

Single Family Residential One Story Detached Garage

Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material.

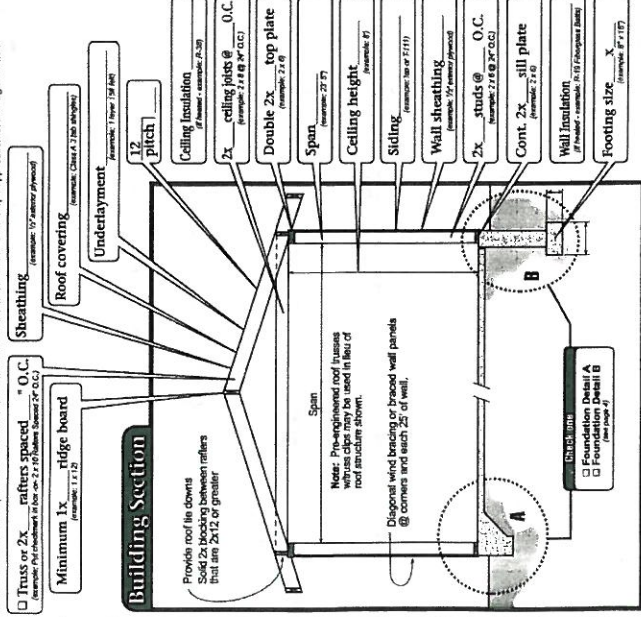


Diagram A

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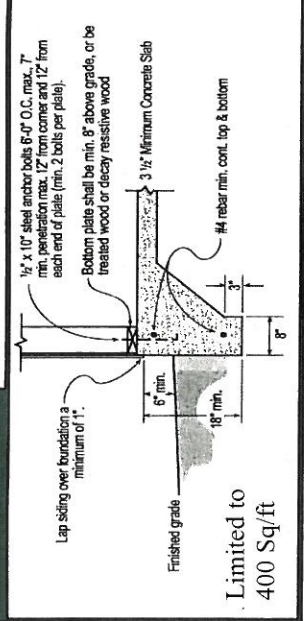
Design Criteria

Snow load	30lb/sqft
Wind load	90 mph
Seismic	D2
Frost Depth	30 inches

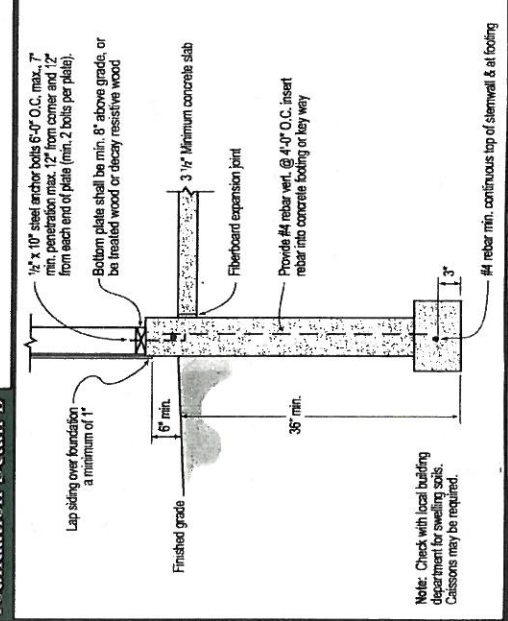
****note conditional use permits are required in addition to building permits for structures exceeding 200 sq/ft and may be obtained through the planning department.**

Single Family Residential One Story Detached Garage

Foundation Detail A



Foundation Detail B



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Accessory Buildings Construction

Syracuse City Building Department

Building Requirements

Any detached accessory structure that has one or more of the following requires a permit; 200 sq/ft or more, multilevel, has electrical, plumbing, heating, or cooling. Structures smaller than 200 sq/ft do not require permits but still require the setbacks found in the Syracuse City Land Use Ordinance.

Requirements for Submitting a Permit Application for a Deck:

1. Completed Permit Application Form (available at office or online at www.syracuseut.com)
2. Two (2) copies of a site plan showing where on the property the house is and where the structure will be placed. Include setback measurements. You can contact the Planning & Zoning Department for setback requirements and easement information at 801-614-9626 or jmerrill@syracuseut.com.
3. Two (2) copies of construction drawings including:
 - a. Truss information as well as structure height.

1979 West, 1900 South.
Syracuse, UT 84075
(801) 825-1477
(801) 825-3001 fax
syracuseut.com
jvanausdal@syracuseut.com

TYPICAL SITE PLAN

- Footing information- (see foundation details A and B)
 - Framing plan including information found on diagram A to meet the listed design criteria.
 - Elevations of structure.
 - Fire resistive construction for walls if needed for set back proximity.
 - And construction valuation (materials and labor)
- Submit application and plans to the Building Department located in the City Office Building at 1979 W. 1900 S., during our office hours between 8:00 a.m. to 5:00 p.m. Monday through Friday. **Remember, the office is closed on State and Federal holidays.**

Plan review will take approximately 5-7 working days. It may take longer if we call for corrections to be made to the plans. When plans have been approved, stamped and fees calculated, we will call you with the permit amount. After the permit has been paid for, work may commence.

Inspections required:

- Footing inspection when excavated and formed with reinforcement secured, but before concrete is poured.
- Foundation inspection when forms are in place and steel tied, ready to place concrete.
- Rough building inspection prior to covering exterior or installation of insulation.
- Final inspection when the structure is complete prior to occupancy

Call the Building Department at (801) 614-9670 at least one business day before you wish to schedule each inspection. An adult must be present to meet the inspector at the property. After all inspections have been successfully completed, keep the plans, permit and inspection reports with your house records. For any questions or comments please contact the building department at (801)614-9670 or bleota@svrcauseut.com.

CHECK LIST

- Show dimensions of the property.
- Put address of home on the street the house faces.
- Show names of bordering streets, if on a corner.
- Show location and dimensions of existing and proposed buildings, structures and parking areas.
- Identify the use of all existing and proposed structures including the number of stories.
- Show distance between buildings (minimum 6'), and distances from buildings and structures to property lines (minimum 3').
- Show any retaining walls using small circles. **All walls must be built inside of your property lines.** (No alteration to the land of any kind can obstruct or alter the path of flow of any drainage easement used in the design of the subdivision to drain your lot and neighboring lots. Any change in drainage design must have an alternate method of maintaining the flow approved by the City prior to changes being made.)
- Show height, length and type of any retaining wall(s).
- Include north arrow.
- Show and identify any easements.
- Show all architectural projections including stairs, balconies, porch covers, decks, etc.
- Show drainage using arrows.
- If a structure is closer than 5 feet to the property line, then fire-resistive construction is required. Show a notation on the site plan and details on the construction drawings.

