



COMMERCIAL CONTRACTOR NOTICES

Attention all Builders and Contractors:

NOTICE OF REVIEW AND APPEAL BUILDING PERMIT ATTACHMENT

Decisions relative to this application are subject to review by the Chief Executive Officer of this municipality issuing the single-family residential building permit and appeal under the International Residential Code under the following criteria:

- a. is separate and unrelated to an appeal under the IRC;
- b. may not be used to review a matter that may be brought by appeal under the IRC;
- c. may not result in the waiver or modification of an IRC requirement or standard;
- d. may not conflict with an appeal or the result of an appeal under the IRC;
- e. does not prohibit a person from bringing an appeal under the IRC.

A person who seeks a review described in this notice may not be prohibited by preclusion, estoppel, or otherwise from raising an issue or bringing a claim in an appeal under the IRC on the grounds that the person raised the issue or brought the claim in the review described in this notice.

CLEAN ROADWAY AND CONSTRUCTION SITE

Beginning March 9, 2001, be advised that subdivision roadways must be maintained in a clean and orderly manner throughout the building process. Roadways must be kept clean of dirt, mud, rocks and trash at all times. All construction materials, debris, dumpsters and portable restrooms must be maintained on the property throughout the building process, not in the roadway or on the public way.

As of October 16, 2003, dirt ramps to pad sidewalks must be of road base material. Dirt ramps are not allowed in the gutters. Curb and gutters must remain clear at all times. If streets are not kept clean, compliance orders will be issued and inspections will be stopped. If you have any questions or concerns, please contact Herriman City Public Works at 801-446-5323.

GEOTECH OBSERVATION AND REPORT

Due to the different types of soil being found throughout Herriman City, as of October 1, 2006, **ALL** footing excavations shall have a state licensed geotechnical engineer or agency give the City Building Inspector a

COMPREHENSIVE ENGINEERING ANALYSIS (SOILS REPORT)

This analysis shall give the type of soils and also any recommendations for design in compliance with the International Residential Code, R401.4 on soils tests.

The Herriman City Building Official has determined this is needed on all lots.

SAFE ACCESS TO BUILDINGS FOR INSPECTIONS

Safe access to buildings under construction must be provided for inspections. Stairs must be in or ladders provided for unsafe areas and trenches over 30" deep, or no inspection will be done. Planks are unacceptable.

WATER METER MOVE REQUIRES PERMIT

Beginning Friday, January 7, 2005, any move of a water meter box will require an excavation permit. This permit is obtained through the Municipal Water Department, not through the Building Department. Charges apply to obtain this permit, and all necessary inspections will be required.

If you have further questions, please contact a water clerk at 801-446-5323.

DRAINAGE & RETAINING WALL REQUIREMENTS

As of April 1, 2005, it is the Builders' responsibility to handle all surface water, drainage and run-off on the site where it is generated. All water must be directed toward the public way, a permanent public drainage easement, or a permanently maintained irrigation ditch.

Sloping lots will require special grading attention, including V-ditches, swales and retaining walls. Slope cannot exceed 2:1 (two horizontal to one vertical).

Retaining walls are required to be installed when slopes exceed 2:1, or when the toe of the slope is closer than 2 feet from the property line. As of March 10, 2015 rock/masonry walls taller than 4' (or walls holding a surcharge of any height) require a separate building permit approved by the Engineering Department and Building Department before installation.

SPECIAL INSPECTIONS

Any special inspections required must be emailed to the City at building@herriman.gov directly from the Special Inspector within 48 hours of the inspection being done.

FOUNDATION DRAINS OR BACKFILL/COMPACTION

Herriman City requires Foundation Drains on every lot in accordance with the International Residential Code. We will allow alternative methods as follows at the time of Final Inspections:

1. **A certified compaction test of all backfilled areas must meet 90% compaction or better.**

-OR-

2. **A signed letter stating that all backfilled areas have been compacted as required by the soils observation report.**

As of April 1, 2005, Herriman City requires that at least one of these methods be met by the time of Final Inspection. If these requirements are not being met, then the foundation drain must be put in. Builders are responsible for any settling that has or will occur.

COMMERCIAL SIGNS

All commercial signs require a separate permit and inspections.

Wall Signs:

1. The installer must call the Building Department to schedule an inspection for a specific day and time when the installer will be at the sign with a ladder for the inspector. The sign must be open so the inspector can inspect the connections to the building. If there is electrical service to the sign, the inspector will also need to inspect the electrical connections.

Monument Signs:

1. Application for permit needs to be made through Zoning Department, pay fees and comply with Zoning Department requirements. Then the building permit application needs to be done through the Building Department.
2. A footing inspection is required when the rebar is in place and before it is poured. We allow a timed inspection to be scheduled.
3. An electrical inspection is required when there is electrical service to the sign.
4. A final inspection when the sign is completed is required by both the Building inspector and the Zoning Department. The Building Department will automatically schedule the Zoning Department inspection when a final inspection is scheduled.

Temporary Signs & Construction Signs:

1. Apply for permit through Zoning Department, pay fees and comply with Zoning Department requirements.
-

STUCCO CERTIFICATE

If stucco is installed, a stucco certificate or installation card from the installer (listing the address of the project, permit number, date of installation, installation license and system used and signature of installer) is required for final approval and must be emailed to the City at building@herriman.gov.

REQUIREMENTS FOR FINAL APPROVAL and CERTIFICATE OF OCCUPANCY

Before a Certificate of Occupancy can be issued for **new commercial buildings**, approvals from the following Departments need to be obtained and provided to the Building Department:

- Herriman Building Department (801-446-5327) building@herriman.gov

The Building Department will send requests for approval to the following when the final is scheduled, but the Contractor must meet all requirements of:

- Herriman Zoning Department (801-446-5323) zoning@herriman.gov
- Herriman Engineering Department (801-446-5323) engineering@herriman.gov
- Herriman Public Works Department (801-446-5323) dbodrero@herriman.gov
- Herriman Municipal Water Department (801-446-5323) water@herriman.gov
- Herriman Landscape Architect (801-446-5323) engineering@herriman.gov
- Unified Fire Authority (385-468-9086)
- South Valley Sewer (801-571-1166)

The Contractor will need to contact the following to schedule inspections:

- Unified Fire Authority (385-468-9086)
- South Valley Sewer (801-571-1166)
- Salt Lake County Health Department when applicable (385-468-3845)
- State of Utah Boiler & Elevator Safety Division when applicable (801-530-6850)

Before a Certificate of Occupancy can be issued for **commercial tenant finishes**, approvals from the following Departments need to be obtained and provided to the Building Department:

- Herriman Building Department (801-446-5327) building@herriman.gov

The Building Department will send requests for approval to the following when the final is scheduled, but the Contractor must meet all requirements of:

- Unified Fire Authority (385-468-9086)
- South Valley Sewer (801-571-1166)

The Contractor will need to contact the following to schedule inspections:

- Unified Fire Authority (385-468-9086)
- South Valley Sewer (801-571-1166)
- Salt Lake County Health Department when applicable (385-468-3845)

For questions regarding final approval, contact Herriman Building Department at 801-446-5327 Monday through Friday between 7:30 a.m. and 5:30 p.m., or email at building@herriman.gov.

Stucco Certificate

Installation Card

Job Address:	Subdivision and Lot #:
Building Permit #:	Date of Completion:

Stucco or Plastering Contractor:

Name: _____

Address: _____

Phone #: _____

Approved contractor License Number as issued by stucco /
plastering products: * _____ *

(required information)

Stucco or Plastering System Used:

This is to certify that the plastering system on the building exterior at the above address has been installed in accordance with the evaluation report specified above and the manufacturer's instructions.

Signature of authorized representative of plastering contractor

Date

Installation card must be presented to the building inspector after completion of work and before or at the final inspection.

PERMIT NUMBER

COMPACTION CERTIFICATE

Job Site Address _____

Subdivision _____ Lot _____

General Contractor _____ State License # _____
Official Company Name

This letter confirms the soil used for backfilling trenches, backfilling and around the structure and other excavations on this lot has been properly compacted in lifts to a minimum density of 90% as required by the soils observation report, using acceptable and approved methods.

The Contractor or Builder noted in this letter will take full responsibility for this work and will guarantee the project from damage related to settling for a minimum period of one year.

Signature

Printed Name of Signer

Date

HERRIMAN CITY REQUIRED BUILDING INSPECTIONS*

To schedule an inspection, call (801) 446-5327 at least one working day in advance before 4:00 p.m.

Building permit and approved plans must be on site for all inspections.

Type of Inspection		Brief Description
Pre-construction lot		Check for any future problems with drainage or any other foreseen problems, verify & document any concrete damage prior to dig
Temporary Pedestal		Secure pedestal, with all electrical hook-ups and grounding with GFCI's in place
Footings/Spot Footings & Suspended Slabs		Footings excavated and formed with reinforcement secured prior to concrete (<i>soils observation report from State Licensed Geotech Engineer required for inspection</i>); all interior spot footings, porch caps, deck or patio footings, and pre-cast garage floors (suspended slabs) also require an inspection prior to pour
Foundation		Forms in place, reinforcement properly tied and secured to concrete
Bond Beam		Grouted cells with rebar and structural steel in place as needed
Subrough Plumbing		Test and inspection of underground plumbing. Either 10' of water or 5 psi for 15 min. is required for test
Subrough Mechanical		All ducts and equipment in place
ROUGH 4-WAY	Rough Building	After framing, fireblocking, bracing, rough electrical, mechanical, plumbing, heating and fireplace (provide truss specs), dry in roof for 4-way
	Rough Electrical	Boxes, wiring, panels, grounding in place
	Rough Mechanical	Furnace, fans, flues, vents, factory-made fireplaces with manufacturer's standards available
	Rough Plumbing	Supply and waste piping and venting in place, water or air test in place
	Gas Line	Test of 5 psi for 15 min
	Power to Panel	All wiring, grounding, bonding electrical panel
Ceiling Grid		When required
Insulation		Insulation, vapor barrier, sealed holes, blown attic – provide Manual D / Manual J design criteria (insulation certificate must be posted on electrical panel for final)
Shear Nail		All exterior shear nailing with seismic hardware and also flashing before exterior coverings
Flashing/Weather Barrier		All weather barriers for stucco, rock, brick, Hardie and LP siding (stucco certificate with applicator information must be provided to inspector at final)
Drywall Nailing		--ONLY required if the interior braced walls depend on drywall-- Drywall secured in place before fasteners are covered with tape or finish
Shower Pan		When required
Drive Approach		Curb cut correct width and thickness, compacted, doweled rebar and full depth expansion joint filler in place; prior to concrete placement (see APWA plan #221)
FINAL 4-WAY	Final Building	When all portions of building and site work are complete
	Final Electrical	All electrical work complete
	Final Mechanical	All mechanical work complete
	Final Plumbing	All plumbing work complete
	Final Insulation	Insulation certificate available to inspector with depth markers in place in attic (post insulation certificate on electrical panel)
	Final Grading	5% slope the first 10' from building; all easements in place with down spout tubing on all down spouts; easement drainage plan (compaction letter required for inspection)
	Secondary Water Connection	Connection of sprinkling system to the secondary water box on lots where box is installed, even though secondary water may not be active yet
	Public Works Final	Includes inspection on house address, lot corner pins, curb, gutter, sidewalk, water meter, asphalt, debris, park strip, storm drain boxes, grading, landscaping , etc.; must be approved prior to occupancy

**May not be a complete list*