WHAT REQUIRES A BUILDING PERMIT & WHY

The International Residential Codes, (IRC), the Building Code mandated for the State of Utah, requires builders, homeowners or their agents to obtain a permit when building a home or when:

> - Changing load bearing wall configurations
> - Converting storage space to living space
> - Finishing a basement
> - Finishing a bonus room area
> - Retaining walls over 4 feet in height
> - Sheds w/electric or plumbing (any size)
> - Sheds over 200 square feet
> - Carports
> - Garages
> - Decks attached to a home
> - Any structure attached to a home
> - Solar Panels

If you are not sure whether your build fits into this criteria please email us at buildinginspections@eaglemountain.gov

The purpose of obtaining a building permit is to ensure:

- The structure is engineered to the minimum safety requirements.
- The heating, cooling and glazing, (glass), meet the minimum energy efficiency standards.

Did you know?

- ❖ When a Contractor submits a permit to build a home, they do not always show the basement to be finished as living space, only as storage. When a homeowner decides to change the use of the basement area to living space, commonly called "finishing the basement", a permit is required.
- ❖ Most homeowner insurance policies require a permit on all "living space". Finishing a basement without a permit is considered an unpermitted build. Insurance companies can decline partial or all coverage to the home if the damage can be linked to the work on an unpermitted build.
- ❖ Safety and increased longevity of your homes and structures is the Eagle Mountain Building Department's goal. Inspection services are kept to the minimum cost to lessen the economic impact of improvements.
- ❖ When a home is sold, if it has been determined that work was done without obtaining a building permit the sale may be jeopardized. It is very costly and difficult to get a building permit for a basement when work is "covered" up and completed.