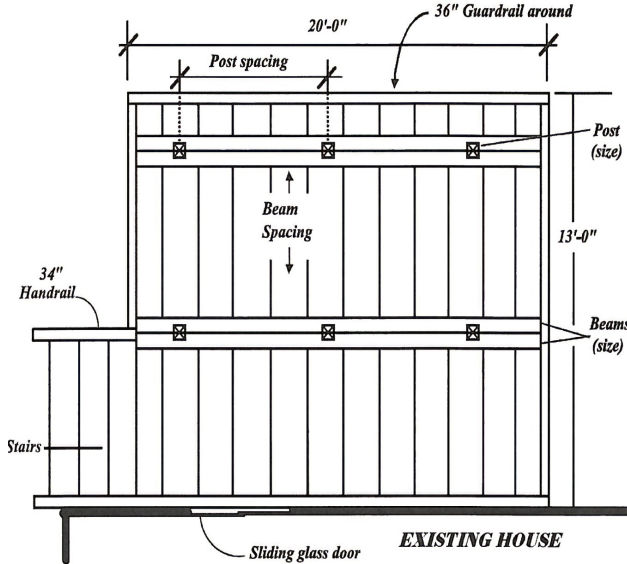
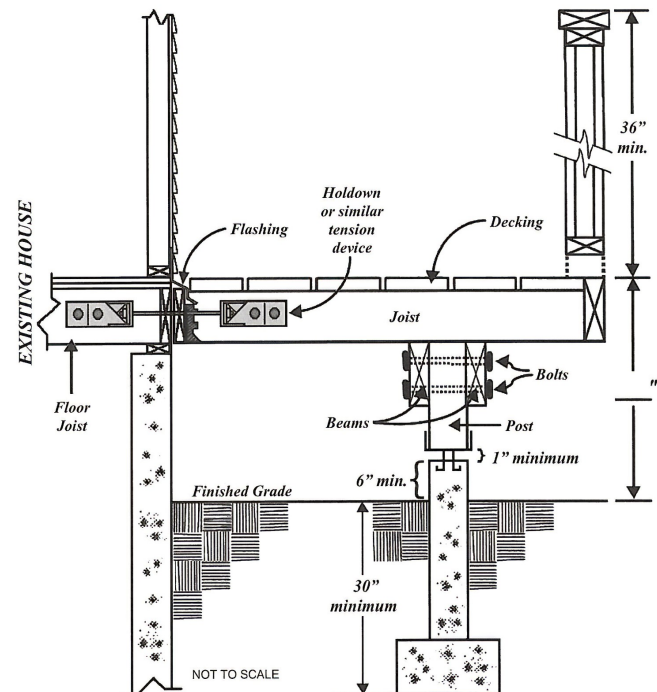


TYPICAL DECK FRAMING PLAN



TYPICAL DECK SIDE VIEW DIAGRAM



Make sure minimum clearance is maintained over bedroom or escape (egress) windows. Submit application and plans at <https://www.springvilleutah.gov/community-development/building-division/>

Plan review will take approximately 3 weeks. It may take longer if we call for corrections to be made to the plans. When plans have been approved, stamped and fees calculated, City Inspect sends an email to the applicant. [Payment of impact fees and bonds by cash or check only](#), made payable to Springville City. Other building permit fees can be paid with a credit card, up to \$3,000, cash or check.

After the permit has been paid for, work may commence.

Remember, the office is closed on State and Federal holidays.

Inspections required:

- Footing inspection when excavated and formed with reinforcement secured, but before concrete is poured.
- Rough building inspection if the underside will be covered when the deck is complete.
- Final inspection when the deck is completed, including paint or stain.

Inspections can be scheduled on City Inspect or by calling the Building Department at 801.489.2704 at least one business day before you wish to schedule each inspection. An adult must be present to meet the inspector at the property. After all inspections have been successfully completed, keep the plans, permit and inspection reports with your house records. For any questions or comments please contact the building department at 801.489.2704 / buildingpermits@springvilleutah.gov.

110 S. Main Street
Springville, UT 84663
801.489.2704

<https://www.springvilleutah.gov/community-development/building-division/>

buildingpermits@springvilleutah.gov

Deck Construction

Community Development Building Division



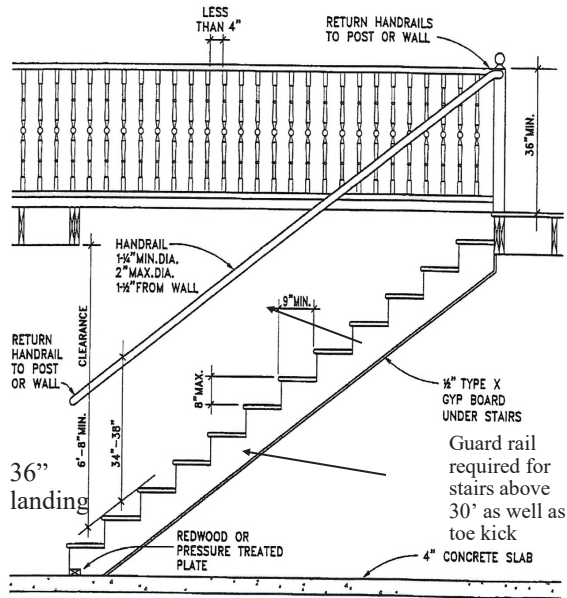
DECK REQUIREMENTS

Any deck that is attached to your home will need a building permit. For decks that are not attached please refer to the Guidelines for accessory structures.

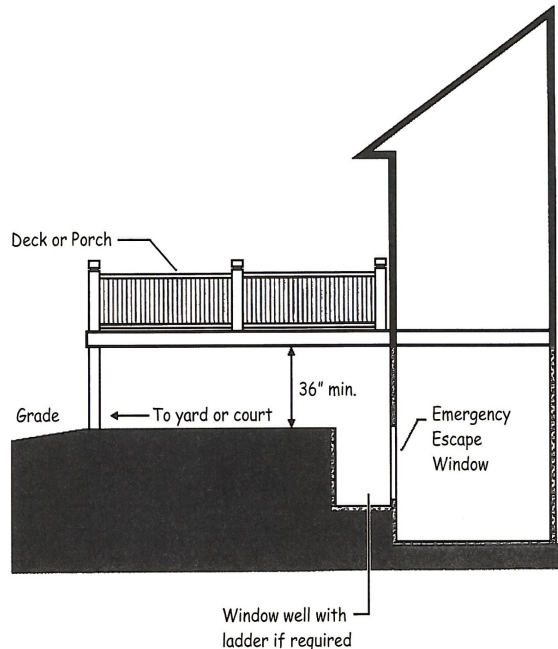
Requirements for Submitting a Permit Application for a Deck:

1. Permit submissions must be completed at <https://www.springvilleutah.gov/community-development/building-division/> in City Inspect. Plans are uploaded on the website.
2. Plan check fees are due at time of plan submission and can be paid in the office with CASH or CHECK only, or an echeck by phone.
3. In your submission, provide construction drawings including:
 - a. Roof information if applicable.
 - b. Footing information- the depth for the posts have to be 30" deep minimum.
 - c. Stair detail drawings.
 - d. Framing plan
 - e. Structural drawing or Engineering
 - f. Electrical plans (if applicable)

TYPICAL STAIR DETAIL DIAGRAM



DECK EMERGENCY ESCAPE REQUIREMENTS



Emergency Escape Windows under Decks and Porches: Emergency escape windows are allowed to be installed under decks and porches, provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches in height directly to a yard or court. (R310.5)

TYPICAL SITE PLAN

Site Plan CHECK LIST

1. Show dimensions of the property.
2. Put address of home on the street the house faces.
3. Show names of bordering streets, if on a corner.
4. Show location and dimensions of existing and proposed buildings, structures and parking areas.
5. Identify the use of all existing and proposed structures including the number of stories.
6. Show distance between buildings (minimum 6'), and distances from buildings and structures to property lines (minimum 3').
7. Show any retaining walls using small circles. **All walls must be built inside of your property lines.** (No alteration to the land of any kind can obstruct or alter the path of flow of any drainage easement used in the design of the subdivision to drain your lot and neighboring lots. **Any change in drainage design must have an alternate method of maintaining the flow approved by the City prior to changes being made.**)
8. Show height, length and type of any retaining wall(s).
9. Include north arrow.
10. Show and identify any easements.
11. Show all architectural projections including stairs, balconies, porch covers, decks, etc.
12. Show drainage using arrows.
13. Set backs vary pending on zoning for parcel
14. Show irrigation piping and ditch locations

