

COMMERCIAL CONSTRUCTION

In order to speed up the plan review process, it is the responsibility of the applicant to ensure that all plan review information is completed at the time of submittal.

****Water rights, reimbursement fees, and impact fees are required in accordance with Tooele City Code prior to issuance of the building permit****

This is a **partial list** of the most common items not provided with a building permit application. Contact the Building Department at 435-843-2132 with any questions.

NOTE: A separate submittal is required for civil & site plan (see site plan review checklist provided by City Engineer).

Building Permit submittals should include **TWO COPIES** of the following:

- Site plan showing location of all buildings and structures.
- Geological site report.
- Structural Calculation packet listing design criteria.
- Construction Specifications.
- Special Inspection Quality Assurance Program ref. IBC.
- Name of Special Inspection Firm with Inspectors Names and Copy of their Certifications for Building Officials review and approval.
- 2018 IECC Certificates of Compliance for Mechanical, Lighting, and Building Envelope.
- Complete Wet Stamped Design for Suspended Ceilings seismic design category D. ref. 2015 IBC, 2506, 2.1 and ASCE 7-16
- Complete Code Analysis for building justification (Construction Type, Sprinkled, Occupant Load, Exiting, etc.).
- Specifications, Reports and Complete Construction Plans with **SIGNED WET STAMP** on all sheets of both sets of plans.
- Construction plans should include:
 - Cover sheet showing design criteria.
 - Floor plans.
 - Building sections and elevations.
 - Complete Architectural, Structural, Electrical, Mechanical, and Plumbing. Include isometric and calculations for water line and gas line sizing. (Tooele natural gas 867 BTU/cubic ft.)
 - Basic Design Wind Speed 100 mph, seismic category D

Additional materials needed include:

- 3 sets of Fire Sprinkler & Alarm plans. (Deferred submittal allowed)
- Utah State Department of Transportation Access Permit for any accesses onto State Highways.
- Utah State Storm Water Permit for site disturbance - sites of one or more acres.
www.waterquality.utah.gov/updes/stormwater.htm
- Tooele County Health Department Plan Review Approval Letter for food related occupancies. Contact Wade Tolbert (435) 277-2453 wtolbert@tooelehealth.org
- Completed Building Permit Application with deposit. (Must be signed in front of desk personnel or notarized)

NOTE: Tooele City ordinance 2001-27 City Code Sections 3-3-14 and 3-3-15 require smoke and heat vent skylights and internal coaxial antenna systems. Submitted plans must address these features.
Contact the Fire Department: Jed Colovich jedcolovich@yahoo.com

PROVIDE AN ADDITIONAL COPY OF THE FLOOR AND ROOF PLAN FOR THE FIRE DEPARTMENT REVIEW.

A Pre-Development meeting is recommended to help answer any questions regarding your project. Contact the Tooele City Community Development Department at (435) 843-2132 for information regarding those meetings.

As of July 1, 2019

the following codes are in effect for all construction:

2018 International Building Code

2015 International Residential Code*

2018 International Existing Building Code

2018 International Mechanical Code

2018 International Plumbing Code

2018 International Fuel Gas Code

2018 International Energy Conservation Code^{#^}

2017 National Electrical Code

2009 ICC/ANSI A117.1 – 2009

ASCE 7-16

Note: See the Utah Department of Commerce Division of Occupational and Professional Licensing website for State Amendments
(<http://le.utah.gov/xcode/code.html>)

* 2012 Utah Rescheck for 1- and 2-Family Dwellings Only

For Commercial

^ As Amended by the State of Utah for Residential



Design Criteria

- Snow:** All roof snow loads must be determined by the applicant's engineer. Reference 2018 IBC criteria if site elevation exceeds 5129 feet. Engineer is required to address specific ground snow loads available at <http://utahsnowload.usu.edu>
State Amendment 35 psf Ground at 5029 feet Elevation
- Wind:** Basic Design Wind Speed 100 mph
- Seismic:** D for IBC
D1 for 2015 IRC
- Soil:** 1500 psf (assumed)
(on undisturbed soil. All other situations will require a geotechnical report.)
- Frost Depth:** 30"