



COMMERCIAL BUILDING PERMIT APPLICATION

Building and Planning Department

P.O. Box 1687

Jackson, Wyoming 83001

307.733.0520 or 307.733.0440

Fax 307.734.3563

www.townofjackson.com

This application form is for commercial and multi-family buildings only. If you wish to construct a one or two family residential dwelling, please use the residential application form. Separate permits are required for plumbing, mechanical, and electrical.

SITE LOCATION STREET ADDRESS _____

CLASS OF WORK: New ____ Addition ____ Alteration ____ Repair ____

PROPOSED USE: Describe the precise nature of the proposed use (i.e. retail, office, dwelling unit, etc.)

OWNER _____ **PHONE** _____
MAILING ADDRESS _____ **EMAIL ADDRESS** _____

APPLICANT (If other than owner) _____ **PHONE** _____

If the applicant is other than the owner, a notarized Letter of Authorization shall accompany this application. Only the owner or authorized agent may sign either the application or permit.

MAILING ADDRESS _____ **EMAIL ADDRESS** _____

CONTRACTOR _____ **PHONE** _____
MAILING ADDRESS _____ **EMAIL ADDRESS** _____

PLANS PREPARER _____ **PHONE** _____
MAILING ADDRESS _____ **EMAIL ADDRESS** _____

ENGINEER _____ **PHONE** _____
MAILING ADDRESS _____ **EMAIL ADDRESS** _____

LEGAL DESCRIPTION:

Subdivision _____ Lot _____ Block _____

Or
Section _____ Township _____ Range _____ Parcel _____

ZONING DISTRICT _____ **ZONING OVERLAY DISTRICT** _____

BUILDING DESIGN CRITERIA AND PLAN INFORMATION

All buildings are to be designed to the requirements of the 2012 International Building Code. The design criteria (Seismic Zone D, 75lbs psf Roof Snow Load, 90 mph/3 second gust Wind Load) information should be shown on the submitted plans. Plans must be drawn on 24 X 36 inch paper, to a 1/4 inch scale (except for details) with dimensions. Each page shall bear a title block (with name of the owner and the building address), a scale, and a north arrow. On building elevations, the building height shall be shown and dimensioned.

IMPERVIOUS SURFACES: Impervious surfaces shall include buildings and roofed areas (eaves that overhang landscaped surfaces are excluded), paved and/or unpaved parking areas, solid terraces and other similar improvements.

Square footage of existing roofed areas	_____	square feet
Square footage of proposed roofed areas, including covered porches	_____	square feet
Paved, concrete, or unpaved driveways and parking areas	_____	square feet
Other impervious surfaces such as solid terraces and paved sidewalks	_____	square feet
TOTAL	_____	square feet

GROSS SITE AREA _____ square feet.

NET SITE AREA: Net site area is the gross site area less all land within road rights of way or access easements.
_____ square feet or _____ acres

Landscaping provided on site _____ square feet

PARKING: Provide the location and dimension of all parking spaces on the site plan.

GRADING: There is a separate application for this. Grading and Erosion Control Statement will be required for:

- a. Slopes of 0-5%, if area disturbed is at least 8000 square feet but less than one acre.
- b. Slopes of greater than 5-15%, if area disturbed is at least 1000 square feet but less than one acre.
- c. Slopes greater than 15%, if area disturbed is 3000 square feet or less.

Grading and Erosion Control Plan prepared by a registered Wyoming professional engineer will be required for:

- a. Slopes of 0-5%, if area disturbed is one acre or larger.
- b. Slopes greater than 5% to 15% if area disturbed is one acre or larger.
- c. Slopes of greater than 15% if area disturbed is greater than 3000 square feet.

PROPOSED ACCESS: If proposed construction site is accessed by a State or County road, not within the jurisdictional authority of the Town of Jackson, an approved road access permit must accompany this application. Please contact:

Wyoming Department of Transportation
1040 E. Evans Lane, Jackson 733-3665

Teton County Road Department
3190 S. Adams Canyon Dr., Jackson 733-7190

FLOOD PLAIN

Is the site or structure located in a flood plain or in close proximity to Cache Creek, Spring Creek, or Flat Creek?
Yes_____ No_____

Please be advised that development with the flood way is prohibited. If you are unsure if your site is located within the 100-year floodplain, please contact the Floodplain Administrator. Buildings located within the 100 year floodplain are required to provide an elevation certificate (FEMA Form No. 3067-0077) proving the first floor of the structure is elevated one foot above the base flood elevation. For additions or alterations to an existing structure, provide an elevation certificate for the first floor of the existing structure.

CERTIFICATE OF PLACEMENT: A Certificate of Placement will be required for all new construction and must be completed by a Wyoming licensed land surveyor.

SETBACKS

Setbacks of proposed structure from property and easement lines, streams, ponds, wetlands, and ditches. Clearly show any of these features on your site plan.

Street _____ Rear _____ Left Side _____ Right Side _____ Alleys _____
 Streams _____ Ponds _____ Ditches _____ Wetlands _____

HEIGHT OF STRUCTURE _____ The height of a building or structure is the vertical dimension measured from any point on the exterior of the building or structure to the nearest point of finished grade. For purposes of measuring height, finished grade shall mean the grade directly adjacent to the structure, which has been set through an approved grading and/or drainage plan. The term "finished grade" may also mean natural grade when no terrain alteration is proposed, or where otherwise applicable. Fill which is not necessary to achieve positive drainage or slope stabilization, or which is otherwise proposed clearly to raise the finished floor elevations(s) for any other purpose, shall not be considered finished grade. The vertical dimension from the highest point of the structure to the lowest point of finished grade, as viewed on any structure face or elevation, shall not exceed 110 percent of the maximum height allowed. No part of any structure may exceed the maximum structural height except for the following:

1. Chimneys, vents, and roof-top mechanical equipment such HVAC systems, provided that the maximum height is not exceeded by more than four (4) feet; and/or
2. Antenna used for the reception of television broadcast signals.

GROSS SQUARE FOOTAGE TABULATION

	Existing	Proposed
1 st Floor	_____	_____
2 nd Floor	_____	_____
3 rd Floor	_____	_____
Basement	_____	_____
Garage	_____	_____

FIRE SPRINKLER: The Town of Jackson requires all structures in excess of 5000 square feet to be fire sprinklered.

UTILITIES: Provide the location of all utilities on the site plan or utility plan to include any work in the public right of way or public easements.

WATER METER SIZE(S): ¾-inch _____ 1-inch _____ 1 ½-inch _____ 2-inch _____ 3-inch _____

ESTIMATED COST OF CONSTRUCTION (required) _____

BUILDING PLANS:

Please submit five (5) complete sets of building plans. If there will be food service provide six (6) sets of plans. Plans shall at a minimum include a site plan, landscape plan (Stamped by a landscape Architect licensed in Wyoming), foundation plan, floor plan, framing plan, building elevations, plumbing plan and/or mechanical plan. All structural plans of the building are required to be designed and stamped by an Engineer licensed in the State of Wyoming.

CERTIFICATE OF OCCUPANCY IS REQUIRED. Before occupying the building, a Certificate of Occupancy must be issued by the Building Department. Persons occupying a structure prior to issuance of the Certificate of Occupancy are subject to fines under the Town of Jackson Municipal Code.

APPLICANTS' SIGNATURE, CERTIFICATION AND AUTHORIZATION: Under penalty of perjury, I hereby certify that I have read this application and state that the information herein is correct and swear that any information which may be given by me shall be truthful and correct. I agree to comply with all city regulations and state laws relating to the subject matter of this application and hereby authorize representatives of the Town of Jackson to enter upon the above-mentioned property for inspection purposes.

 Signature of Applicant _____ Print Name _____ Date

Notice: The review and approval of a Building Permit by the Town of Jackson is not an endorsement or approval under other applicable review or regulations specific to the subject parcel or building. The Town of Jackson encourages the applicant to contact all other applicable reviewing agencies or associations at the same time or prior to submitting an application for a Building Permit.

APPLICANT'S GUIDE TO SUBMITTAL MATERIALS

Minimum of five (5) sets of plans, at 1/4" = 1' scale (except for details, which may be shown at a larger scale). All pages shall be on 24 X 36 inch paper. For other plan sizes please contact the Building Department. Each drawing shall bear a Title, a Scale, and North Arrow, as appropriate. On building elevations, the building height shall be shown and dimensioned. **Plans for alterations and repairs may deviate from these requirements with approval from the Building Official.**

- _____ COVER SHEET
 _____ SITE PLAN
 _____ UTILITIES PLAN
 _____ FLOOR PLAN
 _____ ROOF PLAN
 _____ LANDSCAPE PLAN
- _____ BUILDING ELEVATIONS
 _____ PLUMBING PLAN
 _____ MECHANICAL PLAN
 _____ ELECTRICAL PLAN
 _____ FRAMING PLAN
 _____ FOUNDATION PLAN

- COVER SHEET
- SITE PLAN

- _____ PROJECT NAME & ADDRESS
 _____ PROJECT OWNER & ADDRESS
 _____ PLANS PREPARER, ADDRESS & PHONE
 _____ VICINITY MAP
 _____ ZONING DISTRICT
 _____ BUILDING OCCUPANCY/USE
 _____ LOT AREA (SF)
 _____ EXISTING & PROPOSED NO. OF STORIES
 (LIST FOR EACH FLOOR & BASEMENT)
 _____ EXISTING & PROPOSED FLOOR AREA (LIST FOR EACH FLOOR & BASEMENT)
 _____ TOTAL FLOOR AREA (INCLUDING BASEMENT)
 _____ TYPE OF CONSTRUCTION (PER THE INTERNATIONAL BUILDING CODE)
 _____ LISTING OF THE INTERNATIONAL CODES UTILIZED IN THE DESIGN OF THE BUILDING
 _____ DESIGN CRITERIA UTILIZED (SEISMIC ZONE D, 75 PSF ROOF SNOW LOAD, 90 MPH/3 SEC WIND LOAD)
 _____ PARKING (EXISTING & PROPOSED NO. OF SPACES)
 _____ NOTATION AS TO WHETHER FIRE SPRINKLERS ARE BEING PROPOSED
- _____ ENGINEERING SCALE
 _____ PROPERTY LINES (WITH BEARINGS & DIMENSIONS)
 _____ EASEMENTS
 _____ DIMENSIONED SETBACKS
 _____ NORTH ARROW
 _____ ADJACENT STREETS
 _____ ADJACENT PUBLIC IMPROVEMENTS
 _____ PARKING (EXISTING & PROPOSED)

FOR OFFICE USE ONLY

DATE RECEIVED _____ ZONE _____

TYPE OF CONSTRUCTION _____ OCCUPANCY GROUP _____ BUILDING USE _____

FLOOR AREA 1ST FLOOR _____ 2ND FLOOR _____ 3RD FLOOR _____ BSMNT _____ GARAGE _____

TOTAL SIZE OF BUILDING (SQ. FT.) _____ NO. OF STORIES _____

NO. OF DWELLING UNITS _____ FIRE SPRINKLERS REQUIRED (YES/NO) _____

FEMA ELEVATION CERTIFICATE REQUIRED (YES/NO) _____ BASE FLOOD ELEVATION _____

BUILDING VALUATION _____ PLAN CHECK FEE _____ PERMIT FEE _____

Town of Jackson Building Permit: Exterior Lighting Submittal Requirements

(For Commercial and Residential)

Address: _____

In addition to completing the tables below, you will need to submit **manufacturers' product specification sheets** for all proposed outdoor lighting and a **lighting plan showing the location and height of all proposed exterior lighting**. Commercial applications shall include description of adaptive controls and plan for lighting reduction. Complex uses may require additional information.

Proposed Lighting:					
Fixture Model or Description	No. of Fixtures	Shielded (Y/N)	Light Color (Kelvin)	Max Lumen per Fixture	Lumens Total
<i>Ex: Cornice P5634 sconce</i>	3	Y	3000	623	1869

Existing Exterior Lighting (complete to the best of your knowledge):					
Fixture Description	No. of Fixtures	Shielded (Y/N)	Light Color (Kelvin)	Max Lumen per Fixture	Lumens Total

Lumen Total (Existing & Proposed)

**If you need additional space to detail your exterior lighting fixtures, please submit on a separate page*

Is your exterior lighting contained entirely on your property? **Yes** **No**

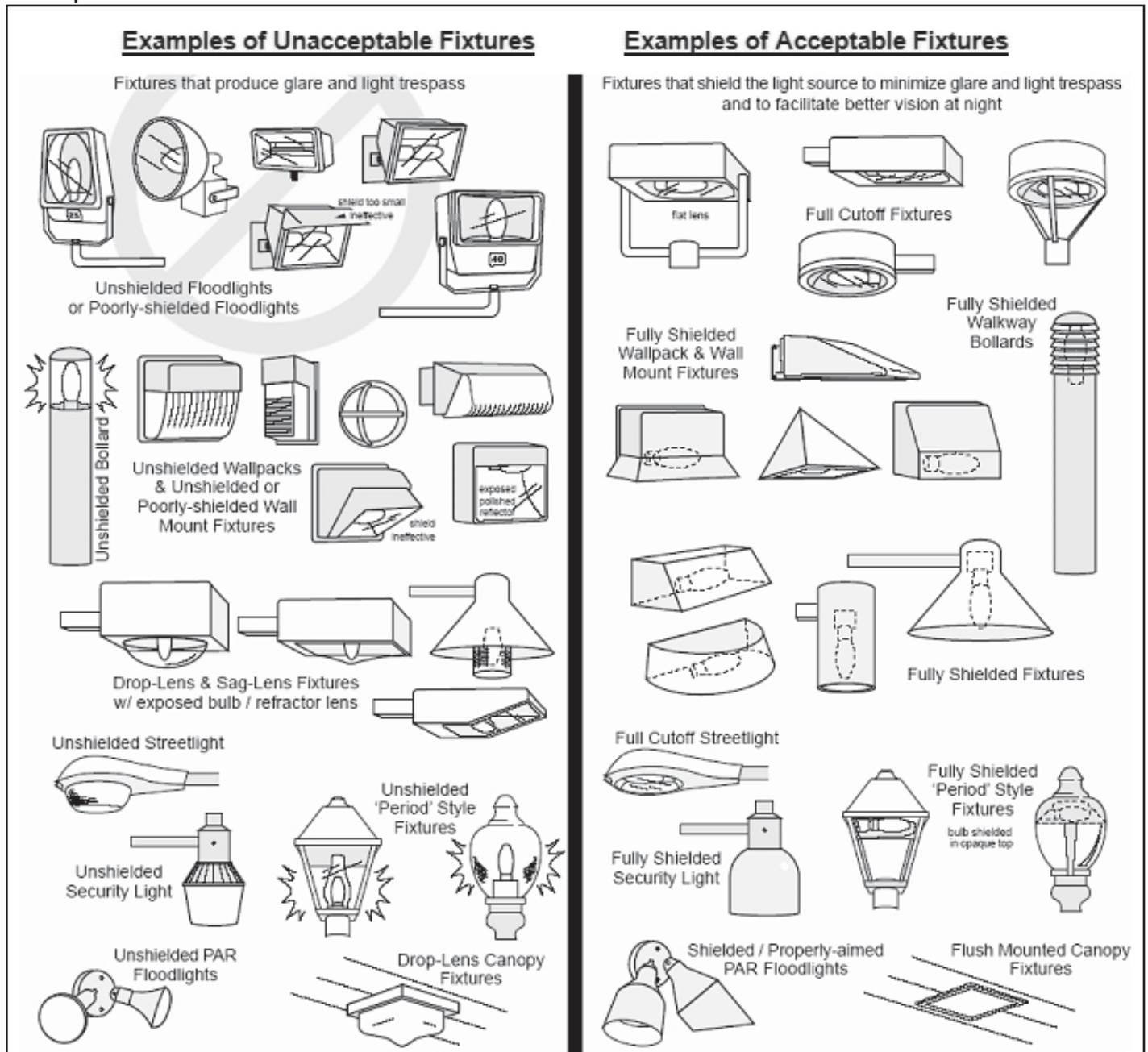
Exterior Lighting Requirements (Sec. 5.3.1 of the Land Development Regulations)

- ✓ **Shielding.** All lights over 600 lumen must be shielded so that light is directed downward (see picture on reverse side). A lumen measures the brightness of a light and is indicated on lighting packaging. A standard 60 watt light bulb is roughly 800 lumens.
- ✓ **Illumination per sq ft limits.** Illumination is limited by how much existing or proposed impervious surface (pavement, building footprint, decks, gravel, etc) you have on your property.

Zone	Lumens/sq ft	Example
TS, UC, UC-2, UR, AC-ToJ, AR-ToJ, OP-ToJ, OP-2, BP-R, BP-ToJ, BC-ToJ, RB, MHP-ToJ, NC-2, P/SP-ToJ, P-ToJ	3	A commercial property with 32,395 sq ft of impervious surface is allowed 97,185 lumens (32,395 X 3)
R-ToJ, S-ToJ, NC-ToJ, RB	1.5	A property with 5,500 sq ft of impervious surface is allowed 8,250 lumens (1.5 X 5,500)

- ✓ **Light Color.** All lights must be equal to or below 3000 K. Correlated color temperature refers to the 'color' of the light emitted. It is indicated on lighting packaging.
- ✓ **Light trespass.** Don't shine light into your neighbor's yard.
- ✓ **Pole Height:** Lights mounted on a standalone pole cannot be greater than 15 ft in height.
- ✓ **Prohibited Lights.** No flickering or flashing lights, no searchlights or laser lights, no strings of lights (unless between Nov 1 and April), or singular lights having 20,000 lumens or more.
- ✓ **Controls & Lighting Reduction.** All *nonresidential* properties shall use automatic lighting controls to extinguish lighting or reduce total exterior lighting by 30% by 12:00 am. Lights should be extinguished during the day when there is sufficient daylight.

Examples of Unshielded and Shielded Fixtures:



Why do we have Exterior Lighting Requirements?

Excessive or poorly designed exterior lighting contributes to Light Pollution, which has negative consequences for our community, including:

- **Hazards for public safety.** Poor lighting creates glare which makes it difficult to see hazards such as wildlife crossing the road at night.
- **Impacts to public health & Nuisance.** Excessive lighting disrupts sleep patterns.
- **Impacts on the natural environment.** Excessive lighting impacts wildlife feeding & breeding patterns.

Example of Bad Lighting.

Bad Lighting

- ✓ Contributes to skyglow with upward direction of light, reducing enjoyment of the night sky.
- ✓ Causes glare, light trespass, and harsh illumination.
- ✓ Wastes Energy

Example of Good Lighting.

Good Lighting

- ✓ Directs light down and to the sides as needed; light control.
- ✓ Reduces glare; more even illumination.
- ✓ Does not trespass onto neighboring property.
- ✓ Helps preserve the dark night sky.
- ✓ Cost Efficient.

Image Credit: Boulder County. Used with permission.