

Fairfield

Utah County, Utah

Building Standards

1. All use approvals and building permit approvals shall be valid for a maximum period of 180 days from the date of approval. If work has not commenced, or a use or building has been established within one hundred eighty (180) days from the date of approval, the approval, permit, or license, as required and approved, shall be void, and a new application, approval, permit, or license shall be required.
2. No material, plan modification, or use variation from the approved plan shall be allowed unless such variations shall first have been approved in writing by the Building Department or designee and all fees are paid (*see Fairfield Fee Schedule*)
3. This list may not be all-inclusive. Please refer to Fairfield Code and Utah State Code (Fees Collected for Construction Approval -- Approval of Plans).

Building Permit Application Checklist

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by the Building Code, or to cause any such work to be performed, shall first make application to the Fairfield Building Department and obtain the required permit. Permits shall not be required for work exempt from a permit as outlined in the adopted codes. Work exempted from a permit does not deem to grant authorization for work to be done in any manner in violation of the Building Code. A homeowner may be subject to a Class B Misdemeanor if work requiring a permit is performed without first securing the permit(s) required. Anyone who received payment or equivalent value to perform work requiring a permit may be subject to a Class C Misdemeanor if the work is performed without first securing the permit(s) required.

**** The Building Department *must approve Site Plans* before submitting a Building permit application. ****

- Application.
- Recorded Subdivision Plat.
- Owner's Acknowledgement.
- Site Plan: Signed and approved by the Planning Department/Planning Commission.
- Contractor's Hold Harmless Agreement.
- Culinary Water or Well Permit Approval.
- SWPPP (Storm Water Pollution Prevention Plan).
- SWPPP (Site Plan w/BMP).
- SWPPP Notice of Intent (NOI).
- NOI Authorization to Discharge Letter.

- SWPPP Pre-Construction Acknowledgement.
- Construction Plans.
- Engineering or Architectural Stamps:
- Plans must be stamped by a licensed design professional when required under State law or when determined necessary by the Building Official based on project size, complexity, or structural characteristics.
- Geotechnical / Soil Report: A site-specific geotechnical (soil) investigation prepared by a licensed engineer, including soil classification, bearing capacity, groundwater evaluation, and foundation recommendations. Required for all new primary structures, and for additions or accessory structures when field conditions warrant, as determined by the Building Official.
- Local Design Criteria (per Fairfield Town Code):
 - Ground Snow Load (Pg) – as determined by USU Snow Load Study/Town Engineer
 - Basic Wind Speed – 115 mph, Exposure C
 - Seismic Design Category – per Utah State Construction Code map
 - Frost Depth – 30 inches minimum
- Structural Calculations.
- Structural Plans and Truss Packet
- Manual J&D Heat Loss Calcs.
- Gas Schematic (Form is online and in the office)
- Utah County Fire Marshal Approval.
- Utah County Health Department Septic Approval: Provide a Copy of the Certificate.
- Grading Plan.
- Energy Code Compliance and Res Check
- Any other documents required by the Town that ensure the building will comply with any federal, state, or local requirements.
- Owner/Builder Documentation (if applicable), including:
 - Owner/Builder Acknowledgment Form (Online and In office)
 - State licensing compliance disclosure
 - Any grading, utility, or temporary power agreements required by the Building Official.
- Landscaping/Water-Efficiency Compliance:

All applicable landscaping and water-wise requirements under the FF code must be completed or bonded before a Certificate of Occupancy will be issued.

Approval of Building Permit Procedure.

1. Submit a building permit application to Fairfield Town. <https://fairfieldtown-ut.gov/>
2. The Building Department will check that all plans, deeds, dedications, and any other required documents needed have been submitted and approved, and that the Planning Commission has approved the site plan.
3. Pay estimated building fees to Fairfield Town, including any impact fees.
4. The Building Department will submit plans and documents to a contracted engineer for plan review and inspections.
5. Once plans have been approved, Fairfield Town will evaluate if any other building permit fees need to be paid at this time.
6. The Building Department will issue a building permit along with name(s) and number(s) for inspections.

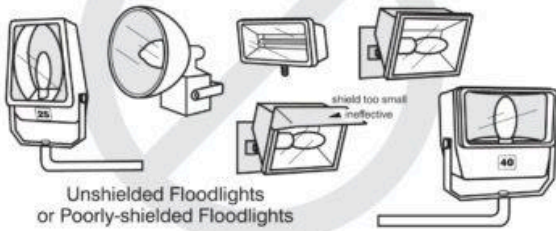
7. Once all inspections are completed by the contracted engineer, the building department will do a final review and inspection.
8. Once the final review and inspection are completed and any remaining fees are paid, then an occupancy permit will be issued.
9. The Building Department may revoke at any time a permit which has been issued for any building constructed or being constructed or which would be or result, if constructed, in a violation of the Building Code or any Ordinance of this municipality.

** Check the Fairfield Outdoor Lighting Standards in the FF code Book**

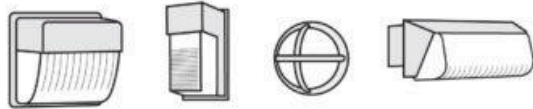
Examples of Acceptable / Unacceptable Lighting Fixtures

Unacceptable / Discouraged

Fixtures that produce glare and light trespass



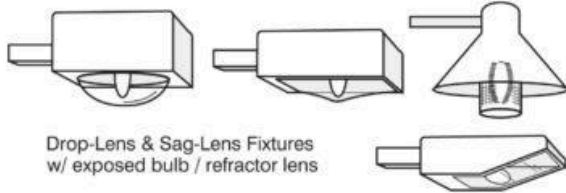
Unshielded Floodlights or Poorly-shielded Floodlights



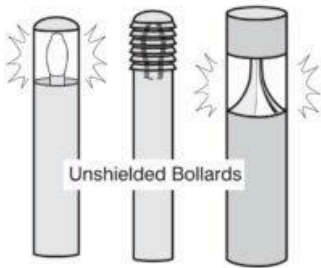
Unshielded Wallpacks & Unshielded or Poorly-shielded Wall Mount Fixtures



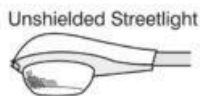
shield ineffective



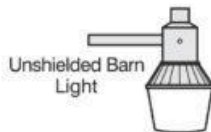
Drop-Lens & Sag-Lens Fixtures w/ exposed bulb / refractor lens



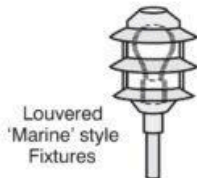
Unshielded Bollards



Unshielded Streetlight



Unshielded Barn Light



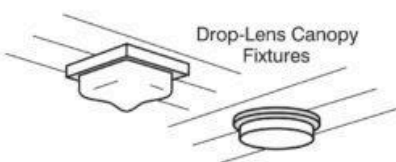
Louvered 'Marine' style Fixtures



Unshielded 'Period' Style Fixtures



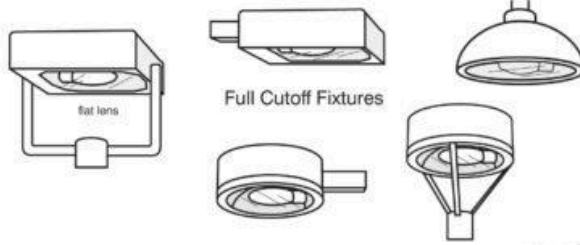
Unshielded PAR Floodlights



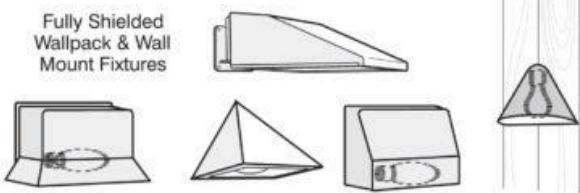
Drop-Lens Canopy Fixtures

Acceptable

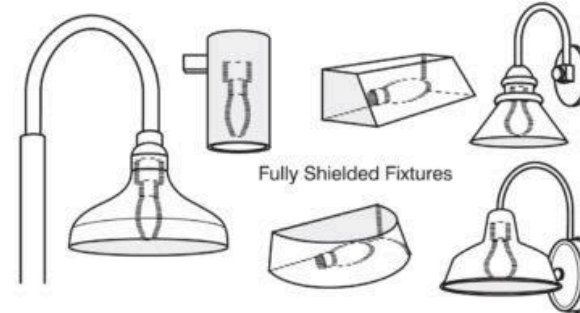
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Full Cutoff Fixtures



Fully Shielded Wallpack & Wall Mount Fixtures



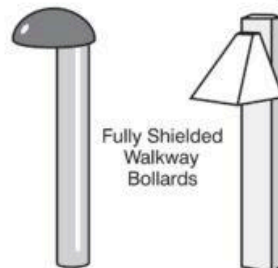
Fully Shielded Fixtures



Full Cutoff Streetlight



Fully Shielded Barn Light



Fully Shielded Walkway Bollards



Fully Shielded Decorative Fixtures

bulb shielded in opaque top

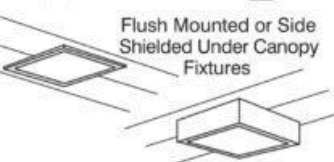


Fully Shielded 'Period' Style Fixtures

bulb shielded in opaque top



Shielded / Properly-aimed PAR Floodlights



Flush Mounted or Side Shielded Under Canopy Fixtures

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For Office Use Only

Date: ___/___/___

- TI permit # _____
- Application fees paid
- Fire Inspection completed: Date _____ By: _____
- Fire Inspection fee paid
- Fire Suppression: _____
- Zoning: _____
- Utah County Health Department Approval Number _____ (need a copy of certificate)
- Utah County Assessor Department: _____
- Conditional Use Permit: _____
- Road Dept
- Sheriffs Dept. Notified
- Planning Commission: Approved: _____ Denied: _____ Date: _____

Comments: _____

- Town Council: Approved: _____ Denied: _____ Date: _____
- Comments: _____

- Total Fees:** _____ **Paid:** _____
- Check #:** _____
- License #:** _____

Title

Signature

Date