



14175 South Redwood Rd
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DESIGN CRITERIA FOR BLUFFDALE CITY

Bluffdale City – Building Services, uses the following design criteria when reviewing a project or development within the corporate limits of Bluffdale City.

- ❖ Codes and Ordinances as adopted by Bluffdale City
- ❖ Snow:
 - Site specific depending upon elevation. A minimum flat roof snow load (P_r) of 30psf and ground snow load (P_g) of 43psf shall be used for sites up to 4,500 feet mean seal level.
 - The chart below may be used to find the minimum ground snow loads at elevations greater than 4,500 feet. For elevations not shown in the Table refer to Section 1608.1.2 of the Utah Amended Code.
 - Roof snow loads shall be determined per Chapter 7 of ASCE 7-05.
 - At locations where the roof snow load exceeds 30psf, a percentage of the snow load must be considered in the effective seismic weight of the structure per Section 1613.7 of the Utah Amended Code.

Elevation (feet)	P_g (psf)
≤ 4500	43
4600	44
4700	45
4800	47
4900	50
5000	54

*Table only valid if site elevation is within 100 feet of listed elevation.

- ❖ Wind:
 - Speed: 90 mph, 3-second wind gust.
 - Exposure: Site specific. Typically “B” or “C”.

- ❖ Seismic:
 - Seismic Design Category: Site specific.
 - Because ground motions tend to vary substantially throughout the city, the mapped spectral accelerations (S_s & S_1) should be obtained by imputing the site-specific latitude and longitude values rather than the zip code of the site.
- ❖ Soils:
 - Frost Depth: 30 inches.
 - Site Class: Site specific. For projects not requiring a soils report Site class 'D' can be assumed per IBC 1613.5.2.
 - Allowable Bearing Pressures:
 - ✓ Foundation pressure: 1,500psf, per Table 1804.2.
 - ✓ Lateral pressure: 100psf/f, per Table 1804.2.
 - ✓ The above listed values are maximum allowable values unless listed otherwise by a site-specific soils report.
 - All commercial projects require a site-specific soils report meeting the requirements of Section 1802 of the IBC. Additions to existing facilities of less than 3,000 square feet are exempted from this requirement.
 - Residential projects meeting one or more of the following requirements must provide a site-specific soil report meeting the requirement of Section 1802 of the IBC:
 - ✓ Where the building footprint is greater than 3,000 square feet, or has a gross square footage of 6,000 square feet or greater; or...
 - ✓ Where the grade supporting the structure has a slope equal to or greater than 20 percent; or ...
 - ✓ Where the building is to be built on a lot in which a previous structure once existed.
 - All soils reports submitted for permit issuance must be dated no later than two years from the application date of the building permit. Outdated reports must be accompanied by a letter from a qualified geotechnical engineer stating that the report requirements are still valid, or stating what items may have changed. All building code references must be updated to the current code adopted by the State of Utah.
 - For projects located within geologic hazard special study areas, as designated by Salt Lake County, a site-specific geologic hazard study and report must be performed and submitted to the city for review. To see geologic hazard maps and to learn more please visit Salt Lake County's geologic hazards website.
(<http://www.pwpds.slco.org/zoning/html/geologicHazards.html>)

❖ Miscellaneous:

- All professionally designed plans must include a seal with original signature and date, on the first page only, by the architect or engineer of record who drew them. All other sheets shall be sealed, signed and dated but may be electronically reproduced.
 - Commercial remodels over 3,000 square feet must be designed by an architect, stamped, signed and dated.
 - All commercial additions, regardless of size, must be signed by an architect, stamped, signed and dated.
 - All plans submitted with the intent of receiving a building permit must be deemed complete per Bluffdale City's "Commercial Screening Checklist". The submission of incomplete plans is considered unprofessional practice and Bluffdale City reserves the right to contact the Utah Division of Occupational and Professional Licensing in such cases.
 - All site plans requiring zoning review must be drawn to scale on no less than 8 1/2" x 11" paper.
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