



Midway City Building Permit Design Criteria and Plan Submittal Requirements

The Following Building Requirements Apply to All Building in Midway City:

A Building Permit Application and a Site Disturbance Permit are both required for all new and remodeling construction in Midway City.

Building Design Criteria:

- **Snow Load:** See the snow load chart, which is based upon elevation, attached
- (Elevation can be obtained from Google Earth; locate the parcel, and it gives you the elevation). Please note that at this Snow Load, 5/8 inch Plywood or 19/32 OSB is Required 1/2" Plywood or 7/16" OSB with Panel Clips is **not** sufficient.
- **Seismic Zone:** D2
- **Wind Load:** Applicable to all engineered buildings

TABLE 1. Typical 2012 IBC Design Wind Speeds

RISK CATEGORY	IBC FIGURE	WIND SPEED
Risk Category I	1609C	105mph
Risk Category II	1609A	115mph
Risk Category III or IV	1609B	120mph

- **Frost Depth:** 36 inches to bottom of footing. (Water Lateral depth is 48" below Finish Grade, 60" below any street or driveway)
- **Soil Compressive Strength:** 1500# unless you submit soils report showing greater.
- **Lateral Analysis:** required to be done by an engineer licensed in the State of Utah on all plans per IRC for over 50 psf design snow loads

Building Plans Must Include The Following:

- Title page with a clear space equal to 11" X 17" for our approval stamps on the right side. Site plan may be on the title page if space allows.
- Plans of each level with each room labeled as to use, window and door sizes with their operation marked (casement, horizontal slider, single-hung, fixed glass, etc.), and cabinet, fixture and appliance locations.
- Footing & foundation plan, with a section through the foundation showing the rebar requirements. Be sure to indicate steps in foundation clearly.
- All four elevations, showing ground level and all windows and window wells below grade.
- A section through the house specific to this plan, with all ceiling heights of all levels.
- Plan-specific stairway cross-section, with rise & run, headroom clearance, handrails, and guard clearly shown.
- Structural pages with all wall framing, floor framing, roof framing, beams, columns, headers shear walls and holddowns identified. Make sure the information shown these pages match the information provided in the engineering calculations.
- Electrical, HVAC & gas line information may all be shown on the same pages.