are present. Such sanitary facilities shall be available within three hundred fifty feet (350') of any construction area, and in the event such facilities are already so located, the contractor shall have written consent for use of the same by workers on the job. (Ord. 12-1-1992, 12-3-1992)

##### **4-5-2: DISPOSAL OF WASTE; BURNING BY PERMIT:**

No construction of any type shall be permitted within the city unless a bin, receptacle or other adequate enclosure is provided within one hundred feet (100') of any construction activity for the disposal of garbage, waste and construction debris of all types. Such bin, receptacle or enclosure shall be considered adequate only if it is able to fully protect its contents from being scattered or disbursed by the wind or otherwise, and it must be amenable to ready transfer of its contents to the landfill when full. Burning at a construction site shall be unlawful unless expressly made the subject of a permit by the fire chief. (Ord. 12-1-1992, 12-3-1992)

### **Title 10: Zoning Regulations**

#### Chapter 18 — Walls Fences and Hedges

##### **10-18-2: INTERIOR LOT REQUIREMENTS:**

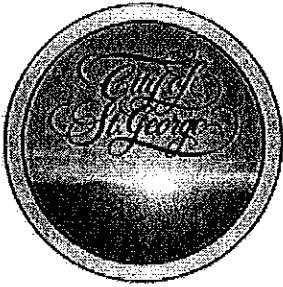
- A. On all interior lot lines, a fence, not to exceed six feet (6') in height, may be erected along all side and rear property lines, but not in the front setback area.
- B. In any front setback area, no rockery wall, retaining wall, or fence shall exceed four feet (4') in height. Further, within the front ten feet (10') behind the sidewalk, or property line where no sidewalk exists, only decorative fences such as picket fences or wrought iron fences with at least fifty percent (50%) of the fence open (up to 50 percent may be solid, or non-see through) shall be allowed with a maximum height of four feet (4').
- C. Where a fence is located along an interior property line separating two (2) properties, the maximum height of the fence shall not exceed six feet (6') above grade, at any single point, measured from finish grade on the shortest side of the fence.
- D. Fences may not be bermed for the purpose of increasing the allowable height. (Ord. 2007-06-003, 6-7-2007)

# **Title 10: Zoning Regulations**

## **Chapter 25 — LANDSCAPE STANDARDS**

### **10-25-6: LANDSCAPING REQUIREMENTS FOR SINGLE-FAMILY RESIDENTIAL ZONES AND RESIDENTIAL ESTATE ZONES:**

- A. **Effective Date:** This section shall become effective January 1, 2010.
- B. **Applicability:** The requirements of this section shall apply within Single-Family Residential Zones and Residential Estate Zones to all new development and to the remodeling of existing dwelling units when a dwelling unit's footprint increases.
- C. **Landscaping Requirements:** In all Single-Family Residential Zones and Residential Estate Zones the following landscaping requirements shall apply:
  - 1. A minimum of 30% of the overall front yard area shall be landscaped. At least half of the landscaped area shall contain live vegetation.
  - 2. Required landscaping shall be completed within one year of occupancy, the issuance of a certificate of occupancy, or the final inspection of a remodeled dwelling unit, whichever occurs first.
    - a. **Occupancy Defined:** As used in this section, occupancy of a dwelling unit begins when permanent power, water or other utility services are connected.
  - 3. **Landscaping Defined:** As used in this section, landscaping shall consist of a combination of decorative rocks, decorative gravel, stone, pavers, bark or synthetic turf, and living plants, such as trees, shrubs, vines, ground covers, flowers, grass, and other plants that are generally not considered to be weeds. A minimum of one (1) tree with at least a 1 ½ inch caliper shall be planted in the front yard. The tree may be a desert tree variety. The use of native plants and other low water use plants (xeriscape) are encouraged to promote water conservation.
- D. **Requests for Modification:** The Community Development Director may approve landscaping, as defined in this section, which covers less than 30% of the front yard area in landscape where the shape of the lot imposes a difficulty in meeting the 30% requirement. In the event such a modification is granted, all other landscaping requirements outlined in this section, shall still apply and may not be waived or modified. The decision of the Community Development Director may be appealed to the City Council within 30 days.

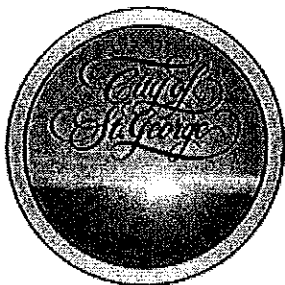


TO: Building Permit Recipient  
FROM: St. George Water Department  
SUBJECT: Backflow Ordinance Requirements  
for newly installed Backflow Assemblies

Ordinance #9-1-1997 requires that all new backflow assemblies installed in St. George City be tested within 10 days after use begins. The test must be done by a Certified Backflow Technician. The test must be completed before occupancy. The test report, attached to this memo, must be completely filled out and the assembly must pass the testing procedures; then a copy given to the Water Inspector before he signs off on occupancy.

The above requirements must be met where a testable backflow assembly is installed in the new facility. When the facility is residential or commercial and no testable assembly is designed into the facility, the attached backflow report form should be given to the owner or contractor. The Backflow Test form should be kept for the possible installation of backflow assemblies in the landscaping phase of the property. The Water Inspector should be notified that no testable assembly is in the facility.

If you have questions regarding the ordinance or the requirements, please contact your building inspector, water inspector or the Quail Creek Water Treatment Plant.



AUGUST 31, 2004

TO WHOM IT MAY CONCERN;

THIS IS IN REGARDS TO ALL BACKFLOW TESTING PROCEDURES CURRENTLY BEING DONE IN THE CITY OF ST GEORGE AREA. AS IN THE PAST THE ASSEMBLIES MUST BE TESTED WITHIN TEN DAYS OF BEING PUT INTO SERVICE. THE ASSEMBLIES CAN ONLY BE TESTED BY A UTAH STATE CERTIFIED TECHNICIAN AND MUST BE TAGGED WITH ALL CERTIFIED TECHNICIAN INFORMATION INCLUDING NAME, ADDRESS, CERTIFICATION NUMBER AND ALSO MONTH & YEAR OF INSPECTION.

IT HAS COME TO THE ATTENTION OF THIS OFFICE THAT IN THE PAST THE SERIAL NUMBERS OF THE ASSEMBLIES HAVE NOT BEEN RECORDED ON THE TAGS WHEN THEY ARE TESTED SINCE THERE HAS NOT BEEN A SECTION ON THE TAGS TO ENTER THIS INFORMATION. ALTHOUGH THERE IS NOT A SPECIFIC SECTION FOR THIS USE AT THIS TIME, THE CITY WILL BE REQUIRING ALL TAGS TO HAVE THE SERIAL NUMBER WRITTEN ON THEM BEFORE TAGGING THE TESTED ASSEMBLY. THIS CAN BE DONE ON THE TAG UNDER THE LAMINATE ALONG WITH THE TECHNICIAN INFORMATION SECTION BEFORE SEALING.

YOUR COOPERATION IN THIS MATTER IS APPRECIATED AND IT IS OUR HOPES THAT THIS WILL HELP TO CLEAR ANY CONFUSION THAT CAN ARRISE FROM ASSEMBLIES WHICH HAVE BEEN TAGGED.

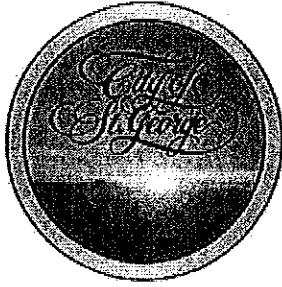
THANK YOU

A handwritten signature in black ink, appearing to read "Suz Wheeler", with a long horizontal flourish extending to the right.

SUZ WHEELER  
BACKFLOW CLERK, E.S./BACKFLOW PROGRAM

A handwritten signature in black ink, appearing to read "Nolan Gardner", with a long horizontal flourish extending to the right.

NOLAN GARDNER  
DISTRIBUTION SUPERINTENDENT / WATER DEPARTMENT



# Utah State Amendment to International Fuel Gas Code

R156-56-709. Statewide Amendments to the IFGC

(1) The following paragraph is added at the end of Section 305.1

**305.1 General.** After natural gas, space and water heating appliances have been adjusted for altitude and the Btu content of the natural gas, the installer shall apply a sticker in a visible location indicating that the proper adjustments to such appliances have been made. The adjustments for altitude and the Btu content of the natural gas shall be done in accordance with the manufacturer's installation instructions and the gas utility's approved practices.

(2) Chapter 4, Section 401 General, a new section 401.9 is added as follows:

**401.9 Meter protection.** Gas meters shall be protected from physical damage, including falling ice and snow.

| APPLIANCE<br>ADJUSTMENT VERIFICATION                                                                                                                                                       |       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| Proper adjustments for altitude and natural gas Btu content have been made to this appliance in accordance with the manufacturers installation instructions and the gas utility practices. |       |
| Building Permit Number                                                                                                                                                                     | _____ |
| Technician Name:                                                                                                                                                                           | _____ |
| Company:                                                                                                                                                                                   | _____ |
| Date:                                                                                                                                                                                      | _____ |

A "Green Sticker" (Appliance Adjustment Verification) will be REQUIRED by the Rough Mechanical Inspection effective January 1, 2006.

# CONSTRUCTION WATER AND POWER AGREEMENT

Regarding the building at \_\_\_\_\_

owned by \_\_\_\_\_ Building Permit \_\_\_\_\_

This building is not ready for a Certificate of Occupancy. Under Section 8-3-6(D) of the St. George City code, should the building be occupied prior to the issuance of a Certificate of Occupancy, St. George City may disconnect any water or electric service to this building. All costs associated with such disconnection shall be paid by the undersigned contractor/supervisor or owner. Additionally, criminal charges may be brought against the contractor or builder under Section 8-3-6(C) of the St. George City Code. The contractor may also lose the privilege of having electricity on this or other projects prior to final inspection and approval.

Occupancy is defined as use of the building or any part thereof other than by construction personnel and construction equipment during times when construction is taking place.

St. George City is not liable for damages resulting from the disconnection of electrical power authorized by this document.

On \_\_\_\_\_ connection is to be made.  
Month Day Year

No water or power service may be taken out of the name of the contractor/supervisor or owner shown heron until a Certificate of Occupancy issued to a permanent user and such permanent user has applied for such change. From the date water and/or power service are provided to the above-described building and until such water and/or power service are taken out of the name of the contractor/supervisor or owner shown herein, such contractor/supervisor or owner shall be responsible for the payment of all sums due as a result of such water and/or power service.

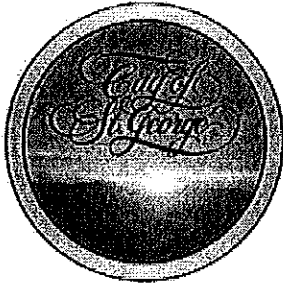
\_\_\_\_\_  
St. George Building Inspector

\_\_\_\_\_  
Contractor/Owner Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name



# Acknowledge of Front Yard Landscape Requirement

Effective January 1, 2010 the City of St. George requires that all new single family homes (or remodeled homes where the floor area increases) have at least 30% of the front yard area landscaped within one year of occupancy (or from the issuance of a Certificate of Occupancy). At least one-half of the required 30% landscaped area shall contain live vegetation.

The Landscape requirement (Section 10-25-6 of the Zoning Ordinance) states that a minimum of 30% of the front yard area shall consist of some combination of landscape materials including decorative rocks, decorative gravel, stone, pavers, bark, or synthetic turf, **AND** living plants such as trees, shrubs, vines, ground covers, flowers, grass or other plants not considered to be weeds. **The use of native plants and other low water use plants (xeriscape) is encouraged to promote water conservation.** A minimum of one tree with at least a 1 ½ " caliper is required, and the tree may be a desert tree variety.

I hereby acknowledge the above front yard landscape requirement and agree that this requirement shall be complied with in the one year time frame allowed from occupancy.

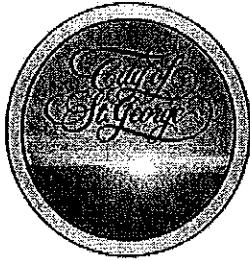
\_\_\_\_\_  
Signed by property owner  
(or owner's representative)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property address:

\_\_\_\_\_  
Subdivision name (if applicable)

\_\_\_\_\_  
Lot #



Building Department Phone – 627-4100  
 Planning & Zoning – 627-4206  
 Engineering – 627-4120

**Geotechnical Excavation and  
 Grading Permit Requirements  
 Pre-Building Permit**

Contractor: \_\_\_\_\_ License No.: \_\_\_\_\_

Phone: \_\_\_\_\_

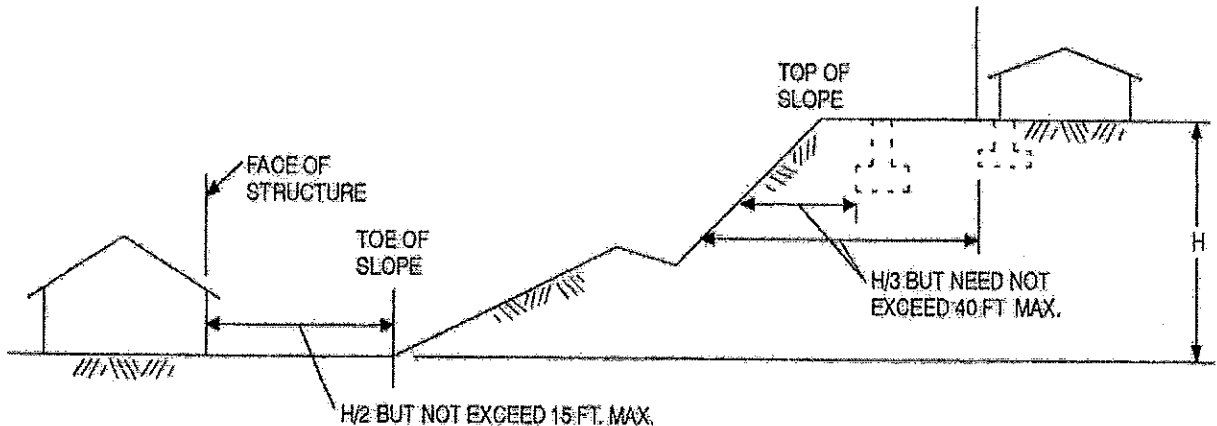
Subdivision: \_\_\_\_\_ Phase: \_\_\_\_\_ Lot: \_\_\_\_\_

Lot Address: \_\_\_\_\_ TAX ID No.: SG- \_\_\_\_\_

Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Soils Engineering Company providing  
 recommendations and verifying compliance \_\_\_\_\_

Geotechnical report number or date \_\_\_\_\_ By \_\_\_\_\_



For SI: 1 foot = 304.8 mm.

**FIGURE R403.1.7.1  
 FOUNDATION CLEARANCE FROM SLOPES**

- Provide site plan showing site boundary existing and proposed slopes and drainage facilities to verify compliance with standards and recommendations.
- Plan to be stamped by a Utah registered engineer.
- Preliminary soils report required?
- Soils/Geotechnical engineer shall be retained to provide excavation/grading recommendations and to verify compliance with standards and recommendations.

|                                        |                          |  |   |                          |  |
|----------------------------------------|--------------------------|--|---|--------------------------|--|
| ICC 1615.1.1 - Site Class Soil Profile |                          |  |   |                          |  |
| A                                      | <input type="checkbox"/> |  | D | <input type="checkbox"/> |  |
| B                                      | <input type="checkbox"/> |  | E | <input type="checkbox"/> |  |
| C                                      | <input type="checkbox"/> |  | F | <input type="checkbox"/> |  |

(Geotechnical Firm Name) \_\_\_\_\_ agrees to provide services during foundation subgrade/preparation according to IBC R401.2 requirements and the accepted engineering practices. Following completion of the services agreed upon, a foundation compliance report stamped by the professional engineer employed by the responsible firm, will be provided stating their professional opinion with regards to whether the work conducted is in compliance with the recommendations in the listed geotechnical report.

Engineers W/S