

Kanab City Building Application & Permit

26 N. 100 E., Kanab Utah 84741

Phone: (435) 644-2534

Permit # _____

(This application becomes a permit upon receipt of required approvals and acceptance of required fees)

<input type="checkbox"/> Residential		<input type="checkbox"/> Commercial incl. Business Name:		Project Sq. Ft.:	
Description of Work:					
<input type="checkbox"/> New Residence <input type="checkbox"/> New Commercial <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Guest House (see Vacation Rental/B'n'B requirements)					
<input type="checkbox"/> Duplex <input type="checkbox"/> Townhomes <input type="checkbox"/> Demolition <input type="checkbox"/> Sign <input type="checkbox"/> Other (please specify):					
Address of Project:			Parcel #:		Zone:
Property Owner:			Phone Number:		
Property Owner Address/City/State/Zip:			Property Owner's e-mail:		
Applicant Name:			Phone Number:		
Applicant Address/City/State/Zip:			Applicant's e-mail:		
Contractor's Name(s)		State License #		Phone Number	
General:					
General's e-mail:					
Electrical:					
Mechanical:					
Plumbing:					
Architect/Engineer:					
Other (please specify):					
Name:					
Property/Project Information:					
Lot Size (Acres):		# Existing Dwelling Units:		#Existing Accessory Buildings:	
Setbacks for New Buildings (feet):		Front:	Rear:	Left Side:	Right Side:
<input type="checkbox"/> LICENSED CONTRACTOR DECLARATION: <ul style="list-style-type: none"> I hereby affirm that all work will be performed by contractors licensed under the Construction Trades Licensing Act (58-55 UCA) whose licenses are in full force and effect. If contractors have not been selected at the time the permit is issued (only on the condition that currently licensed contractors shall be selected by the applicant), the applicant shall provide the names and license numbers of the contractors to the municipality and shall enter the same names and numbers on the permit before they begin their work. 			<input type="checkbox"/> OWNER-BUILDER DECLARATION <ul style="list-style-type: none"> I hereby claim exemption from the requirement for licensing under the Construction Trades Licensing Act (58-55 UCA) because work will be performed by the owner of the property for his/her private, non-commercial, non-public use. Any work not performed by the owner will be performed by a contractor licensed under the Construction Trades Licensing Act and the names and license numbers of the contractors shall be provided to the municipality and entered on the permit before their work is begun. 		
<ul style="list-style-type: none"> This permit shall become null and void if work is not commenced within 180 days or if work is suspended or abandoned for a period of 180 days or more at any time after the work has commenced. Commencement or continuation of work shall be verified only by inspection reports from an inspector for the municipality. All required inspections shall be requested at least one working day before they are to be made. Inspections are required before any work is covered. Please call if you need further information about when an inspection is required. I hereby certify that I have read and examined this permit and that the information provided by me is true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. 					
_____ Signature of Applicant/Owner		_____ Date		_____ Please Print Name	

Kanab City Building Application & Permit

26 N. 100 E., Kanab Utah 84741

Phone: (435) 644-2534

Permit # _____

Kanab City Office Use Only:

Construction Value (sq.ft. x average cost = value):

Building Plan Review:

Site/Plot Map with Utilities/Septic (if applicable), New and Existing Buildings: Yes No N/A

Structural Drawings or Cross Section: Yes No N/A

Floor Plan Drawing: Yes No N/A

Septic Permit: Yes No N/A

Meets Setback Requirements: Yes No N/A

Meets Zone Requirements: Yes No N/A

Site Plan Review (Two-Family Dwellings, Multi-Family and Commercial): Yes No N/A

Date Approved:

Development Committee Review (Multi-Family, New Commercial): Yes No N/A

Date Approved:

Plan Review (Multi-Family, New Commercial): Yes No N/A

Date Approved:

Construction Review (Multi-Family, New Commercial): Yes No N/A

Date Approved:

Approved/Issuer Signature

Date

Please Print Name

Permit Type	FEE(s)	Payment:
Building		<p>Received By: _____</p> <p>Date: _____</p> <p><input type="checkbox"/> Paid with Cash</p> <p><input type="checkbox"/> Paid with Money Order/Cashier's Check # _____</p> <p><input type="checkbox"/> Paid with Check # _____</p> <p><input type="checkbox"/> Paid with Card (If total payment is over \$10,000 a 3% charge will apply)</p>
Water Impact		
Wastewater Impact		
Stormwater Impact		
Public Safety Impact		
Parks & Recreation Impact		
Transportation Impact		
Plan Check/Review		
Other:		
TOTAL		

Kanab City Building and Land Use Department

26 North 100 East
Kanab, UT 84741
(435) 644-2534

Requirements for Building Permit Application

Prior to the issuance and approval of a building permit, the completed application and supporting document must be reviewed and approved by the Kanab Building and Land Use Department. Please allow 48 - 72 hours to review your application.

The following is a list of the required documents that need to be submitted. All documents should be in a PDF format and e-mailed to jchatterley@kanab.utah.gov and mreynolds@kanab.utah.gov

Required Documentation:

- Building Application & Permit
- Site Plan (incl. setbacks, location of access, utilities/septic, New and Existing Buildings)
- Construction Drawings (incl. Structural/Cross Section Drawings, Electrical plan, Floor Plan, and Elevation Plan)
- Engineered or Architect Drawings are required for the following:
 - All Commercial Buildings
 - All Duplexes and Multi-family Buildings
 - Residential homes greater than 2,000 sq.ft.
 - Residential homes that are two stories/level or more
 - Building is anything other than Light-Frame Construction
- Septic Permit
- Outdoor lighting plan and picture of fixtures (New Residential Construction Only)

Requirements for Certificate of Occupancy

The following documents or certifications will be required for a Certificate of Occupancy:

- Building Thermal Envelope & Duct Air Leakage Compliance Report or Building Thermal Envelope Builder's Certification (attached below)
- Insulation Certification
- Passed/Approved Final Inspection

Design Criteria

Kanab City Ground Snow Load:	25 PSF
Frost Line	18 inches
Exposure Category	C zone
Seismic Category	D ₀
Wind Speed	110 mph
Termite Infestation	Moderate to Heavy

Kanab City Building and Land Use Department

26 North 100 East

Kanab, UT 84741

(435) 644-2534

Inspections

24-hour notice minimum is required for all inspection requests.

Inspections will be scheduled Monday, Wednesday, Thursday and Friday between 8:00 AM – 4:30 PM.

The 24-hour notice is for scheduling purposes only and is not a guarantee an inspection can be scheduled the following day.

Required Inspections & Information:

- **Footing & Set Back** – Inspect footing reinforcement before pouring concrete footings. When this inspection is performed, the property set-backs are checked to ensure zoning property set-backs are correct.
- **Foundation** – Inspect the foundation wall reinforcement before pouring concrete walls. We will inspect the foundation later for a damp proof coating.
- **Underground Plumbing** – Inspect the underground plumbing before it is covered and the floor is poured.
- **Shear Wall & Sheeting** – Inspect the shear wall and sheeting before they are covered by any house wrap or other material.
- **4-way** – Inspect the framing, rough plumbing, rough electrical, rough mechanical and rough gas.
- **Insulation** – Inspect all insulation before it is covered by sheetrock or any other material.
- **Drywall/Wallboard** – Inspect rough drywall before taping and applying drywall mud.
- **Meter Base** (if applicable)
- **Lath** (if applicable)
- **Vapor Barrier/House Wrap** – Inspect vapor barrier/house wrap on exterior before applying siding or other finishes.
- **Lag** – Inspect lag both roof and wall for manufactured homes.
- **Jacks & Tie Downs** – Inspect tie downs and jacks on manufactured homes.
- **Final Inspection** – The required Building Thermal Envelope & Duct Air Leakage Compliance Report/Building Thermal Envelope Builder's Certification and Insulation Certification will be needed for your final inspection. Please have the certificates available at the project.

General Inspection Rules:

- Do Not cover up any required inspections until approved by the building official. Approval is granted after calling for and passing an inspection. Failure to do so will result in removal of coverings or complete condemnation and abatement of work.
- All Inspection tests are required.
- No building can be occupied until a final inspection is passed and a Certificate of Occupancy is granted or a Temporary Certificate of Occupancy is granted.
- A permit allots a certain number of inspections. These include but are not limited to the required inspections and one re-inspect for each required inspection. The scope of the work will be the main determining factor when figuring the number of allotted inspections. If at any time during the project you exceed this allotted number of inspections you will be charged for each additional inspection until the project is complete.

Kanab City Building and Land Use Department

26 North 100 East
Kanab, UT 84741
(435) 644-2534

Building Thermal Envelope & Duct Air Leakage Compliance Report

Owner's Name:	Email:	
Address:		Parcel #

I certify that the building thermal envelope will comply with one of the following:

- Builder will submit Certification at the final inspection certifying the project was built in compliance with the International Residential Code (IRC), Table N1102.4.1.1
- Whole House Pressure Test (Blower Door)

Office Use:

- Allowable air changes per hour – N1102.4.1.2 maximum of 5 air changes/hour.
- Actual air changes/hour @ 50 pa:

I certify that the **ducts** installed in the dwelling will comply with one of the following:

- No test required per amended IRC (N1103.2.2, exception). Test is not required if all air handlers and at least 50% of all duct work is located entirely with the building thermal envelope.
- Duct Leakage Testing (Duct Blaster)
 - Test at rough-in without air handler, 7.5 CFM per 100 sq.ft. maximum
 - Test at rough-in with air handler, 10 CFM per 100 sq.ft. maximum
 - Test at Final, 10 CFM per 100 sq/ft/ maximum

Office Use:

- Allowable CFM leakage: Total sq. ft /100 = x Base CFM = Max. CFM
- Actual CFM leakage @ 25 PA:

Tester/ Special Inspector

Name: _____

Certificate Number: _____

BPI
RESNET
Other: _____

Comments: _____

Signature _____ Date _____

Kanab City Building and Land Use Department

26 North 100 East
Kanab, UT 84741
(435) 644-2534

**Building Thermal Envelope
Builder's Certification**

Name of Builder/Contractor: _____

Contractor's License #: _____

Address: _____

City, State, Zip: _____

Permit #: _____

Subdivision Name: _____ Parcel #: _____

Project Address: _____

Project City, State, Zip: _____

Certification

I, _____, the builder/contractor of the above mentioned construction project certify under penalty that this project has been constructed in compliance with the provisions of Table N11024.1.1 (R402.4.1.1) of the 2012 International Residential Code as amended by the State of Utah and adopted by Kane County.

Dated this _____ day of _____, 20_____

Signature of Builder/Contractor

Subscribed and sworn before me this _____ day of _____, 20_____, in the County of Kane, State of Utah

Notary Public

My Commission expires

Kanab City Building and Land Use Department

26 North 100 East
 Kanab, UT 84741
 (435) 644-2534

**AIR BARRIER AND INSULATION
 INSTALLATION**

COMPONENT	CRITERIA ^a
Air barrier and thermal barrier	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.
Walls	Corners and headers shall be insulated and the junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.
Rim Joists	Rim joists shall be insulated and include the air barrier.
Floors (including above-garage and cantilevered floors)	Insulation shall be installed to maintain permanent contact with underside of subfloor decking. The air barrier shall be installed at any exposed edge of insulation.
Crawl space walls	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls. Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints tape.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.
Narrow cavities	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage Separation	Air sealing shall be provided between the garage and conditioned spaces.
Recessed Lighting	Recessed light fixtures installed in the building thermal envelope shall be air tight, IC rated, and sealed to the drywall.
Plumbing and wiring	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed separating them from the showers and tubs.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.
Fireplaces	An air barrier shall be installed on fireplace walls. Fireplaces shall have gasketed doors.

^aIn addition, inspection of log walls shall be in accordance with the provisions of ICC-400

Mayor
Robert D. Houston
City Manager
Joseph M. Decker
Treasurer
Katherine Ohlwiler



City Council
Aarlon Chamberlain
Celeste Meyeres
Jeff Yates
Michael East
Byard Kershaw

October 8, 2020

SUBJECT: Vacation Rental and Bed & Breakfast Occupancies

I have completed a code review motivated by the increased interests in Bed & Breakfast and Vacation Rentals in residential structures. Code interpretation has varied widely between code enforcement personnel in the state. Kanab Fire Department has determined the following code requirements apply to Vacation Rentals and Bed and Breakfast transient housing.

The Vacation Rental of a residential structure built under the residential code in effect at the time of construction and a Bed and Breakfast require different Code application.

A residential home built under applicable codes meeting the requirements where the occupants were either transient or permanent in nature, and previously occupied as a residential structure, may meet the requirements for the residential exemption for fire suppression and a commercial fire alarm systems if the following requirements are met:

- Each sleeping area must meet the requirements of current code including:
- Two APPROVED exits
- Smoke detectors in each sleeping area and in hallway outside each sleeping area (Must be interconnected if required at time of construction or remodel)
- Co Detectors
- Occupancy is limited to 10 or less individuals
- Occupancy must be posted at the following locations
- Total occupancy posted at the main entrance
- Sleeping area occupancy posted in each sleeping area
- A posted fire exit plan in each sleeping and at the main entrance
- Remain compliant to all other code requirements
- Must meet all other applicable zoning regulations

A Bed and Breakfast must meet the code requirements listed in the current State adopted International Building Code and the International Fire Code for an R1 occupancy. A Bed and Breakfast with a total occupancy of more than 10 occupants is classified as an R1 and is required to meet fire protection (a fire suppression system, extinguishers, etc) and alarm system requirements. A Bed and Breakfast with occupancy of 10 or less is classified

– A Western Classic –

Mayor
Robert D. Houston
City Manager
Joseph M. Decker
Treasurer
Katherine Ohlwiler



City Council
Aarlon Chamberlain
Celeste Meyeres
Jeff Yates
Michael East
Byard Kershaw

as an R3 occupancy requiring smoke and CO alarms. Fire protection systems and additional fire alarm system requirements are not generally required unless fire flow, other code sections or local ordinance require they be included.

Both occupancies shall be required to obtain a business license following a code compliance inspection and be required to have an annual inspection prior to license renewal.

In any instance if you plan on advertising or allowing more than 10 occupants in any occupancy a full fire suppression system (Fire Sprinklers) and Fire alarm system Shall be required.

– A Western Classic –

Kanab's Starry Sky

Kanab sits in the middle of many of the world's best National Parks and natural attractions including our own starry night sky.

As Kanab continues to grow, we need to be aware of our natural beauty and work to protect it for future generations.

In July of 2018, the Kanab City Council adopted the outdoor lighting ordinance with the objective of keeping our night's sky stars visible

I strongly encourage citizens to support this ordinance to keep our starry night skies visible not only because of an ordinance but because it is the right thing to do.

Mayor Robert D Houston

Residential Lighting (New Construction)

Outdoor lighting for all new residential construction (incl. multi-family less than 7 dwelling units)

Any light emitted by any outdoor lamp shall be shielded and not be directly visible from equal grade on any other property

- Motion sensor shall be extinguished within 10 minutes of being activated
- Shall not exceed a total of 25,000 lumens per net acre.
- Output of unshielded fixtures shall not exceed 10% of total site lumens
- No lamps (bulbs) shall exceed 3,000 degrees Kelvin.



New Commercial lighting standards

All outdoor lighting must be reduced 50% or turned off by either 11:00 pm or one hour after the close of business.

Outdoor lighting for all new commercial construction (as well as multiple residential properties of 7 dwellings units or more):

- The total amount of Lumens per site is limited based on size of the property.
- All fixtures shall be fully shielded
- Light sources shall not be directly visible from equal grade on any other property
- Height of light poles: 20-foot maximum above grade
- Direct illumination shall be confined to the property boundaries
- No lamps (bulbs) shall exceed 3,000 degrees Kelvin.



Existing Lighting (Commercial and Residential)

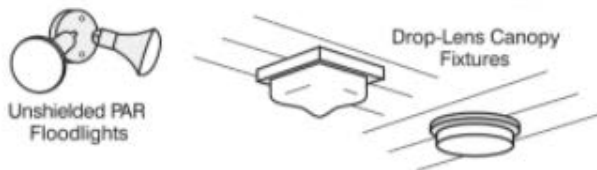
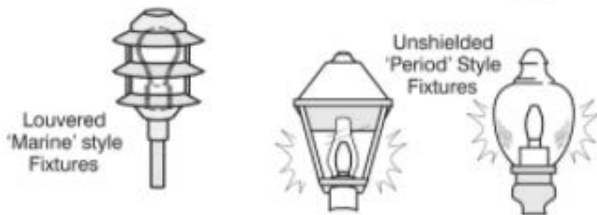
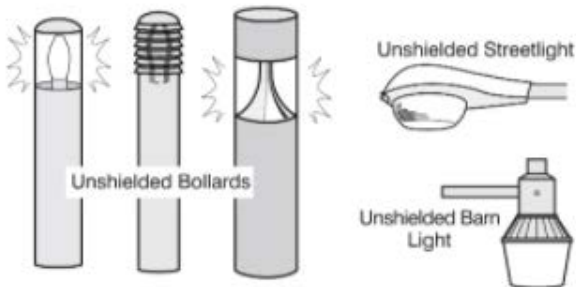
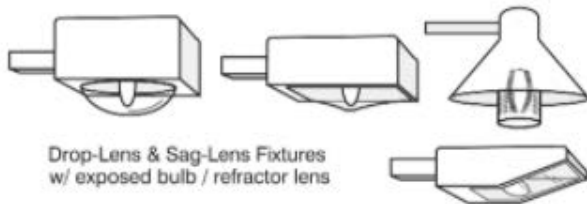
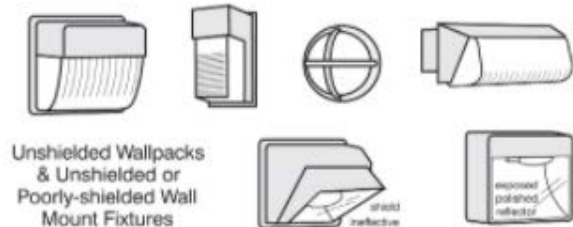
- Commercial Outdoor Lighting installed prior to July of 2018 has ten years to comply with the ordinance.
- Residential Outdoor Lighting installed prior to July of 2018 must be in compliance upon replacement, expansion, or building remodel

The brochure highlights information in the ordinance for more details; please refer to Kanab City Ordinance 6-2-18 O. Located in Chapter 22 of the Kanab Land Use Ordinance "Outdoor Lighting Ordinance"
<http://kanab.utah.gov/DocumentCenter/View/1085/Chapter-22--Outdoor-Lighting-Ordinance>

Examples of Acceptable / Unacceptable Lighting Fixtures

Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night

