ORDINANCE NO. 2026-23

AN ORDINANCE OF IVINS CITY, UTAH, ADOPTING UPDATED STATE OF UTAH ADOPTED BUILDING CODES

WHEREAS the city council for Ivins City (the "City Council") is authorized by law to exercise its legislative powers through ordinances as are necessary for carrying into effect the duties and powers of the City Council and as are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of Ivins City and its inhabitants, and for the protection of property in Ivins City (see Utah Code § 10-8-84; Ivins City Code §§ 2.01.301, et seq.)

WHEREAS the Utah Legislature has adopted updated versions of various Utah State Building Codes;

WHEREAS before the City Council can pass an ordinance regulating land use the planning commission for Ivins City (the "Planning Commission") must consider the regulation and conduct a public meeting regarding the proposed land use regulation;

WHEREAS after conducting a public meeting regarding this ordinance on October 13, 2026, the Planning Commission recommended that the City Council approve this ordinance;

WHEREAS the City Council has investigated and considered whether Ivins City should adopt the same updated building codes adopted by the Utah Legislature;

WHEREAS the City Council has considered the impact this ordinance may have on family health, stability and formation; and

WHEREAS the City Council finds that Ivins City should adopt the same updated building codes adopted by the Utah Legislature to ensure enforcement that is compliant with state law and uniform with other jurisdictions in Utah, and that such compliance and uniform enforcement are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of Ivins City and its inhabitants, and for the protection of property in Ivins City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Ivins City as follows:

Section 1. Amendment to Title 14, Chapters 1, 2, 4, 5, 6, and 7 of the Ivins City Code. Title 14, Chapters 1, 2, 4, 5, 6, and 7 of the Ivins City Code are hereby amended in their entirety as follows:

See Exhibit A

Section 2. Enactment of Title 14, Chapter 12 of the Ivins City Code. Title 14, Chapter12 of the Ivins City Code is hereby enacted in its entirety as follows:

See Exhibit B

Section 3. 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 4. Effective Date. This Ordinance shall become effective immediately upon passage and publication.

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	_____	_____	_____	_____
Sharon Barton	_____	_____	_____	_____
Sharon Gillespie	_____	_____	_____	_____
Dillon Hurt	_____	_____	_____	_____
Wayne Pennington	_____	_____	_____	_____

_____
Kevin Smith, Mayor

ATTEST:

_____
Kari D. Jimenez, City Recorder

Exhibit A

TITLE 14
BUILDINGS AND CONSTRUCTION

CHAPTER 1
BUILDING CODE

14.01.101: INTERNATIONAL BUILDING CODE ADOPTED:

The 2021~~4~~4 edition of the International ~~Utah State~~ Building Code, as adopted by the State of Utah and issued by the International Code Council as the 2024 Utah State Building Code, 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.

14.01.102: REVISIONS:

The following information is hereby inserted into the specified sections of the 2024 Utah State Building Code as applicable to Ivins City~~are hereby revised~~:

Section 101.1: Insert: Ivins City.

Section 103.1: Insert: Ivins City Building and Zoning Department

Section 1612.3: Insert: Ivins City; August 23, 1982.

14.01.103: APPENDICES~~X~~ C AND J ADOPTED:

~~The 2021~~ Appendix C, titled "GROUP U – AGRICULTURAL BUILDINGS," and Appendix J, titled "GRADING," of the 2024 edition of the International Building Code ~~entitled "GRADING" is~~ are hereby adopted as applicable to the 2024 Utah State Building Code as applicable to ~~part of the Building Code for~~ Ivins City.

CHAPTER 2
RESIDENTIAL CODE

14.02.101: INTERNATIONAL RESIDENTIAL CODE ADOPTED:

The 2021 edition of the International ~~Utah State~~ Residential Code, as adopted by the State of Utah and issued by the International Code Council as the ~~based on the~~ 2021 ~~International~~ Utah State 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.

14.02.102: REVISIONS:

The following information is hereby inserted into the specified sections ~~are hereby revised~~of the 2021 Utah State Residential Code as applicable to Ivins City:

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.

14.02.103: APPENDICES AE AND AL ADOPTED:

Appendix AE, titled "MANUFACTURED HOUSING USED AS DWELLINGS," and Appendix AL, titled "PERMIT FEES," of the 2021 edition of the International Residential Code are hereby adopted as applicable to the 2021 Utah State Residential Code as applicable to Ivins City.

CHAPTER 4
PLUMBING CODE

14.04.101: INTERNATIONAL PLUMBING CODE ADOPTED:

The 20~~18~~24 edition of the International Plumbing Code, as adopted by the State of Utah and issued by the International Code Council as the 2024 Utah State Plumbing Code, 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.

14.04.102: REVISIONS:

The following information is hereby inserted into the specified sections of the 2024 Utah State Plumbing Code as appliable to Ivins City~~are hereby revised~~:

Section 101.1: Insert: Ivins City.

Section 103.1: Insert: Ivins City Building and Zoning Department.

~~Section 106.6.2: Fee schedule deleted.~~

~~Section 106.6.3: Fee refunds deleted.~~

Section 1~~08~~14.4: 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 903.1.1: Insert: 8 inches.

CHAPTER 5
MECHANICAL CODE

14.05.101: INTERNATIONAL MECHANICAL CODE ADOPTED:

The 20~~21~~24 edition of the ~~Utah State~~ International Mechanical Code, as adopted by the State of Utah and issued by the International Code Council as the 2024 Utah State Mechanical Code, 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.

14.05.102: REVISIONS:

The following information is hereby inserted into the specified sections of the 2024 Utah State Mechanical Code as applicable to Ivins City~~are hereby revised~~:

Section 101.1: Insert: Ivins City.

Section 103.1: Insert: Ivins City Building and Zoning Department

~~Section 106.5.2: Fee schedule deleted.~~

~~Section 106.5.3: Fee refunds deleted.~~

Section 1~~08~~14.4: Insert: Class B Misdemeanor; one thousand; six (6) months.

~~Section 108.5: Insert: one thousand; five hundred.~~

CHAPTER 6
FIRE CODE

14.06.101: INTERNATIONAL FIRE CODE ADOPTED:

The 202~~1~~4 edition of the International Fire Code, as adopted by the State of Utah and issued by the International Code Council as the 2024 Utah State Fire Code, 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.

14.06.102: REVISIONS:

The following information is hereby inserted into the specified sections of the 2024 Utah State Fire Code as applicable to Ivins City~~are hereby revised~~:

Section 101.1: Insert: Ivins City.

Section 103.1: Insert: Santa Clara-Ivins Fire Department.

Section 11~~03~~.4: Insert: Class B Misdemeanor, $1,000.00, six (6) months.

~~Section 112.4: Insert: five hundred; one thousand.~~

14.06.103: APPENDICES B, C, AND D ADOPTED:

~~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, ~~en~~titled "FIRE-FLOW REQUIREMENTS FOR BUILDINGS~~,~~;"

~~—~~ Appendix C, ~~en~~titled "FIRE HYDRANT LOCATIONS AND DISTRIBUTION~~;~~," and

~~—~~ Appendix D, ~~en~~titled "FIRE APPARATUS ACCESS ROADS," except for the requirement for fire lane signage, of the 2024 edition of the International Fire Code are hereby adopted as applicable to the 2024 Utah Fire Code as applicable to Ivins City.

CHAPTER 7
FUEL GAS CODE

14.07.101: INTERNATIONAL FUEL GAS CODE ADOPTED:

The 202~~1~~4 edition of the ~~Utah State~~ International Fuel Gas Code, as adopted by the State of Utah and issued by the International Code Council as the 2024 Utah State Furel Gas Code, 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.

14.07.102: REVISIONS:

The following information is hereby inserted into the specified sections of the 2024 Utah State Fuel Gas Code as applicable to Ivins City~~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 1~~08~~13.4: Insert: Class B Misdemeanor; one thousand; six (6) months.

~~Section 108.5: Insert: one thousand; five hundred.~~

Exhibit B

TITLE 14
BUILDINGS AND CONSTRUCTION

CHAPTER 12
POOL AND SPA CODE

14.12.101: INTERNATIONAL POOL AND SPA CODE ADOPTED:

The 2024 edition of the International Pool and Spa Code, as adopted by the State of Utah and issued by the International Code Council as the 2024 Utah State Pool and Spa Code, regulating and governing the design, construction, alteration, repair and maintenance of swimming pools, spas, hot tubs and aquatic facilities, including but not limited to 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; 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 Pool and Spa Code, is hereby referred to and adopted as the Pool and Spa Code for Ivins City, together with the additions, insertions, and changes specifically set forth in this chapter.

14.12.102: REVISIONS:

The following information is hereby inserted into the specified sections of the 2024 Utah State Pool and Spa Code as applicable to Ivins City:

Section 101.1: Insert: Ivins City.

Section 103.1: Insert: Ivins City Building and Zoning Department.

Section 113.4: Insert: Class B Misdemeanor; one thousand; six (6) months.