

**Ordinance No. 14-49**

**AN ORDINANCE APPROVING AMENDMENTS TO THE PARK CITY MUNICIPAL CODE OF PARK CITY, UTAH TO REFLECT THE STATE BUILDING CODE ADOPTIONS, WITHIN TITLE 11, BUILDING AND BUILDING REGULATIONS, CHAPTERS 3, 4, 7, 8 AND 9. SPECIFICALLY, THE PROPOSED CHANGES WOULD AMEND REFERENCES TO THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL PLUMBING CODE, NATIONAL ELECTRICAL CODE, AND THE INTERNATIONAL FIRE CODE TO REFLECT THE EDITIONS ADOPTED BY THE STATE OF UTAH.**

WHEREAS, Staff recognizes the need to maintain minimum life and safety standards to protect the general health, safety and welfare of Park City's citizens and property owners; to maintain the quality of life and experience for its residents and visitors; and

WHEREAS, the City council finds that it is in the public interest to regulate and enforce the standards of the International Building Code, International Residential Code, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, National Electrical Code, and the International Fire Code to ensure health, safety and welfare; and

WHEREAS, it is within the best interest of Park City to be consistent with the State of Utah which has adopted the 2012 International Building Code, International Residential Code, International Mechanical Code, International Fuel Gas Code, International Plumbing Code, National Electrical Code, and the International Fire Code and holds the legislative powers to do so; and

WHEREAS, the City Council duly noticed and conducted a public hearing at its regularly scheduled meeting on September 25, 2014; and

WHEREAS, the City Council finds the proposed amendments in the best interest of the residents of Park City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PARK CITY, UTAH THAT:

**Section I.** Amendment. Title 11, Chapters 3, 4, 7, 8 and 9, Building and Building Regulations described of the Municipal Code are amended to read as outlined in Exhibit A.

**Section II.** Effective Date. This Ordinance shall become effective upon publication.

**PASSED AND ADOPTED this 25<sup>th</sup> day of September, 2014.**

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor Jack Thomas

Attest:

\_\_\_\_\_  
Marci Heil, City Recorder

Approved as to form:

  
\_\_\_\_\_  
Mark D. Harrington, City Attorney

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**CHAPTER 3 - BUILDING CODE AND RESIDENTIAL CODE**

**11- 3- 1. INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE ADOPTED.**

The International Building Code and International Residential Code, ~~2009 edition as adopted by the State of Utah and published by the International Code Council (ICC),~~ establishing rules and regulations for the design, construction quality of materials, use and occupancy, location and maintenance of building and structures, ~~as adopted by the International Code Council, is are~~ hereby adopted as the Building Code of Park City, together with Rule R156-56 of the Utah Administrative Code, and the following Amendments.

(A) Appendix ~~Chapter E, located in the appendix~~ of the 2012 International Building Code ~~are is~~ adopted and incorporated herein. Appendix J of the 2012 International Building Code is adopted and incorporated herein with the following amendment: with an Amendment to Appendix J as follows: Except as specified in Section J103 of this section, no person shall do any grading, ~~or removing,~~ or grubbing of existing vegetation without first ~~having obtained~~obtaining a grading permit from the Building Official. Appendix ~~Chapter P of the 2006 located in the Appendix of the~~ International Residential Code, ~~2006 edition~~ is adopted and incorporated herein.

(B) **BUILDING PERMIT FEES.** A fee for each building permit shall be paid to the Building Official as set forth by fee resolution as adopted by the Park City Council.

(C) Section 901.2 AUTOMATIC FIRE EXTINGUISHING SYSTEMS is hereby amended by adding the following wording:  
PURPOSE. The purpose of this section is to establish minimum standards to safeguard life, health, property, public welfare and to protect the owners and occupants of structures within Park City by regulating and controlling the design and construction of buildings and structures.

*(Amended by Ord. Nos. 02-32; 06-87; 11-27)*

**11- 3- 2. AUTOMATIC FIRE EXTINGUISHING SYSTEMS.**

The following newly constructed structures of buildings used for or to be used for human occupancy shall have an automatic fire extinguishing system installed in conformity with the requirements of the International Fire Code Section 903.1 and the following amendments:

(A) All new construction having more than 6,000 square feet on any floor, except R-3 occupancy.

(B) All new construction having more than two (2) stories, except R-3 occupancy.

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(C) All new construction having three (3) or more dwelling units, including units rented or leased, and including condominiums or other separate ownership.

(D)(G) All new construction in the Historic Commercial Business zone district, regardless of occupancy.

(E)(D) All new construction and buildings in the General Commercial zone district where there are ~~no~~ side-yard setbacks or where one or more ~~of the~~ side yard setbacks ~~are~~ is less than two and one-half (2.5) feet per story of height.

(F) All existing building within the Historic District Commercial Business zone.

*(Amended by Ord. Nos. 02-32; 06-87)*

### CHAPTER 4 - MECHANICAL CODE AND FUEL GAS CODE

#### 11- 4- 1. MECHANICAL CODE AND FUEL GAS CODE.

The International Mechanical Code and International Fuel Gas Code, 2009 edition as adopted by the State of Utah and published by the International Code Council, establishing rules and regulations for the design, installation, maintenance, alteration, and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings. Similarly, the International Fuel Gas Code applies to the installation of fuel-gas piping systems, fuel gas appliances, gaseous hydrogen systems and related accessories.~~the design, construction quality of materials, use and occupancy, location and maintenance of building and structures, as adopted by the International Code Council is are~~ hereby adopted as the Mechanical Code of Park City.

*(Amended by Ord. Nos. 02-32; 06-87; 11-27)*

### CHAPTER 5 - UNIFORM HOUSING CODE

#### 11- 5- 1. HOUSING CODE.

The Uniform Housing Code, 1997 edition, printed as code in book form, and adopted by the International Conference of Building Officials, providing minimum requirements for the protection of life, limb, health, safety and welfare of the general public and the owners and occupants of residential buildings is hereby adopted as the Housing Code of Park City.

(A) APPLICATION. The provisions of the Housing Code shall apply to all buildings or portions thereof used, ~~or~~ designed for use, or intended to be used for human habitation. Occupancies in existing buildings may be continued as provided in Chapter 34 Section 3402 of the International Building Code, except as to those structures found to be substandard as defined in the Housing Code.

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(B) **VIOLATIONS**. It shall be unlawful for any person, firm or corporation whether as owner, lessee, sublessee, or occupant to erect, construct, enlarge, alter, repair, move, improve, remove, demolish, equip, use, occupy, or maintain any building or premises or cause or permit the same to be done, contrary to or in violation of any of the provisions of the Housing Code or any order issued by the Building Official pursuant thereto.

(C) **PERMITS AND INSPECTIONS**. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure, or cause or permit the same to be done, without first obtaining a separate building permit for each such building or structure from the Building Official in the manner and according to the applicable conditions prescribed in the Housing Code.

*(Amended by Ord. No. 02-32)*

### **CHAPTER 6 - UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS**

#### **11- 6- 1. ADOPTION OF A CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS.**

The "Uniform Code for the Abatement of Dangerous Buildings, 1997 edition," printed as a code in book form and adopted-published by the published by the International Conference of Building OfficialsInternational Code Council, providing for a just, equitable and practicable method whereby buildings or structure which from any cause endanger the life, limb, health, morals property, safety or welfare of the general public or their occupants, may be required to be repaired, vacated, or demolished, is hereby adopted as the Abatement of Dangerous Buildings Code for Park City.

*(Amended by Ord. No. 02-32)*

### **CHAPTER 7 - PLUMBING CODE**

#### **11- 7- 1. ADOPTION OF INTERNATIONAL PLUMBING CODE.**

The International Plumbing Code, 2009-edition as adopted by the State of Utah and published by -as-promulgated-by the International Code Council, is hereby approved and adopted as the plumbing-Plumbing eode-Code of Park City. -Sections 106.1 and 107.1 of the 2012 International Plumbing Code is-are amended as follows:

(A) **PLUMBING PERMITS**. No new construction, alterations, or additions to existing plumbing shall be installed without first obtaining a permit and a fee paid according to Park City's fee resolution.

(B) **PLUMBING INSPECTIONS**. The Building Official shall perform all functions of plumbing inspection and shall, among other things, inspect the construction,

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installation and repair of all plumbing fixtures and appliances and apparatus connected with a plumbing system which are installed within the limits of Park City and shall require that they conform to the provisions of the Plumbing Code.

*(Amended by Ord. Nos. 02-32; 06-87; 11-27)*

### CHAPTER 8 - NATIONAL ELECTRICAL CODE

#### 11- 8- 1. ADOPTION OF NATIONAL ELECTRICAL CODE.

The National Electrical Code, ~~2008 edition~~, as adopted by the National Fire Protection Association and the State of Utah, printed as a code in book form is hereby approved and adopted as the Electrical Code of this City, including all Park City and state amendments which are incorporated herein by this reference.

(A) **ELECTRICAL INSPECTION**. The Building Official shall perform all functions of electrical inspection and shall, among other things, inspect the construction, installation, and repair of all electrical light or power wiring, fixtures, appliances or apparatus installed within the limits of this municipality and shall require that they conform to the provisions of the Electrical Code. The Building Official shall follow the same enforcement standards as to electrical work the procedures relating to enforcement and safety as are established by the International Building Code and currently adopted by the State of Utah.

(B) **PERMITS, INSPECTIONS AND FEES**. No alterations or additions shall be made in existing wiring, nor shall any new wiring be installed or any apparatus which generates, transmits, transforms or utilizes any electricity be installed without first obtaining a permit therefore. Applications for such permit, describing such work, shall be made in writing. The fee for electrical permits is set forth in Park City's fee resolution.

*(Amended by Ord. Nos. 02-32; 06-87; 11-27)*

### CHAPTER 9 - FIRE CODE

#### 11- 9- 1. INTERNATIONAL FIRE CODE.

The International Fire Code, ~~2009 edition~~ as adopted by the State of Utah; as promulgated and published by the International Code Council is hereby adopted as the Fire Code of Park City:

(A) **REMOVAL OF DEBRIS** All debris created from a fire shall be removed and the property restored to normal condition within ninety (90) days after the fire or as soon as the property is released by the State Fire Marshal, the Park City Building Official, or insurance adjuster, whichever is later. In the event the debris is not cleared, such debris shall be declared a nuisance and removed by the City at the expense of the property

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owner.

(B) **REQUIRED PERMITS.** All applications for permits required by the Fire Code shall be made to the Building Official in such form and detail as he shall prescribe. All applications for permits shall be accompanied by such plans as required by the Building Official and fees paid as per the city's fee resolution.

*(Amended by Ord. Nos. 02-32; 06-87; 11-27)*

## EXHIBIT B

15A-2-103. Specific editions adopted of construction code of a nationally recognized code authority.

(1) Subject to the other provisions of this part, the following construction codes are incorporated by reference, and together with the amendments specified in Chapter 3, Statewide Amendments to International Plumbing Code, and Chapter 4, Local Amendments Incorporated as Part of State Construction Code, are the construction standards to be applied to building construction, alteration, remodeling, and repair, and in the regulation of building construction, alteration, remodeling, and repair in the state:

(a) the 2012 edition of the International Building Code, including Appendix J, issued by the International Code Council;

(b) the 2012 edition of the International Residential Code, issued by the International Code Council;

(c) the 2012 edition of the International Plumbing Code, issued by the International Code Council;

(d) the 2012 edition of the International Mechanical Code, issued by the International Code Council;

(e) the 2012 edition of the International Fuel Gas Code, issued by the International Code Council;

(f) the 2011 edition of the National Electrical Code, issued by the National Fire Protection Association;

(g) the 2012 edition of the International Energy Conservation Code, issued by the International Code Council;

(h) subject to Subsection 15A-2-104(2), the HUD Code;

(i) subject to Subsection 15A-2-104(1), Appendix E of the 2012 edition of the International Residential Code, issued by the International Code Council; and

(j) subject to Subsection 15A-2-104(1), the 2005 edition of the NFPA 225 Model Manufactured Home Installation Standard, issued by the National Fire Protection Association.

(2) Consistent with Title 65A, Chapter 8, Management of Forest Lands and Fire Control, the Legislature adopts the 2006 edition of the Utah Wildland Urban Interface Code, issued by the International Code Council, with the alternatives or amendments approved by the Utah Division of Forestry, as a construction code that may be adopted by a local compliance agency by local ordinance or other similar action as a local amendment to the codes listed in this section.

Amended by Chapter 279, 2013 General Session

Amended by Chapter 297, 2013 General Session