

TITLE 9
BUILDING CODES AND CONSTRUCTION

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CHAPTER 1

BUILDING CODES AND REGULATIONS

SECTION:

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- 9-1-2: Codes Adopted
- 9-1-3: Additions To Adopted Codes
- 9-1-4: Improvements; Guarantee Of Completion, Correction Or Acceptance
- 9-1-5: Penalty

9-1-1: **BUILDING OFFICIAL:**

- A. Appointment: The building official shall be appointed by the mayor, by and with the approval of the city council.
- B. Duties: The building official shall, in addition to the duties imposed by the provisions of the uniform building code, electrical and plumbing codes herein adopted, be charged with the inspection of all buildings, structures, ditches and fences of whatever nature for the purpose of determining their safety and effect upon pedestrians and vehicles, including, but not limited to, obstruction of vision and encroachment upon streets, sidewalks and adjoining property, and other property. (Ord., 4-7-1981)

9-1-2: **CODES ADOPTED:**

- A. Building Code: Those certain ordinances establishing rules and regulations for the regulation and control of the design, construction, quality of materials, use and occupancy, location and maintenance of buildings and structures, and building permit fees, entitled uniform building code, current edition, and printed as a code in book form, enacted by the International Conference of Building Officials, are hereby approved and adopted as the building code of the city and by this reference made a part of this code, to the same extent and effect as though said code were copied herein in full. Except:

Chapter 3, section 301(b) exempted work, shall be revised to read: A building permit will not be required for the following:

1. Field fences (in A-1 zoning only)
2. Patio (not covered)
3. Trailer/boat/camper pads
4. Driveways/sidewalks replacement or revisions
5. Driveway pull-offs
6. Retaining walls (less than 4'0")
7. Case & counter - additions or revisions
8. Painting, papering & similar finish work
9. Storm windows and awnings (residential)
10. Lawn sprinkler systems
11. Landscaping
12. Reroofing (no structural changes)
13. Corrals, additions or revisions (interior - not on property lines)
(Ord., 4-7-1981)
14. Sheds (maximum 200 sq. ft. floor area, not more than 8' in height and not mounted to a permanent foundation.)
(Ord., 4-7-1981; amd. 2006 Code)

Chapter 23, section 2312B. Reinforced masonry or concrete - delete for residential only. For requirements refer to exhibit A and exhibit B.

Chapter 26, section 2614(d) Design & Reinforcement - delete area of horizontal reinforcement and area of vertical reinforcement for residential only. For requirements refer to exhibit A and exhibit B.

B. Plumbing Code:

1. Definition: "Plumbing" is defined as the performing of any mechanical work pertaining to the installation, alteration, change, repair, removal, maintenance and use in buildings or on the premises thereabouts of the pipes, fixtures and fittings for bringing in

the water supply and removing liquid and water carried wastes, and every connection discharging direct or indirect, into the drainage system of the building and shall include the water supply, distribution pipes, fixtures and fixtures traps, the soil, waste and vent pipes, the building drain, roof drains where installed inside the walls of a building, settling traps, sewer connections, septic tanks and cesspools with their devices, appurtenances and connections. (Ord., 4-7-1981)

2. Adopted: The Utah plumbing code approved by the state board of health of current date or edition, as a code in book form, is hereby approved and adopted as the plumbing code of the city, and the same is by this reference made a part of this code to the same extent and effect as though said code were copied herein in full.

C. Electrical Code:

1. Definition: "Electrical" is defined as the performing of any work pertaining to the installation, alteration, change, repair, removal, maintenance and use in buildings or on the premises thereabouts of conductors that connect the installations to a supply of electricity. This code is not intended as a design specification nor an instruction manual for untrained persons.

2. Adopted: The national electrical code, current edition, adopted by the National Fire Protection Association as a code in book form, is hereby approved and adopted as the electrical code of the city, and the same is by reference made a part of this code to the same extent and effect as though said code were copied herein.

D. Energy Conservation Code: The Utah code for energy conservation in new building construction 1980, as enacted by the legislature of the state, as a code in book form, is hereby approved and adopted as the energy conservation code by the city, and the same is by this reference made a part of this code to the same extent and effect as though said code were copied herein in full. (Ord., 4-7-1981; amd. 2006 Code)

9-1-3: **ADDITIONS TO ADOPTED CODES:** Any subsequent additions to the codes adopted herein by reference to codes published in book form, which supersede or amend the said adopted editions, shall be deemed adopted automatically as and for the referenced codes for the city, without further action of the city council, unless otherwise ordered by the city council. (Ord., 4-7-1981)

9-1-4: IMPROVEMENTS; GUARANTEE OF COMPLETION, CORRECTION OR ACCEPTANCE:

- A. **Guarantee Fee:** The fee shall be in the amount set by resolution on the fee schedule deposited with the city, to be paid when the building permit is issued.
- B. **Damaged Off Site Improvements:** Damaged curbs/gutters, sidewalks or driveways shall be replaced prior to final occupancy. If damaged item or items are not corrected before individuals occupy the structure or dwelling, the cost to correct the item or items will be deducted from the deposited guarantee fee.
- C. **Determination Of Damage:** The extent of damage will be determined by the city inspector and/or the city engineer. (Ord., 10-1-1981)
- D. **Fee Return:** The fee will be returned (without interest) to the depositor after completion, correction and/or acceptance.
- E. **Final Inspection Of Structure And Improvements:** Final inspection is to be made after finish grading of the building lot and the building is completed and ready for occupancy. Removal of notice "unlawful to occupy this building prior to final inspection" will be in violation of this section.
- F. **Violations Defined:** It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the city limits or cause or permit the same to be done in violation of this section.
- G. **Penalty:** Any person, firm or corporation violating any of the provisions of this section shall be deemed guilty of a class C misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this section is committed, continued or permitted, and upon conviction of any such violation, such person shall be punished by a fine of not more than two hundred ninety nine dollars (\$299.00) or by imprisonment for not more than ninety (90) days or by both such fine and imprisonment. (Ord., 1-20-1981; amd. 2006 Code)

9-1-5: **PENALTY:** Except as provided in subsection 9-1-4G of this chapter, any person violating any of the provisions of this chapter shall be guilty of a class B misdemeanor and, upon conviction thereof, subject to penalty as provided in section 1-4-1 of this code. (Ord., 1-20-1981; amd. 2006 Code)

