

Chapter 1  
Building Standards

## Sections:

- 5-1-1. Utah uniform building and fire prevention standards.
- 5-1-2. Building and zoning permits - fees.
- 5-1-3. Staking.
- 5-1-4. Construction development fees.
- 5-1-5. Fire zone.
- 5-1-6. Duties of department inspections.
- 5-1-7. Building official – additional duties.
- 5-1-8. City to assign house numbers; duty to affix.
- 5-1-9. Assigned and recorded house number must be used.
- 5-1-10. Rules governing assignment of house or street numbers.
- 5-1-11. Public safety access driveway.
- 5-1-12. Board of Appeals.
- 5-1-13. Reserved.
- 5-1-14. Reserved.
- 5-1-15. Reserved.
- 5-1-16. Reserved.
- 5-1-17. Enforcement and penalty.

Section 5-1-1. Utah uniform building and fire prevention standards.

A. Grantsville City shall adhere to and enforce the provisions of the Utah Uniform Building Standards adopted by the Utah State Division of Occupational and Professional Licensing, which include a building code, an electrical code, a plumbing code, a mechanical code, manufactured homes installation standards, code for the abatement of dangerous buildings, building energy conservation code, seismic retrofit standards, existing building standards, and such other standards and regulations as may be adopted by rule under the Utah Code. The specific edition of each code adopted by the State of Utah may be determined by reference to Rule 156-56-701 of the Utah Administrative Code. Grantsville City shall also adhere to and enforce the provisions of the “Rules Pursuant to the Utah Fire Prevention Law” adopted by the Utah Fire Prevention Board, which includes the International Fire Code and specific provisions of the National Fire Protection Association Standards, and such other standards and regulations as may be adopted by rule under the Utah Code. The specific edition of each code adopted by the Utah Fire Prevention Board may be determined by reference to Rule 710-9-1 of Utah Administrative Code. Every person, firm or corporation shall adhere to the above

referenced standards in building construction, alteration, remodeling and repair within Grantsville City. Any person, firm or corporation who violates the provisions of the above referenced standards or any other provision of this Chapter shall be guilty of a Class "C" misdemeanor.

B. Except in a residential area, a structure used solely in conjunction with an agriculture use, and not for human occupancy, is exempted from the permit requirements of any building code adopted by the State Division of Occupational and Professional Licensing. Residential areas in Grantsville City are defined as those areas zoned as RR-5, RR-1, R1-21, R1-12, R1-8, RM-7, RM-15 or RM-30 districts pursuant to the Grantsville Land Use Management and Development Code. Unless otherwise exempted under state law, agriculture structures must be permitted for any plumbing, electrical and mechanical work included in the structure.

#### Section 5-1-2. Building and zoning permits - fees.

A. No building or structure that is required to have a building permit under the provisions of this Chapter, or the Utah Uniform Building Standards shall be constructed without there first being issued a building permit by Grantsville City.

B. Building permit fees and plan check fees shall be charged and collected in accordance with the procedures by the International Building Code. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, including electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. The Building official may use national recognized means to verify valuations including catalogs and local building cost data.

C. Building permit fees, plans check fees, zoning inspections and other inspection fees shall be established by resolution of the City Council.

D. A zoning permit is required for all structures and fences not required to have a building permit as per the International Building Code and the International Residential Code.

E. In addition to the fees adopted by resolution of the City Council, Grantsville City shall assess and collect a surcharge equal to one percent of the building permit fee in compliance with §58-56-9(4) of the Utah Code and R156-56-106 of the Utah Administrative Code, as adopted by the Utah Uniform Building Code Commission. On April 30, July 31, October 31 and January 31 of each year, the City shall file with the Utah Division of Occupational and Professional Licensing a report of building fees and surcharges assessed for the immediately preceding calendar quarter; and, shall remit eighty percent of the amount of the surcharge to have been assessed to said division.

Section 5-1-3. Staking.

Prior to the issuance of a building permit, every applicant shall stake out the location of each corner of every proposed building or structure, to allow inspection by the Building Official for the purpose of ensuring that applicable zoning regulations are being complied with.

Section 5-1-4. Construction development impact fees.

All proposed developments or building permit applications initiated after May 2, 1996 shall be subject to such impact fees and other development fees, adopted by the Grantsville City Council. An application to develop shall constitute an agreement to pay all reasonable impact and development fees so imposed.

Section 5-1-5. Fire zone.

The entire incorporated area of Grantsville City is hereby declared to be and is hereby established as a fire district, for the application of regulations included in the International Building Code.

Section 5-1-6. Duties of department of inspections.

It shall be the duty of the Department of Inspections to see that all new buildings or remodeling, or removal of any buildings, are carried out in the manner provided in the Utah Uniform Building Standards, Fire Prevention Rules and building and development codes adopted by the City and to perform such other and further duties as may be prescribed from time to time by ordinance or direction of the Mayor or City Council.

Section 5-1-7. Building official – additional duties.

The building official shall, in addition to the duties imposed by the above referenced standards, is charged with the inspection of all buildings, structures, signs, 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, adjoining property and other property. The building official shall also ensure that standardized building permit numbers are issued and the content of building permits are in compliance with the provisions of R156-56-401 and 402 of the Utah Administrative Code.

Section 5-1-8. City to assign house numbers; duty to affix.

It shall be unlawful for the owner or occupant of any dwelling or building to fail to affix a house or street number on the exterior portion of said dwelling or building. Numbers shall be assigned by the City and the City shall keep a record of all numbers assigned.

House or street numbers shall be at least four inches high and shall be conspicuously located on the exterior surface of the dwelling or building so that they are readily seen and decipherable from the adjoining street and sidewalk. It shall be unlawful to display a number that has not been assigned by the City.

Section 5-1-9. Assigned and recorded house number must be used.

It shall be unlawful for any person to place, maintain or continue any number on any house or building in the City other than the number assigned thereto and which appears of record in the City Offices.

Section 5-1-10. Rules governing assignment of house or street numbers.

A. House or street numbers shall be assigned by the following rules:

1. One hundred numbers or a necessary part thereof shall be allotted to each block.
2. One number shall be assigned consecutively and alternately, as to odd and even to each sixteen and one-half lineal feet of frontage.
3. At the intersection of Hale and Main Streets shall be the beginning of an initial point. Running north, east, south and west from the initial point, the even numbers shall apply to the right hand side and the odd numbers shall apply to the left-hand side of the streets and alleys.
4. Running east the number one shall begin on the north side of Main Street, on the left side thereof.
5. Running west the number one shall begin on the south side of Main Street, on the left side thereof.
6. Running south the number one shall begin on the East Side of Hale Street, on the left side thereof.
7. Running north the number one shall begin on the West Side of Hale Street, on the left side thereof.

Section 5-1-11. Public safety access driveway.

A. The owner or developer of any new residence, occupied structure or commercial building or facility or portion thereof which is hereafter constructed or moved into the City, which is located more than 150 feet from the city street or from an approved private street, shall be required to construct and maintain a public safety access driveway from the city street or private street to within 100 feet of the residence, structure, building or facility and each part thereof, pursuant to the following standards:

1. If the public safety access driveway is 500 or less feet in length, it shall be constructed and maintained with an all weather dustless surface that meets the

specifications of the City for a standard residential street section, except that the base course need only be 20 feet wide with a slope or crown of 2 to 4%. No bituminous surface course need be applied and said driveway shall have a shoulder v-ditch with a slope of 6 to 8%. Said driveway shall also have constructed and maintained at its terminus, an emergency vehicle apparatus turnaround which shall comply with City's standards and specifications for public cul-de-sacs or the minimum specifications of the current International Fire Code or its appendices for dead-end fire apparatus access road turnarounds.

2. If the public safety access driveway is more than 500 feet in length, it shall be constructed and maintained as provided for above, except that the base course shall be 26 feet wide.

3. The distance from the public or private street to the residence, building etc. shall be determined by a measurement along the private driveway from the street to the structure.

B. The public safety access driveway as required by this section, shall be completed prior to the issuance of an occupancy permit. The owner of the property shall ensure that the public safety access driveway is maintained pursuant to the standards set forth in this Section and failure to maintain the same shall constitute a Class C Misdemeanor.

#### Section 5-1-12. Board of Appeals.

A. General. In order to hear and decide appeals of orders, decisions or determinations made by Grantsville City Building Officials relative to the application and interpretation of the building standards adopted by Grantsville City the State Division of Occupational and Professional Licensing as specified in Section 5-1-1 of this Code or any other building standards adopted by Grantsville City, there shall be and is hereby created a three member Board of Appeals. The Board of Appeals shall be appointed by the City Council and shall hold office at its pleasure. The Board may adopt rules of procedure for the conduct of its business. All three members of the Board shall hear each appeal and a majority decision of the Board Members shall constitute the decision of the Board.

B. Limitations on authority. An application for appeal shall be based on a claim that the true intent of the building standard or the rules adopted there under have been incorrectly interpreted, the provisions of the building standards do not fully apply or an equally good or better form of construction is proposed. The Board of Appeals shall have no authority to waive requirements of the adopted building standards.

C. Qualifications. The Board of Appeals shall consist of three members who are qualified by experience and training to pass on matters pertaining to building construction and may not be employees of Grantsville City .

Section 5-1-13. Reserved.

Section 5-1-14. Reserved.

Section 5-1-15. Reserved.

Section 5-1-16. Reserved.

Section 5-1-17. Enforcement and penalty.

It shall be unlawful for any person, firm or corporation to perform any act prohibited by this chapter or to fail or refuse to perform any act commanded in this chapter or to aid or abet there in or to fail or refuse to comply with any valid order issued by the Chief Building Official or other officer or his designate, pursuant to the provisions of this chapter. No permits shall be issued to any applicant during the time he shall fail to correct any defective work or non-complying installation or equipment after written notice by the Chief Building Official or other officer or his designate. It shall be illegal to occupy or allow to be occupied any structure without a certificate of occupancy. It shall be illegal to work against a Stop Work Order legally issued by the Building Official or his designate. It shall be illegal to work or cause a person to work on any structure without the proper Utah State License. Any person, firm or corporation violating any of the provisions of this chapter shall be guilty of a Class C Misdemeanor, and each day that any violation of this chapter if permitted to continue shall constitute a separate offense.