

TITLE IX

BUILDING

Chapter 1

Building Department

9-1-1: Building Inspector Authorized to Enforce Regulations

9-1-2: Permit

9-1-3: Fees

9-1-4: Certificate of Occupancy

9-1-5: Off-site Improvement and Completion Bond

9-1-6: Off-site Improvement Agreement

9-1-7: Enforcement

9-1-8: Completion of Additions and Accessory Buildings

9-1-9: Penalty

9-1-1: BUILDING INSPECTOR AUTHORIZED TO ENFORCE REGULATIONS. The Building Official of Syracuse City is authorized and responsible to enforce all building regulations which may be adopted by the City Council from time to time. (1997)

9-1-2: PERMIT. No person, partnership, firm, or corporation shall commence the erection, construction, or building of any structure, building or edifice nor add to, enlarge, improve, repair, alter, convert, extend, or demolish any building or structure within Syracuse City without first having applied to the City and having been granted a permit to do so by the Building Official or other authorized officer, paying in advance all permit and inspection fees required by and established by these Revised Ordinances or by resolution or ordinance of the City Council from time to time. (1997)

9-1-3: FEES. Building permit fees, Plan Review Fees, and Inspection Fees shall be established by the City Council and adopted by resolution from time to time. (1997)

9-1-4: CERTIFICATE OF OCCUPANCY. No person will occupy any structure or portion thereof until a certificate of occupancy has been issued by the Building Official. (1997)

- 9-1-5:** **Rescinded. (Ord. 02-23)**
- 9-1-6** **OFF-SITE IMPROVEMENT AGREEMENT.** Any person building a residence on any street in the city where off-site improvements have not been previously installed shall be required to sign an off-site improvement lien and agreement, which would require property owner to cover the cost of such improvements when determined by the city that such improvements should be installed. Lien agreement shall be recorded with the Davis County Recorder's office prior to the issuance of a building permit. (1997)
- 9-1-7:** **ENFORCEMENT.** The Building Official of Syracuse City or other designated officers shall be authorized and responsible to enforce all building regulation's as adopted by the City Council. (1997)
- 9-1-8:** **COMPLETION OF ADDITIONS AND ACCESSORY BUILDINGS:** Any building permit issued for an addition, modification, or alteration to any existing building or any accessory building shall have the exterior of said structure fully completed within nine (9) months of the issuance of a building permit.
- 9-1-9** **PENALTY.** It shall be a Class B Misdemeanor to erect or construct any building or structure in the City in violation of, or without complying with the regulations provided in this Title. In Addition, the erection or construction of a building or structure in violation of or without complying with the regulations of this Title may be enjoined by the City by appropriate Court proceedings. (1997)

Chapter 2

Construction Standards

- 9-2-1: Adopted Standards**
- 9-2-2: Electrical Disturbances**
- 9-2-3: Under Slab Rock**
- 9-2-4: Finished Foundations**
- 9-2-5: Culinary Water Service**
- 9-2-6: Toilet Facilities for Workers**
- 9-2-1: Adopted Standards.** All persons building within the corporate limits of Syracuse City shall adhere to the construction standards as adopted in the Title VIII, Subdivision Ordinance; Title X, Zoning Ordinance; Chapter 3 of this Title; and standards outlined in this chapter. (1997)
- 9-2-2: Electrical Disturbances.** Electrical installations, equipment, or other facilities which create electrical disturbances that cause interference with normal radio or television reception beyond the immediate vicinity of such electrical installations are hereby declared to be a nuisance. The owners or operators thereof shall so install and maintain such installations as to avoid or eliminate such interference. The Building Official shall be authorized to withdrawal approval of any such electrical installations causing disturbances as stated above. (1997)
- 9-2-3: Under Slab Rock.** In all occupancies a minimum of 4 inches of 1 inch or smaller rock will be required under all basement floors unless otherwise permitted by the Building Official or other designated officers. (1997)
- 9-2-4: Finished Foundations.** All group R occupancies as defined by the Uniform Building Code, having 6" or more of exposed foundation above finished grade, shall be finished plaster or have a finished surface no less than that obtained by the use of plaster. Example's of such finishes include, but are not limited to, decorative finishes using molded forms, aggregate, troweled concrete, etc. (1997)
- 9-2-5: Culinary Water Service.** All culinary water services shall be made using type "K" copper from the water meter to the main water disconnect inside the home. (1997)
- 9-2-6: Toilet Facilities for Workers.** Toilet facilities shall be provided as outlined in the International Plumbing Code for construction workers, and such facilities shall be maintained in a sanitary condition. Construction worker toilet facilities of the nonsewer type shall conform to ANSI Z4.3, which requirements are summarized in the table below:

Minimum number of Toilet Facilities	
Number of Employees 1 – 10 11 – 20 More than 20	(if serviced once per week) 1 2 1 additional facility for each 10 additional employees
1 – 15 16 – 35 More than 35	(If serviced more than once per week) 1 2 1 additional facility for each 20 additional employees
<p>“Servicing” refers to the emptying of waste and the cleaning of the toilet facility. A camp equipped with flush toilets shall meet the standard for “minimum number of toilet facilities if serviced more than once per week.”</p>	

(Ord. 04-09)

Chapter 3

Construction Codes

- 9-3-1: Adoption of Building Code
- 9-3-2: Adoption of Plumbing Code
- 9-3-3: Adoption of Electrical Code
- 9-3-4: Adoption of Mechanical Code
- 9-3-5: Adoption of the Valuation Schedule
- 9-3-6: Adoption of the Uniform Code for the Abatement of Dangerous Buildings

9-3-1 ADOPTION OF BUILDING CODE: The building code, as published by the International Conference of Building Officials and currently adopted by the State of Utah is hereby adopted by reference and made part of these revised ordinances. Any successive amendments, editions, and/or appendixes adopted by the State of Utah are hereby incorporated herein by reference and shall be effective upon the date effective as Utah State Statutes. Not less than three copies of said code shall be deposited in the office of the City and open for public inspection and use. (Ord. 02-16)

9-3-2 ADOPTION OF UNIFORM PLUMBING CODE: The Uniform Plumbing Code, as published by the International Association of Plumbing and Mechanical officials is hereby adopted by reference and made part of these revised ordinances. Any successive amendments, editions, and/or appendixes adopted by the State of Utah is hereby incorporated herein by reference and shall be effective upon the date it is effective as a Utah State Statute. Not less than three copies of said code shall be deposited in the office of the city and open for public inspection and use. (2000)

9-3-3 ADOPTION OF ELECTRICAL CODE: The National Electrical Code, as published by the National Fire Protection Association is hereby adopted by reference and made part of these revised ordinances. Any successive amendments, editions, and/or appendixes adopted by the State of Utah is hereby incorporated herein by reference and shall be effective upon the date it is effective as a Utah State Statute. Not less than three copies of said code shall be deposited in the office of the city and open for public inspection and use. (2000)

9-3-4 ADOPTION OF MECHANICAL CODE: The Uniform Mechanical Code, as published by the International Conference of Building Officials is hereby adopted by reference and made part of these revised ordinances. Any successive amendments, editions, and/or appendixes adopted by the State of Utah is hereby incorporated herein by reference and shall be effective upon the date it is effective as a Utah State Statute. Not less than three copies of said code shall be deposited in the office of the city and open for public inspection and use. (2000)

9-3-5 **ADOPTION OF THE VALUATION SCHEDULE:** The City hereby adopts by reference the valuation schedule from the Building Standards Magazine published by the International Conference of Building Officials to be used in determining the valuation of new construction. Updated editions shall be incorporated herein by reference and shall be effective upon the date of publishing. Syracuse City will use the regional modifier for Utah using average cost per square foot as may apply. (2000)

9-3-6 **ADOPTION OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS:** The Uniform Code for the Abatement of Dangerous Buildings, published by the International Conference of Building Officials, is hereby adopted by reference and made part of these ordinances. Any successive amendments, editions and/or appendixes published by the International Conference of Building Officials, is hereby incorporated herein by reference and shall be effective upon the date of publication by the International Conference of Building Officials. (2000)