

TITLE 9. BUILDING AND CONSTRUCTION

CHAPTER 9-100. Building Regulations.

9-101. Building Official. There is hereby created the position of building official who shall also be known as the municipal building inspector.

9-102. 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.

9-103. 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 this code.

CHAPTER 9-200. Building Permits and Plans.

9-201. Permit Required - Exceptions. 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.

9-202. 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.

9-203. Application. A building permit shall be secured from the Building Inspector on written application, accompanied by 2 set of plans and specifications, which must state the specific nature of the construction or alterations to be made.

9-204. Review of Application.

(A)

- (1) The application, plans, & specifications shall be reviewed by the Building Inspector to determine whether the proposed construction or alteration conforms to the Building Codes and Ordinances of this municipality.
- (2) The Building Inspector upon review of the plans and specifications, shall stamp "Approved" if the plans do conform or "Disapproved" if the plans do not conform.

TITLE 9. BUILDING AND CONSTRUCTION

- (3) If the plans are disapproved, the reasons therefore shall be annexed to the plans.
- (B)
- (1) One set of plans and specifications shall be retained by the Building Inspector.
 - (2) The Building Inspector shall require a minimum of twenty four (24) hours from time of receipt of application, plans, and specifications to issuance of the Building Permit.
 - (3) The Building Inspector may revoke at any time a permit which has been issued for any building or structure constructed or being constructed or which would be or result, if constructed, in a violation of any ordinance of this municipality.

9-205. Permit Fee. The Treasurer shall collect a fee for the Building Permit from the applicant in an amount in accordance with Table No. 3-A of the Uniform Building Code. (Ord. 98-03)

9-206. Soils Hazard Mitigation Plan. Prior to any construction on soils rated as “very limited” according to the Natural Resources Conservation Service’s Soil Survey, the contractor shall provide with the construction plans a Soils Hazard Mitigation plan for the proposed construction. This plan must be approved by the City Engineer or other qualified agent of the city. The cost for on-site investigation and approval of the soils hazard mitigation plans will be included as part of the building permit fee. The fee for evaluating this plan and any additionally required on-site investigations shall be established by the City Council by resolution. The soils hazard mitigation plan shall include as a minimum:

- (A) A topographical survey of the property before construction at one-foot (1’) contour intervals;
- (B) The proposed final grade plan for the property with one-foot (1’) contour intervals;
- (C) A plan view of the area including the footprint of the building;
- (D) Any existing seasonal drainage patterns and any proposed changes thereto;
- (E) Anticipated cuts and fills including imports and exports of any soils from/to the site;
- (F) Proposed locations of any accesses including driveways and other such surfaces;
- (G) The location of and plan for any proposed retaining walls; and
- (H) Plans for restoration of disturbed areas to return them to heir natural condition as applicable.

(Ord. 05-12)

TITLE 9. BUILDING AND CONSTRUCTION

CHAPTER 9-300. Construction Contractors.

9-301. Purpose.

- (A) The purpose of this part is to establish a system of imposing license fees upon persons engaging in business within the limits of the municipality as contractors. The licenses are designed to be determined upon the basis of each contract or job being performed.
- (B) It is the opinion of the governing body that this method of determining the amount of fee will result in fair taxation and will not discriminate against the contractor who performs only a few jobs within the municipal limits as distinguished from the contractor who performs many.

9-302. Definitions.

- (A) "Contractor" means any person, firm co-partnership, corporation, association, or other organization, or any combination thereof, who for a fixed sum, price, fee, percentage, or other compensation other than wages, undertakes any building, highway, road, railroad, excavation or other structure project, development, or improvement, other than to personality, or any part thereof; provided, that the term contractor, as used in this part, shall include anyone who builds more than one structure on his own property during any one year for the purpose of sale and shall include subcontractors, but shall not include anyone who merely furnishes materials or supplies without fabricating the same into, or consuming the same in the performance of the work of the contractors as herein defined.
- (B) Types of Contractors: As an illustrative list of contractors subject to the provisions of this part, but not in limitation thereof, the following occupations are subject to this part: general contractors, specialty contractors of all kinds, such as but not limited to those engaged in the business of installing, repairing or otherwise performing services in connection with: acoustical tile and roof decking; awnings, storm doors, and windows; air conditioning, dry-heating, sheet metal; boilers, steam-fitting; carpentry; cement and concrete; ceramic tile; cabinet millwork; composition floor, counter tops, tile; carpet; drywall; elevator installation; electrical; excavating and grading; fencing; floor coverings; fire prevention (structural); furnaces and burners; glazing; industrial piping; iron and bronze (ornamental); insulation; landscaping; lathing; lawn sprinklers; masonry; mosaic tile and terrazzo; overhead doors; painting and paper hanging; pest control (structural); plastering; plumbing and wet heating; roofing and siding; swimming pool; signs; stone masonry; sewer installation; steel reinforcing and erection; tanks (structural); waterproofing; weather- stripping; welding; wrecking and demolition; wood floor laying and finishing.

TITLE 9. BUILDING AND CONSTRUCTION

9-303. Doing Business Without Registration and a License Unlawful. Any person desiring to engage in business as a contractor within the corporate limits of this municipality must comply with the two following requirements:

- (A) Prior to engaging in any subject business activity during any calendar year, he must register for the calendar year as a contractor by completing and filing a registration form in the office of the recorder/ clerk.
- (B) Prior to the performance of any services in connection with any specific contract or job, the person shall secure a license to engage in the performance of service connected with said specific job or contract from the office of the recorder/clerk.

9-304. Registration.

- (A) Any person desiring to engage in business as a contractor shall complete and file in the office of the recorder/ clerk a registration form provided to him by the municipality which shall show:
 - (1) The name of the contractor.
 - (2) The address and telephone number of the contractor.
 - (3) The type of organization, e.g., corporation, partnership, or sole proprietor.
 - (4) If a partnership or a corporation or other artificial person, the name, address, and telephone number of the person responsible for the functions of the organization:
 - (a) Whether or not licensed under the contractor's license law of the State of Utah; if so, the license number of the contractor.
 - (b) Type of business in which registrant seeks to engage, e.g. general contractor or one of the specialty contractors.
 - (c) Such other information as the governing body may by regulation require.
- (B) Any person seeking to register for the privilege of doing business as a contractor within the limits of this municipality for any calendar year, or any part thereof, shall pay an annual registration fee as specified by resolution adopted by the City Council.

9-305. Job License for Each Contract.

TITLE 9. BUILDING AND CONSTRUCTION

- (A) Any person desiring to perform services as a contractor shall, in addition to registering, as above required, secure a job license granting to him the privilege of performing the services required of him for each contract or job which he proposes to complete.
- (B) Any person seeking said job license for a contract or job shall complete an application therefor, on forms provided him by the municipality. The application shall set forth:
 - (1) The name and address of the contractor.
 - (2) His municipal registration number.
 - (3) The number of his state contractor's license.
 - (4) The person by whom he is engaged to perform services as a contractor.
 - (5) The address of said person.
 - (6) The location at which the said contractor's services are to be performed.
 - (7) The type of services that are to be performed, e.g., as a general contractor, as one of the specialty contractors.
 - (8) The contract amount.

9-306. Job License Fee. Every contractor, for the privilege of engaging in the business of performing said services, shall pay job license fees based upon the project contract amount as specified by resolution adopted by the City Council.

9-307. Records - Inspection.

- (A) All persons registered pursuant to this part for the privilege of doing business as contractors, and all persons who engage in doing business as contractors, shall maintain records of all services performed by them as contractors within the corporate limits of this municipality.
- (B) The records shall disclose the person for whom the services are performed and the contract price or charge made for the services and such other information as the governing body may, by regulation, require.
- (C) The persons shall maintain such records at their office or principal place of business and shall permit officials or agents of the municipality to inspect said records for the purpose of determining whether or not said persons have complied with the requirements of this license part.

TITLE 9. BUILDING AND CONSTRUCTION

9-308. Regulations. The governing body may adopt such regulations as in its opinion are necessary to implement this part and the objectives thereof.

CHAPTER 9-400. Building Code.

9-401. Adoption of Building Code. The building codes, adopted by the State of Utah, and printed as a code in book form, are hereby approved and adopted as the building codes of this municipality. Any reference herein to the "Uniform Building Code" or "Building Code" shall mean the building codes as adopted by the State of Utah. At least one copy of the building codes shall be filed with the Recorder/Clerk for use and examination by the public. (Ord. 91-03, Ord. 03-03)

9-402. Fallout Shelters Exempted.

- (A) Exemption from Building Code Requirements. Due to the specialized purpose of emergency nature for which family fallout shelters are designed, any such shelter which complies with the provisions of this chapter is hereby exempt from the provisions of the Building Code, except as otherwise provided therein.
- (B) Definition. For the purpose of this part, a family fallout shelter is a structure designed and constructed for emergency use only, to afford minimum protection from nuclear radiation, commonly known as fallout, resulting from a nuclear incident which recently has been or is likely to be of catastrophic proportions.
- (C) Design. A family fallout shelter shall be of a design conforming to that recommended or accepted by the Federal Department of Defense, Office of Civil Defense.
- (D) Construction. A family fallout shelter shall, in all matters relating to construction and structural stability, comply with not less than the equivalent of the provisions relating to design loads and general building requirements specified in the Uniform Building Code.
- (E) Administrative Application of Building Code. Notwithstanding the foregoing, the provisions contained in the Building Code relating to administration, permits and inspections shall be applicable to family fallout shelters.

TITLE 9. BUILDING AND CONSTRUCTION

CHAPTER 9-500. Electrical Code.

9-501. Electrical Code. The electrical code, adopted by the State of Utah, and printed as a code in book form, is hereby approved and adopted as the electrical code of this municipality. Any reference herein to the “National Electric Code” or “Electric Code” shall mean the electric code as adopted by the State of Utah. At least one copy of the electric code shall be filed with the Recorder/Clerk for use and examination by the public. (Ord. 91-03, Ord. 03-03)

9-502. 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.

9-503. Unlawful Installation - Disconnection.

- (A) If the building inspector shall find any part of any electric light or power wiring, appliances, apparatus, or fixture 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.

CHAPTER 9-600. Plumbing Code.

The Uniform Plumbing Code, currently adopted by State of Utah, with changes and amendments adopted by the Utah State Board 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, hereby is approved and adopted as the plumbing code of this municipality. (Ord. 91-03)

TITLE 9. BUILDING AND CONSTRUCTION

CHAPTER 9-700. Adoption of Other Codes.

The following codes, as adopted by State of Utah, are hereby approved and adopted as construction and abatement codes of this municipality: (Ord. 03-03)

9-701. Adoption of Plumbing Code. The plumbing code, adopted by the State of Utah, and printed as a code in book form, is hereby approved and adopted as the plumbing code of this municipality. Any reference herein to the national plumbing code, plumbing code, or uniform plumbing code shall mean the plumbing code as adopted by the State of Utah. At least one copy of the plumbing code shall be filed with the Recorder/Clerk for use and examination by the public.

9-702. Adoption of Fuel Gas Code. The fuel gas code, adopted by the State of Utah, and printed as a code in book form, is hereby approved and adopted as the fuel gas code of this municipality. Any reference herein to the “National Fuel Gas Code”; “Fuel Gas Code”; “Construction of Gas Code”; or the “Code for Installing Gas Piping for Appliances” shall mean the fuel gas code as adopted by the State of Utah. At least one copy of the fuel gas code shall be filed with the Recorder/Clerk for use and examination by the public.

9-703. Adoption of Fire Code. – See Chapter 10-200

9-705. Adoption of Mechanical Code. The mechanical code, as adopted by State of Utah, and printed as code in book form is approved and adopted as the mechanical code of this municipality. Any reference herein to the “Uniform Mechanical Code” or “Mechanical Code” shall mean the mechanical code as adopted by the State of Utah. At least one copy of the mechanical code shall be filed with the Recorder/Clerk for use and examination by the public.

9-706. Adoption of a Manufactured Housing Code. The code for regulating manufactured housing currently adopted by the State of Utah and printed as code in book form is hereby adopted as the manufactured housing code of this municipality

9-707. Adoption of Energy Conservation Code . The energy conservation code as adopted by State of Utah, and printed as code in book form is approved and adopted as the energy conservation code for this municipality. Any reference herein to the “Utah Code for Energy Conservation” or the “Energy Code” shall mean the energy conservation code adopted by the State of Utah. At least one copy of the energy conservation code shall be filed with the Recorder/Clerk for use and examination by the public.

9-708. Adoption of Other, Miscellaneous Codes. The following codes, as adopted by State of Utah, are hereby approved and adopted as uniform codes of this municipality:

1. Individual Wastewater (Sewage) Disposal Code
2. Small Underground Wastewater Disposal System Code

TITLE 9. BUILDING AND CONSTRUCTION

9-709. Violations Declared Nuisance. Violations of uniform standards as listed in this title or elsewhere in the North Logan City Ordinance are hereby made a nuisance and shall be abated in the manner provided in Title 10, or as provided by the Building Official or applicable public safety official