

City of Orem
Development Services
56 North State Street Suite 105
Orem, Utah 84057

Building Safety Division 801-229-7060 Fax 802-229-7191

Accessory Apartment Plan Submittal Checklist

Review your plans and be sure <u>each</u> of the following details have been included before submitting for your permit. No work to be done until permit approved and issued and all appropriate fees paid. Note that State law changed June 2022 and some of these items have been amended from earlier versions

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SITE	PL.	AN/PL	action (C)	PLAN	ı

OCCUPANCY SEPARATION DETAILS

_ All build _ All off-s	Syour lot, drawn to scale, with the following details: lings and their location on the lot with dimensions to property lines and to each other. treet parking. In order to comply with the accessory apartment requirements, additional parking may be required to be added. If so, the cation of the proposed added areas needs to be shown. tion of the outside entrance to the apartment
BUILDING Full set of pl Gr Sc La	
Ar La	ANS INCLUDE: rchitectural floor plans including adjoining rooms ayout of area of apartment - label all rooms including proposed use in unfinished areas ayout of area of apartment - label all rooms including proposed use in unfinished areas ayout of area of apartment - label all rooms including proposed use in unfinished areas ayout of area of apartment - label all rooms including proposed use in unfinished areas ayout of area of apartment - label all rooms including proposed use in unfinished areas ayout of are
_ Br _ Al _ La	CAL DETAILS: reaker panel location is indicated Il lights, switches and receptacles are shown abel all GFCI outlets as such amper-resistant outlets shown
Lo	G DETAILS: ocation of all plumbing fixtures, including future fixtures fater heater, floor drain, water softener, etc, locations
_ Fu _ If _ Lo _ Ga _ If	CAL DETAILS: urnace(s) location new furnace to be added, heat loss calculations will need to be provided including duct and vent sizing and layout. ocation of all below-floor joist duct work and sizes (intrusion into ceiling height) as line drawing required if any new or additional gas-fire appliances, or any extension of the gas line. baseboard heat will be installed, load calculations verifying that the electrical system is adequate for the additional load and heat loss lculations will be required.

On the interior doors between the house and apartment, indicate 20-minute rating and self-closing as required.



 City of Orem
 www.orem.org

 Development Services
 Bullding Safety Division

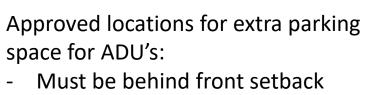
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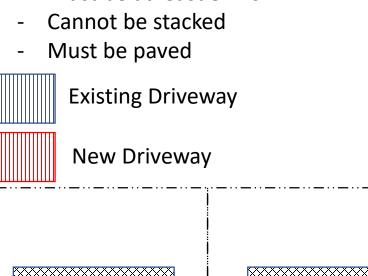
ACCESSORY APARTMENT REQUIREMENTS

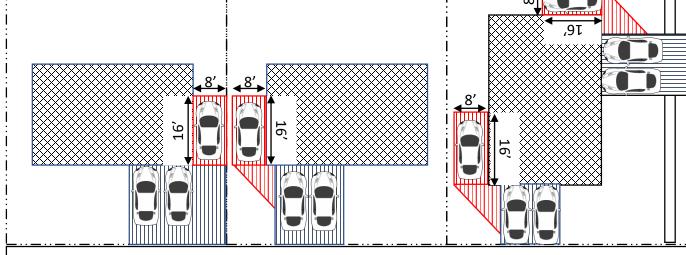
This list is provided for convenience only. It is a tool for your use to check what would be needed to bring your existing apartment to code so that it could be used as a legal accessory apartment. It is not intended to be all inclusive. Other items may be found upon inspection by the City of Orem. Note that State law changed June 2022 and some of these items have been amended from earlier versions.

ZONING I	REQUIREMENTS
	Apartments can only be built or added in single-family detached homes not located in R-5 Zone, nor in a
	Planned Residential Development
	At least three paved or asphalted off-street parking pads need to be provided. At least one of the required spaces must begin behind the front setback lines and no more than one (1) parking stall shall be within the side yard setback adjacent to a street. (See drawings on next page for samples of acceptable locations.) Outside entrance must be properly located (Cannot be facing a street)
	Owner must live there
	Owner needs to sign an affidavit that he/she will not rent both units
	Apartment can only be rented to one family or up to three singles
	Floor plan must be provided following the guidelines from the Submittal Checklist
	Site plan must be provided as defined in the Submittal Checklist
	Apartment must be part of the footprint of the primary structure (home) on the lot
main is wit	NAL INFORMATION: 1) If the house is not currently connected to City sewer (i.e. has a septic system), if the sewer hin 300 feet of your house, you will be required to connect to City sewer. 2) Health Department regulations require a page can be provided for the apartment.
BUILDING	SAFETY REQUIREMENTS - NOTE: The apartment must be brought up to the current building code
	ats and fees paid for building permits - \$100.00 - \$1,000.00 depending on what needs done.
1	BUILDING PERMITS are required for all new, remodel and finish work. In order to receive approval for this apartment,
	you will be required to get a building permit for all of the construction that was done without approvals, whether finish work or
	Doors in the common walls to be 20-minute fire-rated and self-closing
	Egress windows must be provided per code (one for each bedroom) with a minimum opening of 5.7 square feet, when window sill is 44" or more below finish grade. Grade floor openings shall have a minimum net clear opening of 5 square feet. Opening to measure a minimum of 20" wide and 24" high.
	Window wells for egress windows need to have all minimum dimensions of 36 inches or 24" minimum when installed to earlier code
	Handrails must be built per code and provided as needed.
	A smoke detector must be provided in each bedroom and in a hallway or room leading to each bedroom, with a minimum of one on each floor.
	A carbon monoxide detector must be provided on each level of home
	All gas-fueled appliances must be provided with the proper amount of air for efficient combustion
	All clothes dryers must be vented to the exterior of the building.
	All outlets in bathrooms, outside, garage, in unfinished parts of basement and all outlets on the kitchen countertops need to be protected with a ground-fault-interrupter receptacle or breaker
	Electrical outlets to be tamper-resistant type Minimum ceiling height must be 7'0"



- Must be at least 8'x16'





Street