

Requirements for Building Projects in the Town of Wytheville

1. Zoning Requirements:

The proposed project must meet all requirements of the Town of Wytheville Zoning Ordinance.

- A. The proposed use of the project must conform to the use allowed in the zone in which the project resides.
- B. The proposed structure shall have the building dimensions, lot size and setbacks as prescribed in the Zoning Ordinance.
- C. **Parking Requirements:** The parking shall conform to the number and type prescribed in the Zoning Ordinance (Section 16-6).
- D. **Parking Lot Landscaping:** All lots over twenty (20) parking spaces in size shall be landscaped in accordance with the Zoning Ordinance (Section 16-6A).
- E. **Buffer Zones:** If the proposed project is adjacent to a less intensive use in a different zoning district, a buffer yard may be required (Section 16-16).

2. Signs:

A sign permit shall be issued by the Building Official prior to the installation, construction or hanging of any sign (Article XXI).

3. Building Permit Requirements:

Generally, effective May 1, 2016, in accordance with the 2012 Virginia Uniform Statewide Building Code, to obtain a building permit and subsequent Certificate of Occupancy upon completion, the following documents and documentation shall be submitted:

- A. Site plans, with platted property lines, showing the proposed building location with dimensions from the building to property lines, all water lines (domestic and fire protection), and sewer lines or septic system locations and dimensions (including drain fields), if applicable.
- B. Erosion and Sediment Control Plans and Stormwater Management Plans complete with narratives and calculations by the appropriate professional. See Nos. 5 and 6 below.
- C. Building plans with complete architectural, structural, mechanical, electrical and plumbing plans sealed by the appropriate professional licensed to practice in Virginia. **(This requirement is, generally, not applicable to one- and two-family residential structures. Larger, more complex, residential structures may be required to be sealed by a professional.)**
- D. Fire protection details including fire-rated wall, floor and roof systems, fire and smoke partitions, sprinkler systems, fire alarm systems, range hood suppression systems, etc., in accordance with the Uniform Statewide Building Code and the NFIPA.
- E. All building structural drawings shall indicate the **Ground Snow Load (Pg), Minimum Snow Load (Pm), Flat Roof Snow Load (Pf), Snow Exposure Factor (Ce), Snow Load Importance Factor (Is) and Thermal Factor (Ct).**

All buildings and structures shall be designed to accommodate snow loads as defined in ASCE 7-10; however, the minimum snow load (Pm) shall be no less than 25 psf. Please note that this minimum snow load will normally result in an INCREASE in the calculated (factored) flat roof snow load (Pf). Minimum snow loads (Pm) shall be used in conjunction with all appropriate drift loads that are determined on the basis of calculations using the flat roof snow load (Pf).

4. **Street Entrance Permits:**

Residential Entrance: An entrance permit will be required for all entrances constructed in or from the Town's right of way. There is a \$50.00 residential entrance permit fee plus a \$50.00 deposit that will be refunded upon satisfactory completion of the entrance construction as determined by the Town Engineer and the Director of Public Works.

Commercial Entrance: An entrance permit will be required for all entrances constructed in or from the Town's right of way. There is a \$500.00 commercial entrance permit fee plus a \$500.00 deposit that is refundable upon satisfactory completion of the entrance construction as determined by the Town Engineer and the Director of Public Works.

5. **Erosion and Sediment Control:**

All construction which involves land disturbing activities shall have an Erosion and Sediment Control (E&S) Plan and narrative. Plan review will not begin until fees are paid, a complete plan and narrative is transmitted to the Engineering Department, the appropriate paperwork and receipt are issued by the Deputy Clerk. Once approved, a Bond must be filed with the Deputy Clerk in the appropriate amount and the RLD (Registered Land Disturber) on the site provided.

6. **Stormwater Management Plans:**

All construction activities that change the nature of or increase the impervious surfaces on a site shall have a Stormwater Management Plan for areas over 5,000 square feet. The Plan shall be approved prior to any construction activity by DEQ (Department of Environmental Quality).

7. **Paving Permit:**

A paving permit shall be obtained and paid for prior to paving any unpaved area. If the paving equals at least 5,000 square feet, a Stormwater Management Plan shall be submitted and approved as indicated in No. 6 above.

8. **Tree Removal:**

Trees on the public right of way shall not be removed for building construction or entrance construction without review and approval of the Town's Tree Advisory Committee. Hazard and/or nuisance trees are **not** to be planted on the Town rights of way (see Section 13-82 (b) of the Code of the Town of Wytheville).

9. **CALL 811 BEFORE YOU DIG—IT IS THE LAW:**

The home owner, property owner, or contractor should contact Virginia **811** (Miss Utility) by dialing 811 in Virginia, 1-800-552-7001, or logging onto www.va811.com for a locate request at least three (3) working days (excluding weekends and legal holidays) before starting any digging or demolition. It is the contractor's responsibility to call before digging (Code of Virginia, Title 56, The Underground Utilities Damage Prevention Act).