

TITLE 9.
LICENSING, CONTROL AND
REGULATION OF BUSINESS AND
CONSTRUCTION.

CHAPTER 9-500. BUILDING REGULATIONS.

Part 9-510. Building Official.

9-511. Building Official. There is hereby created the position of building official who shall also be known as the Municipal Building Inspector.

9-512. Stop Order. The Building Inspector shall have the power to order all work stopped on construction, alteration or repairs of buildings in the City when such work is being done in violation of any provisions of any ordinance relating thereto, or in violation of the Subdivision or Zoning ordinance. Work shall not be resumed after the issuance of such order except on the written permission of the inspector, provided that if the stop order is an oral one, it shall be followed by a written stop order within one hour. Such-written stop order may be served by any peace officer or authorized person.

9-513. Entry Powers. The Building Inspector shall have the power to enter into any building or the premises where the work of altering, repairing or constructing any building or structure is going on, for the purpose of making inspections at any reasonable hour, pursuant to any of the provisions of Chapter 9-500 and 9-600 and Title 10-000 of this Code.

9-514. Additional Duties of Building Inspector. The Building Official (Inspector) shall in addition to all other duties imposed on him by this City:

(1) Enforce the provisions of the International Building Code. (Ord. No. 02-03)

(2) Inspect all buildings, structures, ditches, signs, fences and objects to determine their safety and effect on the persons who are within this City.

(3) Until such time as a Plumbing Inspector is appointed or designated, the Building Inspector shall be responsible for enforcing Part 9-560 of this Title.

(4) Review all building permit applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a location that has a flood hazard, any proposed new construction or substantial improvement (including prefabricated and mobile homes) must (a) be designed (or modified) and

anchored to prevent flotation, collapse, or lateral movement of the structure, (b) use construction materials and utility equipment that are resistant to flood damage, and (c) use construction methods and practices that will minimize flood damage.

(5) Review subdivision proposals and other proposed new developments to assure that (a) all such proposals are consistent with the need to minimize flood damage, (b) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located, elevated, and constructed to minimize or eliminate flood damage, and (c) adequate drainage is provided so as to reduce exposure to flood hazards.

(6) Require new or replacement water supply systems and/or sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

Part 9-520. General Provisions.
 REPEALED (See Title 1 Zoning Ordinance, Chapter 1.28 of the Land Use Code) (Ord. No. 13-07)

9-521. Permit Required - Exceptions.
 REPEALED

9-522. Application for Permit. REPEALED

9-523. Approval of Plan. REPEALED

9-524. Variations of Plan Prohibited.
 REPEALED

9-525. Fee Schedule. REPEALED

Part 9-530. Building Code.

9-531. Adoption of Building Code. The most recent edition of the International Building Code, published by the International Code Council and printed as a code in book form, three copies of which have been filed with the Recorder for use and examination by the public, excluding any fee schedule contained therein, and except as otherwise altered or modified by the ordinances of this City or as amended by the State of Utah, is hereby approved and adopted as the Building Code of this City. (Ord. No. 02-03 passed 04/02/02)

9-532. RESERVED.

Part 9-540. Electrical Code.

The most recent edition of the National Electrical Code, published by the National Fire Protection Association and printed as a code in book form, three copies of which have been previously filed with the Recorder for use and examination by the public, excluding the fee schedule contained therein and except as otherwise altered or modified by the ordinances of this City or as amended by the State of Utah, is hereby approved and adopted as the Electrical Code of this City. (Ord. No. 02-03 passed 04/02/02)

9-541. Electrical Inspection. The Building Inspector shall perform all functions of electrical inspection and shall among other things, inspect and supervise the construction, installation, and repairs of all electric light and power wiring, fixtures, appliances, or apparatus installed within the limits of the City and shall require compliance with the provision of the Electrical Code. The Building Official shall require the correction of such defects as he deems actually dangerous to life or property. Those same enforcement standards established in the International Building Code shall be followed by the Building Inspector for all electrical work. (Ord. No. 02-03 passed 04/02/02)

9-542. Permits and Inspections. No alterations or additions shall be made in existing wiring, nor shall any wirings or any apparatus which generates, transmits, transforms or utilizes any electricity be installed without first obtaining a permit therefore except minor repair work such as repairing flush and snap switches, replacing fuses, changing lamp sockets and receptacles, taping bare joints and repairing drop cords. Applications for such permit describing such work shall be made in writing and shall conform as far as practicable to the requirement set forth in Section 9-522 of this Title. This section shall not apply to installations in power houses and substations belonging to electric light companies. No permit shall be issued to any applicant for a permit during the time that he shall fail to correct any defective electrical installation after he has been duly notified to correct such defective work by the Building Inspector.

9-543. Permit Fees. The electrical permit fees shall be paid the amount contained in the City's Consolidated Fee Schedule, adopted by Resolution of the City Council.

9-544. Electrical Disturbances.

(1) Electrical installations for signs, equipment, or other facilities creating electrical disturbances that cause interference with normal radio or television reception beyond the immediate vicinity of such electrical installations are hereby declared to be a

nuisance. The owners or operators thereof shall so install and maintain such installations as to avoid or eliminate such interference, using all known means and devices for such purpose, such as proper grounding, connections, condensers, resistors, and live chokes.

(2) The Building Official shall withhold or withdraw approval of any electrical installation causing the above disturbance, and is hereby authorized to take all steps necessary for the abatement of such conditions.

Part 9-560. Plumbing Code.

9-561. Plumbing Code Adopted. The most recent edition of the International Plumbing Code, published by the International Code Council as a code in book form, three copies of which have been filed for use and examination by the public in the office of the Recorder, excluding any fee schedule contained therein, hereby is approved and adopted as the Plumbing Code of this City except as otherwise altered or modified by the ordinances of this City or as amended by the State of Utah. (Ord. No. 02-03 passed 04/02/02)

9-562. Application and Scope. The provisions of this part shall apply to, but not be limited to, all new construction, relocated buildings, and to any installation, alteration, repair or reconstruction of a plumbing system within the City except as otherwise provided in this part.

9-563. Plumbing Inspector - Duties.

(1) There is hereby created the position of Plumbing Inspector.

(2) The Plumbing Inspector shall issue permits to properly licensed, bonded and registered persons. Licensing should be for work to be done within the scope of this part. The Plumbing Inspector:

(a) Shall order changes in workmanship and/or materials essential to enforce compliance with all provisions of the Plumbing Code.

(b) Shall investigate any construction or work regulated by this part and issue such notices and orders as are necessary to prevent or correct dangerous or unsanitary conditions.

(c) May recommend the revocation of any license to the State Department of Business Regulation for cause, and report to the Department of Regulation all violation of this part by journeymen, apprentices or contractors.

9-564. Allowance for Exception to Ordinance.

Where structural conditions impose extreme difficulty in fully complying with the plumbing regulations of this part, any aggrieved party may apply in writing to the Plumbing Inspector for special permission to deviate from the regulations. If in the judgment of the Plumbing Inspector such deviation is reasonable and does not create an unsanitary or unsafe condition, he shall recommend to the City Council that the request for deviation be approved or disapproved, or that approval is subject to such conditions as the Governing Body may require. The City Council, on review, may approve or disapprove the application or vary the condition on which approval is granted.

9-565. Right of Entry Granted. The Plumbing Inspector shall have the right of entry within reasonable hours to any building or premise for the purpose of inspection or to investigate any work or conditions governed by this part.

9-566. Power to Condemn Granted. The Plumbing Inspector is hereby empowered to condemn and order repaired, removed, replaced or changed any plumbing found in any unsanitary condition or not in accordance with this part. Failure to comply with the order within a reasonable time is a violation this ordinance and shall be subject to the fine amount and severity of punishment contained in the City's Consolidated Bail Schedule, adopted by Resolution of the City Council.

9-567. Interest in Sale or Installation of Equipment Prohibited. The Plumbing Inspector and his assistants shall not in any way engage in the sale or installation of plumbing equipment upon which they are required to make inspection hereunder.

9-568. Permits Required. No plumbing shall be installed, nor additions or alterations made in existing plumbing except as provided in Section 9-572 without first obtaining a permit. Application for such permits shall be in writing to the Recorder and shall describe the nature of the work to be done and affirm that the plumbing will conform to the Plumbing Code. No permit shall be issued to any applicant during the time he shall fail to correct any defective plumbing installed by him after he has been notified in writing by the Plumbing Inspector of defective work.

9-569. Revocation of Permit. The Plumbing Inspector may revoke any permit when the person to whom the permit is issued fails, neglects, or refuses to do the work thereunder in conformance with this part, or when the permit is issued in error.

9-570. Expiration of Permit. Every permit issued by the Plumbing Inspector shall expire and become null and void if work authorized by such permit is not commenced within sixty (60) days from the date such permit is issued, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred twenty (120) days or more.

9-571. Denial of Permit. The Plumbing Inspector may refuse to issue permits for any plumbing work to any person who has had a permit revoked in accordance with this part during such time as such person fails to perform plumbing work in conformance with this part.

9-572. Permits Not Required.

(1) Repairs which involve only the working parts of a faucet or valve, the clearance of stoppages, the repairing of leaks or the replacement of defective faucets or valves may be made without a permit provided that the permits shall be procured to replace fixtures, traps, soil, waste, and vent pipes unless waived by the Plumbing Inspector.

(2) Any person regularly employed by an owner or lessee of property, or his agents, for the sole purpose of operating and maintaining such property and to make minor repairs thereof, and any owner or lessee of property shall be exempt from the provisions of this part when doing work for which permits are not required.

9-573. Home Owner Permit. Any permit required by this part may be issued to any person to do any plumbing or drainage work regulated by this part in a single family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings in the event that any such person is a bona fide owner of any such dwelling and accessory buildings and quarters and that the same are occupied by or designed to be occupied by the owner, and further provided that the owner shall furnish the Plumbing Inspector with a complete layout drawing of the proposed work, and shall satisfy the Plumbing Inspector that he has working knowledge of the requirements contained in this part, pay the necessary fees, and call for all inspections required by this part.

9-574. Permit Fees. Before a permit shall be issued, permit fees shall be paid to the Treasurer. Fees are subject to the fee amount contained in the City's Consolidated Fee Schedule, adopted by Resolution of the City Council.

9-575. Reinspection Charge. After notice that any

plumbing work is ready for inspection if the Plumbing Inspector calls at the place designated to make such inspection and finds the work not ready for inspection, he shall charge an additional fee for each additional inspection required. Fees are subject to the fee amount contained in the City's Consolidated Fee Schedule, adopted by Resolution of the City Council.

9-576. Refusal to Comply with Order of Inspector. It shall be unlawful for any owner, agent or occupant of any building or premises to fail, neglect or refuse to repair, remove, replace or change within ten (10) days after written notice to do so from the Plumbing Inspector, any plumbing condemned by such inspector, provided that this section shall not apply to any occupant not responsible for the installation or repair of the condemned plumbing.

9-577. Penalty.

(1) The violation of any provision of this part by any homeowner, building owner or manager of any building, apartment, hotel, motel or other structure shall be subject to the fine amount and severity of punishment contained in the City's Consolidated Bail Schedule, adopted by Resolution of the City Council.

(2) The violation of any provision of this part by any person who receives payment or anything of value for performing such work shall be subject to the fine amount and severity of punishment contained in the City's Consolidated Bail Schedule, adopted by Resolution of the City Council.

Part 9-580. Mechanical Code.

9-581. Mechanical Code Adopted. The most recent edition of the International Mechanical Code, published by the International Code Council as a code in book form, three copies of which have been filed for use and examination by the public in the office of the Recorder, is hereby approved and adopted as the Mechanical Code of this City, except as otherwise altered or modified by the ordinances of this City or as amended by the State of Utah. (Ord. No. 02-03 passed 04/02/02)