



TOWN OF ALTA

GENERAL BUILDING DEPARTMENT INFORMATION

CODES

1. The State of Utah determines the edition of the building code to be used on a statewide basis. The following codes are in effect for all construction within the Town of Alta. A complete list of codes and appendices as required by the State of Utah is available online at: www.dopl.utah.gov/programs/ubc/. The State adopts upgraded editions of building codes on a regular basis. Some references to codes that have been replaced may still exist. In that case, they shall be replaced by the most current code.

"International Building Code", (IBC), 2012 Edition

"International Residential Code", (IRC), 2012 Edition

"International Plumbing Code", (IPC), 2012 Edition

"International Mechanical Code", (IMC), 2012 Edition

"National Electric Code", (NEC), 2011 Edition

"International Fire Code", (IFC), 2012 Edition

"International Energy Construction Code", (IECC), 2012 Edition

ANSI A117.1 (2009)

2015 Edition 2015

2014 Edition

ZONING ORDINANCE REQUIREMENTS

1. Yards, setbacks, slope regulations, parking, density, lot coverage, and other general requirements are set forth in the "Uniform Zoning Ordinances of the Town of Alta, Utah" and are strictly enforced. Copies of this ordinance are available in the Town Office.
2. The requirements of paragraph 105.1 of the IBC concerning work commenced without a permit will be strictly enforced.
3. Work on owner occupied single family dwellings within the R-3 Occupancy Group may be done by the owner of the property. Construction in all other Occupancy Groups will be done by a currently licensed Utah general contractor. Plumbing, mechanical and electrical work for all Occupancy Groups, including R-3, will be done by a currently licensed Utah contractor in the appropriate trade.
4. See "Documentation" section below for requirements for construction documents.

FEES

1. Building Permit fees will be assessed based on valuation in accordance with Table 1-A of the UAC, 1997. Plan Review Fees are calculated at 65% of the building permit fee.

2. For purposes of valuation for calculation of all fees, single family residential work under R-3 Occupancy classification will be valued at \$200.00 per gross square foot of building area, condominiums at \$200.00 per gross square foot of building area, and work under all other occupancies will be valued at \$200.00 per gross square foot of building area, and work under all other occupancies will be valued at \$200.00 per square foot of building area. "Building Area" is as defined in Section 502 of the IBC. Remodeling and interior renovation work will be valued on a reasonable "contract price" basis subject to approval of the Building Official.
3. In general, plumbing and HVAC inspection fees are included in the general permit fee; however, additional fees for these may be assessed when deemed appropriate by the Building Official. Electrical fees are normally calculated at \$.10 per gross square foot of building area for all construction.
4. Fees for connection to the Town's water and sewer systems are \$40.00 per fixture unit for water and \$60.00 per fixture unit for sewer. Fixture units are calculated from the data in Table 10-1 of the Uniform Plumbing Code.
5. A \$2000.00 Revegetation Bond is required prior to issuance of a "Certificate of Occupancy".

INSPECTIONS

1. Inspection requests shall be made to the dispatch line between the hours of 8:00 to 4:00 on any weekday (exclusion of holidays) at 801-364-1465 at least 48 hours prior to the time the inspection is desired. See Sections 110 of the IBC for other inspection requirements.
2. A Final Inspection is required and a "Certificate of Occupancy" issued by this department prior to occupancy of any portion of any project in accordance with Section 111 of the IBC. A "Temporary Occupancy" may be issued if appropriate in accordance with Section 111.3 of the IBC.

GENERAL STRUCTURAL REQUIREMENTS

1. a) Design snow loads are governed by the Utah State Amendments to the IBC. Amendments follow the "Utah Snow Load Study" compiled by and available through the Structural Engineers Association of Utah, Post Office Box 58628, Salt Lake City, Utah 84158-0628.
b) The design roof snow load varies according to the chart attached hereto, however, the data therein are for general reference only and required loads for all projects are subject to approval by the Building Official.
c) For calculations required by Chapter 16 of the IBC, the exposure coefficient shall be determined by the design engineer and subject to approval by the Building Official.
d) For all lateral analysis calculations, the snow load may be reduced by 60% subject to approval by the Building Official.
e) Note that the standard 15% stress increase for wood design is not permitted.
2. The Town has adopted an "Avalanche Design" ordinance applicable to all new construction regardless of size, type, nature, or occupancy. All construction, regardless of

- nature, must have a complete avalanche load study. The avalanche Hold Harmless and Indemnity Agreement must also be signed prior to issuance of Building Permit.
3. The Town is in seismic zone 3. The minimum basic wind speed is 70 miles per hour, Exposure B. The minimum depth to the bottom of all footings below adjacent finished grade is 49".
 4. All habitable structures must have water meters with remote readouts per the requirements of Salt Lake County Service Area #3.

CONSTRUCTION DOCUMENTATION

1. All construction of any type or nature must be properly documented by an appropriate design professional. The extent of required documentation for any project will be in accordance with generally accepted industry standards and must contain sufficient information to completely define the proposed project.
2. Documentation for work other than owner occupied single family dwellings must be prepared by a currently licensed Utah architect or engineer.
3. All structural work must be completely described by drawings, notes specifications and calculations prepared by a currently licensed Utah engineer qualified in structural design.
4. The site plan of the proposed work must be prepared, stamped and signed by a licensed Utah surveyor and shall show property lines, easements, water ways, right of ways, existing and proposed topography including a graphic indication of all existing areas where the ground slope is 30% or greater, existing and proposed vegetation, utilities, structures, roads, walks, decks, parking areas, graded areas, calculations of "net developable area" and "lot coverage" as defined in the Zoning Ordinance, and such other information as may be appropriate to the project.
5. Documents for on and off site improvements must be prepared by a currently licensed Utah civil engineer.
6. A detailed map prepared by a licensed land surveyor showing the size, location, specie or type of each plant, tree or grass on the lot or parcel upon which development is contemplated must be approved by the Mayor or Planning Commission prior to development, removal and/or replacement of vegetation and/or trees.
7. Three sets of all documentation must be submitted at the time application for a Building Permit is made. All sets must be sealed and signed on each sheet or page by the appropriate design professional. Plan Review fees must be paid at the time documentation for any project is submitted for Plan Review. In the event that plan review fees are not paid at the time of Plan Review submittal, and for whatever reason the project does not go forward, the Plan Review fees shall still be due and payable.
8. Documentation submitted for Plan Review that, in the opinion of the Building Official, is not complete will be returned to the applicant with general notes indicating inadequacies. At the time the applicant resubmits, an additional plan review fee may be assessed and must be paid prior to reconsideration. The time for reconsideration of the documents will be charged at the rate of \$68.00 per hour and the balance, if any, of subsequent Plan Review fees will be assessed at the time the permit is issued.

9. On issuance of a Building Permit, one (1) set of the documentation will be returned to the applicant. This set MUST be kept on the job site and available for use by the Town's Inspector during all working hours. No inspection will be made unless this set is available to the inspector.
10. ALL CONSTRUCTION WILL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH THE APPROVED SET, (i.e., "PERMIT SET"), OF DOCUMENTATION. ANY VARIATION, REGARDLESS OF NATURE OR EXTENT, FROM THE WORK DESCRIBED AND DEFINED BY THIS SET WILL RESULT IN A "STOP WORK ORDER" BEING ISSUED IMMEDIATELY. NO WORK OF ANY NATURE OR BY ANY TRADE WILL BE ALLOWED UNTIL THE PROBLEM IS RESOLVED AND THE APPROPRIATE DOCUMENTATION PREPARED BY THE DESIGNING PROFESSIONAL IS SUBMITTED AND APPROVED BY THIS DEPARTMENT. AN ADDITIONAL FEE FOR ALL TIME USED BY ALL MEMBERS OF THIS DEPARTMENT DURING THIS PERIOD WILL BE ASSESSED AT A RATE OF \$68.00 PER HOUR AND MUST BE PAID PRIOR TO THE "STOP WORK ORDER" BEING LIFTED.

UTILITIES

1. The applicable utility entities are:

Water – Areas North of Little Cottonwood Creek and Powder Ridge, Town of Alta.

Water – Areas South of Little Cottonwood Creek except Powder Ridge, Salt Lake County Service Area #3.

Sewer – Areas North of Little Cottonwood Creek, Town of Alta.

Sewer – Areas South of Little Cottonwood Creek, Salt Lake County Service Area #3.

Power – Rocky Mountain Power

Natural Gas – Questar Gas

MAYOR
TOM POLLARD

TOWN COUNCIL
CLIFF CURRY
ELISE MORGAN
PAUL MOXLEY
HARRIS SONDAK



TOWN OF ALTA
P.O. BOX 8016
ALTA, UTAH
84092-8016
TEL (801)363-5105 / 742-3522
FAX (801)742-1006
TTY 711

june 29, 2012/september 23, 2015/june 7, 2016

Outside Agency Checklist for Building Approval PRIOR to Planning Commission Review.

<u>Agency</u>	<u>Phone</u>
Chief Building Official- Forsgren Associates, Inc.	801-364-1465
Salt Lake City Department of Public Utilities, Water Division	801.483.6768
Salt Lake Valley Health Department and Division of Water Quality (sewer, septic tank systems, water, water quality issues)	385.468.3862
Salt Lake Valley Health Department Environmental Health Division, Environmental Quality Compliance Specialist Bureau of Food Protection Re: Construction of Remodeling of Food Establishments	385.468.3914
Salt Lake County Service Area #3 (Water connection procedures)	801.278.9660
Cottonwood Improvement District (Sewer connection procedures)	801.943.7671
Utah Department of Transportation (Access/encroachment on state roads, permits)	801.887.3458
U.S.Army Corps of Engineers (Wetlands delineations and permits)	1.801.295.8380
Alta Marshal's Department	801.742.3522
Unified Fire Department	801.743.7230

Any further questions may be referred to the Alta Town Office at 801.742.3522 or 801.363.5105

TOWN OF ALTA
SNOW LOAD CHART
(1) (5) (6)

ELEVATION (FEET)	GROUND SNOW LOAD (PSF)	ROOF SNOW LOAD IN DENSELY FORESTED OR SHELTERED AREAS (PSF)	ROOF SNOW LOAD IN ELEVATED AREAS (PSF)
	(2)	(3)	(4)
8,400	250	225	175
8,600	262	236	184
8,800	275	247	192
9,000	287	258	201
9,200	300	270	210
9,400	312	281	219
9,600	325	292	227
9,800	337	303	236
10,000	350	315	245

NOTES

- (1) Note that the 15% increase in allowable stressed for snow as described in UBC-94 Section 2304.3.4.2 is not permitted for wood design.
- (2) Ground snow values are derived from "SEAU Ground Snow Study"
Equation $P_g = (P_o^2 + S^2(A-A_o)^2)^{1/2}$ where $P_o=43$, $S=63$, $A_o=4.5$, and $A=ELEV/1000$.
- (3) As per UBC-94 Table A-16-A, $C_e=0.9$.
- (4) As per UBC-94 Table A-16-A, $C_e=0.7$.
- (5) Loads shown above are minimum roof loads. Unbalanced snow loads, decks and roofs at grade, eave loads, drift and sliding loads as per UBC-94 Chapter 16 and Appendix Chapter 16 must be considered.
- (6) Forty percent (40%) of roof snow load must be included in seismic calculations as per UBC-94 Chapter 16, Section 1603.6.5 (or SEAU formula may be used).



P.O. Box 8016
Alta, Utah 84092
Phone (Town Hall): 801-363-5105
Permitting Questions: 801-363-5105
Inspection Requests: 801-364-1465

TOWN OF ALTA Building Permit

PERMIT #

This permit becomes valid upon required approvals and acceptance of required fees.

Property Address

Applicant	_____	Phone	_____	Fax	_____
Applicant Address	_____	City/State	_____	Zip	_____
Property Owner	_____	Phone	_____	Fax	_____
Owner's Address	_____	City/State	_____	Zip	_____
Contact	_____	Phone	_____	E-mail	_____

CHECK ONE

LICENSED CONTRACTOR DECLARATION:

I hereby affirm that all work will be performed by contractors licensed under the Construction Trades Licensing Act (58-55, UCA) whose licenses are in full force and effect. If contractors have not been selected at the time of the application for this permit, the permit issued only on the condition that currently licensed contractors shall be selected by the applicant, that the applicant shall provide the names and license numbers of the contractors to the Town of Alta and shall enter the same names and number on the permit before they begin their work.

OWNER-BUILDER DECLARATION:

I hereby claim exemption from the requirement for licensing under the Construction Trades Licensing Act (58-55, UCA) because work will be performed by the owner of the property for his/her private non-commercial non-public use. Any work not performed by the owner will be performed by a contractor licensed under the Construction Trade Licensing Act, and the names and license numbers of the contractors shall be provided to the Town of Alta and entered on the permit before their work is begun.

I hereby certify that I have read and examined this permit and that the information provided by me is true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction of the performance of construction

Applicant Signature

Date

This permit shall become null and void if work is not commenced within 180 days, or if work is suspended or abandoned for a period of 180 days or more at any time after the work has commenced. Commencement or continuation of work shall be verified only by inspection reports from Town of Alta inspectors. All required inspections shall be requested at least two working days before they are to be made. Inspections are required before any work is covered. Please call if you need further information about when an inspection is required.

Name	State License # (If applicable)	Phone #	Office Use Only
General Contractor	_____	_____	Valuation _____
Electrical Contractor	_____	_____	Construction Type _____
Mechanical Contractor	_____	_____	Occupant Load _____
Plumbing Contractor	_____	_____	Group/Division _____ Square Feet _____
Engineer	_____	_____	_____
Architect	_____	_____	_____
Description of Work: _____			FEES
Site/Property Address _____	Coordinate _____		Building _____
Subdivision _____	Lot # _____		Plan Check _____
Cup# _____ Zone _____	Parcel # _____		Electrical _____
☐ Minimum Setbacks or Front Yard _____	Side Yard _____		Mechanical _____
☐ See approved Site Plan Rear Yard _____	Side Yard _____		Plumbing _____
Avalanche Report Required Yes No			Grading _____
Zoning Comments _____			Demolition _____
			Impact Fee(s) _____
			Other Pre-inspection _____
Approved _____ Date _____			Bonds _____
Building Code Comments/Deferrals _____			State Surcharge _____
			Total _____
			PREPAID PC
			Date: _____ Rec'd By: _____
Plan Review OK'd _____ Date _____			TOTAL
Permit Approved _____ Date _____			Date: _____ Rec'd By: _____

Fire ☐ Water ☐ Sewer ☐ Zoning ☐ Other _____

TOWN OF ALTA

Table 1-A

BUILDING PERMIT FEES:

Total Valuation	Fee
\$1.00 to \$500.00	\$34.42
\$501.00 to \$2,000.00	\$34.42 for the first \$500.00 plus \$4.20 for each additional \$100.00, or fraction thereof, to and including \$2000.00
\$2,001.00 to \$25,000.00	\$95.57 for the first \$2,000.00 plus \$19.20 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$539.93 for the first \$25,000.00 plus \$13.92 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$888.37 for the first \$50,000.00 plus \$9.66 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,371.37 for the first \$100,000.00 plus \$7.68 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$4,462.57 for the first \$500,000.00 plus \$6.54 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$7,740.00 for the first \$1,000,000.00 plus \$5.04 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours (minimum charge – 2 hours)	\$68.00 per hour ¹
2. Re-inspection fees assessed under provisions of Section 305.8	\$68.00 per hour ¹
3. Inspections for which no fee is specifically indicated (minimum charge-one half hour)	\$68.00 per hour ¹
4. Additional plan review required by changes, additions or revisions to the plans (minimum charge-one half hour	\$68.00 per hour ¹
5. For use of outside consultants for plan checking and inspections, or both	Actual Costs ²

¹Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

²Actual costs include administrative and overhead costs.



DEPARTMENT OF COMMERCE
Division of Occupational
& Professional Licensing
160 E 300 S, Fourth Floor
P O Box 146741
Salt Lake City UT 84114-6741
(801) 530-6628

**OWNER/BUILDER CERTIFICATION
and
AGREEMENT TO COMPLY WITH
THE CONSTRUCTION TRADES
LICENSING ACT**

Fax a copy of this Form and Permit to (801) 530-6301 attn: Jody

Name of Owner/Builder: _____

Address: _____

City, State, Zip: _____

LOCATION OF CONSTRUCTION SITE

Address: _____

City, State, Zip: _____

Subdivision Name: _____ Lot # _____

CERTIFICATION

I, _____, certify under penalty of perjury that the following statements are true and correct and are based upon my understanding of the Utah Construction Trades Licensing Act:

1. I am the sole owner of the property and construction project at the above described location; the project described is the only residential structure I have built this year; I have not built more than three residential structures in the past five years.
2. The improvements being placed on the property are intended to be used and will be used for my personal, non-commercial, non-public use.
3. I understand that work performed on the project must be performed by the following:
 - a. myself as the sole property owner; or
 - b. a licensed contractor; or
 - c. my employee(s) for whom I have worker's compensation insurance coverage, for whom I withhold and pay all required payroll taxes, and with respect to whom I comply with all other applicable employee/employer laws; or
 - d. any other person working under my supervision as owner/builder to whom no compensation or only token compensation is paid; and
4. I understand that if I retain the services of an unlicensed contractor or compensate an unlicensed person, other than token compensation, or other than as an employee for wages, to perform construction services for which licensure is required, I may be guilty of a Class A Misdemeanor and may be additionally subject to an Administrative fine in the maximum of \$2,000 for each day I violate the law.

Dated this _____ Day of _____ 20__

Signature of Owner/Builder

Subscribed and sworn before me this _____ day of _____ 20__, in the county of _____ State of Utah.

Notary Public

TOWN OF ALTA

AGREEMENT FOR GRANTING
POWER TO PANEL FOR CONSTRUCTION

Contractor _____ Permit No. _____

Construction Address _____

It is understood that power to panel will be provided at the above address for construction purposes only prior to occupancy of the building that is under construction. The installation and continued use of the electrical power until issuance of the certificate of occupancy is conditional upon and subject to the following:

1. The buildings on the premises are closed to entry except to construction personnel;
2. Cover plates must be installed on all energized outlets and on the panel box;
3. Grounding wire must be properly installed and connected;
4. The power shall be used for construction purposes only;
5. The building shall not be occupied other than for construction purposes until the final inspection is approved and a certificate of occupancy has been granted by the building official;
6. If the building is occupied or more than the approved circuits are energized, the contractor will forfeit the right to receive any further permanent power on the project until the certificate of occupancy has been granted; and
7. The contractor agrees to take reasonable precaution to protect against personal injury and property damage. The contractor holds the city harmless for any resulting liability and further agrees to accept all responsibility for any damage resulting from the granting of permanent power.

Signed _____ Date _____
(Contractor)

Residential Service Change or Upgrade

(Circle all that is applicable)

The following form is to be attached to the permit application. A permit is required to change or upgrade any existing permit within the city. All service changes and upgrades must be done in accordance with the current NEC and the electric company's ESR requirements.

EX. METERED MAIN SIZE: _____ NEW METERED MAIN SIZE: _____

SERVICE DESIRED: (please circle) OVERHEAD UNDERGROUND OVERHEAD TO UNDERGROUND

OF METERS _____

VOTLAGE: (please circle) 120/240V 3-WIRE 120/208V 120/240V 4-WIRE (3 PHASE)

ENTRANCE CONDUCTORS: (SIZE & TYPE): _____ (AL or CU)

Table 310.15(B)(6) Conductor Types and Sizes for 120/240-Volt, 3-Wire, Single-Phase Dwelling Services and Feeders.
Conductor Types RHH, RHW, RHW-2, THHN, THHW, THW, THW-2, THWN, THWN-2, XHHW, XHHW-2, SE, USE, USE-2

Conductor (AWG or kcmil)			Conductor (AWG or kcmil)		
Copper	Aluminum or Copper-Clad Aluminum	Service or Feeder Rating (Amperes)	Copper	Aluminum or Copper-Clad Aluminum	Service or Feeder Rating (Amperes)
4	2	100	3/0	250	225
3	1	110	4/0	300	250
2	1/0	125	250	350	300
1	2/0	150	350	500	350
1/0	3/0	175	400	600	400
2/0	4/0	200			

CONDUIT: (SIZE, NUMBER & MATERIAL): _____
(SEE TABLE 6.2.1.1 ON BACK)

Please provide plot plan showing location of new & existing services in the space below.

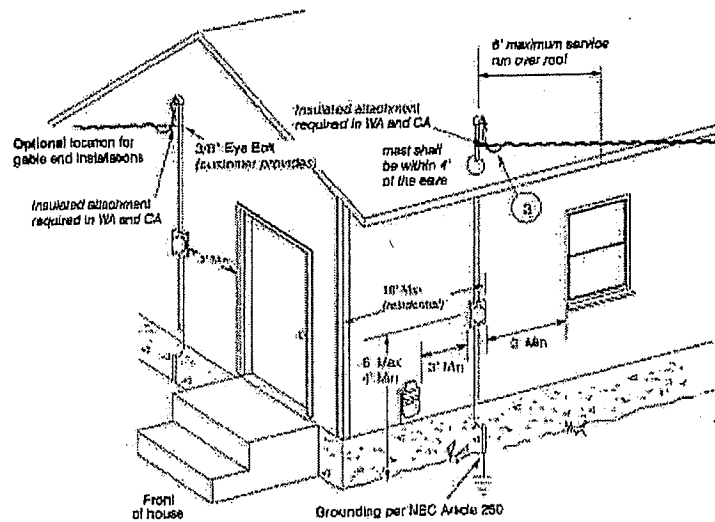
Circle proposed grounding conductor

Table 250.66 Grounding Electrode Conductor for Alternating-Current Systems

Size of Largest Ungrounded Service-Entrance Conductor or Equivalent Area for Parallel Conductors ^a (AWG/kcmil)		Size of Grounding Electrode Conductor (AWG/kcmil)	
Copper	Aluminum or Copper-Clad Aluminum	Copper	Aluminum or Copper-Clad Aluminum ^b
2 or smaller	1/0 or smaller	8	6
1 or 1/0	2/0 or 3/0	6	4
2/0 or 3/0	4/0 or 250	4	2
Over 3/0 through 350	Over 250 through 500	2	1/0
Over 350 through 600	Over 500 through 900	1/0	3/0
Over 600 through 1100	Over 900 through 1750	2/0	4/0
Over 1100	Over 1750	3/0	250

The following figures illustrate the required clearances for overhead and underground services.

Figure 5.2.1 - Clearances for Buildings Supporting an Overhead Service



Requirements:

1. A ten-foot maximum distance from the front corner of a residence to the far side of the service is allowed.
2. Table 5.2.1 lists the minimum drip loop and service drop clearance requirements.
3. The cable and drip loop (lowest point) shall be at least 18" above a non-accessible roof (NESC 234.C.3.d, Exceptions 1 and 2).
4. The three-foot distance between windows and the electric meter is not required if the window does not have a view of a living space.
5. The meter location must be approved by the Power Company prior to installation.
6. Buildings should not be constructed under or adjacent to lines.

Table 5.2.1 - NESC Clearances for Service Drops and Drip Loops
750 Volts and Below (Distances in Feet)

NESC Minimum Clearance		Clearance Required at Time of Construction
Service drop clearance (NESC Table 232-1)		
16'	• Over roads, streets, and other areas subject to truck traffic	18'*
16'	• Over or along alleys, parking lots, and nonresidential driveways	18'*
16'	• Over land travelled by vehicles	18'*
Clearances over residential driveways (NESC Table 232-1)		
16'	• If height of building or installation will permit	18'*
12'	• If height of building or installation will not permit and is not subject to truck traffic:	14'*
10'	- For service drops 120/240 & 208Y/120 volt	12'*
10'	- For drip loops of service drops 120/240 and 208Y/120 volts	12'*
Clearances over spaces and ways subject to pedestrians/restricted traffic only (see note b. on page 21, NESC Table 232-1)		
12'	• If height of building or installation will permit	14'*
10.5'	• If height of building or installation will not permit, drip loop clearances may be reduced:	
10'	- For 480Y/277V (see Note 8-b of NESC Table 232-1)	10.5'
10'	- For 120/240 and 208Y/120 volt (see Note 8-d of NESC Table 232-1)	10'

Table 6.2.1.1 - Conduit Sizes, Run Lengths and Bend Limits

Note: Sizes or quantities greater than those listed in this table require prior written approval from the Power Company, and may require steel or fiberglass sweeps.

Phase	Load	Conduit Size	Run Length (Feet)	Bend Size (Degrees)	Maximum Cable Size
Single	200 amps or less	one 3-inch	150'	270	4/0
Single	201 to 400 amps	one 3-inch	150'	270	350 KCM
Single	401 amps or more	two 4-inch	100'	270	500 KCM

TOWN OF ALTA

DEFERRED SUBMITTALS

PROJECT NAME: _____ PERMIT NO. _____

PROJECT ADDRESS: _____

PROJECT OWNER: _____

IBC 107.3.4.1 – The registered design professional in responsible charge shall be responsible for reviewing and coordinating all submittal documents prepared by others, including phased and deferred submittal items for compatibility with the design of the building.

IBC 107.3.4.2 – Deferred Submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period.

Deferral of any submittal items shall have prior approval of the building official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building official.

Submittal documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the building official.

*It is the responsibility of the architect or engineer to submit updated drawings or to insert revised pages into submitted sets.

Deferred Submittal Items List:

1. _____

2. _____

3. _____

TOWN OF ALTA

SPECIAL INSPECTIONS PROGRAM
STATEMENT OF SPECIAL INSPECTIONS

Permit Number: _____

PROJECT: _____ Code Edition: _____

Address: _____

Group: _____ Construction Type: _____

Building Owner: _____
Name Company

Owner's Address: _____

Architect of Record: _____
Name & License Company

Structural Engineer of Record: _____
Name & License Company

Geotechnical Engineer of Record: _____
Name & License Company

Special Inspections Engineer of Record: _____
Name & License Company

General Contractor: _____
Name & License Company

This Statement of Special Inspections is submitted as a condition for permit issuance in accordance with the International Building Code. It includes a schedule of special inspections applicable to this project.

The Special Inspections Engineer of Record shall keep records of specified special inspections and testing and shall furnish copies of inspection and testing reports to the Town of Alta Building Department and to the appropriate registered design professionals of record. Discrepancies from the approved plans and specifications and code violations observed during the conduct of special inspections services shall be brought to the immediate attention of the contractor for correction, to the attention of the Building Official, and to the appropriate registered design professionals of record. A final report of special inspections documenting completion of specified special inspections and correction of any discrepancies and observed code violations noted in the inspection and testing reports shall be submitted to and approved by the Town of Alta Building Department prior to the final building inspection approval by Department staff.

Prepared by:

(Type or print) Name Signature & Date

Signature & Date

Reviewed by Registered Design Professional of Record: _____

Signature & Date

Building Owner's Authorization: _____

Signature & Date

Building Official's Acceptance: _____

Building Plan Review Division

Signature & Date

Project:			Date: Prepared By:		Date Completed
Activity	Y/N	Scope of Service	Agent*		
STEEL CONSTRUCTION					
Inspection of Steel Fabricators					
Material Receiving					
Erection					
a. Installation of HS Bolts					
b. Welding					
c. Details					
CONCRETE CONSTRUCTION					
Materials					
Installation of Reinforcing and Pre-stressing Steel					
Formwork					
Concreting Operations					
Inspection During Pre-stressing					
Manufacture of Precast Concrete					
Erection of Precast Concrete					

Project:		Date: Prepared By:	
Activity	Y/N	Scope of Service	Agent* Date Completed
MASONRY CONSTRUCTION			
WOOD CONSTRUCTION			
PREPARED FILL			
Site Preparation			
During Fill Placement			
Evaluation of In-Place Density			
PILE FOUNDATIONS			
PIER FOUNDATIONS			
EXTERIOR INSULATION AND FINISH SYSTEMS			
SPRAYED FIRE-RESISTANT MATERIALS			
SMOKE CONTROL SYSTEMS			
MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS			
OTHER			
INSPECTION AGENTS*		Name	Company
		Address	
1. Special Inspections Engineer of Record: _____			
2. Inspection and Testing Agency: _____			
3. Inspection and Testing Agency: _____			

TOWN OF ALTA

SPECIAL INSPECTIONS PROGRAM
FINAL REPORT OF SPECIAL INSPECTIONS

Permit Number: _____

PROJECT: _____ Code Edition: _____

Address: _____

Special Inspections Engineer of Record: _____

Inspection reports numbered _____ to _____, and test reports numbered _____ to _____, all submitted prior to this final report, form a basis for, and are to be considered an integral part of, this final report.

The special inspections specified for this project and itemized in the Town-approved Statement of Special Inspections have been completed pursuant to the Town of Alta Special Inspection Program requirements. The building elements subject to special inspections have been found to be in compliance with Town-approved documents and in conformance with project specifications. Violations of the International Building Code observed in the conduct of special inspections services were brought to the attention of the appropriate registered design professional of record, the Town, and the owner for resolution and the resolution was approved by the Town.

Submitted by Special Inspections Engineer of Record:

Signature & Date

*Special Inspections
Engineer of Record
P.E. Seal*

(Type or print) Name

Reviewed by Registered Design Professional of Record:

Signature & Date

(Type or print) Name

Accepted by Building Official:

Signature & Date Critical Structures Section

(Type or print) Name

To apply for an underground wastewater disposal permit, you must perform the following:

1. Consult with Planning and Zoning in your area to determine if there are any land use restrictions.
2. Obtain a letter from the sewer district, that services the area of your project, stating the building will not be required to be connected to the public sewer. If the building will be connected to a public water system, obtain a year-round water availability letter from the water company.
3. Have two soil exploration holes dug at least 10 feet deep (or until you hit bedrock or groundwater), one in the drainfield area and one in the intended drainfield replacement area. Have someone who is certified at level 1 by the State Division of Water Quality log the soil profile in both exploration holes.
4. If the soil logs of both exploration holes are substantially the same, have one percolation test performed in the drainfield area at the level of the intended drainfield trench bottom; if the soil logs are different, have a percolation test performed in both the drainfield area and the intended drainfield replacement area. If a deep trench is planned, a percolation test will have to be performed on each layer that will be penetrated by the absorption part of the trench (the part of the trench below the distribution pipes). Percolation tests must be performed by someone certified at level 1 by the State Division of Water Quality.

NOTE: Percolation tests are subject to verification by the Salt Lake Valley Health Department. Underground wastewater disposal systems are not suitable for all areas and situations; a few of the situations are the following: (1) Less than 2 feet of soil from the trench bottom to groundwater (seasonal changes such as irrigation effects and snowmelt may cause high ground water) (2) Less than 5 feet of soil above bedrock or other impervious strata, and (3) Not enough land available with slopes less than 25% for the system and drainfield replacement. Minimum horizontal distances to ground features also apply.

5. Prepare a plot plan that meets the following requirements:
 - The wastewater system must be designed by someone certified at level 2 by the State Division of Water Quality.
 - The plot plan shall have a scale of 1 inch equals 20 feet with two foot contour intervals
 - Slopes 0-25% and greater than 35% identified (do not show other slope ranges)
 - Private well locations on the property and within 100 feet of the property line
 - Public well locations within 1500 feet of the property line or drinking water source protection zone 2 boundaries
 - Any ditches, dry washes or gullies, wetlands or streams on the property or within 100 feet of the property line
 - Two soil exploration holes and percolation test locations, results, and depths at which the tests were conducted
 - Proposed drainfield locations including 100% replacement area and calculations
 - Proposed home and other structure locations including driveways and parking areas
 - A side profile of the sewer line, septic tank (inc. riser), and drainfield
 - Cross section of absorption system
 - Septic tank capacity (sealed vault capacity if required)
 - Maximum number of bedrooms including basements and other enclosed rooms

For drinking water in the SLC watershed, submit documentation of an approved year-round connection including a letter from Salt Lake City Public Utilities (contact Karen Greenleaf at 483-6769). If a private well is proposed, a water rights certificate from the State Division Of Water Rights, well driller's log, chemical analysis for primary drinking water standards, and two consecutive bacteriological samples 24 hours apart are required.

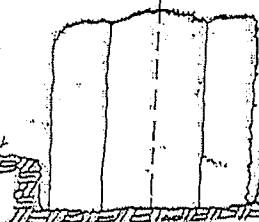
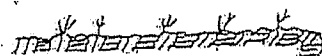
TABLE 10-1
Equivalent Fixture Units
(Includes Combined Hot and Cold Water Demand)

Fixture	Number of Fixture Units	
	Private Use	Public Use
Bar sink	1	2
Bathtub (with or without shower over)	2	4
Bidet	2	4
Dental unit or cuspidor	-	1
Drinking fountain (each head)	1	2
Hose bibb or sill cock (standard type)	3	5
Mobile home (each)	6	6
Laundry tub or clotheswasher (each pair of faucets)	2	4
Lavatory	1	2
Lavatory (dental)	1	1
Lawn sprinklers (standard type, each head)	1	1
Shower (each head)	2	4
Sink (bar)	1	2
Sink or dishwasher	2	4
Sink (flushing rim, clinic)	-	10
Sink (washup, each set of faucets)	-	2
Sink (washup, circular spray)	-	4
Urinal (pedestal or similar type)	-	10
Urinal (stall)	-	5
Urinal (wall)	-	5
Urinal (flush tank)	-	3
Water closet (flush tank)	3	5
*Water closet (flushometer valve)	-	-
Water supply outlets for items not listed above shall be computed at their maximum demand, but in no case less than:		
3/8 inch . (9.5 mm)	1	2
1/2 inch . (12.7 mm)	2	4
3/4 inch . (19.1 mm)	3	6
1 inch . (25.4 mm)	6	10

*See subsection (j) of Section 1009 for method of sizing flushometer valve installations using Table 10-2.

* 2 SILENT FENCE

FLOW

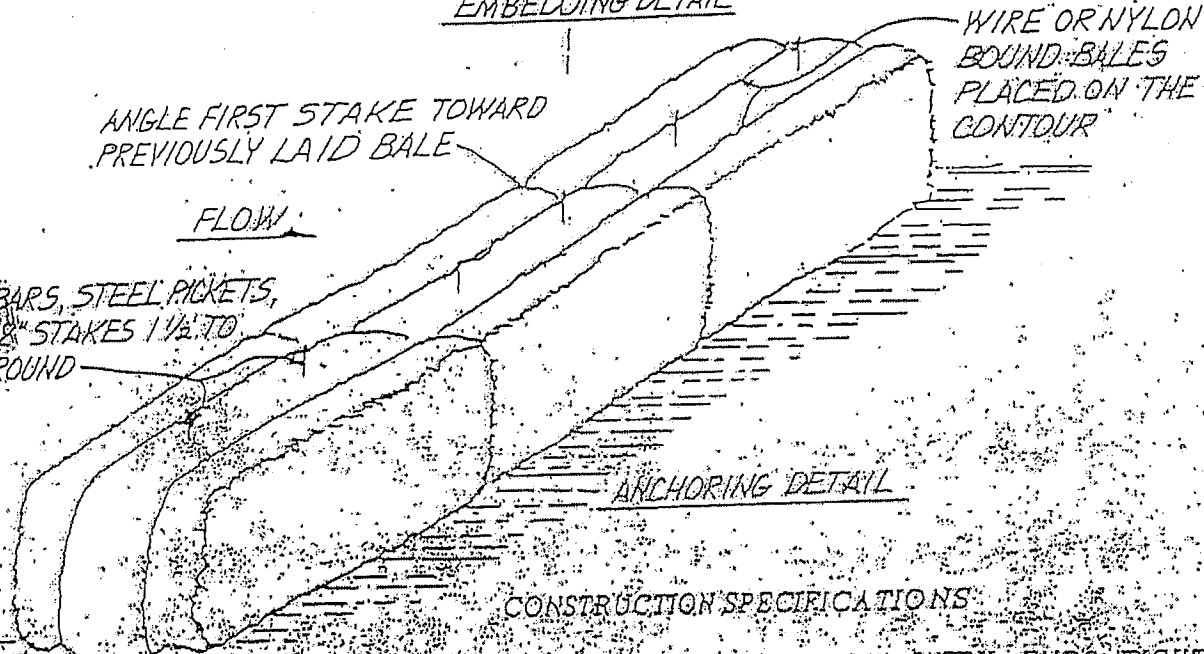


EMBEDDING DETAIL

ANGLE FIRST STAKE TOWARD PREVIOUSLY LAID BALE

FLOW

2 RE-BARS, STEEL PICKETS, OR 2 1/2" STAKES 1 1/2 TO 2' IN GROUND



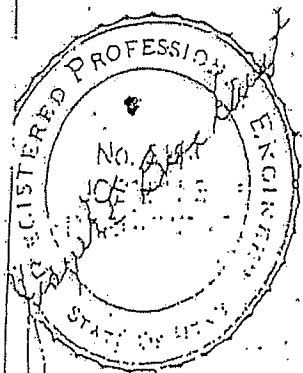
WIRE OR NYLON BOUND BALE PLACED ON THE CONTOUR

ANCHORING DETAIL

CONSTRUCTION SPECIFICATIONS

BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.

2. WHERE POSSIBLE, EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED AFTER RESEEDING HAS BECOME ESTABLISHED AND SUCCESSFUL REVEGETATION IS EVIDENT SO AS NOT TO IMPEDE STORM FLOW OR DRAINAGE.



STRAW BALE DIKE

F

TOWN OF ALTA
CONSTRUCTION SITE REQUIREMENTS

- 1) A maximum of one permanent job vehicle shall be allowed at the construction site. The location of such vehicle shall be approved in writing by the Town Building Official. Additional job vehicles may be allowed at the construction site subject to approval by the Building Official upon written application by the developer. Additional on site parking arrangements may be approved by the Building Official upon written application by the developer. No parking shall be allowed on any public road or right of way.
 - 2) Delivery vehicles for construction and other supplies shall be allowed a maximum of one (1) hour delivery time on public right of ways.
 - 3) If any public way, road, easement or area is to be blocked during construction for any reason whatsoever, the Town of Alta Marshal's Department and Fire Department shall be given written notice thereof at least 24 hours prior to the blockage.
 - 4) Whenever a street, sidewalk, walkway, vehicular alley or pedestrian area is to be blocked or interfered with, the applicant for the building permit shall submit to the Town of Alta for its approval, a plan for temporary replacement facilities before such area is blocked.
 - 5) Upon completion of all construction (including sewer and water connection, driveway access cuts etc.) the Town of Alta, or any other public or private right of way shall be restored to proper condition as required by the Town of Alta Building Official.
- Prior to the commencement of construction activities, the contractor an/or developer shall post a minimum cash bond or other sufficient surety in the amount of \$3,000.00 with the Town of Alta to insure compliance with this provision
- 6) The construction site shall be watered at least three times daily when necessary to eliminate dust nuisance to adjacent properties.
 - 7) The cleanout of all concrete trucks shall be done on the job site in a cleanup location approved by the Town of Alta Building Official.
 - 8) Construction activities shall be undertaken in a manner which eliminates the nuisance of construction debris, mud, runoff etc. to adjacent properties and thoroughfares. At the end of each working day, the public thoroughfares shall be cleaned of all construction debris, mud, runoff etc.

Prior to the commencement of construction activities, the contractor and/or developer shall post a minimum cash bond or other sufficient surety in the amount of \$3,000.00 with the Town of Alta to insure compliance with this provision.

Passed, approved and ordered posted by the Town Council of the Town of Alta,
Utah, this 26th day of April, 1984.

TOWN OF ALTA CONSTRUCTION SITE REQUIREMENTS

- 1) Construction activities shall be limited to the hours between 7:00am through 6:30pm, Monday through Saturday, and 10:00am through 6:30pm on Sundays. Hourly limitations apply to major construction projects only, within 600 feet of occupied buildings, and would not include such remote activities as ski lift construction, hill grooming etc.

Variances may be granted by the Building Official for additional hours, for extraordinary circumstances, such as concrete pours, which demand construction operations beyond normal hours.

Any variances granted will be done on a case by case basis, for a maximum of one (1) week at a time. No variances will be granted for any entire building season.

- 2) All building will be done strictly according to the approved plans. No occupancy permit will be granted until roadways, as shown on the approved plans, have been completed, inspected and approved.

PENALTY PROCEDURES FOR ENFORCEMENT OF CONSTRUCTION SITE REQUIREMENTS

- 1) First Offense. Formal warning (citation), unless the violation is so flagrant in the eyes of the Town Marshal or Building Official that they feel step #2 should be invoked.
- 2) Second Offense. Fine, under the misdemeanor statutes of the Utah Code
- 3) Third Offense. Red tag, shut down until the problem has been sufficiently worked out by the developer and the Building Official.

01+16-10-1
Copy

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING AN INDEPENDENT ENGINEERING ANALYSIS AND REVIEW OF POTENTIAL AVALANCHE HAZARDS AND STRUCTURAL AND DESIGN CALCULATIONS FOR AVALANCHE IMPACT ON NEW CONSTRUCTION.

WHEREAS, the Town of Alta, Utah, is situated in a recognized avalanche hazard area and its citizens and property owners from time to time make application to the Town of Alta and its planning commission to construct improvements in recognized avalanche hazard areas, and

WHEREAS, the Town Council of Alta desires that its citizens and property owners prior to the construction and/or ~~remodelling~~ *additions* ~~to~~ buildings, dwellings or other improvements have said proposed construction analyzed, designed and constructed for potential avalanche hazards and impact.

BE IT ORDAINED by the Town Council of Alta,

That prior to the Town of Alta building official issuing a building permit for the construction of a dwelling unit, building or other structure to be occupied by one or more persons other than a detached single family residence, the applicant must provide to the Town of Alta and its building official for review by the Town and its planning commission:

1. A written report prepared and signed by a recognized avalanche expert analyzing the potential avalanche hazards and the potential physical forces created thereby upon the proposed improvements or structure;

2. A structural analysis of the proposed building prepared and signed by a Utah licensed structural engineer reflecting an engineering analysis and design that takes into account the potential force from an avalanche as set forth in the avalanche report referred to in this ordinance.

PASSED, ADOPTED AND ORDERED posted by the Town Council of the Town of Alta, Alta, Utah, this 30 day of APRIL, 1987.

William H. Leest
MAYOR

ATTEST:

Theresa M. Leest
TOWN CLERK

DATE of first posting or publication:

MAY 1, 1987

ORDINANCE NO. 1992-0-2

AN ORDINANCE ESTABLISHING AN INDEPENDENT ENGINEERING ANALYSIS AND REVIEW OF POTENTIAL AVALANCHE HAZARDS AND STRUCTURAL AND DESIGN CALCULATIONS FOR AVALANCHE IMPACT ON NEW CONSTRUCTION.

WHEREAS, THE TOWN OF ALTA, UTAH IS SITUATED IN A RECOGNIZED AVALANCHE HAZARD AREA AND ITS CITIZENS AND PROPERTY OWNERS FROM TIME TO TIME MAKE APPLICATION TO THE TOWN OF ALTA AND ITS PLANNING COMMISSION TO CONSTRUCT IMPROVEMENTS IN RECOGNIZED AVALANCHE HAZARD AREAS; AND

WHEREAS, THE TOWN COUNCIL OF ALTA DESIRES THAT ITS CITIZENS AND PROPERTY OWNERS PRIOR TO THE CONSTRUCTION AND/OR ADDITIONS TO BUILDINGS, DWELLINGS OR OTHER IMPROVEMENTS HAVE SAID PROPOSED CONSTRUCTION ANALYZED, DESIGNED AND CONSTRUCTED FOR POTENTIAL AVALANCHE HAZARDS AND IMPACT.

BE IT ORDAINED BY THE TOWN COUNCIL OF ALTA,

THAT PRIOR TO THE TOWN OF ALTA BUILDING OFFICIAL ISSUING A BUILDING PERMIT FOR THE CONSTRUCTION OF A DWELLING UNIT, BUILDING PERMIT OR OTHER STRUCTURE TO BE OCCUPIED BY ONE OR MORE PERSONS, THE APPLICANT MUST PROVIDE TO THE TOWN OF ALTA AND ITS BUILDING OFFICIAL FOR REVIEW BY THE TOWN AND ITS PLANNING COMMISSION:

1. A WRITTEN REPORT ANALYZING THE POTENTIAL AVALANCHE HAZARDS AND THE POTENTIAL PHYSICAL FORCES CREATED THEREBY UPON THE PROPOSED IMPROVEMENTS OR STRUCTURE. SAID REPORT TO BE PREPARED AND SIGNED BY AN AVALANCHE EXPERT RECOGNIZED BY THE TOWN BUILDING OFFICIAL. SAID REPORT SHALL ALSO BE RECORDED ON THE PLAT MAP FOR THE PROPERTY.

2. A STRUCTURAL ANALYSIS OF THE PROPOSED BUILDING PREPARED AND SIGNED BY A UTAH LICENSED STRUCTURAL ENGINEER REFLECTING AN ENGINEERING ANALYSIS AND DESIGN THAT TAKES INTO ACCOUNT THE POTENTIAL FORCE FROM AN AVALANCHE AS SET FORTH IN THE AVALANCHE REPORT REFERRED TO IN THIS ORDINANCE.

PASSED, ADOPTED AND ORDERED POSTED BY THE TOWN COUNCIL OF THE TOWN OF ALTA, ALTA, UTAH, THIS 9 DAY OF April, 1992.

William H. Lott
MAYOR

ATTEST:

Johnnie Black
TOWN CLERK

DATE OF FIRST POSTING OR PUBLICATION:

4.24.92

ORDINANCE NO. 1996-0-3

AN ORDINANCE AMENDING ORDINANCE NO. 1992-0-2 CONCERNING THE DESIGN OF AVALANCHE-RESISTANT STRUCTURES.

WHEREAS, THE TOWN OF ALTA, INTENDS TO PROTECT THE HEALTH, SAFETY AND WELFARE OF ITS CITIZENS AND OTHERS THEREIN, TOWN ORDINANCE NO. 1992-0-2 SHALL BE, AND HEREBY IS, AMENDED AS FOLLOWS:

AFTER PARAGRAPH 2 THE FOLLOWING LANGUAGE SHALL BE INSERTED:

HOWEVER,

3. NO BUILDING PERMIT SHALL BE ISSUED TO ANY APPLICANT UNLESS THE UTAH LICENSED STRUCTURAL ENGINEER SUBMITTING THE WRITTEN REPORT ANALYZING THE POTENTIAL AVALANCHE DANGERS REQUIRED IN THE PRECEDING PARAGRAPHS AND SUBPARAGRAPHS OF THIS SECTION CERTIFIES, IN WRITING, THAT THE PROPOSED BUILDING DESIGN AND CONSTRUCTION, OR PROPOSED STRUCTURAL MODIFICATION OF AN EXISTING STRUCTURE, WILL PROTECT HUMAN LIFE THROUGHOUT THE DWELLING UNIT, BUILDING OR STRUCTURE FROM THE ANTICIPATED 100 YEAR AVALANCHE FORCES FOR THE LOCATION OF THE PROPOSED DWELLING UNIT, BUILDING OR STRUCTURE OR PROPOSED ADDITION(S) OR MODIFICATION(S) THERETO.

4. THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON POSTING.

5. IF ANY PROVISION OF THIS ORDINANCE IS DETERMINED TO BE INVALID AS TO ANY PERSON OR CIRCUMSTANCE, THE REMAINING PROVISIONS ARE TO BE GIVEN EFFECT WITHOUT THE INVALID PROVISION OR

APPLICATION.

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF ALTA,
ON THE 8 DAY OF Aug 1996.

William H. Smith
MAYOR

ATTEST:

Valerie A. Boe
Town Clerk

Date of First
Posting or Publication:

8-13-96

ORDINANCE NO. 1992-0-1

AN ORDINANCE PERTAINING TO THE PRESERVATION OF VEGETATION
AND REQUIRING A SEPARATE SITE PLAN APPROVAL WITH RESPECT
TO ALL DEVELOPMENT WITHIN THE TOWN OF ALTA

WHEREAS, the Town Council of the Town of Alta finds and determines that the preservation and restoration of vegetation within the Town is critically important for the preservation of soils, for the maintenance of the quality of the area as a watershed, and for the enhancement of the beauty of the canyons;

NOW, THEREFORE, BE IT ORDAINED AS FOLLOWS:

SECTION I

Definitions. The following terms are defined as follows:

- A. Development: any new building, including single-family dwellings, or addition to an existing building; any major re-shaping, contouring, change or alteration upon any surface lands.
- B. Site Plan: a detailed map prepared by a licensed land surveyor showing the size, location, specie or type of each plant, tree or grass on the lot or parcel upon which development is contemplated. An approved site plan is one for which the Mayor or planning commission has given approval for the removal and/or replacement of vegetation and/or trees if necessary.
- C. Vegetation: any living plant, including grasses, shrubs and forbs.
- D. Seedling: any tree six inches to three feet in height.

E. Sapling: any vigorous tree three feet to fifteen feet in height.

F. Mature Tree: any tree over-fifteen feet in height.

G. Person: any individual, partnership, corporation, limited partnership or other entity proposing development

SECTION II

Site Plan Approval. It is the express policy of the Town to preserve as many mature trees as possible. It shall be unlawful for any person to proceed with any development or remove mature trees within the Town of Alta without first having submitted a site plan and obtaining an approved site plan with respect to vegetation. For single-family residential development, the Mayor of the Town shall provide said approval. For all other development, the planning commission shall provide said approval. In order to obtain approval to remove mature trees, a person must show that the failure to remove a mature tree will constitute extreme hardship.

For development on Forest Service land, and private land being developed in conjunction with Forest Service permitted land, on which a building is not proposed or contemplated, written approval by the Forest Service of a vegetation plan shall constitute approval from the Town, which must receive said written approval prior to issuing any building permits and prior to any development proceeding.

SECTION III

Requirements for preservation or replacement. Any seedling removed from the property shall be replaced with three vigorous seedlings of at least six inches in height.

Any sapling removed from the property shall be replaced with three vigorous seedlings at least six inches in height and three vigorous saplings at least five feet in height.

Any mature tree, if approved for removal from the property, shall be replaced with five vigorous seedlings at least six inches in height and five vigorous saplings at least five feet in height. No mature tree shall be removed without site plan approval.

Appropriate steps shall be taken to insure all planted trees survive. Any planted trees that do not survive shall be replaced.

A two-year bond shall be given to the Town in the amount of the value of the replaced trees to be utilized in the event of their death and non-replacement by the developer or landowner. Submission of a site plan shall constitute a license in favor of the Town to enter upon a development and replace dead vegetation in the event the landowner or developer does not replace the same after written notice from the Town to do so.

SECTION IV

Penalty. Any person convicted of a violation of this ordinance shall be guilty of a Class B misdemeanor, in addition to civil remedies. Landowners shall be jointly liable with persons developing their land in the event of violations of this ordinance.

SECTION V

Severability. If any section of this ordinance is held to be unlawful, the remaining sections shall remain in full force and effect.

SECTION VI

Effective Date. This ordinance shall become effective twenty days after posting.

ADOPTED this 11 day of June, 1992.

William Levitt
Mayor William Levitt

ATTEST:

James DiBlasio

Posted
6.18.92

HOLD HARMLESS AND INDEMNITY AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____,

by and between THE TOWN OF ALTA, Utah, a municipal corporation of the State of Utah, hereinafter "Town of Alta" and

_____, hereinafter collectively referred to as the "Property Owner".

WITNESSETH:

WHEREAS, the Property Owner owns the following described real property within the Town of Alta, Salt Lake County, State of Utah:

and

WHEREAS, the Town of Alta has determined and observed that said property is located in an area frequented by avalanches and that the hazards and dangers arising therefrom pose serious threats of destruction, injury and harm to property located within said area or to individuals residing or visiting said area; and

WHEREAS, the Property Owner is fully apprised of such hazards, dangers and risks to property and individuals but has nevertheless sought to build a building or structure upon said property and now desires to occupy the same.

NOW, THEREFORE, in consideration of mutual covenants, agreements and other valuable consideration, the parties agree as follows:

1. That upon proper execution of this agreement by the Property Owner and upon satisfactory compliance by the Property Owner of all applicable ordinances, statutes, and resolutions of the Town of Alta which are conditions precedent to the

issuance of occupancy, the Town of Alta will issue to the Property Owner certificates of occupancy of said building or structure.

2. The Property Owner, his heirs, successors and assigns, agrees and covenants by his execution of this Agreement to hold the Town of Alta, The Utah Department of Transportation and the Forest Service, their employees, agents, successors and assigns, harmless from any and all claims, damages, losses, expenses or costs arising from injury to persons or property resulting from avalanches, either natural or man-made.

3. The Property Owner, further agrees to hold the Town of Alta, The Utah Department of Transportation and the Forest Service, their employees, agents, successors and assigns, harmless from all claims, damages, losses, expenses or costs arising from injury to persons or property, resulting from activities associated with avalanche control, including but not limited to conduct associated with the use of explosives and projectiles.

4. The Property Owner, agrees and covenants to indemnify the Town of Alta, The Utah Department of Transportation and the Forest Service, their successors and assigns, from any and all claims, demands, losses, expenses or costs, connected with or arising out of those activities of the Town of Alta and the Forest Service as hereinabove described in Paragraphs 2 and 3 and brought or made by co-owners, occupants, visitors, tenants, licensees, lessees, sublessees, invitees, or trespassers; (including their successors, assignees and survivors where applicable) of the subject property:

5. In the event suit is filed to enforce the rights and obligations provided herein, the Property Owner agrees that the Town of Alta, The Utah Department of Transportation and the Forest Service, their successors and assigns, shall be entitled to recover from the Property Owner court costs and reasonable attorney's fees.

6. In the event the Property Owner sells, assigns, transfers, conveys his interest in the real property described herein, he agrees that he will bind his successors, heirs and assigns, to the terms and conditions of this Hold Harmless Agreement by recording a special warranty deed or similar conveyance setting forth the restrictive covenants and conditions of this agreement to run forever with the real property

described within.

IN WITNESS WHEREOF, the parties have executed this Agreement the day
and year first above written.

THE TOWN OF ALTA

by _____

ATTEST:

Property Owner

STATE OF UTAH)

SS.

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ____ day of

_____, 199__, by _____ and _____

owner(s) of the above described property.

Notary Public

(Seal)