



# New Residential Construction Checklist

## Required for Permit:

- \_\_\_\_\_ Floor Plans
- \_\_\_\_\_ Elevation Details
- \_\_\_\_\_ Electrical Plan
- \_\_\_\_\_ Site Plan (see checklist)
- \_\_\_\_\_ Roof Framing Details
- \_\_\_\_\_ Foundation Details
- \_\_\_\_\_ Construction Cost
- \_\_\_\_\_ Type of Construction/Materials

## Utilities:

- \_\_\_\_\_ Electric
- \_\_\_\_\_ Sewer (City or Septic)
- \_\_\_\_\_ Water
- \_\_\_\_\_ Gas (Optional)
- \_\_\_\_\_ Communications (Optional)

## Construction Requirements:

- \_\_\_\_\_ All Construction must Comply with Current Adopted Building Codes
- \_\_\_\_\_ Fire Hydrant required within 300' of Home
- \_\_\_\_\_ Finish Floor Elevation must be 1' Above Street Crown (unless otherwise approved)
- \_\_\_\_\_ Home must harmonize with Residential Neighborhood
- \_\_\_\_\_ Walkway required from Street to Front Entry
- \_\_\_\_\_ Soil Types may cause Additional Foundation Requirements
- \_\_\_\_\_ Roof Mounted Mechanical Equipment is prohibited
- \_\_\_\_\_ All Exterior Elevations require Architectural Detailing
- \_\_\_\_\_ Sprinklers required on Homes over 7,500 SF, Under Roof
- \_\_\_\_\_ Sidewalks on Street required in some Areas
- \_\_\_\_\_ Sewer Cleanouts required at Home & Property Line, at Minimum
- \_\_\_\_\_ Coach-Light Street Lighting on Dusk to Dawn, required in Some Subdivisions
- \_\_\_\_\_ Be Aware of Fence Regulations
- \_\_\_\_\_ Street Address must be Mounted to Front of Home

## Lot Requirements:

- \_\_\_\_\_ Floodplain Regulations must be met, including an Elevation Certificate
- \_\_\_\_\_ Area's that are Prone to Flooding may require Additional Engineering and Improvements, even outside the Flood Plain
- \_\_\_\_\_ Landscaping required within 6 Months of Completion
- \_\_\_\_\_ Water Retention required on Home Lots in most Areas
- \_\_\_\_\_ Comply with all Land Split Requirements
- \_\_\_\_\_ Be Aware of Non-Vehicular Access Easements on some Lots
- \_\_\_\_\_ Required Setbacks must be maintained
- \_\_\_\_\_ All Lots must have a Minimum 25' Wide Legal Access to a Public Street
- \_\_\_\_\_ An Emergency Vehicle Turnaround may be required
- \_\_\_\_\_ Open Space Requirements must be met
- \_\_\_\_\_ Private Drives Standards must be met, including a 25' All-Weather Surface
- \_\_\_\_\_ Lot Ownership must be Established
- \_\_\_\_\_ Land Split Requirements must be met



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### Other Items:

- \_\_\_\_\_ The Zoning of the Property must be Correct
- \_\_\_\_\_ Private CC&R's must be followed
- \_\_\_\_\_ Underground Irrigation Facilities must be Protected in Place
- \_\_\_\_\_ Protect Neighboring Properties during Construction
- \_\_\_\_\_ Keep Construction Site Clean and maintain Dust Control
- \_\_\_\_\_ Keep Adjacent Streets Clean and free from Mud and Debris
- \_\_\_\_\_ Comply with all State Laws regarding Licensed Contractors
- \_\_\_\_\_ Some Areas will incur Additional Improvement District and Infrastructure Fees
- \_\_\_\_\_ Manufactured Home Installations have Additional requirements
- \_\_\_\_\_ Solar Systems must be Appropriately Planned and Approved

- ❖ Please note this list is provided to assist in the home building process, but is not all-inclusive. Please review all building codes and Town of Thatcher codes and ordinances for complete guidelines.