

BUILDING PERMIT REQUIREMENTS FOR ACCESSORY BUILDINGS, REMODELS, & BASEMENT FINISHES

ALL PLANS MUST BE DRAWN TO SCALE

I. **Basement Finish** – 2 sets of the basement plans (one 24”x36” and one 11”x17”) including the following information:

1. The proposed use of all finished space, indicate any existing finished rooms.
2. If a Second Kitchen is being installed, a Second Kitchen Agreement will need to be signed and notarized, and submitted with the plans (see Planning Staff).
3. Show all proposed electrical outlets. Please note the following: All electrical outlets in bathrooms, kitchen, must be GFCI protected. Smoke detectors are required in every bedroom and access rout to every bedroom, and must be electronically connected to sound off in unison or loud enough to be heard throughout the basement.
4. Basement bedroom windows are required to provide a minimum of 5.7 square feet of net clear opening (minimum 20” wide and 24” high). The window sill must be no more than 44” above the floor.

II. **Detached Structures & Remodels** - 2 sets of all plans (one 24”x36” and one 11”x17”) including the following information:

1. Plot Plan* drawn to scale, showing the entire lot or parcel, the footprint of the proposed detached structure, the location of any existing structures, including the home, distances from the proposed structure to the property line(s), other structures, and the home. Please note some basic setbacks. Structures may not be placed closer than 3 feet to a property line. No structure may be located on a property line. Structures built on a subdivision lot may **not** extend into a recorded public utility easement, which are usually 10 feet within the property line around the entire lot. No structure that exceeds 12 feet in height can be built within 10 feet of any property line. Except in the A2 Zone, no accessory structure can be built in the front of any existing home, and in no case can an accessory structure be placed within a required front yard setback (30 feet from the Street) or side-yard if located on a corner lot (also 30 feet).
2. Blueprints of the proposed building, including materials, height, etc. Proposed use of any rooms is shown that detached building is partitioned in any way. Note that kitchens are not allowed in detached buildings except as allowed in Section 18.84.415(C) of the Mapleton City Code.
3. Detailed truss specs (if necessary).
4. Electric and gas schematic (if necessary), location of new or proposed duct work.

❖ Remodels where the footprint of the home is not extended do not need to provide a plot plan.



MAPLETON CITY CORPORATION

Building Permit Application

Date Submitted: _____

To be filled out by Applicant – Applications will NOT be accepted unless **ALL** of the information below is provided.

Owner:		Phone No:		Fax No:	
Owner's Mailing Address:		City:		Zip Code:	
Job Site Address:		Parcel Serial Number:			
Lot No:	Plat:	Subdivision:			
Existing Use of Parcel:			Intended Use of Parcel:		
<input type="checkbox"/> Vacant	<input type="checkbox"/> Commercial/Specify	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Commercial/Specify		
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Industrial/Specify	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial/Specify		
<input type="checkbox"/> Single Family	<input type="checkbox"/> Other/Specify	<input type="checkbox"/> Duplex	<input type="checkbox"/> Barn		
<input type="checkbox"/> Duplex		<input type="checkbox"/> Multiple Units	<input type="checkbox"/> Other/Specify		
<input type="checkbox"/> Multiple Units		<input type="checkbox"/> Garage/Carport			
No. Dwell Units	Owner Occupied or Rental	No. Bedrooms	No. Stories	Occupant Load	
Bldg. Dimensions X	Carport/Garage Dimensions X	Attached No Yes	No. Parking Spaces	Fireplace No Yes	
Lot Dimensions	No. Dwelling Units on Lot		Other Building now on lot		
Contractor	Architect/Engineer		Phone No.		
Contractor Mailing Address	City		Phone No.		

APPLICANT PLEASE READ CAREFULLY

I agree to comply with all City, County and State Building Laws and Ordinances, and that the representations in this application for a building permit are true and accurate, and any misrepresentations or errors herein are the sole responsibility of the applicant, and shall in no way incur or accrue liability or obligation to enforcing officers or agents.

OCCUPANCY OF STRUCTURE IS PROHIBITED UNTIL AFTER FINAL INSPECTION AND ZONING AND OCCUPANCY COMPLIANCE CERTIFICATE IS ISSUED.

This permit becomes null and void if work on construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

I HAVE CHECKED THE SEWER DEPTH OF ABOVE LOT AND WILL TAKE ALL REPONSIBILITY FOR SETTING BUILDING ACCORDINGLY.

Owner's Signature _____

Contractor's Signature _____ License No. _____

Mapleton City Building Permit Requirements

Remodel _____ Accessory Structure _____ Basement Finish _____

This Section to be completed by the Applicant

Owner/Builder Name: _____ Phone: _____ Cell: _____

Assigned Address (by City): _____

Subdivision Name & Plat: _____

Remodel Information:

➤ Type of Remodel _____.

➤ Square Footage of Remodel _____.

Accessory Building Information

➤ Type of Accessory Building (circle): Attached Garage, Detached Garage, Shed, Agricultural Barn, Multi-use Barn, Other _____.

➤ Square Footage of Accessory Structure _____.

➤ Distance from main dwelling _____ and adjacent property owners' dwellings
_____.

If building an agricultural barn, complete the following before a notary:

I, _____, the applicant, understand and agree that the structure will only be used for agricultural purposes. If in the future, the barn is used for any other purpose than agricultural, I am aware that financial penalties will be incurred as deemed appropriate by the Mapleton City Building Official/Inspector. In the event that I sell my property, it is my responsibility to inform a new owner of this stipulation.

Signature _____ Date _____

State of Utah)
 :SS
County of Utah)

Subscribed and sworn to before me this _____ day of _____, 20 _____.

NOTARY PUBLIC

As of **July 15, 2015** Mapleton City will require Plan Check Fee deposits to be paid at the plan submittal phase. No plans will be considered until these deposits are paid:

**New Home –
\$750.00**

**Garages, Small Additions, Remodels, etc. –
\$300.00**

**Basement Finish –
\$303.00 (total permit fee)**

**** At least one year after house final – otherwise based on value ****

**Special Inspections (Electrical, Plumbing, etc.) –
\$55.00**

If the Plan Check Fees differ from the initial payment deposit above, the difference will be figured in at the time the total Building Permit Fees are paid.

Thank You