

!TITLE! 7

BUILDINGS, CONSTRUCTION

Building And Related Codes.....1
Flood Damage Prevention.....2
Contracts For Construction In Special Service District.....3

CHAPTER 1

BUILDING AND RELATED CODES

SECTION:

- 7-1-1: Purpose And Intent
- 7-1-2: Codes Adopted
- 7-1-3: Successor Codes !2R!

7-1-1: PURPOSE AND INTENT:

It is the purpose and intent of this chapter to establish the regulatory codes and guidelines to govern construction within the county in a thorough and concise manner while also providing for the adoption of changes to the codes and guidelines without the necessity of adopting new ordinances for each change or amendment to said codes and guidelines. (2017 Code)

7-1-2: CODES ADOPTED:

A. Building Code: The international building code (IBC), as adopted by the state, is hereby adopted as the official building code for the county, subject to section 7-1-3 of this chapter.

B. Fire Code: The international fire code (IFC), as adopted by the state, is hereby adopted as the official fire code for the county, subject to section 7-1-3 of this chapter.

C. Other Codes As Approved: All other building, plumbing, electrical, mechanical, energy and/or natural gas codes established and adopted as standard by the state at the time of adoption of the ordinance codified herein, including their amendments, shall hereby become established as the adopted codes of the county, subject to section 7-1-3 of this chapter. (2017 Code)

7-1-3: SUCCESSOR CODES:

The adoption of any and all codes, as established herein, as the adopted codes of the county, shall also adopt any replacement or successor codes as they become adopted by the state and shall become effective by the county immediately upon passage by the state legislature. (2017 Code)

CHAPTER 2

FLOOD DAMAGE PREVENTION

SECTION:

7-2-1: Prohibited Activities In Floodway Requiring Permit

7-2-2: When Building Permits Issued

7-2-3: Requirements !2R!

7-2-1: PROHIBITED ACTIVITIES IN FLOODWAY REQUIRING PERMIT:

The following activities that require a permit will not be approved in a floodway:

- A. Constructing a new building.
- B. Additions to existing buildings.
- C. Substantially improving existing buildings.
- D. Placing manufactured (mobile) homes.
- E. Subdivision of land.
- F. Temporary building and accessory structures.
- G. Agricultural buildings.
- H. Parking and storage of recreational vehicles.
- I. Temporary or permanent storage, including gas/liquid tanks and sand/gravel.
- J. Roads, bridges and culverts.
- K. Fill grading, excavation, mining and dredging.
- L. Altering stream channels. (Ord. 04-05, 3-2-2004)

7-2-2: WHEN BUILDING PERMITS ISSUED:

Building permits will be issued only if the building site is reasonably safe from flooding. (Ord. 04-05, 3-2-2004)

7-2-3: REQUIREMENTS:

The county may require that:

A. New and improved homes and manufactured homes to be elevated above the base flood elevation.

B. Elevation certificates to document compliance after FEMA completes flood mapping. (Ord. 04-05, 3-2-2004)

CHAPTER 3

CONTRACTS FOR CONSTRUCTION IN SPECIAL SERVICE DISTRICT

SECTION:

7-3-1: Contracts For Construction In Special Service District !2R!

7-3-1: CONTRACTS FOR CONSTRUCTION IN SPECIAL SERVICE DISTRICT:

A. Definitions: For the purposes of this section:

!DEF! CONSTRUCTION: Shall have the same meaning as defined in Utah Code Annotated section 72-6-109(1) (c) (i).

MAINTENANCE: Shall have the same meaning as defined in Utah Code Annotated section 72-6-109(1) (e). !DEFEND!

B. Contracts For Construction: Pursuant to Utah Code Annotated section 17D-1-107, contracts for "construction" entered into by the county special service district which have an estimated cost in excess of one hundred twenty five thousand dollars (\$125,000.00) shall be subject to the provisions of the building improvements and public works projects act, Utah Code Annotated section 11-39-101 et seq.

C. Contracts For Maintenance: Contracts for "maintenance" entered into by the county special service district that exceed one hundred twenty five thousand dollars (\$125,000.00) in estimated cost shall be subject to the provisions of the building improvements and public works projects act, Utah Code Annotated section 11-39-101 et seq., except that "maintenance" work or projects conducted by the special service district, or by the special service district utilizing the officers, employees, property, equipment, offices or facilities of the county pursuant to Utah Code Annotated section 17D-1-107, shall not be subject to the provisions of said act and may, at the discretion of the governing board of the county special service district, be performed without bidding by the district or the county pursuant to Utah Code Annotated section 17D-1-107. (Ord. 03-10, 6-9-2003; amd. 2017 Code)