

CHAPTERS 9-500 and 9-600. 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 municipality 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 other 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 chapters 9-500 and 9-600 and title 10-000 of this code.

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9-514. ADDITIONAL DUTIES OF BUILDING INSPECTOR. The building official (inspector) shall in addition to all other duties imposed on him by this municipality :

A. Enforce the provisions of the Uniform Building Code.

B. Inspect all buildings, structures, ditches, signs, fences and objects to determine their safety and effect on the persons who are within this municipality.

C. 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.

D. 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 (i) be designed (or modified) and anchored to prevent flotation, collapse, or lateral movement of the structure, (ii) use construction materials and utility equipment that are resistant to flood damage, and (iii) use construction methods and practices that will minimize flood damage.

E. Review subdivision proposals and other proposed new developments to assure that (i) all such proposals are consistent with the need to minimize flood damage, (ii) 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 (iii) adequate drainage is provided so as to reduce exposure to flood hazards.

F. 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.

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PART

9-520. GENERAL PROVISIONS.

9-521. PERMIT REQUIRED - EXCEPTIONS.

- A. It shall be a class C misdemeanor for any homeowner and a class B misdemeanor for any person who receives payment or anything of value to construct or alter any building or structure, except a fence, without first securing the permit required by this chapter.
- B. This section shall not apply where the retail cost of the materials used in the construction or alteration is less than \$_____, except that it shall apply in all cases where the construction or alteration results in an enlarged structure or affects the walls of the building or structure.

9-522. APPLICATION FOR PERMIT. A building permit shall be secured from the recorder/clerk on written application accompanied by plans and specifications in duplicate which must state the specific nature of the construction or alterations to be made. The plan must be verified by the person who will perform or be in charge of the construction or alteration.

9-523. APPROVAL OF PLAN. The application and plans shall be forwarded from the recorder/clerk to the building inspector, who shall review the plan to determine whether the proposed construction or alteration conforms to the building codes and ordinances of this municipality. The building inspector shall return the plans to the recorder/clerk within ten days with the statement "approved" if the plans do conform or "disapproved" if the plans do not conform. If the plans are disapproved, the reasons therefor shall be annexed to the plans. On receipt of an approved plan, the recorder/clerk shall issue a permit to the applicant together with one set of the approved plan. One set of the plans shall be retained by the building inspector. The building inspector may revoke at any time a permit which has been issued for any building constructed or being constructed or which would be or result, if constructed, in a violation of any ordinance of this municipality.

9-524. VARIATIONS OF PLAN PROHIBITED. No material variation from the approved plan shall be allowed unless such variations shall first have been approved in writing by the building inspector.

9-525. FEE SCHEDULE. The clerk/recorder shall collect a fee for the application of a permit in the following amounts:

<i>ESTIMATED COST OF WORK</i>	<i>FEE</i>
A. \$501 to \$1,000	\$_____
B. \$1,001 to \$5,000	\$_____
C. \$5,001 to \$10,000	\$_____
D. Over \$10,001	\$_____

PART 9-530. BUILDING CODE.

9-531. ADOPTION OF BUILDING CODE. The Uniform Building Code, 1973 Edition, published by the International Conference of Building Officials and printed as a code in book form, three copies of which have previously been filed with the recorder/clerk for use and examination by the public, hereby is approved and adopted as the building code of this municipality.

3/76 9-532. RESERVED.

9-533. ESTABLISHMENT OF FIRE DISTRICTS OR ZONES. The areas described in the appropriate appendix are hereby established as fire districts or zones.

PART 9-540. ELECTRICAL CODE. The National Electrical Code - 1975 Edition, published by the National Electrical Contractors Association and approved by the National Board of Fire Underwriters, American Standards Association and the National Fire Protection Association and printed as a code in book form, three copies of which have been previously filed with the recorder/clerk for use and examination by the public, hereby is approved and adopted as the electrical code of this municipality.

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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 municipality and shall require compliance with the provisions of the electrical code. Wiring, fixtures, and apparatus heretofore installed need not necessarily be made to conform strictly to all the provisions 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 Uniform Building Code shall be followed by the building inspector for all electrical work.

9-542. PERMITS AND INSPECTIONS. No alterations or additions shall be made in existing wiring, nor shall any wiring 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 installations after he has been duly notified to correct such defective work by the building inspector.

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9-543. PERMIT FEES. The electrical permit fees applicable in this municipality for use under the National Electrical Code - 1975 Edition shall be \$_____ for the permit and _____ cents for each outlet. No fee shall be charged where the total cost of the work is less than \$_____.

9-544. ELECTRICAL DISTURBANCES.

- A. Electrical installations for signs, equipment, or other facilities which create 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.
- B. 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

9-550. ELECTRICAL INSTALLATIONS.

9-551. ELECTRICAL INSTALLATIONS - BUSINESS LICENSE REQUIRED. No person shall engage in the installation, alteration, repair, or construction of any electrical work, wiring, fixtures, appliances, or equipment inside or outside of any building, except work done for or on the property of the municipality, without first securing a business license and paying the fee therefor as provided in section 9-543 of this chapter.

9-552. NOTIFICATION. It shall be unlawful for any person to do or cause to be done any electrical wiring or other electrical installation in the building or structure within the municipality without first notifying the building inspector of the kind and nature of such electric wiring or other electrical installation and the location of the building or structure in which the same is to be installed.

9-553. INSPECTION. All electric wiring or other electrical installations shall be subject to supervision and inspection by the building inspector. It shall be unlawful for any person to do or cause to be done any electrical wiring or electrical installations without first obtaining the permit required by 9-542 of this chapter.

9-554. UNLAWFUL INSTALLATION - DISCONNECTION.

- A. If the building inspector shall find any part of any electric light or power wiring, appliances, apparatus, or fixtures in or upon any building in the municipality to have been installed without permit, or installed not in accordance with the provisions of the Electrical Code or to be dangerous to life or property, the inspector shall have the right and power to disconnect such defective work, fixtures, appliances, or apparatus and place a seal upon the same, and shall at the same time give written notice of such disconnection to the owner or occupant of the building.
- B. After such disconnected wiring, fixtures, appliances, or apparatus have been put in the condition required by this part, the seal so placed shall be removed by order of the inspector.

9-555. NOTIFICATION TO INSPECT.

- A. Upon completion of the installation of any electrical wiring, fixtures, appliances or apparatus in or on any building, it shall be the duty of the person doing the work to notify the building inspector who shall cause the same to be inspected and, if approved, to issue a certificate of inspection which shall contain the date of such inspection and a statement that the installation is approved.
- B. It shall be unlawful for any person to turn on or connect the current with such installation until such certificate shall be issued and it shall also be unlawful to make any change, alteration, or extension in or to the installation of any electrical wiring, fixtures, appliances, or apparatus in or on any building after inspection without notifying the municipal wiring inspector and securing a permit to do so.
- C. The requirement of permits, inspection, and supervision shall not apply to minor repair work such as repairing flush and snap switches, replacing fuses, changing lamp sockets and receptacles, taping bare joints, and repairing drop cords, and wiring for appliances and devices operating at less than 25 volts.

PART

9-560. PLUMBING CODE.

9-561. PLUMBING CODE ADOPTED. The Utah Plumbing Code of 1964, as revised June 21, 1972, and published by the Utah state division of health 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/clerk, hereby is approved and adopted as the plumbing code of this municipality except as otherwise altered or modified by the ordinances of this municipality.

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 municipality except as otherwise provided for in this part.

9-563. PLUMBING INSPECTOR - DUTIES.

- A. There is hereby created the position of plumbing inspector.
- B. 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:
 - 1. Shall order changes in workmanship and/or materials essential to enforce compliance with all provisions of the plumbing code.
 - 2. 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.
 - 3. May recommend the revocation of any license to the state department of business regulation for cause, and report to the department of business regulation all violations 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 governing body that the request for deviation be approved or disapproved, or that approval is subject to such conditions as the governing body may require. The governing body, on review, may approve or disapprove the application or vary the conditions 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 an infraction.

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/clerk 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 that he shall fail to correct any defective plumbing installed by him after he has been notified in writing by the plumbing inspector of the 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 the work authorized by such permit is not commenced within sixty 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 and twenty 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.

- A. 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.

B. 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 the 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, satisfies the plumbing inspector that he has a working knowledge of the requirements contained in this part, pays the necessary fees, and calls for all inspections required by this part.

9-574. PERMIT FEES. Before a permit shall be issued, permit fees as follows shall be paid to the treasurer:

<i>Each permit issued, unless waived by inspector</i>	\$ _____
<i>Each plumbing fixture or trap roughed-in, installed or changed in location</i>	\$ _____
<i>Change, altering or replacement of soil, waste or vent pipe</i>	\$ _____
<i>Each roof drain installed inside building</i>	\$ _____
<i>Each mechanical refrigeration drain and each safe drain discharging directly or indirectly into the building drainage system</i>	\$ _____
<i>Each air conditioning apparatus discharging into the building drainage system</i>	\$ _____
<i>Water softener or water conditioning equipment</i>	\$ _____
<i>Electric water heaters</i>	\$ _____
<i>Septic tank connections from house</i>	\$ _____
<i>Pools for roof drains</i>	\$ _____
<i>Each store, restaurant or home appliance or apparatus connected to the culinary water supply and/or building drainage system</i>	\$ _____
<i>Installation, alteration or repair of water piping</i>	\$ _____
<i>Each lawn sprinkler control valve system on any one meter including backflow devices therefor</i>	\$ _____
<i>Vacuum breakers or backflow protective devices on tanks, vats, etc., or installation of unprotected plumbing fixtures, including necessary water piping</i>	\$ _____

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 of _____ dollars for each additional inspection required, except that the governing body may from time to time change the inspection fee required in this part by resolution.

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 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.

- A. 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 an infraction.
- B. The violation of any provision of this part by any person who receives payment or anything of value for performing such work shall be a class B misdemeanor.