STEEL CURATOR

Utah permit & load checklist

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Use this checklist to gather everything your Utah building official, engineer, and manufacturer will ask for before your steel building can be permitted, fabricated, and erected.

UTAH DESIGN CRITERIA

GROUND SNOW LOAD
30–90 psf ground snow

DESIGN WIND SPEED
95–115 mph (canyon winds)

SEISMIC DESIGN CATEGORY
Category D

LOCAL CONDITIONS
Wasatch Front seismic plus mountain snow makes this a heavy-engineering market.

UT PERMITTING NOTES
Utah adopts the IBC statewide; cities require licensed UT engineer seals and geotechnical input.

DELIVERY & FREIGHT
Short freight from regional plants; canyon sites need crane and access planning.

SITE & PROPERTY

- [ ] Confirm parcel number, legal description, and recorded property lines.
- [ ] Verify zoning district, allowed use, and maximum building height / lot coverage.
- [ ] Check front, side, and rear setbacks plus any easements or right-of-way.
- [ ] Confirm flood zone designation and whether an elevation certificate is required.
- [ ] Document site access for a 70-foot delivery truck and crane staging area.
- [ ] Note grade change across the pad and any required cut, fill, or retaining work.
- [ ] Locate utilities: power service size, water, septic or sewer, and gas.
- [ ] Call 811 for underground utility locates before any excavation.

ENGINEERING & LOADS

- [ ] Confirm the locally adopted building code edition and amendments in your Utah jurisdiction.
- [ ] Verify ground snow load for your parcel — statewide typical: 30–90 psf ground snow — including drift and unbalanced snow.
- [ ] Verify design wind speed and exposure category — statewide typical: 95–115 mph (canyon winds).
- [ ] Confirm seismic design category and site soil class — statewide typical: Category D.
- [ ] Order a geotechnical report or confirm the presumptive soil bearing value.
- [ ] Confirm frost depth and required footing depth for the foundation design.
- [ ] Specify collateral loads: lighting, sprinklers, mechanical, ceiling, or crane.

- [ ] Request sealed drawings and calculations from an engineer licensed in Utah.

PERMITTING PACKAGE

- [ ] Completed building permit application and owner authorization.
- [ ] Site plan showing setbacks, drainage, parking, and access.
- [ ] Foundation plan with anchor bolt layout and reaction table.
- [ ] Stamped structural drawings and design calculations for the metal building.
- [ ] Energy code compliance documentation for conditioned space.
- [ ] Stormwater / land-disturbance permit if new impervious area triggers review.
- [ ] Driveway, culvert, or road-access approval where required.
- [ ] Septic or sewer connection approval and well permit if applicable.
- [ ] Fire marshal review for occupancy, exits, and sprinkler requirements.
- [ ] HOA or architectural committee approval if the property is in a covenanted subdivision.

BUILDING SPECIFICATION

- [ ] Final dimensions: width, length, eave height, and roof pitch.
- [ ] Frame type: clear span or modular, and bay spacing.
- [ ] Panel profile, gauge, and paint system with warranty term.
- [ ] Door schedule: overhead, roll-up, sliding, and walk doors with sizes.
- [ ] Window and skylight quantity, size, and locations.
- [ ] Insulation system and R-values for roof and walls.
- [ ] Gutters, downspouts, wainscot, and trim colors.
- [ ] Lean-tos, canopies, porches, and future expansion end wall.

COMMON UTAH BUILDING EXAMPLES

- [ ] Warehouse — 100×200×26. Ogden distribution shell with seismic bracing and six docks.
- [ ] Garage — 40×60×18. Park City toy-hauler garage rated for 80 psf snow.

QUESTIONS TO ASK BEFORE YOU SIGN

- [ ] Is the quoted price a kit only, kit plus erection, or complete turnkey?
- [ ] Are freight, unloading, and crane time included?
- [ ] Who is responsible for the permit submittal and any revision cycles?
- [ ] What is the anchor bolt and foundation scope, and who pours the slab?
- [ ] What is the fabrication lead time and price-hold period on the steel?
- [ ] What is the payment schedule, and what happens if the permit is delayed?

Preliminary estimate. Subject to site verification, engineering review, local building-code requirements, final material pricing, and foundation review.

Values shown are typical statewide ranges for Utah and are not a substitute for a code review of your specific parcel. Confirm every item with your local building department and the engineer of record.

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