

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 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. CH 17 IBC.
- Name of special inspection firm with inspectors names and a copy of their certifications.
- 2021 IECC certificates of compliance for mechanical, lighting, and building envelope.
- Complete code analysis for building justification (Construction Type, Sprinkled, Occupant Load Exiting, etc.)
- Complete **WET STAMPED & SIGNED** Construction Plans.
- Construction plans should include:
 - Cover sheet showing design criteria.
 - Floor Plans.
 - Building sections and elevations
 - Complete Architectural, Structural, Electrical, Mechanical, and Plumbing plans. Including isometric and calculations for water lines and gas line sizing (Tooele natural gas 867 BTU/cubic ft.)
 - Basic Design Wind Speed 105 mph, seismic category D
 - Complete wet stamped design for suspended ceilings.

Additional materials needed include:

- Fire sprinkler and 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 disturbances – 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, Swimming Pools, and Spas.
- Complete Building Permit Application with deposit.

NOTE: Tooele city ordinance 3-3-14 and 3-3-15 require smoke and heat vent skylights and internal coaxial antenna systems. Submitted plans to address these features. Contact the Tooele City Fire Marshall: Nick Wall
nickw@tooelecitey.gov

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 these meetings.

TOOELE CITY BUILDING CODES AND DESIGN CRITERIA

BUILDING CODES:

- 2021 INTERNATIONAL BUILDING CODE (IBC) INCLUDING APPENDICES C AND J.
- 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) INCLUDING APPENDICES AQ AND AE
- 2021 INTERNATIONAL PLUMBING CODE (IPC).
- 2021 INTERNATIONAL MECHANICAL CODE (IMC).
- 2021 INTERNATIONAL FUEL GAS CODE (IFC).
- 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC).
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) USE COMMERCIAL PROVISIONS
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) USE RESIDENTIAL PROVISIONS.
- 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC).
- 2020 NATIONAL ELECTRICAL CODE (NEC).
- ICC / ANSI A117.1-2009.
- UTAH STATE AMENDMENTS AS PER TITLE 15A STATE CONSTRUCTION AND FIRE CODES ACT.

DESIGN CRITERIA:

- **SNOW LOAD:**
GROUND SNOW LOAD USE UTAH STATE UNIVERSITY
<https://www.usu.edu/utahsnowload/>
ROOF LOAD DETERMINED PER CHAPTER 7 OF ASCE 7-16.
- **WIND:**
IRC SECTION: 105 MPH 3 SECOND GUST EXPOSURE C.
IBC SECTION: RISK CATEGORY I 95
RISK CATEGORY II 100
RISK CATEGORY III 105 (MOST COMMON)
RISK CATEGORY IV 110
- **SESMIC ZONE:**
IRC - D1
IBC - D
- **FROST DEPTH:**
30 INCHES.
- **SOIL:**
IRC ASSUMED 1500 PSF
IBC SITE SPECIFIC GEOTECHNICAL REPORT
- **CLIMATE ZONE:**
5B
- **WEATHERING:**
SEVERE