



Francis City Residential & Commercial Building Permit Submittal

Your application will not be accepted without all items.

_____ **Application and Application Fee - \$25.00**

_____ **Deposit Fee**

Standard Plans \$1,000.00

Modular or manufactured homes \$500.00

Other structures \$250.00

_____ **Two** copies of building plans. **Minimum 18” x 24”** in size.

_____ **Two** copies of site plan showing all existing and new construction showing setbacks for front, back and sides, show height of building. **Minimum 18” x 24”** in size.

_____ **Two** copies of engineering structural calculations. All engineering is to be stamped and signed. Truss calculations to be reviewed and stamped per Engineer of Record.

_____ **Two** copies of RES *check* (Mechanical Check) Blower door certificate required for Certificate of Occupancy

_____ **One** copy of outdoor lighting plan showing the location, height, number, and type of fixtures to be used for outdoor lighting. All outdoor lighting must be full cut-off.

_____ **One** copy of signed Project Clearance Form from Summit County Fire District (Fire Chief Kent Leavitt 435-640-4737)

_____ Water Shares turned in (new homes not in subdivisions)

_____ Signed Water & Sewer Service Agreement with copy of driver's license

_____ For homes built in a Subdivision with an HOA, an approval letter from the homeowners' association is recommended.

_____ Email address _____.

I certify that I have included **all** of the above in my permit submittals.

Applicant Signature: _____ Received by _____

Date Received _____

FRANCIS CITY BUILDING PERMIT APPLICATION

PHONE (435) 783-6236 NOTE: 24 hours notice is required for all inspections

Application Fee \$25

Owner of Property			Phone
Mailing Address			City
Bldg. Address			Email
Proposed Use of Structure			Assessors Parcel No.
Lot #	Plat	Subd. Name	
Property Location			<input type="checkbox"/> If metes and bounds, attach description
Total Property Area in Acres or Sq. Ft.			Total Bldg. Site Area Used
Date of Application			Date Work Begins
Previous Use of Land or Structure			
Dwell Units Now on Lot			Accessory Bldgs. Now on Lot
Type of Improvement/Kind of Const.			
<input type="checkbox"/> Sign <input type="checkbox"/> Build <input type="checkbox"/> Remodel <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Convert Use <input type="checkbox"/> Demolish			
No. Of Offstreet Parking Spaces:		Covered	Uncovered
Architect or Engineer			Phone
Business Name-Address			Business Lic. No.
General Contractor			Phone
Business Address			State Lic. No.
Electrical Contractor			Phone
Business Address			State Lic. No.
Plumbing Contractor			Phone
Business Address			State Lic. No.
Mechanical Contractor			Phone
Business Address			State Lic. No.

Date Issued		Permit Number
Square Ft. of Building	Validation	
Other Floor	Building Fee	
<input type="checkbox"/> Finish Basement	Plan Check Fees	
Carport Sq. Ft.	Electrical Fees	
Garage Sq. Ft.	Plumbing Fees	
Other	Mechanical Fees	
Type of Bldg.	Demo	
No. of Dwellings	No. of Bldgs.	Temp Conn
No. of Stories		Reinspection
Occ. Group	1% Surcharge	
Type of Construction	Subtotal	
<input type="checkbox"/> Frame <input type="checkbox"/> Brick Ven. <input type="checkbox"/> Log	Water Impact	
<input type="checkbox"/> Brick <input type="checkbox"/> Block <input type="checkbox"/> Concrete <input type="checkbox"/> Steel	Sewer Impact	
Max Occ. Load	Park Impact	
Roof Snow Load psf	Road Impact	
Road Bond	Water Hook-Up	
No. of Bedrooms	Sewer Hook-Up	
Fire Sprinklers Req.	Blank	
Make all checks payable to Francis City. Plan Check OK by:		Total

Building Inspector Signature

SPECIAL APPROVALS AND REQUIREMENTS

Special Approvals	Required	Received	Not Req.
Board of Adjustment			
Conditional Use			
Road Approach permit			
Other (specify)			
Bond			
Fire Dept. Certificate	★		
Certificate of Occupancy			
Address			
Must be Posted Prior to Occupancy			

Special Requirements or Comments

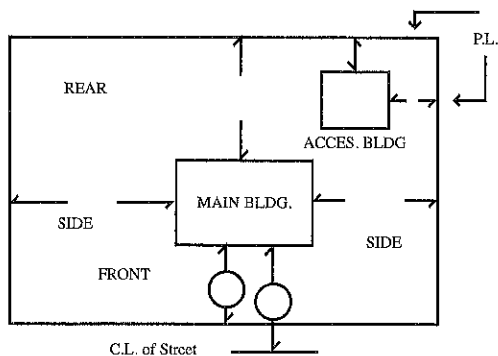
Use/Structure is
 Permitted _____
 Non Conforming _____
 Conditional _____

ZONING APPROVAL

Zone	Approved by
------	-------------

MINIMUM SETBACKS

 SETBACK FOR SIDE ALONG STREET SHALL BE SAME AS FRONT SETBACK



* Whichever Distance is Greater

NOTICE:

Construction may require installation of underground utilities, Francis City will not allow open excavation of roadways between October 15th and May 15. Open excavation in a Francis City right of way requires a cash bond be posted in accordance with the current adopted fee resolution.

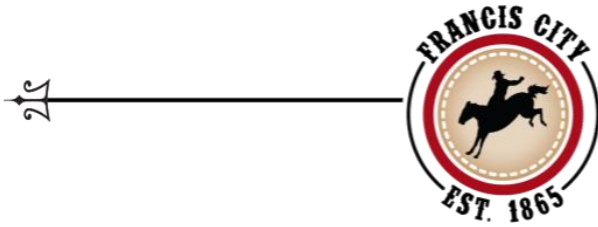
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be 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 or the performance of construction and that I make this statement under penalty of perjury.

Signature of Contractor or Authorized Agent

Date

Signature of owner (if Owner)

Date



Water and Sewer Utility Application

City of Francis
2317 South Spring Hollow Road
Francis, Utah 84036
P: (435) 783-6236
F: (435) 783-6186

Complete this form and return it, along with proof of home ownership (closing or title documents), and a copy of valid identification Driver's License or State-issued Identification Card) to the City or by emailing ahenderson@francisutah.org

PAPERLESS **MAILED** (Unless otherwise specified, all monthly utility bills will be sent to the mailing address.)

Applicant's Name

Spouse (if applicable)

Service Address

Mailing Address (if different from service address)

Is property address outside Francis City boundaries?
 yes no If yes, attach proof of City Council approval

Primary Phone

Secondary Phone

Email Address

Social Security Number

Driver's License Number

Birth Date

Employer Name

Employer Phone

Emergency Contact

Emergency Contact Phone

I certify that I am the legal owner/resident of this property.

Will this property be a rental property? yes no If yes, a rental property business license is required. Please ask for the application and information.

I certify that I am the legal owner/landlord of this property.

Rental property business license attached.

The City shall make the requested connection from its water and sewer main to the water meter and up to the property line or to the meter if the meter is installed within the property. The water and sewer connection so made by the City, including the meter, shall remain the property of the City, and the City shall have access thereto at all times. Applicant will be bound by all rules, regulations, resolutions and ordinances enacted now or hereafter by the City applicable to the City water and sewer system.

Applicant agrees to pay all charges for water and sewer service as adjusted from time to time by the City Council until such time as the service is disconnected. In the event of a failure to pay utility charges within the due dates fixed by the City Council or failure of the occupant to conform to the ordinances and regulations established by the City Council, the City shall have the right to discontinue service pursuant to written notice until all delinquencies and any reconnection fees are paid in full. The City shall have the right to institute collection proceedings by all means available, including suit in a court of property jurisdiction. The applicant agrees to pay all costs of collection including court costs and attorney's fees.

Applicant Signature

Date

FOR OFFICE USE ONLY	
Outside City Boundaries?	<input type="checkbox"/> yes <input type="checkbox"/> no
City Council Approval Attached?	<input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> n/a
Closing Date:	_____
Account #:	_____
Meter #:	_____
Office Tech:	Date: _____



FRANCIS CITY BUILDING PERMIT PROCEDURES

Pre-Application

Please review the information available on our website concerning zoning, proposed use, setbacks and height requirements. Contact the Land Use Planner at 435-783-6236 for any additional questions.

Application

The building permit application may be picked up from the City office at 2317 South Spring Hollow Road or online at www.francisutah.org. The hours are Monday through Thursday, 8:00 AM to 4:30 PM. Contact Greg White, Building Inspector at 435-640-1799, for any building code questions or inspections. There is a \$25.00 application fee, which is collected when the application is picked up or submitted.

Submitting Application

Application should be submitted at the City office. Include with the application 2 clearly legible sets each of Engineered Plans on a minimum size of 18"x24" with cover page, Building Code Analysis and Design Criteria, Engineering Structural Calculations, Mechanical Check, Site Plan, and Signature of the Fire Chief. A non-refundable deposit is required at the time of application and will be credited toward the permit when paid or forfeited if plans are withdrawn. The deposit fees are as follows:

Standard Plans \$1,000.00
Modular or manufactured homes \$500.00
Other structures \$250.00

After the plans are submitted, they will be checked for zoning compliance and then forwarded to the Building Inspector who will review the plans and approve them. The inspector will also compute the building permit fee based on the current ICC.

Signature of Fire Chief

Applicant must pay a fee to the Summit County Fire Department and obtain the signature of the Fire Chief Kent Leavitt before submitting application. Phone Number 435-640-4737.

Issuance

When the permit is approved by the Building Inspector, the permit will be forwarded to the city office for issuance. The applicant will be notified that the permit is ready for issuance and apprised of the fees due. In addition to the building permit fee, the following fees must be paid prior to issuance of a building permit:

Water Impact Fee \$5,209.00
Sewer Impact Fee \$2,223.00
Park Impact Fee \$425.00
Road Impact Fee \$1,547
Water Hookup (includes meter) \$500.00
Sewer Hookup \$50.00
Road Bond \$1,000.00 (refundable)

- a. Road bond is refundable at time of occupancy if there is no road damage and driveway approach meet City standard.
- b. Road bonds may not be approved when there is snow or debris on the road and/or driveway.
- c. Submit in writing to the Francis City office a request for the road bond. Include name and physical address.

In addition, for homes not built in an approved subdivision which has already supplied the required water, the City requires a net 0.45-acre feet (could change without notice) of wet water for indoor culinary use for each equivalent residential unit and a net three-acre feet of wet water for outdoor use of each one acre of land in the parcel. For purposes of this total acreage calculation, the City shall exclude the acreage to be covered by the footprint of the proposed permanent structures and the driveway. Wet water is defined as water rights in quantity, quality, duration, and availability as determined by the Utah State Engineer sufficient when connected to culinary use to meet the required amount.

Any other items or applications, as required by the County, State Agency, or Francis City, must be received prior to issuance. Such items may include, but are not limited to, right-of-way encroachment, City-County Health Department approval, Fire Marshall approval, etc.

For homes built in a Subdivision with an HOA, an approval letter from the homeowners' association is recommended.

Inspections

Once a building permit is issued, the following inspections are required by the Building Inspector:

- A. Footings and setback (*forms must be inspected prior to concrete being poured*).
- B. Foundation (*forms must be inspected prior to concrete pour*).
- C. Underground Plumbing (*please call Luke Thomas with Public Works at 435-753-6236 for water and sewer line inspections when installed. If lines are covered before they are inspected, the City will require they be uncovered for said inspection*).
- D. Four-way rough, includes frame, electrical, plumbing, and mechanical
- E. Insulation
- F. Sheet Rock
- G. Final Inspection / Certificate of Occupancy (NO Temporary Occupancy)

Please note: Re-inspection may be required at any level. It is the builder's responsibility to schedule each inspection with the appropriate inspector at least 24 hours and up to three business days in advance of the requested inspection.

At the time a water meter is to be installed, the application for water and sewer service must be submitted to the City office. At least a 24-hour hour and possibly up to three business days' notice is required for such installation. Call Luke Thomas with Public Works at 435-783-6236 to schedule meter installation.

DO NOT CONNECT TO CITY WATER OR SEWER WITHOUT CITY APPROVAL

Certificate of Occupancy

Once the final inspection has been made, the Building Inspector will sign the Certificate of Occupancy at the bottom of the final inspection report.

Temporary Power

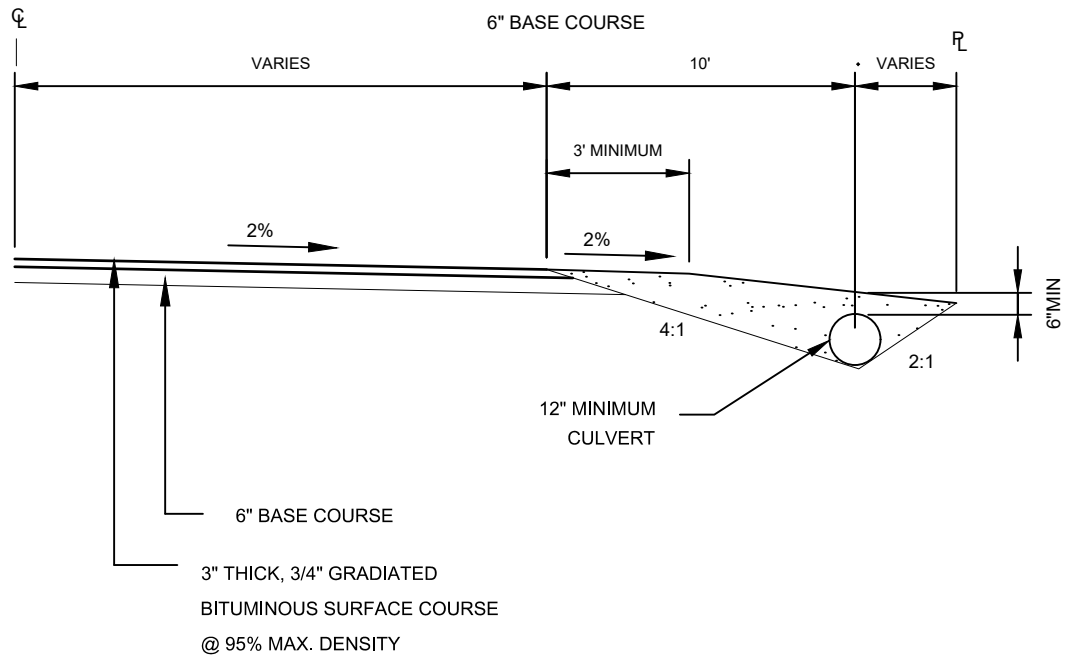
On new construction of dwellings or commercial buildings, temporary power must be obtained from Rocky Mountain Power. The Building Inspector will notify Rocky Mountain Power that permanent power is approved after the final inspection is passed.

Changes to Approved Plans

No changes shall be made to the approved plans without first submitting two copies of said changes. Changes which would alter the use, occupancy, setback, or height of the structure must be submitted to the City Planner for review. After the Planner has determined that zoning approval can be given for the change(s), such changes shall be transferred to the Building Inspector for review of applicable building codes. Changes which do not affect zoning compliance may be submitted directly to the Building Inspector.

NOTE: Please check the location of water and sewer before starting construction so that the water meter etc. is not in the driveway.

Driveway Approach without curb & gutter - see attachment



NOTES:

1. PROPERTY OWNER SHALL MAINTAIN A 2% GRADE FOR A MINIMUM OF 3 FEET BEYOND THE EDGE OF THE ROAD.
2. PROPERTY OWNER SHALL PROVIDE A 12 INCH MINIMUM CULVERT AS SHOW IN THE DRAWING.
3. DRIVEWAYS SHALL BE 1/4" BELOW THE EDGE OF ASPHALT.
4. SIDE SLOPE: 4:1 ON FILL, 3:1 ON CUTS UP TO 5' AND 2:1 THEREAFTER.

RESIDENTIAL DRIVEWAY APPROACH
WITHOUT CURB & GUTTER

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HORROCKS
ENGINEERS

DATE:
APRIL 2018
HORROCKS ENGINEERS
728 WEST 100 SOUTH #2
HEBER CITY, UTAH 84032
(435) 654-2226



FRANCIS CITY
STANDARD DRAWINGS

STREETS - 8



Outdoor Lighting Ordinances

18.118 Commercial Outdoor Lighting

18.125 Residential Outdoor Lighting

Francis City has ordinances to preserve visibility of the night sky and regulates outdoor lighting for new or remodeled commercial and residential structures. For commercial projects, an outdoor lighting plan is approved by the city council with the site plan. Residential projects are required to submit an outdoor lighting plan with the building permit. The plan must show the location, height, number, and type of fixtures to be used for outdoor lighting.

All outdoor lighting must be full-cutoff directing the light downward (see attached examples of acceptable and unacceptable lighting fixtures). For residential structures, eaves lighting is not allowed except when directly over a porch or deck area and when the fixture is mounted at a height of 12 feet or less. Angled eaves lighting that directs light beyond the face of the eaves is prohibited.

Residential Landscaping – Water Conservation

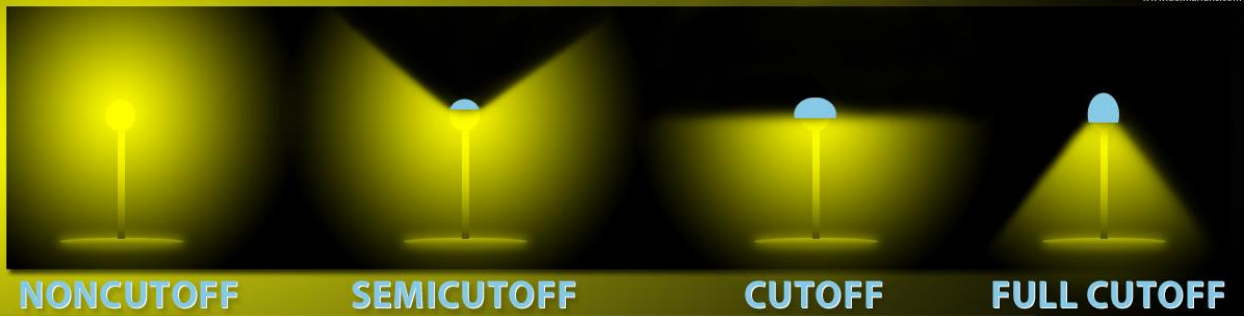
18.15.170 Landscaping

Francis City requires that front yards be landscaped and has adopted the following landscaping standards for new residential front and side yards to encourage water conservation:

1. Lawn shall not be less than eight feet wide at its narrowest point.
2. Lawn shall not exceed 50 percent of the total landscaped area.
3. Lawn shall not be installed in park strips, paths, or on slopes greater than 25 percent or 4:1 grade.

Total landscaped area means improved areas of the property that incorporate all the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

There are no water conservation standards for back yards. Inspections of new residential landscaping will be performed one year after occupancy for compliance with the City's standards.



NONCUTOFF

SEMICUTOFF

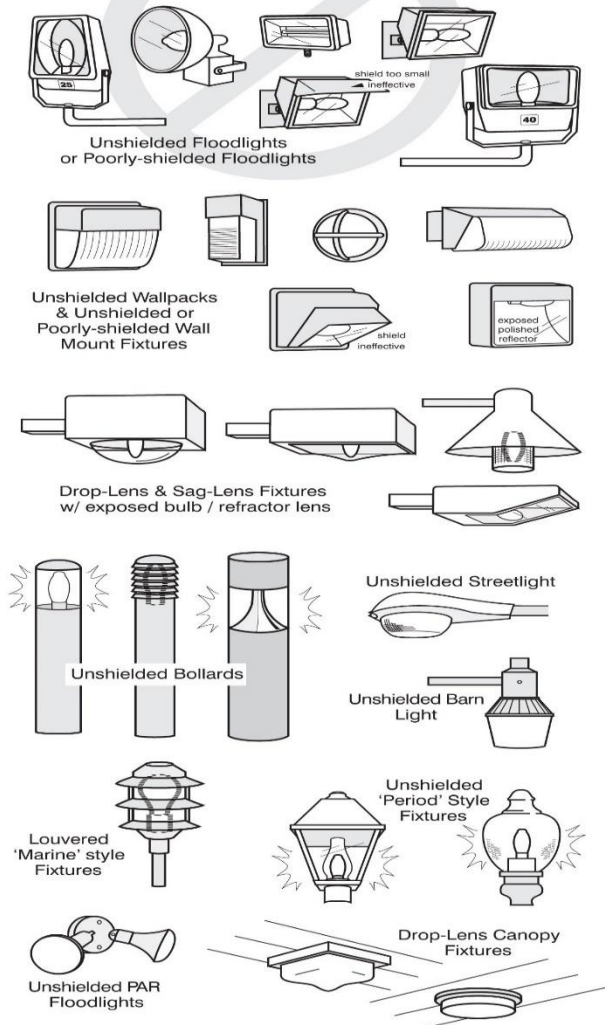
CUTOFF

FULL CUTOFF

Examples of Acceptable / Unacceptable Lighting Fixtures

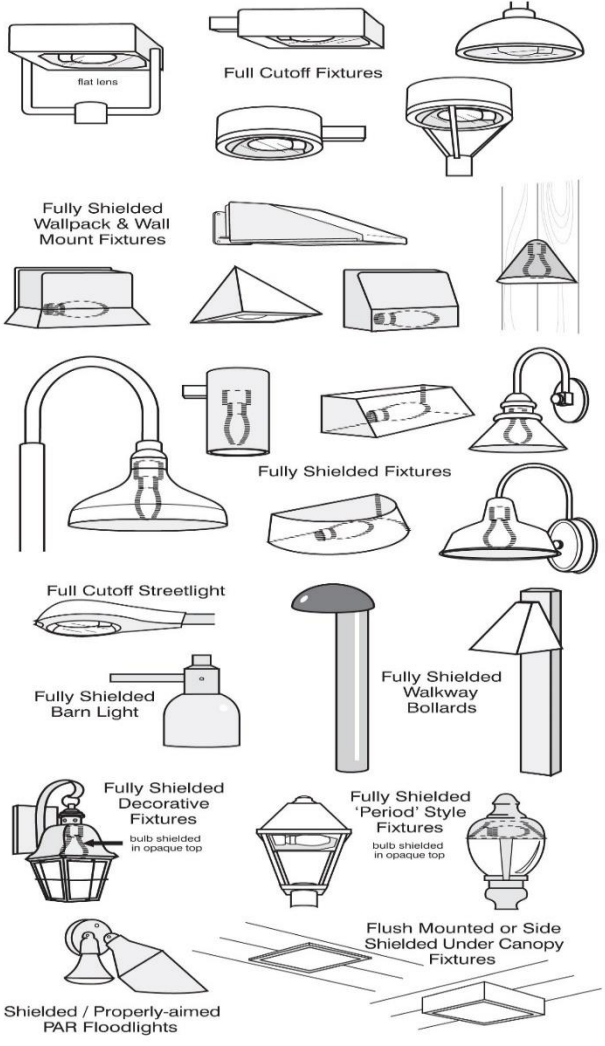
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



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