



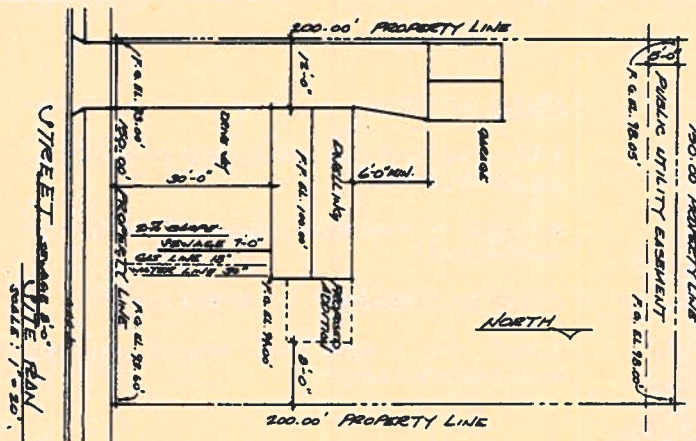
Building Inspection Department
Garfield County
55 South Main
Panguitch, Utah 84759
676-2678

Plan Requirements for Residential Building Permits

Construction drawings of your project are necessary for the Building Department plan check process. Plans must be indelible reproductions, such as blueprints, or originals on a good grade of white paper. They must be drawn to scale or with dimensions, showing clearly all of the work to be done.

Two copies of plans are required, one of which will be marked APPROVED, with any additions or corrections noted, and returned to you. The approved plans should be kept at the job site at all times along with the building permit. The following list indicates the drawings and details required for a new house or major remodeling job.

A deposit is required with each two sets of building plans.

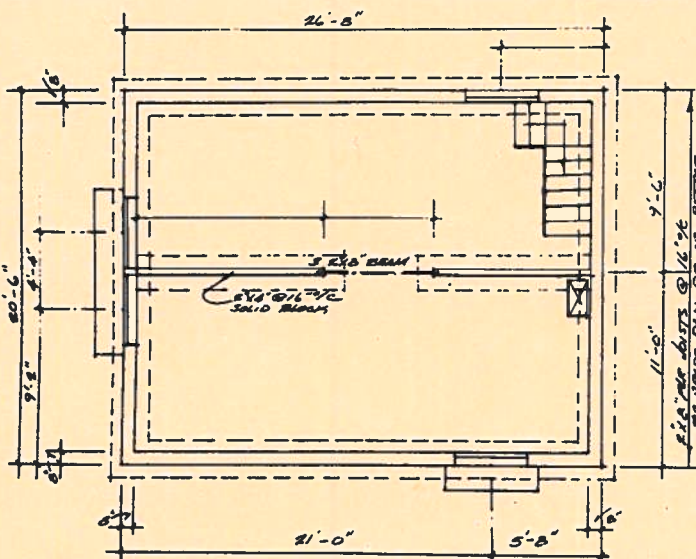
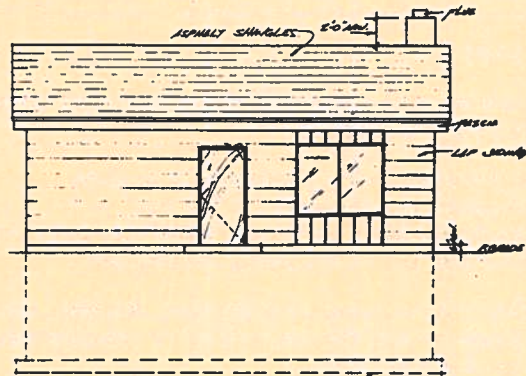


PLOT PLAN Scale 1" = 10' or 20', or 1/16" = 1' or 1/8" = 1'

- Entire property with dimension of boundaries, and north arrow.
- Location of existing structures and proposed structure or addition, with dimensions and distances from property lines.
- Names of bordering streets.
- Site elevations at corners of lot, or approximate grade lines for sloping lots.
- Elevations of finish floors.
- Plot plan approval by zoning.

ELEVATIONS Scale 1/4" = 1'
(Label FRONT, REAR, or NORTH, EAST, etc.)

- All sides of building with exterior materials indicated.
- Depth of wall footings and foundations or piers if stepped.

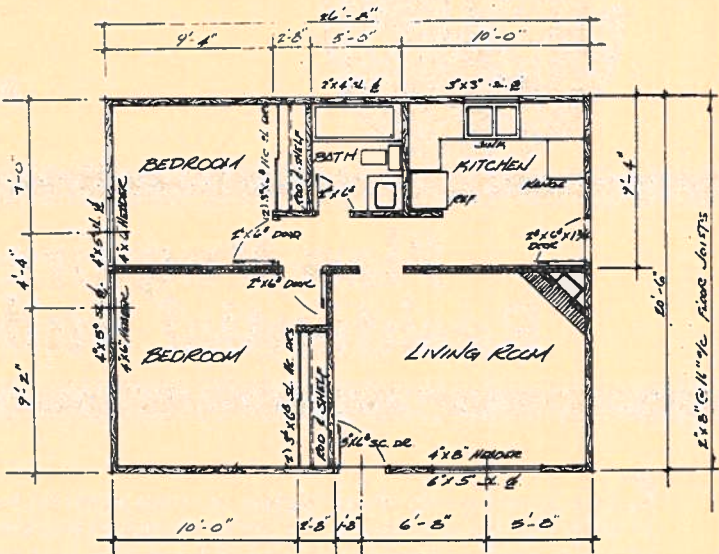


FOUNDATION PLAN Scale 1/4" = 1'

- Layout of foundation walls and concrete slabs, with dimensions.
- Size and location of footings, posts, beams, air vents, access holes, and integral footings in slabs.
- Size, direction and spacing of floor joists and/or beams.

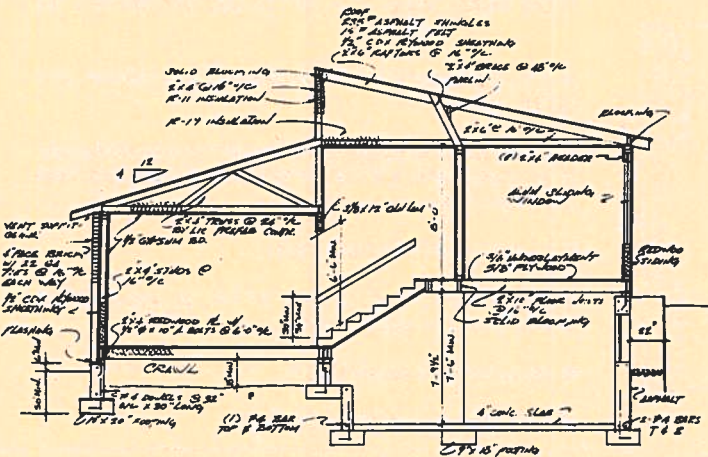
FLOOR PLANS Scale 1/4" = 1'
(For each floor, including basement)

- Size and arrangement of rooms and partitions with rooms or spaces labeled.
- Location of plumbing fixtures, appliances, fireplaces, chimneys, heating system.
- Window size and type, door size and type, direction or door swing.
- Size, direction and spacing of ceiling joists, rafters or trusses.
- Framing plan of each floor and roof if not included on floor plans, or if framing is complicated.
- Total square footage of living space for each floor, and total square footage of garage and other accessory spaces.



For an addition or renovation, show schematic floor plan of entire house to scale. Dimensions and details are needed only where new work is to be done.

Wall Key For Remodels: EXISTING	
NEW	
REMOVED	



CROSS SECTION(s) Scale 1/2" = 1' (or larger)

- All floors, wall and roof framing with size and spacing of members.
- Heights of crawl spaces, floors and ceilings, and pitch of roof.
- Footings, foundations, and finish grade.
- Roof and exterior wall material including insulation and sheathing.

DETAILS

Clearly show sizes, materials, connections and construction of the following, if applicable:

- Window details if not shown on floor plans.
- Fireplaces and chimneys.
- Roof truss design with stress analysis or name of manufacturer.
- Roof hips and valleys, decks, stairways, etc.

NOTE: computations, stress diagrams, and other data sufficient to show the adequacy of the structure may be required by the Building Official.

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