

# Title 15

## Buildings and Construction

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## Chapter 15.04 Building Code.

**15.04.010 Adopted - Copies on File.** The 2000 edition of the International Building Code (IBC) as modified by Chapter 11 of the 2001 edition of the Supplement to the International Building Code, promulgated by the International Code Council, and amendments adopted under the Utah Administrative Code together with standards incorporated into the IBC by reference, including but not limited to, the 2000 edition of the International Residential Code (IRC) promulgated by the International Code Council are adopted for regulation of all buildings and construction within the corporate limits of the city, subject to the additions, deletions and modifications set forth in this chapter. (Ord. 2002-10, 9/10/02: prior codes Ord. 2000-3, 2/8/00 and Ord. 87-15.04 §1(part), 1987)

**15.04.020 Section 105 Amended-Board of Appeals.** Section 105 of the Uniform Building Code is amended by adding the following paragraph:

The Board of Appeals is empowered to determine the intent of all code provisions and to grant variances when appropriate review indicates that the intent of the code will be met. (Ord. 2000-3, 2/8/00: prior code Ord. 87-15.04 §1(part), 1987)

**15.04.030 Section R105 Amended-Permits.**

A. Section R105.2 of the Uniform Building Code is amended by adding the following paragraph:

A building permit shall be required for the installation of a hot tub or spa. The hot tub or spa shall be provided with a cover capable of supporting 50 pounds per square foot or be enclosed by a six-foot high fence.

B. Section R105.2 of the Uniform Building Code is amended to read:

Work exempt from permit. Permits shall not be required for the following. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building:

1. One-story detached accessory structures, provided the floor area does not exceed 200 square feet.
2. Fences not over 6 feet high.
3. Retaining walls that are not over four feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed two to one.
5. Sidewalks and driveways not more than 30 inches above adjacent grade and not over any basement or story below.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches deep.
8. Swings and other playground equipment accessory to

a one- or two-family dwelling.

9. Window awnings supported by an exterior wall.

10. One-story detached accessory agriculture building defined as: a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

Unless otherwise exempted, separate plumbing, electrical, mechanical and storm sewer permits will be required for the above exempted items.

**Electrical:**

Repairs and maintenance: A permit shall not be required for minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

**Gas:**

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

**Mechanical:**

1. Portable heating appliance.
2. Portable ventilation appliances.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration systems containing 10 pounds or less of refrigerant or that are actuated by motors of 1 horsepower or less.

**Plumbing:**

The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures. (Ord. 2002-10, 9/10/02: prior codes Ord. 2000-3, 2/8/00 and Ord. 87-15.04 §1(B)(1, 2), 1987)

**15.04.070 Section 310.4 Amended-Group R-Emergency Exits.** The last sentence of the fourth paragraph of Section 310.4 of the Uniform Building Code is amended to read:

When windows are provided as a means of escape or rescue, they shall have a

finished sill height not more than 44 inches above the floor, except that buildings constructed prior to 1988 may have an emergency egress window sill height of 48 inches. (Ord. 2000-3, 2/8/00: prior code Ord. 87-15.04 §1(C)(2), 1987)

**15.04.080 Section 310.5 Amended-Group R-Light, Ventilation and Sanitation.** Section 310.5 of the Uniform Building Code is amended by adding the following paragraph:

Buildings constructed prior to 1988, which have existing habitable rooms with less than the minimum amount of window area required by this section, may use artificial lighting in lieu of natural light. (Ord. 2000-3, 2/8/00: prior code Ord. 87-15.04 §1(C)(3), 1987)

**15.04.090 Section 310.6.1 Amended-Group R-Ceiling Height.** Section 310.6.1 of the Uniform Building Code is amended by adding the following paragraph:

Buildings constructed prior to 1988, may have habitable rooms with a ceiling height of not less than 6 feet, 6 inches. (Ord. 2000-3, 2/8/00: prior code Ord. 87-15.04 §1(C)(4), 1987)

**15.04.100 Section R321.2.2 Amended-Parapets.** Section 709.4.1 of the Uniform Building Code is amended by adding the following paragraph under the designation *Exceptions*:

6. Buildings constructed on a property line in compliance with the zero side yard provisions of the zoning ordinance need not have a parapet provided that the building on the adjoining lot is at least 16 feet away. (Ord. 2002-10, 9/10/02: prior codes Ord. 2000-3, 2/8/00 and Ord. 87-15.04 §1(D), 1987)

**15.04.120 Section 1614 Snow Loads.** Section 1614 of the Uniform Building Code is amended by adding the following paragraph:

The minimum basic snow load design for roof structures shall be 30 pounds per square foot. The snow loads for the following elevations are as follows:

Ground Elevation	Ground Snow Load
4500 to 4999	43.0 p.s.f.
5000 to 5499	53.3 p.s.f.
5500 to 5999	76.3 p.s.f.
6000 to 6499	103.8 p.s.f.
6500 to 6999	133.1 p.s.f.

(Ord. 2000-7, 2/22/00: prior code Ord. 87-15.04 §1(F), 1987)

**15.04.130 Updates.** The amendments adopted in Sections 15.04.010, 15.12.010, 15.16.010, 15.20.010 and 15.28.010 shall be automatically updated whenever additional amendments are adopted by the Division of Occupational and Professional Licensing and/or the Uniform Building Code Commission pursuant to their authority under Utah Code Ann. §58-56-4(4) and §58-56-7 and added to the amendments included in R156-56-704, -706, -707, -708 or -710. (Ord. 2002-10, 9/10/02)

**15.04.140 Fees.** Fees authorized in the IBC for inspections, permits, certificates and other purposes shall be established in the Consolidated Fee Schedule of the city. (Ord. 2006-9, 12/19/06 prior: Ord. 2002-10, 9/10/02)

**15.04.142. Plan Check Fees.** When submittal documents are required by Section R106.1, a plan

review fee shall be paid to the city for the review of the plans whether the building permit is issued or not. Said plan review fee shall be set by resolution of the city council. (Ord. 2002-10, 9/10/02)

**15.04.144 Limitation on Plan Check Fees.** The City's fees for reviewing and approving plans for commercial or residential buildings shall be:

- A. In the case of commercial buildings, sixty-five percent (65%) of the amount the City has charged for the building permit, or
- B. In the case of residential buildings, fifty percent (50%) of the amount the City has charged for the building permit. (Ord. 2002-10, 9/10/02)

**15.04.146 Fees for Identical Plan Check.**

- A. The City's fees for reviewing and approving identical plans shall be the greater of:
  - 1. The City's costs of ensuring that the plans are identical and reviewing and approving minor variations between the two identical buildings, or
  - 2. One hundred dollars (\$100.00.) (Ord. 2002-10, 9/10/02)

**15-04-150 IBC Amendments.** The IBC adopted in section 15.04.010 is amended by the statewide amendments contained in R156-56-704 of the Utah Administrative Code. All of those amendments included in R156-56-704 are hereby incorporated into the Pleasant View Municipal Code by this reference. (Ord. 2002-10, 9/10/02)

**15-04-151 IRC Amendments.** The IRC adopted in section 15.04.010 is amended by the statewide amendments contained in R156-56-710 of the Utah Administrative Code. All of those amendments included in R156-56-710 are hereby incorporated into the Pleasant View Municipal Code by this reference. (Ord. 2002-10, 9/10/02)

**15.04.170 Violation.** Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating or causing the violation of the provisions of this chapter shall be guilty of a class C misdemeanor. (Ord. 87-15.04 §9(part), 1987)

## Chapter 15.08 Housing Code

**15.08.010 Adopted-Copies on File.** The 1985 Uniform Housing Code, three copies thereof having been filed for use and examination by the public in the office of the city recorder subject to the amendments set forth in this chapter, establishing rules, regulations and standards for the eviction, alteration, use and maintenance of all buildings used, designed or maintained to be used for human habitation. (Ord. 87-15.04 §2(part), 1987)

**15.08.020 Section 503(a) Amended-Room Dimensions.** Buildings 503(a) is amended by adding the following two paragraphs:

Buildings constructed prior to 1988, may have habitable rooms with ceiling height of not less than six feet six inches.

An existing dwelling having habitable space below the first story may have ceilings less than seven foot six inches provided that:

1. The habitable space is occupied by members of the family of the floor above, and;
2. The minimum ceiling shall not be less than six foot six inches unless permitted by the Board of Appeals. (Ord. 87-15.04 §2(A)(1), 1987)

**15.08.030 Section 504(a) Amended-Light and Ventilation.** Section 504(a) of the Uniform Building Code is amended by adding the following paragraph:

4. Buildings constructed prior to 1988, which have existing habitable rooms with less than the minimum of window area required by this section, may use artificial lighting in lieu of natural light. (Ord. 87-15.04 §2(A)(2), 1987)

**15.08.040 Section 801 Amended-Exits.** Section 801 of the Uniform Building Code is amended by adding the following sentence to the last paragraph thereof:

Buildings constructed prior to 1988 may have emergency egress window sill heights of 48 inches. (Ord. 87-15-04 §3(A)(3), 1987)

**15.08.050 Violation.** Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating or causing the violation of the provisions of this chapter shall be guilty of a class C misdemeanor. (Ord. 87-15.04 §9(part), 1987)

## Chapter 15.12 Mechanical Code

- 15.12.010 Adopted-Copies on File.** The 2000 Edition of the International Mechanical Code (IMC), together with all applicable standards set forth in the 2000 International Fuel Gas Code (IFGC) (formerly included as part of the International Mechanical Code) is adopted as the mechanical code of the city, establishing rules, regulations and standards for the installation and repair of mechanical equipment. (Ord. 2002-10, 9/10/02: prior codes Ord. 2000-4, 2/8/00 and Ord. 87-15.04 §3(A), 1987)
- 15.12.020 Fees.** Fees for mechanical services, as defined by the International Mechanical Code, 2000 Edition, shall be established from time to time by resolution of the city council. (Ord. 2002-10, 9/10/02: prior codes Ord. 2000-4, 2/8/000 and Ord. 87-15.04 §3(B), 1987)
- 15.12.025 IMC Amendments.** The IMC adopted in section 15.12.010 is amended by the statewide amendments contained in R156-56-708 of the Utah Administrative Code. All of those amendments included in R156-56-708 are hereby incorporated into the Pleasant View Municipal Code by this reference. (Ord. 2002-10, 9/10/02)
- 15.12.030 Violation.** Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating or causing the violation of the provisions of this chapter shall be guilty of a class C misdemeanor. (Ord. 87-15.04 '9(part), 1987)

## Chapter 15.16 Plumbing Code

- 15.16.010 Adopted-Copies on File.** The 2000 Edition of the International Plumbing Code (IPC) promulgated by the International Code Council is adopted as the plumbing code of the city, establishing rules, regulations and standards for the installation and repair of plumbing systems. (Ord. 2002-10, 9/10/02: prior codes Ord. 2000-5, 2/8/00 and Ord. 87-15.04 §4(A), 1987)
- 15.16.020 Fees.** Fees for plumbing services, as defined by the International Plumbing Code, 2000 Edition, shall be established from time to time by resolution of the city council. (Ord. 2002-10, 9/10/02: prior codes Ord. 2000-5, 2/8/00 and Ord. 87-15.04 §4(B), 1987)
- 15-16-045 IPC Amendments.** The IPC adopted in section 15.16.010 is amended by the statewide amendments contained in R156-56-707 of the Utah Administrative Code. All of those amendments included in R156-56-707 are hereby incorporated into the Pleasant View Municipal Code by this reference. (Ord. 2002-10, 9/10/02)
- 15.16.050 Violation.** Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating or causing the violation of the provisions of this chapter shall be guilty of a class C misdemeanor. (Ord. 87-15.04 §9(part), 1987)

## Chapter 15.20 Electrical Code

**15.20.010 Adapted-Copies on File.** The 1999 National Electrical Code (NEC) promulgated by the National Fire Protection Association is adopted as the electrical code of the city, establishing rules, regulations and standards for the installation and repair of electrical equipment. (Ord. 2002-10, 9/10/02: prior codes Ord. 2000-6, 2/8/00 and Ord. 87-15.04 §5(A)(part), 1987)

**15.20.060 Fees.** Fees for electrical services, as defined by the National Electrical Code, 1999 Edition, shall be established from time to time by resolution of the city council. (Ord. 2000-6, 2/8/00: prior code Ord. 87-15.04 §5(C), 1987)

**15-20-065 NEC Amendments.** The NEC adopted in section 15.20.010 is amended by the statewide amendments contained in R156-56-706 of the Utah Administrative Code. All of those amendments included in R156-56-706 are hereby incorporated into the Pleasant View Municipal Code by this reference. (Ord. 2002-10, 9/10/02)

**15.20.070 Violation.** Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating or causing the violation of the provisions of this chapter shall be guilty of a class C misdemeanor. (Ord. 87-15.04 §9(part), 1987)

## Chapter 15.24 Fire Code.

**15.24.010 Adopted.** There is hereby adopted by the City of Pleasant View for the purpose of prescribing regulation governing conditions hazardous to life and property from fire, hazardous materials or explosion, that certain code known as The International Fire Code, 2015 Version as well as the version officially adopted by State of Utah, including all changes and appendices. (Ord.2016-4, 7/12/16: prior codes Ord 2003-2, 1/28/03, Ord 98-2, 3/10/98; Ord. 95-17, 12/12/95 & Ord. 1-82 §1, 1982)

**15.24.020 Definitions.**

A. Wherever the word jurisdiction is used in the International Fire Code, it shall mean within the city limits of City of Pleasant View. (Ord 2003-2, 1/28/03: prior codes Ord 98-2, 3/10/98; Ord. 95-17, 12/12/95 & Ord. 1-82 §2, 1982)

**15.24.030 Enforcement.**

A. The International Fire Code as adopted and amended herein shall be enforced by the North View Fire Department which shall be operated under the supervision of the chief of the fire department.

B. The chief of the fire department may detail such members of the fire department as inspectors as shall from time to time be necessary. (Ord 2003-2, 1/28/03: prior codes Ord 98-2 3/10/98; Ord. 95-17, 12/12/95 & Ord. 1-82 §3, 1982)

**15.24.035 Filled Blanks.** The blanks in the following sections of the 2000 International Fire Code are filled in as follows:

A. The blank in Section 101.1 should read "Pleasant View City";

B. The first blank in Section 109.3 should read "misdemeanor";

C. The second blank in Section 109.3 should read "\$299.00";

D. The third blank in Section 109.3 should read "180 days"; and

E. Both blanks in Section 111.4 should read "\$599.00." (Ord 2003-2, 1/28/03)

**15.24.039 Permit for Storage of Cryogenic Fluid.**

A. In Section 3204.3.1.1, a permit is required for the storage of any amount of flammable cryogenic fluid used within the City, except that a permit will not be required for 1) vehicles equipped for and using cryogenic fluids as the primary fuel for propelling the vehicle, or 2) for refrigeration. (Ord 2003-2, 1/28/03)

**15.24.040 Storage of Flammable or Combustible Liquids in Outside Aboveground Tanks.**

A. In Section 3406.2.4.4., the storage of flammable or combustible liquids in outside above-ground tanks is prohibited, unless the tanks meet the requirements of Sections 3404.2.9.6.1 through 3404.2.9.6.10, except for storage within the following limits:

1. The storage does not exceed 10 gallons of Class I flammable liquids in all residential zones;
2. The storage does not exceed 60 gallons of Class II flammable liquids in all residential zones; or
3. The storage does not exceed 400 gallons of Class I, II liquids in all other zones.

B. In Section 3406.2.4.4, no bulk storage of flammable or combustible liquids shall be permitted within the corporate limits of Pleasant View City. (Ord 2003-2, 1/28/03: prior codes Ord 98-2, 3/10/98; Ord. 95-17, 12/12/95 & Ord. 1-82 §4, 1982)

**15.24.050 Storage of Liquefied Petroleum Gasses.** In Section 3804.2, the storage of liquified petroleum gas is limited to 800 gallons in all residential zones and 2,000 gallons in all other zones. (Ord 2003-2, 1/28.03: prior codes Ord 98-2, 3/10/98; Ord. 95-17, 12/12/95 & Ord. 1-82 §5, 1982)

**15.24.085 Adoption of Appendices to the International Fire Code.** The following Appendices to the International Fire Code are hereby adopted as if they were fully integrated into the International Fire Code. Any activity which is governed by the terms of the International Fire Code shall also comply with the terms of these Appendices:

- Appendix A: Board of Appeals
- Appendix B: Fire-Flow Requirements for Buildings
- Appendix C: Fire Hydrant Locations and Distribution
- Appendix D: Fire Apparatus Access Road - Appendix D to the International Fire Code is also hereby adopted, provided that if the terms of Appendix are found to be in conflict with the grading and road standards of the City's Public Works Standards or any equivalent document, the provisions of the Public Works Standards shall control.
- Appendix E: Hazard Categories
- Appendix F: Hazard Ranking
- Appendix G: Cryogenic Fluids - Weight and Volume Equivalents (Ord 2003-2, 1/28/03)

**15.24.090 Repeal of Conflicting Ordinances.** All city ordinances or parts thereof conflicting or if this ordinance or of the Uniform Fire Code as adopted and amended herein are hereby repealed. (Ord 2003-2, 1/28/03: prior codes Ord 98-2, 3/10/98; Ord. 95-17, 12/12/95)

**15.24.100 Validity.** If any section, subsection sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, illegal or unenforceable for any reason, that decision shall not affect the validity of the remaining portions of this ordinance. The City Council of Pleasant View City declares that it would have passed this ordinance, and each section, subsection, clause or phrase

thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases might be declared unconstitutional. (Ord 2003-2, 1/28/03: prior codes Ord 98-2 3/10/98; Ord. 95-17, 12/12/95)

## Chapter 15.28 Energy Conservation Code

**15.28.010 Adopted-Copies on File.** The 2000 Edition of the International Energy Conservation Code (IECC) promulgated by the International Code Council is adopted for regulation of all building, construction, and work performed as described therein with the corporate limits of the city. (Ord. 2002-10, 9/10/02)

**15.28.020 Violation.** Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating or causing the violation of the provisions of this chapter shall be guilty of a class C misdemeanor.

## **Chapter 15.32 Public Construction Standards**

**15.32.010 Adopted-Copies on File.** A certain document designated "Minimum Standards of Design and Specifications for the Construction of Public Works" for the city, three copies of which are on file with the city recorder, being marked and designated as minimum standards of design and specifications for the construction of public works, are referred to and adopted and made a part thereof as fully set out in the document as part of this chapter. (Ord. dated 2/4/65 §1)

## Chapter 15.36 Flood Hazard Control

**15.36.010 Provisions to be Enacted.** The council assures the Federal Insurance Administration that it will enact as necessary, and maintain in force for those areas having flood or mudslide hazards, adequate land use and control measures with effective enforcement provisions consistent with the criteria set forth in Section 1910 of the National Flood Insurance Program Regulations. (Ord. dated 6/26/75 (part))

**15.36.020 Building Inspector Responsibility.** The council:

A. Vests the building inspector with the responsibility, authority, and means to:

1. Delineate or assist the administrator, at his request, in delineating the limits of the areas having special flood and/or mudslide hazards on available local maps of sufficient scale to identify the location of building sites,

2. Provide such information as the administrator may request concerning present uses and occupancy of the floodplain and/or mudslide area,

3. Cooperate with federal, state and local agencies and private firms which undertake to study, survey, map and identify floodplain or mudslide areas, and cooperate with neighboring communities with respect to management of adjoining floodplain and/or mudslide areas in order to prevent aggravation of existing hazards,

4. Submit on the anniversary date of the community's initial eligibility an annual report to the administrator on the progress made during the past year within the community in the development and implementation of floodplain and/or mudslide area management measures;

B. Appoints the building inspector to maintain for public inspection and to furnish upon request a record of elevations in relation to mean sea level of the lowest floor, including basement, of all new or substantially improved structures located in the special flood hazard areas. If the lowest floor is below grade on one or more sides, the elevation of the floor immediately above must also be recorded;

C. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the program. (Ord. dated 6/26/75 (part))

**15.36.030 Building Permit and Subdivision Review.**

A. The building inspector shall review all building permit applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a location that has a flood hazard, any proposed new construction or substantial improvement, including prefabricated and mobile homes, must

1. Be designed (or modified) and anchored to prevent flotation, collapse or lateral movement of the structure,

2. Use construction materials and utility equipment that are resistant to flood damage, and

3. Use construction method and practices that will minimize flood damage.

B. The building inspector shall review subdivision proposals and other proposed new developments to assure that

1. All such proposals are consistent with the need to minimize flood damage,

2. All public utilities and facilities, such as sewer, gas, electrical and water

systems are located, elevated and constructed to minimize or eliminate flood damage, and

3. Adequate drainage is provided so as to reduce exposure to flood hazards.

C. The building inspector shall require new or replacement water supply systems and/or sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into floodwater, and required on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding. (Ord. dated 6/26/75 (part), 1975)

**15.36.040 Permit Requirements.**

A. The city council shall require the issuance of a permit for any excavation, grading, fill or construction in the community.

B. The city council shall require review of each permit application to determine whether the proposed site and improvements will be reasonably safe from mudslides. If a proposed site and improvements are in a location that may have mudslide hazards, a further review must be made by persons qualified in geology and soils engineering; and the proposed new construction, substantial improvement, or grading must:

1. Be adequately protected against mudslide damage, and
2. Not aggravate the existing hazard. (Ord. dated 6/26/75 (part), 1975)

# Title 15

## Buildings and Construction

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