

## **TITLE 15**

### **Chapters:**

- 15.04      ADMINISTRATION**
- 15.08      ADOPTION OF UNIFORM CODES**

# LINDON CITY CODE

## Chapter 15.04

### ADMINISTRATION

#### Sections:

15.04.010	Building official--Duties.
15.04.020	Occupancy--Inspection and approval required.
15.04.030	Building Permit Fee Schedule.
15.04.040	Underground Power.
15.04.050	Violation--Penalty.
15.04.060	Severability.
15.04.070	Appeals.

#### Section 15.04.010 Building official--Duties.

The building official shall, in addition to the duties imposed by the provisions of the international and national building, electrical and plumbing codes herein adopted, be charged with the inspection of all buildings, structures, for the purpose of assuring compliance with State and/or local building code and City Ordinance requirements. (Ord. 2002-25, Amended, 11/19/2002) (Prior code 53-4.)

#### Section 15.04.020 Occupancy--Inspection and approval required.

Buildings and structures requiring a building permit pursuant to the provisions of the ordinances and policies of the city shall not be occupied or put into use until the local building official has inspected such building or structure, finds compliance with the ordinances and policies of the city, including the building codes, and gives a written certificate of occupancy and use to the owner or his agent to occupy and/or use the building or structure in the manner approved by the issuance of a valid building permit. (Ord. no. 65 §1, 1979.)

Structures occupied without a Final Certificate of Occupancy and in violation of building code requirements and Lindon City Ordinance requirements shall forfeit all construction and performance bonds posted to Lindon City and shall have a *Notice of Noncompliance* recorded against the property at the Utah County Recorders

Office. The *Notice of Noncompliance* shall verify that Lindon City cannot verify code compliance for the structure and that the structure has not received final approval of occupancy.

Before such time as a *Notice of Noncompliance* is recorded, adequate notice of the responsible person, and/or property owner detailing steps necessary to comply with building code requirements shall be mailed and adequate time to bring the property into compliance shall be provided to the property owner as outlined in the International Building Code. (Ord. 2002-25, Amend, 11/19/2002)

#### Section 15.04.030 Building Permit Fee Schedule.

Fees charged by Lindon City for receiving a building permit shall be established in the Lindon City Fee Schedule and the 1997 U.B.C. Construction projects in the process or completed without a required building permit shall be required to pay a double fee.(Ord. 2002-25, Amend, 11/19/2002)

#### Section 15.04.040 Underground Power

All new construction shall be required to locate electrical power utility connections underground. Where it is the opinion of the Chief Building Inspector, and the Public Works Director that an underground connection is impossible or impractical, an above ground connection may be approved. (Ord. 2002-25, Amend, 11/19/2002)

#### Section 15.04.050 Violation--Penalty

Any person convicted of violating the provisions of Chapter 15 shall be guilty of a Class B Misdemeanor. (Ord. 2002-25, Amend, 11/19/2002) (Ord. no. 65 §3, 1979.)

#### Section 17.04.060 Severability

The provisions of Chapter 15 are severable. (Ord. 2002-25, Amend, 11/19/2002)

#### Section 15.04.070 Appeals

The Utah State Board of Appeals shall act as the Board of Appeals as required by the International

## LINDON CITY CODE

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Building Code. (Ord. 2002-25, Amend, 11/19/2002)

### Chapter 15.08

#### ADOPTION OF UNIFORM CODES

Sections:

15.08.010	Adoption.
15.08.020	Automatic Adoption

Section 15.08.010      Adoption.

It shall be Lindon City Policy to adopt and implement the current editions of the various state, national, and international standards and codes applicable to buildings and construction. Specifically these are the 2006 Editions of the International Plumbing, Mechanical, and Residential Codes and the 2005 National Electrical Code. In addition such codes, in conjunction with the Lindon City Code and the Lindon City Fee Schedule, shall provide standards for the issuance of building permits and collection of fees; and provides for penalties for the violation thereof. The International Building Code Standards as approved and adopted by the State of Utah are approved and adopted as the building code standards and requirements for Lindon City, and they are by this reference made a part of this Chapter to the same extent and effect as though they were copied in full and in their entirety in this chapter. In addition Chapter 1 of the 2006 Edition of the International Building Code is specifically adopted as the section governing the administration of the building code in the City. A copy of the code shall be filed in the Community Development Department for use and examination by the public, specifically the 2006 International Plumbing Code, the 2006 International Mechanical Code, the 2006 International Residential Code and the 2005 National Building Code. (Ord 2007-4, amended 02/21/2007 Ord. 2002-25, Amend, 11/19/2002)

Section 15.08.020      Automatic Adoption  
New editions of building codes as specified in

15.08.010 or other such codes as adopted by the Lindon City and/or the State of Utah shall be automatically adopted unless otherwise specified or amended therein. (Ord. 2002-25, Amend, 11/19/2002)