

Boulder Town

Building Permit and Inspection Procedures

Covered Projects:

Any building, construction, remodeling, or otherwise structurally altering any dwelling or other building of any kind, including mobile homes, at a cost or value of \$1,000.00 or more within Boulder Town, unless exempt by state law, including certain agricultural buildings (see §58-56-4, U.C.A.) and properties owned and operated by the State of Utah or the Federal Government.

Forms:

- Building Permit Application
- Boulder Town Project Approval
- Owner/Builder Certification (when applicable)
- Acknowledgment of Flood Plain and Release of Liability (when applicable)

Application Procedure:

1. Applicant must complete a Building Permit Application Form. When applicable, provide evidence of:
 - (a) Compliance with all zoning restrictions
 - (b) Compliance with all flood plain restrictions
 - (c) Availability of culinary water
 - (d) Approval of sewer and waste water capacity
 - (e) Proof of ownership of the property
 - (f) Compliance with all pertinent fire regulations
 - (g) Compliance with irrigation water requirements
2. Submit completed application, with required approvals, to Boulder Town Clerk.
3. The Garfield County Building Inspector will calculate and assess the fee.
4. The Boulder Town Clerk will record the application in the Town files and forward the completed application to the Garfield County Building Inspection Department.
5. After review, the Garfield County Building Inspection Department will issue a Building Permit to the applicant.

Inspection Information:

1. All construction work for which your building permit has been issued shall be subject to inspection by the Garfield County Building Department and shall remain accessible and exposed until approved. Neither the Building Official or Garfield County shall be liable for the expense entailed in the removal or replacement of any material required to allow inspection.
2. It shall be the duty of the person doing the work authorized by a permit to notify the Garfield

County Building Department that the work is ready for inspection. Request for inspection shall be made to the Garfield County Building Department no less than one working day prior to the proposed date of inspection. The request may be made by telephone or in writing.

3. It shall be the duty of the person requesting the inspection to provide access to and the means for inspections of the work.
4. Applicable codes include the most current adopted:
 - (a) International Building Code
 - (b) International Plumbing Code
 - (c) Model Energy Code
 - (d) National Electrical Code
 - (e) International Mechanical Code
 - (f) Uniform Fire Code

Inspection Schedule:

Following is a list of the minimum inspections required by the Garfield County Building Department.

1. Footings: After excavation and required forms and reinforcing steel is in place. Any other required materials except concrete shall be on the job site, including slab-edge insulation where applicable.
2. Foundation Walls: After forms and reinforcing steel are in place with any other required materials on the job site; includes basement wall exterior insulation or crawl space wall insulation where applicable.
3. 4-way Rough: Rough framing, rough electrical, rough plumbing and rough mechanical. Energy Code requirements including floor insulation, wall insulation, glazing and door area, mass walls, joints and penetrations, duct insulation, vapor retarder and duct construction where applicable to be completed at the same inspection, if possible.
4. Gypsum Board: After gypsum board is in place before taping and finishing.
5. Final Inspection: After finish gradings and the building is completed and ready for occupancy.
6. Other: Any other inspection that the Garfield County Building Department deems necessary to ascertain compliance with the provisions of the codes.

NOTICE: The Garfield County Building Department will not issue a signed Final Inspection or a Certificate of Occupancy on permitted projects with uncorrected code violations.

Grievance Procedure:

An applicant who feels aggrieved by a decision of any Boulder Town Official or Garfield County Building Inspector may appeal that decision by filing a written complaint within 10 days of such

decision with the Town Clerk. The Boulder Town Council will review the filed complaint and hold a public hearing within 30 days of such filing. A dissatisfied applicant may appeal any decision of the Town Council to the District Court of Garfield County.

Contact Persons:

Boulder Town:

Address	Boulder Town PO Box 1329 Boulder, UT 84716
Telephone	(435) 335-7300
Fax	(435) 335-7530
Town Clerk	Judi Davis
Deputy Clerk	Peg Smith
Zoning Administrator	Curtis Oberhansly
Deputy ZA	Jeff Sanders
Fire Marshal	Pete Benson
Irrigation Company	Farlan Behunin
Boulder Farmstead	Connie Reid

Garfield County Building Department:

Address	Garfield County Building Department PO Box 77 Panguitch, UT 84759
Telephone	435 676-1111
Inspector	Jared Woolsey

**BOULDER TOWN CHECKLIST FOR
PROJECT APPROVAL AND BUILDING PERMIT**

Application Number: _____

NOTE: Applicant must complete Numbers 1 through 8.

Owner of Property _____

Project Address _____

Description of Proposed Project _____

I hereby confirm that I am the owner of the above property and that I have read and understand the three (3) pages of the “Boulder Town Building Permit and Inspection Procedures” attachment and that I will provide the required approval signatures and/or documentation as follows:

1. Fire Department: This project meets all of the requirements outlined in pertinent Boulder Town Fire regulations.

Signature of Approval _____ Date _____
Fire Marshal

2. Zoning: This project meets the requirements as outlined in the Boulder Town Zoning Ordinance and all other ordinances pertaining to Zoning.

Signature of Approval _____ Date _____
Zoning Administrator

3. Irrigation Water: This project was reviewed and approved by the Boulder Irrigation Water Company

Signature of Approval _____ Date _____
Boulder Irrigation Co. Rep.

4. Culinary Water: a. This project requires culinary water. Yes _____ No _____
b. Culinary water is available and approved through the Boulder Farmstead Water Company and will be used with this project.
Yes _____ No _____

If yes, this project was reviewed and approved by the Boulder Farmstead Water Company.

Signature of Approval _____ Date _____
Boulder Farmstead Rep.

c. Culinary Water is provided by an approved well. Yes _____ No _____

- 5. Wastewater:
 - a. If 4-a, b, or c is answered “yes,” a septic permit is required from Southwest Utah Health Department and a copy is included with this packet. _____
 - b. This project does not require a connection to a wastewater system. _____

6. Ownership: Proof of my ownership of this property is attached. _____

7. Excavation: I understand that, before I excavate any part of a roadway or any road right-of-way, I must obtain an excavation permit and pay the accompanying fee (See Ordinance 12). _____

- 8. Owner/Builder:
 - a. An Owner/Builder permit is required for this project and the completed certificate is attached. _____
 - b. An Owner/Builder certificate is not required for this project and the “Construction Trades Licensing” act will be adhered to. _____

If applicable, I certify that I have read and will abide by the following: Composting toilets as alternative waste disposal systems are allowed under the Universal Plumbing Code, must be certified by the manufacturer to comply with the entirety of the National Sanitation Foundation’s Standard 41, and must pass inspection by the Southwest Utah Public Health Department. _____

I hereby certify that the above information is true and accurate to the best of my knowledge.

Applicant Date _____

I have reviewed the above application, Number _____, and approve this application based on the information provided.

Town Clerk Date _____

ACKNOWLEDGMENT OF FLOOD PLAIN &
RELEASE OF LIABILITY

WHEREAS the undersigned is the owner of real property located inside the town of Boulder and more particularly described as follows: _____

_____ ; and

WHEREAS the undersigned has requested project approval from Boulder Town and will seek to obtain a building permit from the Garfield County Building Inspector to construct or alter a dwelling or other building on the above-described real property which may be within a flood plain.

NOW THEREFORE the undersigned hereby acknowledge and agree as follows:

1. The undersigned parties acknowledge that the location for which project approval is sought is situated within or may be situated within a flood plain.
2. The undersigned parties agree to bear all consequences resulting from the decision to locate a building at the proposed location.
3. The undersigned parties hereby release and forever discharge Boulder Town; the Boulder Irrigation and Water Development Company; the Garfield County Building Inspector and all other government or quasi government agencies from all liability, causes of action and damages resulting from the issuance of project approval and a building permit to construct a dwelling or other building on the real property that is situated or may be situated within the known flood plain.
4. The undersigned parties agree that this Acknowledgment of Flood Plain and Release of Liability is binding upon the heirs and assigns of the undersigned.

Dated this _____ day of _____, 20____.

Owner

Owner

Owner

STATE OF _____)
) ss.
COUNTY OF _____)

SUBSCRIBED AND SWORN TO before me this _____ day of _____,
20_____, by _____, who acknowledged to me that he/she and/or
they executed the same.

NOTARY PUBLIC