



NEW HOME OR CABIN BUILDING PERMIT



CARBON COUNTY BUILDING DEPARTMENT

751 East 100 North, Suite 2600
Price, UT 84501
435-636-3260
www.carbonutah.com



New Home or Cabin Checklist:

- Completed and signed permit application, including the contractor's names and license numbers.
Apply online at www.carbonutah.com Click on the building permit icon.
- A signed Owner/Builder Certification Form, if owner is completing any of the work
- A site plan drawn to scale (PDF) showing lot shape and dimensions, showing the street, front of the lot, and the set-backs to property lines of all existing and proposed structures. Site plans are usually included in architect created plans. Cabins in the MR and WS zones require a natural buildable site of 20,000 square feet having slopes less than 30 percent
**If the property is within Price City, Scofield Town, Helper, East Carbon or Wellington City limits additional time may be necessary for city zoning approval and a zoning fee may be required. Please contact the appropriate city for additional information.*
- 1 set of PDF plans drawn to scale (not less than 1/4" = 1') :
 - a. Footing and foundation plan
 - b. Wall framing, columns and beams with sizes – a cross section is preferred
 - c. Floor framing, girder, joist and blocking sizes and spans
 - d. Roof framing/rafter size and span or stamped truss sheet details (truss sheets may be deferred if on plan)
 - e. Electrical plan
 - f. Plumbing plan
 - g. Heating cooling and ventilation plans with cooling and heat loss calculations
 - h. Manual J & D
 - i. Gas pipe sizing calculations
- Road Encroachment Permit approved by the Carbon County Road Department (if access if from a County road)
- Engineered **WET** stamped plans are required for all structures in the Scofield area **D₀** Seismic zone. Copies will not be accepted. Engineered **WET** stamped plans may be required for your home or cabin if a light frame home has any of the following: unusual shapes or sizes, foundation or basement walls higher than 9 feet, a walk out basement, or a basement with a garage. Log structures which are not simple rectangles and do not meet the county policy for log structures shall be engineered with WET stamped plans. Copies will not be accepted.
- Proof of fees paid :
 - **Water** connection from PRWID (637-6350) or City water authority
 - Provide satisfactory evidence of an entitlement to a firm right to the use of culinary water
If central culinary water is not available, provide **spring/well** approval from Utah Division of Water Rights, Dave Horsley (435)820-1799.
 - **Sewer hook-up** from PRWID (637-6350) or City sewer authority or for the Scofield Reservoir Special Service District (636-3220)
If area is not served by sewer, Individual Wastewater (**septic**) approval and permit must be obtained from Southeast Utah Health District (637-3671)



NO APPLICATIONS WILL BE ACCEPTED WITHOUT ALL OF THE ITEMS THAT ARE LISTED ABOVE.

15 BUSINESS DAYS ARE NORMALLY REQUIRED TO PROCESS YOUR APPLICATION FOR APPROVAL.

When applying for a building permit in the unincorporated area of Carbon County a signed Road Encroachment agreement must also be submitted to the Building Department.

Work exempt from a building permit includes:

Agricultural buildings that meet the requirements for the Utah agricultural building exemption

Sheds and structures under 200 square feet

Fences not over 7 feet high

Retaining walls that are not over 4 feet high from bottom of footing to top of wall
Water tanks supported directly on grade if capacity does not exceed 5,000 gallons
Sidewalks and driveways

Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work

Prefabricated swimming pools less than 24 inches deep

Swings and playground equipment

Window awnings supported by an exterior wall

Decks under 200 sq. feet, less than 30" above grade, not attached to dwelling & not main door

Agricultural buildings and sheds less than 200 square feet will require zoning approval for setbacks

Additional forms & guides available at www.carbonutah.com

**RESIDENTIAL
SITE PLAN REQUIREMENTS**

SITE PLANS: (See below for sample site plan)

1. Drawn to scale on 8 ½” by 11” paper (no larger than 8 ½” by 14” preferred) with North arrow indicated. (PDF)
2. Show parcel shape and dimensions.
3. Show location of all buildings, existing and proposed with distances between buildings and to property lines.
4. Entrance/access direction and location of building for addressing purposes.
5. Locations of: (buried and overhead)
 - a. Powerline(s) –buried and overhead
 - b. Waterline(s)
 - c. Location of sewer or septic system (drain field)
 - d. Utility easements
 - e. Dedicated easements or rights of way
 - f. Ditches and/or canals
5. Locations and names of roads
6. Site Plans/subdivision plats submitted electronically when possible

