

Applicant:		Address:		Phone:		Email:		
Property Owner:		Address:		Phone:		Email:		
Contractor – General:		Address:		Phone:		Email:		
Electrical:		Address:		Phone:		Email:		
Plumbing:		Address:		Phone:		Email:		
Heating:		Address:		Phone:		Email:		
Job Site Address:				Subdivision:		Filing:	Lot:	Block:
Distance to Property Lines (closest structure, including decks and covered patios):							Corner Lot?	
N _____ E _____ S _____ W _____							Yes / No	
Required Setbacks/Offsets (Office use only):							Walkout Basement?	
N _____ E _____ S _____ W _____							Yes / No	
<u>Estimated Valuation</u> (Materials and Labor) \$ _____ <u>For Commercial Only</u> Electrical Estimated Valuation (Materials and Labor) \$ _____ <input type="checkbox"/> Detached Single Family <input type="checkbox"/> Attached Single Family <input type="checkbox"/> Commercial <input type="checkbox"/> Tenant Finish <input type="checkbox"/> Basement Finish <input type="checkbox"/> Residential Addition <input type="checkbox"/> PV System <input type="checkbox"/> Furnace <input type="checkbox"/> Air Conditioner <input type="checkbox"/> Water Heater <input type="checkbox"/> Re-Roof <input type="checkbox"/> Fireplace/Fire Pit <input type="checkbox"/> Pool/Hot Tub <input type="checkbox"/> Deck <input type="checkbox"/> Covered Patio/Porch/Pergola <input type="checkbox"/> Other _____		<u>Residential Structures</u> <input type="checkbox"/> One Family <input type="checkbox"/> Multi-Family #Units _____ <input type="checkbox"/> Duplex <input type="checkbox"/> Garage <input type="checkbox"/> Other _____ # Bedrooms _____ # Baths Full _____ ¾ _____ ½ _____ Number of Stories _____ Building Height _____ Total Land Area _____ <u>Master Plans</u> Plan Name # _____ <u>Building Materials (check all that apply)</u> <input type="checkbox"/> Brick <input type="checkbox"/> Wood <input type="checkbox"/> Stone <input type="checkbox"/> Cementitious Stucco <input type="checkbox"/> Vertical Board & Batten <input type="checkbox"/> Other _____			<u>Square Footage</u> Main Floor: _____ Add. Floor: _____ Crawlspace: _____ UF Basement: _____ Fin Basement: _____ Covered Porch/Patio: _____ Uncovered Porch/Patio: _____ Deck: _____ Garage: _____ Driveway: _____ Finished Sq. Ft. _____ <u>Office Use Only</u> Valuation: \$ _____ Total SAFEbuilt: \$ _____ Total Town: \$ _____ Total Fees: \$ _____			
Other Information: Describe, in detail, the proposed use (or proposed business name & product), type of construction, dimension, square footage, and materials, etc. _____								

Notice

The applicant, his agents and employees shall comply with all the rules, restrictions and requirements of the Town of Timnath and (the “Town”) and all building codes and zoning regulations governing location, construction, and erection of the above proposed work (collectively, the “Codes and/or Regulations”) for which this permit is granted. The Town or its agents are authorized to order the immediate cessation of construction at any time a violation of any Codes and/or Regulations appears to have occurred. Violation of any of the Codes and/or Regulations may result in the revocation of this permit.

All construction MUST conform with plans, as submitted to the Town and as approved by this permit. Any changes of plans or layout must be approved in writing by the construction. The applicant is required to call for inspections at various stages of the construction, and in accordance with the aforesaid requirement, the applicant shall give the building inspector not less than one working days’ notice to perform such activities.

By my signature below, I acknowledge (1) that I am the applicant responsible for the payment of the plan review fee, the administrative review fee and any all other fees imposed by the Town associated with this building permit application (collectively, the “Fees”) regardless of whether or not the building permit is issued, and regardless of any lapse in building permit approval; and (2) that before I am entitled to obtain a building permit for the property, identified about is the Job Site Address (the “Property”), I must pay to the Town any and all delinquent Fees associated with this Property and any and all delinquent Fees for other property(ies) located within the Town that I, the applicant, own and/or have submitted applications for building permits, regardless of whether or not the permits were issued and/or lapsed. Please see page 2 for additional notices regarding this building permit application:

Signature of Applicant		Date	Approved by Town Official		Date
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SUBMITTAL REQUIREMENTS:

CONSTRUCTION DRAWINGS:

Single Family and Two-Family residential building permits – Submit a complete set of construction drawings (including engineered, stamped foundation plans), a copy of Energy Code Compliance information, and a plot plan as specified below.

Residential Additions, Decks, Covered Patios, Basement Finishes – a complete set of construction drawings – see below if a copy of a plot plan would be required for your project. A full Residential Checklist can be found on our website, Timnath.org.

Commercial, Industrial or Multi-Family Residences - Submit a complete set of stamped construction drawings, and a complete set of Planning Department site plans (including all pages of the site plan on record with the Town of Timnath). A full Commercial Checklist can be found on our website, Timnath.org.

YOU NEED A PLOT PLAN IF ANY OF THE FOLLOWING IS TRUE FOR YOUR PROJECT:

- You are adding on to an existing structure. This means the addition of a room, garage, patio, deck, porch, etc.
 - You are placing a new structure on the lot. This includes a storage shed, play house or detached garage greater or equal to 120 square feet.
 - You are removing an existing structure and replacing it with a new one. A plot plan is still required even if the new structure is to be placed exactly in the same position as the one removed.
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NOTICE:

All buildings must conform to the adopted Building Codes and Timnath Zoning regulations. Building permits are not transferable. Buildings must conform with plans, as submitted to the Town. Any changes of plans or layout must be approved prior to the changes being made. A final inspection must be made within two (2) years of the date the permit was issued, or a new permit must be obtained.

FOR INSPECTIONS CALL: SAFEbuilt, Inc.: (970) 674-1036. Any change in the use or occupancy of a building or structure must be approved prior to proceeding with construction. SAFEbuilt, Inc. and the Town of Timnath are not liable for workmanship. In the event construction is not started within 180 days of the issuance of the permit, then the permit is automatically void. If no work is performed for a period of 180 continuous days, this shall also cause the permit to be void. To verify the progress of work, an inspection by SAFEbuilt, Inc. is required. Permits are not transferable. Fees on voided permits are non-refundable.

Once a permit is considered void, all fees paid for that permit are non-refundable. A new permit must be obtained to complete the original construction and full, current building permit fees must be paid prior to issuance.

If you have any questions concerning the building permit application, call the Town of Timnath at (970) 224-3211. If you have questions about building code restrictions, or proper construction procedure, call SAFEbuilt, Inc. at (970) 686-7511 before you begin.

SITE GRADING CERTIFICATIONS – ALL NEW CONSTRUCTION PROJECTS:

- A Site Grading Certification shall be provided to and approved by the Town prior to the issuance of a Certificate of Occupancy for all the following:
- New Single Family, Two-Family, or Multi-Family Residence
 - New Commercial/Industrial Structure
 - Addition to an existing Commercial/Industrial Structure

TOWN OF TIMNATH
BUILDING PERMIT PLOT PLAN COMPOSITION AND REQUIRED INFORMATION

GENERAL

- Plot plans must be drawn to scale (typically 1" = 20') on letter or legal-size paper. Ledger size (11" X17") is acceptable only for large lots that will not fit on legal size at 1"=20'. Submit a copy of the plot plan for single family and two-family residential structures.
- Building Permit Applications must be consistent with what is on the plot plan.
- Address, lot, block, square footage of lot, and subdivision on the plot plan as well as the building permit application.
- Street name(s) for all streets adjacent to the property. Label the lot and block numbers for the adjacent lots on the plot plan, as well as out lots tracts, etc.
- North arrow.
- Driveway location, width at ROW, and square footage.
- Lot boundary dimensions.
- Licensed surveyor stamp with signature and date.

PLANNING DEPARTMENT ITEMS

- Dimension the shortest distance from the structure to all property lines. Typically, property lines are not located at the sidewalk or street.
- Show all existing and proposed structures.
- Show, label and call out the width of all existing or proposed easements on the lot.
- All proposed porches, decks, patios, window wells, and cantilevers must be shown and labeled as such. Porches, decks and patios must be noted as "covered" or "uncovered" and height if 30" or more. Dimensions the shortest distance to property lines and the square footage of said proposed structure(s) must be indicated on both the plot plan and application.
- Label all impervious area(s) and provide square footage(s) on plot plan.
- The Town defines impervious as asphalt, concrete, stone, brick, or any other material that does not allow water to percolate.
- Provide garage door(s) dimensions on plot plan.
- List minimum setback requirements as determined by the Timnath Land Use Code or approved PD Overlay.
- Note and depict any and all enhancement required for block diversity on plot plan.
- Street Trees/Approved Landscaping Trees are to be indicated and labeled as such.
- A lighting plan in compliance with Land Use Code section 5.3.3 shall be submitted with any site plan or building permit application, whichever occurs first, in which outdoor lighting is proposed or required, except for a single-family detached dwelling unit on an individual lot.
- Prior to a building permit final inspection or the issuance of a certificate of occupancy, the applicant shall provide certification that the outdoor lighting as installed complies with the approved illumination plan and the requirements of Section 5.3.3 of the Land Use Code unless waived or amended by the Community Development Director in writing. The certification shall be completed by the owner, applicant, or their designee acknowledging the on-site lighting was installed and will be maintained subject to the approved lighting plan.

ENGINEERING DEPARTMENT ITEMS

- All elevations shall be on the same datum as the subdivision grading plan.
- Grade shots need to be shown at each corner of the home foundation and corners of any structures.
 - Ground elevations shall be a minimum of 0.5 feet below the top of foundation as outlined in the current International Building Code.
 - If grade shots differ more than 0.5 feet from final approved subdivision grading plans, a statement must be provided.
 - Top of foundation should match or be greater than the final approved subdivision grading plans.
 - Top of foundation elevation for the building and slab elevation at the front of the garage.
 - Minimum opening elevation if specified on the subdivision grading plan.
 - If a walkout basement is proposed identify the elevation of the walkout and grading to provide a minimum of 2% slope away from the walkout and off the lot.
- Clearly show all corner spot elevations and any high point spot elevations on side lot lines or in the back yard, all in accordance with the approved final grading and drainage plan for the subdivision.
- Drainage arrows with percentage slopes must be shown to indicate the direction of flow to facilitate positive drainage away from the building and off the lot without being a detriment to adjacent property.
 - Grades on any portion of the lot shall have a minimum slope of 2%.
 - Runoff should flow away from occupied structures and must be shown to have a minimum of 10% in the first five feet. There must be positive drainage away from all foundation openings (i.e windows, walk outs).
 - Use sidewalk chases when necessary. Sidewalk chases may be required on a case-by-case basis.
- Show all existing public infrastructure adjacent to lot (curb ramps, light poles, etc.).
- Show locations of water and sewer services.
 - Dual water meters are to be called out in legend and serving lots labeled.
- Street Trees/Approved Landscaping Trees are to be indicated and labeled as such.

- Cumulative driveway width cannot exceed 40% of lot frontage and must meet the following criteria:
 - Driveways for 2-car garages should have a minimum width of 12 ft and a maximum of 24 ft.
 - Driveways for 3-car garages should have a minimum width of 12 ft and a maximum of 34 ft.
 - Minimum spacing between driveway edges for local residential streets is 12 ft.
 - Minimum spacing between local residential driveways and intersections is 80 ft.
 - Driveway slope cannot exceed 10%.
 - Driveway approaches must tie into adjacent street at 90 degrees.
 - Residential driveway approaches should be limited to a single access unless all requirements can be met.
 - Some lots on collector streets have restrictions to prevent vehicles from backing out onto the street. These require either a horseshoe driveway or a "hammerhead" turnaround on the lot. Restrictions are noted on the plat and/or grading plan.
- Maximum slopes without retaining walls shall be 4 feet horizontal to 1 foot vertical (25%). This may require stepping down the foundation on the sides of the building or installing siding down the foundation to provide for flatter slopes. Also label distances from retaining wall(s) to the nearest property lines.
 - If retaining walls are necessary or proposed shown them on the plot plan and include top and bottom of wall elevations.
 - Retaining walls exceeding 4 feet in height must be designed by a PE.
 - Show retaining wall distance to property.

ADDITIONAL ENGINEERING ITEMS FOR ESTATE LOTS (1 Acre and up)

- Existing edge of pavement location shown and labeled for any streets adjacent to the lot.
- Existing elevation of the edge of pavement at the points where the projected lot lines would intersect the edge of pavement and at the points of curvature on corner lots where the two streets intersect.
- Driveway culvert(s) shown and called out as specified on subdivision grading plan. Example — "18" RCP Driveway Culvert with Flared End Sections". Typically, these are to be located between the existing edge of pavement and the property line.
- Driveway extension from the property line to the existing edge of pavement.
- Typical lot grading minimums:
 - 1) Determine the existing ground elevation at a point 10' away from the corner of the foundation that is at the highest existing ground. Set this as the high point for drainage around the house.
 - 2) Set the top of foundation a minimum of 1.5' above the high point elevation determined in No. 1. This provides 0.5' from the top of foundation to the ground at the foundation (UBC Code) and at least 1' of fall away from the foundation.
 - 3) Show spot elevations around the house to define a swale to carry flows around the house to where they can be daylighted back to existing ground.
 - 4) Provide at least 2% slope in the swales around the house if there is adequate natural slope. If the natural slope is less than 2% provide at least 1% slopes in the swales to a point where the swale can be daylighted to natural ground.
 - 5) Provide spot elevations and secondary culverts for the driveway if necessary to define any sag points in the driveway or secondary culverts necessary to carry flows across or under the driveway within the lot.