

TITLE 9
BUILDING REGULATIONS

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CHAPTER 1
BUILDING CODE

SECTION:

- 9-1-1: Uniform Building Code Adopted
- 9-1-2: Building Official
- 9-1-3: Building Permit Required
- 9-1-4: Penalty; Exception

9-1-1: **UNIFORM BUILDING CODE ADOPTED:** The uniform building code, current edition, published by the International Conference of Building Officials, and printed in book form, one copy of which has previously been filed with the town clerk for use and examination by the public, hereby is approved and adopted as the building code of the town. (2001 Code)

9-1-2: **BUILDING OFFICIAL:**

A. Created: There is hereby created the position of building official who shall also be known as the town building inspector.

B. Powers:

1. The building inspector shall have the power to order all work stopped on construction, alteration or repair of buildings in the town when such work is being done in violation of any provision of any ordinance relating thereto, or in violation of the subdivision or zoning titles of the town. Work shall not be resumed after the issuance of such order except upon 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.

2. 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 title and title 4 of this code.

C. Duties: The building inspector shall, in addition to all other duties imposed on him by the town:

1. Enforce the provisions of the uniform building code.

2. Until such time as a plumbing inspector is appointed or designated, the building inspector shall be responsible for enforcing chapter 3 of this title.

3. 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:

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

b. Use construction materials and utility equipment that are resistant to flood damage; and

c. Use construction methods and practices that will minimize flood damage.

4. Review subdivision proposals and other proposed new developments to assure that:

a. All such proposals are consistent with the need to minimize flood damage;

b. 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

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

5. 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 flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding. (2001 Code)

9-1-3: BUILDING PERMIT REQUIRED:

- A. Application And Plans: A building permit shall be secured from the town clerk on written application accompanied by plans and specifications in duplicate, which must state the specific nature of the construction or alterations to be made. The plan must be verified by the person who will perform or be in charge of the construction or alteration.
- B. 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.
- C. Approval Of Plan: The application and plans shall be forwarded from the town clerk to the building inspector, who shall review the plan to determine whether the proposed construction or alteration conforms to the building codes and ordinances of the town. The building inspector shall return the plans to the town clerk within ten (10) days with the statement "approved", if the plans do conform, or "disapproved", if the plans do not conform. If the plans are disapproved, the reasons therefor shall be annexed to the plans. On receipt of an approved plan, the town clerk shall issue a permit to the applicant, together with one set of the approved plan. One set of the plans shall be retained by the building inspector. The building inspector may revoke at any time a permit which has been issued for any building constructed or being constructed or which would be or result, if constructed, in a violation of any ordinance of the town. (2001 Code)

9-1-4: PENALTY; EXCEPTION:

- A. 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, subject to penalty as provided in section 1-4-1 of this code, to construct or alter any building or structure, except a fence, without first securing the permit required by this chapter.
- B. This section shall not apply where the retail cost of the materials used in the construction or alteration is less than five hundred dollars

(\$500.00), except that it shall apply in all cases where the construction or alteration results in an enlarged structure or affects the walls of the building or structure. (2001 Code)

CHAPTER 2
ELECTRICAL CODE

SECTION:

9-2-1: Electrical Code Adopted

9-2-1: **ELECTRICAL CODE ADOPTED:** The national electrical code, current edition, published by the National Electrical Contractors Association and approved by the National Board of Fire Underwriters, American Standards Association and the National Fire Protection Association and printed in book form, one copy of which has been previously filed with the town clerk for use and examination by the public, hereby is approved and adopted as the electrical code of the town. (2001 Code)



CHAPTER 3
PLUMBING CODE

SECTION:

9-3-1: Plumbing Code Adopted

9-3-1: **PLUMBING CODE ADOPTED:** The Utah state plumbing code, current edition, published by the Utah Plumbing, Heating and Cooling Contractors in book form, one copy of which has been filed for use and examination by the public in the office of the town clerk, hereby is approved and adopted as the plumbing code of the town, except as otherwise altered or modified by the ordinances of the town. (2001 Code)

CHAPTER 4
HOUSING CODE

SECTION:

9-4-1: Adoption Of Uniform Housing Code

9-4-1: **ADOPTION OF UNIFORM HOUSING CODE:** The uniform housing code, current edition, printed in book form 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 approved and adopted as the housing code of the town. (2001 Code)



CHAPTER 5
MINIMUM SIZE RESIDENTIAL HOME

SECTION:

9-5-1: Minimum Size Residential Home

9-5-1: **MINIMUM SIZE RESIDENTIAL HOME:** The minimal size of residential homes in Laketown shall be 1,000 square feet on the main floor. No residential homes less than 1,000 square feet is allowed. This includes tiny homes (see 10-2-1). (Ord. 2019-03 02-05-2020)

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