

**Town of Upton
Planning Commission
Instruction Sheet**

Welcome to the Town of Upton

The Upton Planning Commission meets the first and third Tuesday of the month April through November and the first Tuesday December through March at 7:00 pm at the Upton City Hall (Pine Street entrance).

Fully completed permits will be reviewed at this time. It is recommended, but not mandated, that if you have a permit before the Commission for consideration you attend the meeting to be available to answer any questions.

This permit must be completed in **FULL** and **SIGNED** by the applicant to be considered. Permits not filled out completely will **NOT** be considered until they are complete.

Applicants seeking a permit for any reason must be able to show proof that they can provide location of their property boundaries. **ALL setback measurements MUST** be clearly marked on the drawing page of this application.

Pictures must be provided to the Commission as per required for each permit. Mobile homes must have Letter of Compliance by a certified electrician.

The cost of a permit for construction or building placement will be calculated by the square footage of the structure. Mobile home placement permits are at a set rate but also have an application fee of \$10.00.

I have read these instructions and understand that I must meet all requirements in this permit to have it brought before the Commission.

Please return pages 1-4.

Signature of Applicant _____ Date _____

Print Name _____

**APPLICATION
PERMIT FOR THE CONSTRUCTION OF BUILDING
OR ADDITION TO, ALTERATION, REPAIR, OR
MOVING OF BUILDINGS.**

TOWN OF UPTON, WYOMING

Date _____ Permit # _____

Property Owner Name _____

Address _____

Phone Number _____

Check appropriate boxes.

Purpose: Construct _____

Install _____

Repair _____

Alter _____

Situate _____

Other _____

Type: Residential _____

Commercial _____

Industrial _____

Home _____ Garage _____ Addition _____ Shed _____ Carport _____ Deck _____

Location of construction: Street address _____

Block _____ Lot _____ of the _____ Addition

Name of Builder: _____

Address of Builder: _____

Phone # _____

Estimated Cost of Building or Installation \$ _____

Square foot of building being constructed _____

Signature of Property Owner _____

Sketch a site plan to be included on page three of this application showing:

- 1) The exterior dimensions of the building and of the lot.
- 2) The location of the building on the lot.
- 3) The location of the water, sewer, and electrical lines.
- 4) The adjacent property uses, including all streets, easements, and owners.
- 5) The sketch must be signed by the person preparing the sketch.

APPLICATION APPROVED _____ **DISAPPROVED** _____

By Planning Board on _____ 20__

Signatures of Planning Board:

_____	_____
_____	_____
_____	_____
_____	_____

Time Limit of Permit _____

Logged _____ 20__

Permit Cost \$ _____

Date paid _____ 20__

Remarks _____

Sketch plan.

Drawn by: _____
Signature

Ordinance No 4, Series 1998

AN ORDINANCE ESTABLISHING SETBACK REQUIREMENTS FOR BUILDINGS

Be It Ordained by The Governing Body of The Town of Upton, Weston County, Wyoming:

1. All houses, garages, sheds and other structures erected, constructed, moved, placed or otherwise
 - A) A minimum of fifteen (15) feet between the structure and the front property line.
 - B) A minimum of five (5) feet between the structure and each side property line.
 - C) A minimum of ten (10) feet between the structure and the rear property line, however, if a garage, shed or other accessory structure is installed with a principal structure on the same property, the accessory structure shall have a minimum setback of three (3) feet from the rear property line.
2.
 - A) The Building Inspector shall be responsible for the administration and interpretation and enforcement of this ordinance.
 - B) No building permit shall be issued for structures in violation of this ordinance. Building permit applications shall contain sufficient information to determine compliance with the provisions of this ordinance.
 - C) Decisions by the Building Inspector regarding interpretation of the provisions of this ordinance may be appealed to the Planning Commission by the person affected by the decisions. Any such appeal shall be submitted in writing to the Town Clerk in sufficient time to be placed on the agenda of the next regular meeting of the commission. After consideration of the appeal, the commission may reaffirm or amend the decision of the Building Inspector.

15.20.180 Required Setbacks

- B) For corner lots the setbacks shall be fifteen (15) feet from the street side property line, five (5) feet from the interior side property line, fifteen (15) feet

from the front property line and ten (10) feet from the rear property line, with three (3) feet for garages. If both front and rear property lines face on a street, the fifteen (15) foot setback shall apply on both sides. (Ord. 238 S3.1.4, 1977).

Note: These set backs are from your property line. In most cases the curb is NOT the property line. You must know where your property line is when you fill out this permit application. The Town of Upton does not have a record of where your property lines are. Setbacks also pertain to the eaves of any structure.

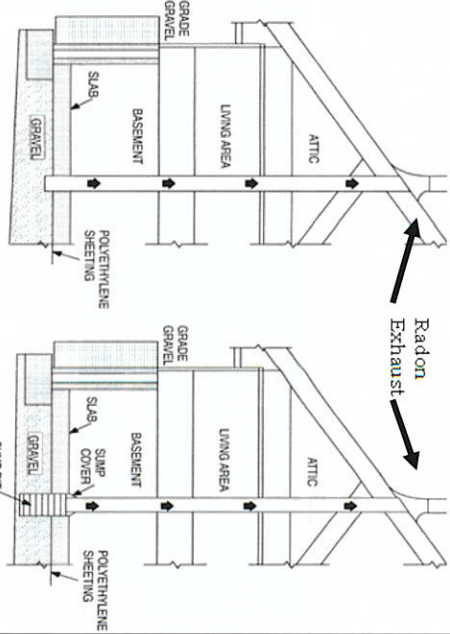
Note: Fences **MUST** be located within or on your property line.

Why Use Appendix F or RRNC Techniques to Build Radon Systems Into New Homes?

- Radon-Resistant New Construction Techniques:
- Improves cost & efficiency in radon removal.
- Seals all cracks in the foundation.
- Better control of moisture and mold in the home.
- Hides the radon piping and fan from view.
- Improves aesthetics for real estate value.
- *Helps reduce the chance of lung cancer in residents!*

Illustration Credit: EPA's "Building Radon Out Guide"
Appendix F & RRNC Techniques for New Housing

Typical Sub-Slab Depressurization
Passive Radon System



Passive Radon System using
Drain Tile Loop

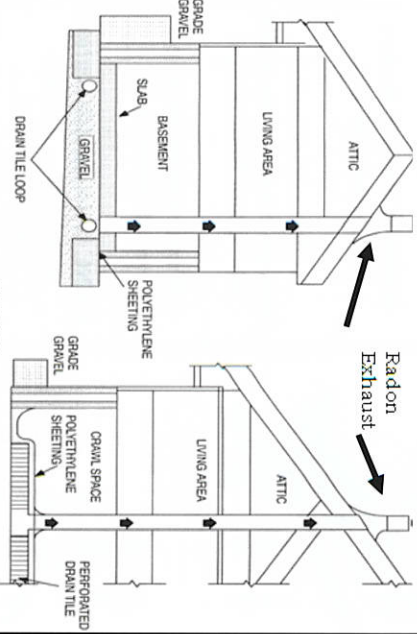


FIGURE A102
RADON-RESISTANT CONSTRUCTION DETAILS FOR FOUR FOUNDATION TYPES

Why Adopt Appendix F?

The Town of Jackson and Teton County chose to adopt Appendix F for the protection and well being of the public. With testing showing elevated levels of radon, construction practices making new homes more energy efficient and existing homes being sealed tighter it only made sense to mitigate radon from our homes. Recognition of radon being an issue has become so prevalent in the real estate industry that you can rarely purchase a home without it being mentioned in the disclosure statement. Radon mitigation has been in place within Teton County for more than a decade with excellent results.

Mark Antrabus,
Former Teton County Building Official, Jackson, WY

The City of Green River Wyoming has adopted the IRC Appendix F section covering Radon mitigation. We want our residents safe from this toxic gas. We enforce construction methods with Radon mitigation to lower the Radon levels in our new homes.

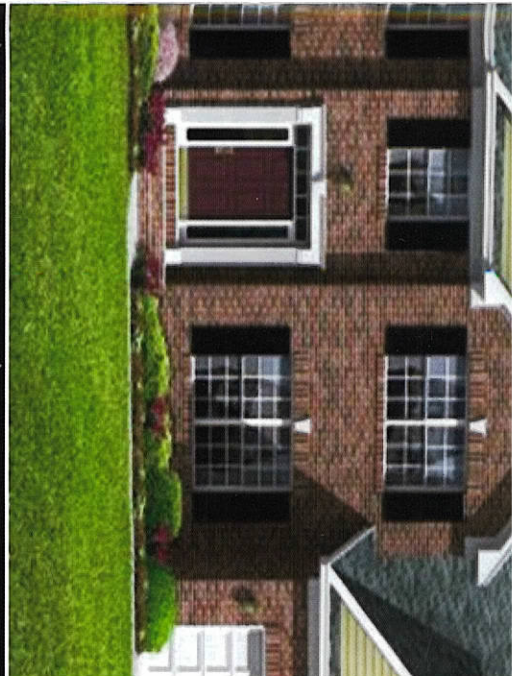
David C Allred C.B.O.
Senior Building Inspector, Green River, WY

The construction techniques used for radon mitigation, should be learned and practiced by all architects. Radon's potential carcinogenic effects in residential structures can be minimized by using these techniques during the initial construction or renovation. The cost of mitigation is minimal in new construction, and although somewhat greater in existing structures, is very inexpensive in comparison to the cost of treating the lung cancer which could be caused by unchecked radon gas.

Danny Williams Architects and Planners
Paul J. Bulat, Architect, Jackson, WY

Installing a radon system in a home, at initial construction, helps lower health risks, makes the most financial sense; is more efficient and quite easy to install at this time as opposed to having to add a system after an issue has been detected. The safety net for a home owner outweighs the initial cost they spend on having a mitigation system installed up front.

Eric Adams, Project Manager
Gateway Construction, LLC., Cheyenne, WY



Building Radon Out of Wyoming

Working with
Building Code Officials
to Consider The
Adoption of
Appendix F
International Residential Code

Home Builders/Contractors
to use
- RRNC -
Radon-Resistant New Construction

Wyoming Department of Health
Public Health Division
Preventive Health and Safety Section
Environmental and Occupational Health Program
6101 Yellowstone Road, Suite 510
Cheyenne, WY 82002
(307) 777-6015 • Fax (307) 777-5402



What is Radon?

Radon is a colorless, odorless, radioactive gas, naturally emitted from the decay of uranium in the soil and rocks beneath a home. You cannot see, hear, smell, taste, or feel radon. Radon enters homes through cracks and pipe penetrations in the home's foundation, and can accumulate to elevated levels (4.0 pCi/l or higher). According to the U.S. Environmental Protection Agency (E.P.A.) it is the second leading cause of lung cancer. A radon test is the only way to determine the radon level in your home.

E.P.A. and the Wyoming Department of Health recommend fixing any home with radon levels greater than 4.0 pCi/l. According to the E.P.A., at this level, seven of every 1,000 people (non-smokers) and 62 of every 1,000 (smokers) could develop lung cancer after living in a home for many years.

Not everyone exposed to elevated levels of radon will develop lung cancer. However, the higher the radon level, the greater the risk people have of developing lung cancer. Many areas in Wyoming have been identified as having elevated levels of radon.

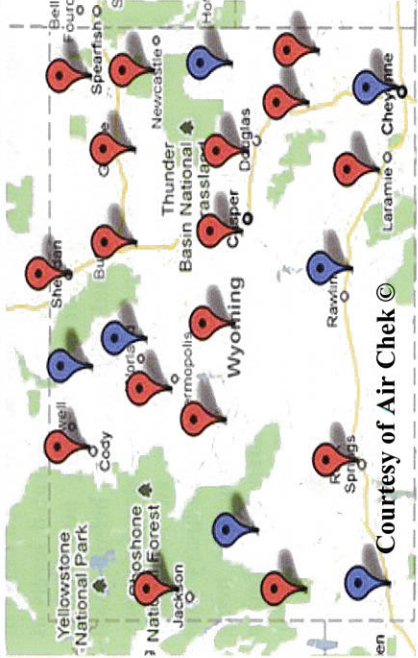
What is Appendix F & RRNC?

Appendix F is part of the International Residential Building Code designed for the installation of passive radon mitigation systems in new homes. Adoption of Appendix F is at the discretion of local building code officials, and is highly encouraged by the E.P.A. and by the Wyoming Radon Program. RRNC techniques are construction plans for building radon mitigations systems into new homes during construction of the home.

Appendix F and RRNC provides installation details for radon mitigation systems in new home construction. The mitigation system collects radon gas from beneath a home and vents it to the atmosphere. A radon fan can be included to further reduce radon levels in a home.

All of the techniques and materials are commonly used in construction. No special skills or materials are required. However, proper installation of the radon-resistant (RRNC) features is important.

Levels of Radon Throughout Wyoming



Courtesy of Air Chek ©

- Less Than 2.0 pCi/L
- Between 2 & 4 pCi/L
- Above 4.0 pCi/L

Why is Appendix F & RRNC Important?

The E.P.A. lists radon as the second leading cause of lung cancer. Exposure to radon can independently increase the risk of lung cancer, and the Wyoming Department of Health 2011 Annual Cancer Report indicates lung cancer as the highest cancer mortality in Wyoming. When a city or county adopts Appendix F, and builders use RRNC, they help lower the levels of radon and the risk of lung cancer of their residents. Appendix F and RRNC can help save time, money and lives. The Wyoming Radon Program supports the adoption of Appendix F.

The Town of Star Valley Ranch, Alpine, Burns, Diamondville, Guernsey, Meeteetse, Mountain View, Saratoga and Wamsutter; the Cities of Buffalo, Green River, Jackson and Teton County have adopted Appendix F. Other cities and counties are considering adopting Appendix F. (8/31/2013).

BUILDING RADON OUT

WITH SIMPLE CONSTRUCTION METHODS

Visit www.epa.gov/iaq/radon
Or call 1-800-55-RADON

Radon vent pipe exits roof like a plumbing vent pipe.

www.epa.gov/radon/pdfs/buildradonout.pdf

<http://www.epa.gov/radon/rrnc/>

Electrical junction box

provided in attic for later installation of fan to increase system performance if radon test is elevated.

Builder installs vent pipe through house's conditioned space.

3 inch or 4 inch PVC Schedule 40 vent pipe stubbed up through slab.

Slab perimeter crack sealed with polyurethane caulk.

6 mil polyethylene sheeting over gravel layer or geotextile matting. Special options available for crawl spaces.



www.wyomingradon.org