

TITLE TWELVE - BUILDINGS AND CONSTRUCTION

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CHAPTER 1 - BUILDING REGULATIONS

12-01-010. Building Code - Adopted.

Salem City shall adhere to the most recent edition adopted and amended in code by the state of Utah of the following construction codes and appendices: the International Building Code (IBC), promulgated by the International Code Council, the amendments adopted under the rules enacted by the state, together with standards incorporated into the IBC by reference, the International Energy Conservation Code (IECC), the International Residential Code (IRC), the International Plumbing Code (IPC), the International Existing Building Code (IEBC) and the International Mechanical Code (IMC), the International Fuel Gas Code (IFGC), the National Electrical Code (NEC), the International Fire Code (IFC), as revised, amended and adopted by the state, are hereby adopted by the city and incorporated herein by reference. (Ordinance# 30123B)

12-01-020. Fees.

Building permit fees shall be based upon the table of fees as published in the 1997 edition of the Uniform Building Code.

Plan review fees for retail commercial establishments or industrial businesses shall be 10% of the building permit fee.

Other fees, not identified herein, shall be in the amounts as set forth in the building code in place at the time the fee is incurred. (Ord. No. 1-23-96 – Section 12-1-020.) (Ord. No. 3-8-98 – Section 12-1-020) (Ord. No. 12-12-01 – Section 12-01-020)

12-01-025. Water Transfer.

Prior to the issuance of a building permit, the building official shall require the transfer of water to the City required by Section 13-2-110, unless previously transferred as part of a development. (Ord. No. 7-19-06)

12-01-030. Violation.

- A. It shall be unlawful to erect, construct, enlarge, alter, repair, move, demolish, occupy or use any building or structure in the city in violation of or without complying with the provisions of the adopted State Construction Code, as amended. It shall also be unlawful for any person to remove a stop work order properly posted upon a project or a building within a project by the City Building Official or designee. It shall also be unlawful for any person to ignore a stop work order and continue working on any project or any building within a project.
- B. The City Building Official or any peace officer is hereby granted authority to issue citations for any violation of the adopted building code or a violation of this section.
- C. A violation of this section is a Class C Misdemeanor and shall be punished according to section 1-2-080 of this Code. (ORDINANCE#61720B)

12-01-040. Remodel Deposit

Whenever a building permit is obtained to perform any remodeling project a cash deposit in the amount of \$500.00 shall be collected. Upon obtaining the final inspection and a certificate of occupancy, the deposit shall be refunded to the person named on the building permit as the applicant for the permit.

If a certificate of occupancy is not obtained within six months from the time the building permit is issued, the deposit shall be forfeited. The Building Official has the discretion to extend the time to obtain a certificate of occupancy and avoid forfeiture for an additional period of time up to six months. No more than one six month extension may be granted by the Building Official. A request for any additional extensions must be brought before the City Council.

(Ord. No. 9-19-01)

CHAPTER 2 - MOVING BUILDINGS

12-02-010. Permit - Required.

No permit shall be issued for the moving of any residential, commercial or industrial building from one site within the city to another site within the city, or from a site outside the city to site within the city, without first filing an application with the city, and obtaining a permit therefore from the city.

12-02-020. Permit - Application.

The following information shall be filed with the city at the time application is made:

- A. The location and address of the old and new site;
- B. A plot plan of the new location, also showing adjacent lots on all sides of the property and indicating all structures and improvements on said lots;
- C. Plans and specifications for the proposed improvements at the new location including plans for landscaping;
- D. Before further consideration of said application, the building inspector must certify in writing that the structure is sound enough to be removed and that the location and use of the building will conform to the building and zoning ordinances of the city.

12-02-030. City Approval of Application.

Prior to approval of the application for the moving of a building, the City Council must find:

- A. That the building will have no appreciable detrimental effect on the living environment and property values in the area into which the structure is to be removed;
- B. That the building is in conformity with the type and quality of buildings existing in the area into which it is proposed to be moved;
- C. That said building and the lot on which it is to be located conforms to the requirements of the zoning ordinance and building code;
- D. That its location on the lot does not in any substantial way adversely affect buildings or uses on abutting property;
- E. That all dedications and improvements as required by the city for streets and facilities and buildings shall be provided in conformity with the standards of the city.

12-02-040. Standard Required Before Occupancy.

Prior to occupancy, the building shall be brought up to current standards of the building code for a new building and shall be painted, refurbished and maintained at that standard.

12-02-050. Bond Required.

Before a permit to move a building may be granted the applicant shall post a bond or other assurance as determined by the city to cover the costs of improvements established in the granting of the permit.

12-02-060. Old Site to Be Restored.

If the site to be vacated is within the city, the bond shall also cover the costs involved in cleaning up the vacated site and restoring it to a safe and sightly condition.

12-02-070. Payment of Expenses.

In addition to the regular fees for inspection charges and for building permits, the applicant shall pay any extraordinary expenses which may be incurred, including travel by the building inspector to inspect the building, or any other similar expenses incurred by the city.

12-02-080. Violation.

It shall be a Class C misdemeanor to erect, construct, enlarge, alter, repair, move, demolish, occupy or use any building or structure in the city in violation of or without complying with the provisions of the Moving Buildings Code.

CHAPTER 3 - PLUMBING CODE

12-03-010. Adopted.

The city hereby adopts the national recognized plumbing code, as amended from time to time, as adopted by the Utah Uniform Building Code Commission, subject only to those exceptions allowed by state law as set forth in Utah Code Ann. §58-56-1 et seq. (Ord. No. 12-12-01)

12-03-020. Violation.

It shall be a class C misdemeanor to erect, construct, enlarge, alter, repair, move, demolish, occupy or use any building or structure in the city in violation of or without complying with the provisions of the Uniform Plumbing Code.

CHAPTER 4 - ELECTRICAL CODE

12-04-010. Adopted.

The city hereby adopts the National Electrical Code as amended from time to time, as promulgated by the National Fire Protection Association, subject only to those exceptions allowed by state law, as set forth in Utah Code Annotated, §58-54-1 et seq.

12-04-020. Violation.

It shall be a class C misdemeanor to erect, construct, enlarge, alter, repair, move, demolish, occupy or use any building or structure in the city in violation of or without complying with the provisions of the National Electrical Code.

12-04-030. Deposit.

- A. A deposit of \$1,000.00 is due from a contractor/developer upon request for permanent power in order to obtain final inspection.
- B. The deposit set forth in paragraph (A) will be forfeited to the City if the contractor/ developer allows the owner to move in prior to receipt of a certificate of occupancy, unless otherwise excepted by ordinance. The City Building Official may grant a temporary certificate of occupancy if inclement weather prevents the completion of minor items, which do not threaten the life or safety of the occupants, necessary to obtain a permanent certificate of occupancy. All items must be completed on or before May 15 following the issuance of a temporary certificate of occupancy or the deposit will be forfeited to the City. If the deposit is forfeited, no additional building permits may be issued, nor projects approved for that contractor/developer until the work is completed and a final certificate of occupancy issued. The Building Official has the discretion to determine if an incomplete item is minor and weather or not to issue a temporary certificate of occupancy. Nothing herein shall be construed to relieve the contractor/developer from providing all items required by the building code or by contract. (Ord. No. 5-17-06A)
- C. The deposit referred to in paragraph (A) shall be refunded to the person posting the same, which refund will be made upon final inspection and the issuance of a final certificate of occupancy, if the provisions of paragraph (B) are complied with. In the event the person posting the bond has not left a forwarding address with the City, the refund will be made to the occupant of the building as shown on the City utility records. (Ord. No. 2-13-96 – Section 12-04-030)

CHAPTER 5 – ENERGY CONSERVATION IN NEW BUILDING CONSTRUCTION

12-05-010. Adopted.

The city hereby adopts the Utah Code for Energy Conservation in New Buildings as amended from time to time, as promulgated by the Utah Energy Office, subject only to those exceptions allowed by state law as set forth in Utah Code Annotated, §58-54-1 et seq.

12-05-020. Violation.

It shall be a class C misdemeanor to erect, construct, enlarge, alter, repair, move, demolish, occupy or use any building or structure in the city in violation of or without complying with the provisions of the Code for Energy Conservation in New Buildings.

CHAPTER 6 - UNIFORM MECHANICAL CODE

12-06-010. Adopted.

The City hereby adopts the nationally recognized mechanical code as adopted by the Utah Uniform Building Code Commission, or amended from time to time, subject only to those exceptions allowed by State Law, as set forth in Utah Code Ann. §58-56-1 et. seq. (Ord. No. 12-12-01)

12-06-020. Violation.

It shall be a class C Misdemeanor to erect, construct, enlarge, alter, repair, move, demolish, occupy or use any building or structure in the city in violation of or without complying with the provision of the Uniform Mechanical Code.

CHAPTER 7 – UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS

12-07-010. Adopted

The City hereby adopts the Uniform Code for Abatement of Dangerous Buildings, as it may be amended from time to time, or such other nationally recognized code as may be adopted by the Utah Uniform Building Code Commission, subject only to those exceptions allowed by state law as set forth in Utah Code Ann. §58-56-1 et. seq.

12-07-020. Violation.

It shall be a Class c. Misdemeanor for any property owner or occupant to fail to abide by the directions of the City Building Official in abating any dangerous building or any directive related thereto.

(Ordinance No. 12-12-01)

CHAPTER 8 – INTERNATIONAL FUEL GAS CODE

12-08-010. Adopted.

The City hereby adopts the International Fuel Gas Code, as amended from time to time, or such other code as may be adopted by the Utah Uniform Building Code Commission, subject only to those exceptions allowed by State Law as set forth in Utah Code Ann. §58-56-1 et seq.

12-08-020. Violation.

It shall be a Class C Misdemeanor for any contractor, developer, owner, or occupant to violate the provisions of the International Fuel Gas Code, or such substitute code as may be adopted by the Utah Uniform Building Code Commission.

(Ordinance No. 12-12-01)