ORDINANCE NO. 2026-23

AN ORDINANCE OF IVINS CITY, UTAH, AMENDING TITLE 14 OF THE IVINS CITY CODE ENTITLED "BUILDING AND CONSTRUCTION"

WHEREAS, the Ivins City Council last adopted various International Codes by Ordinance No. 2025-08; and

WHEREAS, the Utah legislature has adopted newer versions of the International Construction and Fire Codes; and

WHEREAS, the Ivins City Council desires to update Title 14 of the Ivins City Code entitled "BUILDING AND CONSTRUCTION to also adopt these updated versions;"

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF IVINS CITY, STATE OF UTAH:

SECTION 1. Chapters 1 through 9 of Title 14 of the Ivins City Code are hereby amended to now read as follows:

Title 14

BUILDINGS AND CONSTRUCTION

CHAPTER 14.01

BUILDING CODE

14.01.101 International Building Code Adopted. The ~~2021~~ 2024 Utah State Building Code, as adopted by the State of Utah, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code, is hereby referred to and adopted as the Building Code for Ivins City, together with the additions, insertions, and changes specifically set forth in this Chapter.. (Ord. 2020-05, 2020)

14.01.102 Revisions: The following sections are hereby revised:

Section 101.1: Insert: Ivins City.

Section 1612.3: Insert: Ivins City; August 23, 1982. (Ord. 2020-05, 2020)

14.01.103 Appendix J Adopted. The ~~2021~~ 2024 Appendix C and Appendix J of the International Building Code entitled "GRADING" is hereby adopted as part of the Building Code for Ivins City. (Ord. 2020-05, 2020)

CHAPTER 14.02

RESIDENTIAL CODE

14.02.101 International Residential Code Adopted. The 2021 Utah State Residential Code based on the 2021 International Residential Code, Including Appendix AE and AQ, as adopted by the State of Utah, regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code, is hereby referred to and adopted as the Residential Code for Ivins City, together with the additions, insertions, and changes specifically set forth in this Chapter. (Ord. 2016-29, 2016)

14.02.102 Revisions: The following sections are hereby revised:

Section R101.1: Insert: Ivins City.

Table R.301.2(1): Insert: Ground Snow Load 21 lbs. Roof Snow Load - 15 lbs. Wind Speed (mph) - 100. Seismic Design Category C/D as per geotechnical report. Weathering – moderate/severe. Frost Line Depth - 12 inches. Termite - moderate to heavy. Decay - none/slight.

Section P2603.5.1: Insert: 12 inches; 12 inches. (Ord. 2016-29, 2016)

CHAPTER 14.03

ELECTRICAL CODE

14.03.101 International Electrical Code Adopted. The 2023 edition of the National Electrical Code, as adopted by the State of Utah, is hereby adopted as the Electrical Code for Ivins City. (Ord. 2020-05, 2020)

CHAPTER 14.04

PLUMBING CODE

14.04.101 International Plumbing Code Adopted. The ~~2021~~ 2024 edition of the Utah State Plumbing Code, as adopted by the State of Utah, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Plumbing Code, is hereby referred to and adopted as the Plumbing Code for Ivins City, together with the additions, insertions, and changes specifically set forth in this Chapter. (Ord. 2020-05, 2020)

14.04.102 Revisions: The following sections are hereby revised:

Section 101.1: Insert: Ivins City.

Section 106.6.2: Fee schedule deleted.

Section 106.6.3: Fee refunds deleted.

Section 108.4: Insert: Class B Misdemeanor; one thousand; six (6) months.

Section 108.5: Insert: one thousand; five hundred.

Section 305.4.1: Insert: 12 inches; 12 inches.

Section 903.1: Insert: 8 inches. (Ord. 2020-05, 2020)

CHAPTER 14.05

MECHANICAL CODE

14.05.101 International Mechanical Code Adopted. The ~~2021~~ 2024 edition of the Utah State Mechanical Code, as adopted by the State of Utah, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code, is hereby referred to and adopted as the Mechanical Code for Ivins City, together with the additions, insertions, and changes specifically set forth in this Chapter. (Ord. 2020-05, 2020)

14.05.102 Revisions: The following sections are hereby revised:

Section 101.1: Insert: Ivins City.

Section 106.5.2: Fee schedule deleted.

Section 106.5.3: Fee refunds deleted.

Section 108.4: Insert: Class B Misdemeanor; one thousand; six (6) months.

Section 108.5: Insert: one thousand; five hundred. (Ord. 2020-05, 2020)

CHAPTER 14.06

FIRE CODE

14.06.101 International Fire Code Adopted. The ~~2021~~ 2024 edition of the International Fire Code, as adopted by the State of Utah, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in Ivins City and providing for the issuance of permits for hazardous uses or operations; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code, is hereby referred to and adopted as the Fire Code for Ivins City, together with the additions, insertions, and changes specifically set forth in this Chapter. (Ord. 2020-05, 2020)

14.06.102 Revisions: The following sections are hereby revised:

Section 101.1: Insert: Ivins City.

Section 110.4: Insert: Class B Misdemeanor, $1,000.00, six (6) months.

Section 112.4: Insert: five hundred; one thousand. (Ord. 2020-05, 2020)

14.06.103 Appendices. The following Appendices published with the 2021 edition of the International Fire Code are hereby adopted as part of the Fire Code for Ivins City:

Appendix B, entitled "FIRE-FLOW REQUIREMENTS FOR BUILDINGS;"

Appendix C, entitled "FIRE HYDRANT LOCATIONS AND DISTRIBUTION;"

Appendix D, entitled "FIRE APPARATUS ACCESS ROADS," except for the requirement for fire lane signage. (Ord. 2020-05, 2020)

CHAPTER 14.07

FUEL AND GAS CODE

14.07.101 International Fuel Gas Code Adopted. The ~~2021~~ 2024 edition of the Utah State Fuel Gas Code, as adopted by the State of Utah, regulating and governing fuel and gas systems and gas-fired appliances; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fuel Gas Code, is hereby referred to and adopted as the Fuel Gas Code for Ivins City, together with the additions, insertions, and changes specifically set forth in this Chapter. (Ord. 2020-05, 2020)

14.07.102 Revisions: The following sections are hereby revised:

Section 101.1: Insert: Ivins City.

Section 106.6.2: Insert: Fee schedule deleted.

Section 106.6.3: Insert: Fee refunds deleted.

Section 108.4: Insert: Class B Misdemeanor; one thousand; six (6) months.

Section 108.5: Insert: one thousand; five hundred. (Ord. 2020-05, 2020)

SECTION 2. Severability. If any section, clause or portion of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This ordinance shall become effective immediately upon passage.

CHAPTER 14.08

ISPSC INTERNATIONAL POOL AND SPA CODE

14.08.01 International Pool and Spa Code Adopted. The 2024 edition of the Utah State Code, as adopted by the State of Utah, regulating and governing, The ISPSC establishes minimum requirements

for the design, construction, alteration, repair and maintenance of swimming pools, spas, hot tubs and aquatic facilities. This includes public swimming pools, public spas, public exercise spas, aquatic recreation facilities, onground storable residential pools, permanent inground residential pools, permanent residential spas, permanent residential exercise spas, portable residential spas and portable residential exercise spas.

CHAPTER 14.09

INTERNATIONAL WILDLAND-URBUN INTERFACE CODE (IWUIC)

14.08.01 International Wildland -Urban Interface Code (IWUIC) The 2024 edition of the Utah State Code, as adopted by the State of Utah, regulating and governing the Safeguards to prevent the occurrence of fires and to provide adequate fire protection facilities to control the spread of fire in wildland-urban interface areas are provided in a tiered manner commensurate with the relative level of hazard present.

The IWUIC is a model code that is intended to be adopted and used supplemental to the adopted building and fire codes of a jurisdiction. The unrestricted use of property in wildland-urban interface areas is a potential threat to life and property from fire and resulting erosion. The IWUIC has as its objective the establishment of minimum special regulations for the safeguarding of life and property from the intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to prevent structure fires from spreading to wildland fuels, even in the absence of fire department intervention.

PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS _____ DAY OF _____, 2026, BY THE FOLLOWING VOTE:

	AYE	NAY	ABSTAIN	ABSENT
Mike Scott	_____	_____	_____	_____
Kevin Smith	_____	_____	_____	_____
Sharon Barton	_____	_____	_____	_____
Sharon Gillespie	_____	_____	_____	_____
Wayne Pennington	_____	_____	_____	_____

_____
Kevin Smith, Mayor

ATTEST:

_____
Kari D. Jimenez, City Recorder