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midwaycityut.com

# ELEVATION CERTIFICATE

**Midway City**

I, _____ do hereby certify that I am a licensed
(Please print)
Civil engineer, I land surveyor, or architect.

State of Utah license number_____

I further certify that I have reviewed the following plans:

Building permit#: _____

Address: _____

Subdivision Name: _____

Lot # in subdivision: _____

The property must be surveyed and a topographic map must be included to show the "natural" or "existing" grade of the property prior to construction and to verify that the structure is situated on the property consistent with the approved plat or condominium record of survey map. **The elevation of the roof shall not exceed 35 feet from natural or existing grade at any point.**

I certify that the elevations of the points of the foundation are as follows (include elevation and location):

| | Elevation | Location |
|---|---|---|
| Benchmark | | |
| Garage Floor (middle of largest garage door plane) | | |
| Foundation (highest point underneath 1st floor that foundation supports) | | |
| Top of roof (as shown on the building plans) | | |

Signature of surveyor, architect, or civil engineer

Date

The elevation certificate shall be accompanied by a Building Features Height Analysis that shows how no part of the roof shall pierce the maximum building height elevation if constructed in accordance with the submitted plans. The analysis is shown on the building plans for a proposed structure that show the vertical elevation expressed in feet of the following points on each building relative to the Benchmark used to develop the topographic map on the elevation certificate. The analysis plans should be 11x17 in size.

# BUILDING FEATURES HEIGHT ANALYSIS

## Top of Foundation Walls

| | Location | Vertical Elevation |
|---|---|---|
| Point 1 | | |
| Point 2 | | |
| Point 3 | | |
| Point 4 | | |

## Elevation of each floor

| | Vertical Elevation |
|---|---|
| 1st floor | |
| 2nd floor | |
| 3rd floor | |

## Elevation of roof and appurtenances

| | Vertical Elevation |
|---|---|
| Roof | |
| Chimney | |
| Other appurtenances (vents, spires, flues) | |

Signature of architect or designer _____ Date _____

02.06.010 **MAXIUMUM HEIGHT PROVISIONS FOR ALL BUILDINGS**

A. The height of any building shall not exceed thirty-five (35) feet. The total height shall be measured as the vertical distance from the "Natural Grade", as defined in this ordinance, to any point of a roof. To allow for unusual conditions or appurtenances the following exceptions shall apply:

1. Antennas, chimneys, flues, vents, or similar structures may extend up to five (5) feet above the specified maximum height limit.
2. Water towers and mechanical equipment may extend up to five (5) feet above the specified maximum height limit.
3. Church spires, bell towers, finials and turrets, as well as flag poles, may extend above the specified maximum height limit by up to fifty (50) percent of the height limit, but shall not contain any habitable spaces above the maximum height.
4. Public buildings and churches may be erected to any height provided the building is set back from required building setback lines a distance of a t least one (1) foot for each additional foot of building height above the maximum height permitted.

B. Procedures for buildings with regard to maximum height

1. Whenever buildings are to be situated on a lot or property that contains a slope of 5% or greater as shown on the **Midway City Hillside Slope Delineation Map** and/or will be at least thirty (30) feet above the "Natural Grade", and elevation certificate shall be required before permit is authorized.
2. For any application which the Planning Office or Building Inspector finds is not clear enough to demonstrate compliance with the maximum height provisions of this section, the applicant may be required to submit an elevation certificate to help establish compliance with the height limitation requirements. If the applicant feels the request for the certificate is unreasonable, the applicant may appeal the request directly to the City Planner, who shall review the request and respond in writing to the applicant. All decisions of the City Planner may be reviewed by the City Council.
3. The Elevation Certificate shall be accompanied by a Building Features Height Analysis that shows how no part of the roof shall pierce the maximum building height elevation if constructed in accordance with the submitted plans.
4. The Elevation Certificate, properly prepared, shall be completed and submitted by a licensed surveyor, civil engineer, or architect.

C. Procedure for Elevation Certificate Approval

1. The surveyor, civil engineer, or architect shall place footing location stakes showing the location of the footings relative to the location of the footings as shown on the Elevation Certificate.
2. Before any representative of Midway City shall authorize the placement of foundation walls, the applicant shall have the surveyor, civil engineer, or architect certify that the top of the highest point of the foundation wall to be poured matches the same elevation as shown on the Elevation Certificate.
3. When the final member of the roof structure for a building that is depicted on the Elevation Certificate is placed (but before any representative of Midway City shall authorize the placement of finish roofing material), the builder shall provide the elevation of the highest point of the roof and a statement signed by the surveyor, civil engineer, or architect, with the builder certifying that the building does comply with the height approved on the Elevation Certificate.
4. If at any point during the construction of a building for which a n Elevation Certificate is required the builder finds it is necessary to change the elevation of any part of the structure depicted in the Building Features Height Analysis, no such change shall be made by the builder, or approved by the City, until after a written request for such change has been approved by the Building Inspector.
5. A record of compliance with the building height approved by Midway City through the Elevation Certificate process shall be maintained by the Building Department for a period of not less than ten (10) years.

D. Definitions

1. **Building Features Height Analysis:** The building plans for a proposed structure that show the vertical elevation expressed in feet of the following points on each building relative benchmark used to develop the topographic map on the Elevation Certificate:
   i. The top of the foundation walls at all points.
   ii. The elevation of each floor of the proposed building.
   iii. The elevation of the roof and all proposed appurtenances to the roof.
2. **Maximum building height elevation:** A projected surface that follows the surface elevation of the property or building site where a structure is proposed that is thirty-five (35) feet above the elevation of "Natural Grade" where the structure is to be built.
3. **Elevation Certificate:** A document prepared by a duly licensed surveyor, civil engineer, or architect that certifies the elevation of natural grade expressed in feet, and of the building features and the lot, building pad or condominium unit location for the purpose of establishing compliance with the City height limitations which has been accepted by the Midway City Planning Office.
4. **Elevation of Natural Grade:** Topographical lines or points on a map of a properly where building permits are requested relative to a fixed point on an adjacent City street or other established base point to be used to establish the basis for compliance with City height limitations.
5. **Benchmark:** The location and elevation in feet from mean sea level of the point from which the topographic map for the Elevation Certificates is started. That point is also labeled as "0", and all other points on the map are labeled relative to that in whole, or decimal fraction numbers per foot of change in elevation.
6. **Licensed Land Surveyor:** A professional that is licensed to practice land surveying in the State of Utah.
7. **Licensed Civil Engineer:** A professional that is licensed to practice civil engineering in the State of Utah.
8. **Licensed Architect:** A professional architect that is licensed to practice in the State of Utah.