FARMINGTON, UTAH

ORDINANCE NO. 2005-35

AN ORDINANCE ADOPTING LOCAL AMENDMENTS TO THE INTERNATIONAL BUILDING CODE (IBC) AND INTERNATIONAL RESIDENTIAL CODE (IRC) REGARDING AUTOMATIC SPRINKLER SYSTEMS

WHEREAS, Farmington City has previously requested and obtained approval from the Utah Uniform Building Code Commission for local amendments to the IBC and IRC regarding automatic sprinkler systems; and

WHEREAS, such approved local amendment to the IBC adopting Section (F)903.2.14 of the IBC is more particularly set forth in Section R156-56-705 of the Utah Administrative Code; and

WHEREAS, such approved local amendment to the IRC adopting Sections R324.1 and R324.2 of the IRC is more particularly set forth in Section R156-56-712 of the Utah Administrative Code; and

WHEREAS, Farmington City desires to ratify and/or affirm the adoption of the approved local amendments to the IBC and IRC for Farmington City by Ordinance as more particularly provided herein.

BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **Adoption.** In accordance with Section R156-56-705(1) of the Utah Administrative Code, Section (F)903.2.14 of the IBC is hereby adopted by Farmington City to read in its entirety as follows:

Section (F)903.2.14 Group R, Division 3 Occupancies. An automatic sprinkler system shall be installed throughout every dwelling in accordance with NFPA 13-D, when any of the following conditions are present:

1. The structure is over two stories high, as defined by the building code;
2. The nearest point of structure is more than 150 feet from the public way;
3. The total floor area of all stories is over 5,000 square feet (excluding from the calculation the area of the basement and/or garage); or
4. The structure is located on a street constructed after March 1, 2000 that has a gradient over 12% and, during fire department response, access to the structure

will be gained by using such street. (If the access is intended to be from a direction where the steep gradient is not used, as determined by the Chief, this criteria shall not apply).

Such sprinkler system shall be installed in basements, but need not be installed in garages, under eves, or in enclosed attic spaces, unless required by the Chief.

Section 2. **Adoption.** In accordance with Section R156-56-712(1) of the Utah Administrative Code, Sections R324.1 and R324.2 of the IRC are hereby adopted by Farmington City to read in their entirety as follows:

R324.1 When required. An automatic sprinkler system shall be installed throughout every dwelling in accordance with NFPA 13-D, when any of the following conditions are present:

1. The structure is over two stories high, as defined by the building code;
2. The nearest point of structure is more than 150 feet from the public way;
3. The total floor area of all stories is over 5,000 square feet (excluding from the calculation the area of the basement and/or garage); or
4. The structure is located on a street constructed after March 1, 2000 that has a gradient over 12% and, during fire department response, access to the structure will be gained by using such street. (If the access is intended to be from a direction where the steep gradient is not used, as determined by the Chief, this criteria shall not apply).

R324.2 Installation requirements and standards. Such sprinkler system shall be installed in basements, but need not be installed in garages, under eves, or in enclosed attic spaces, unless required by the Chief. Such system shall be installed in accordance with NFPA 13-D.

Section 3. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. **Effective Date.** This Ordinance shall become effective immediately upon publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 17 DAY OF AUGUST, 2005.

FARMINGTON CITY

ATTEST:

Margy Lomax
City Recorder

By: Susan Tanner Holmes
~~David M. Connors~~
Mayor Pro Tem

FARMINGTON CITY SEAL
INCORPORATED
NOV. 21. 1892
Davis County, Utah

FARMINGTON, UTAH

ORDINANCE NO. 2005-36

AN ORDINANCE ADOPTING REGULATIONS REGARDING AUTOMATIC SPRINKLER SYSTEMS AND FIRE ALARM REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL CONSTRUCTION WITHIN FARMINGTON CITY

WHEREAS, Farmington City has previously adopted current editions of the fire and building codes in accordance with State of Utah requirements, including adoption of NFPA 13-D; and

WHEREAS, Farmington City desires to adopt additional regulations clarifying certain provisions of NFPA 13-D and other code requirements regarding automatic sprinkler systems and fire alarm requirements for commercial and residential construction within Farmington; and

WHEREAS, Farmington City finds that the regulations and requirements set forth herein are necessary and in the best interest of the public health and safety.

BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Adoption. The following regulations are hereby adopted by Farmington City regarding automatic sprinkler systems and fire alarm requirements for residential and commercial construction within Farmington:

1. Every dwelling that has a fire sprinkler system shall have an exterior alarm, installed in an approved location. The alarm shall be of the combination horn/strobe or electric bell/strobe type, approved for outdoor use.
2. Alarm Circuits in Alarm Systems provided for commercial uses (defined as other than one- and two-family dwellings and townhouses) shall have Class "A" type of supervision. Specifically, Type "B" or End-of-line Resistor and Horn supervised systems are not allowed.
3. All references to NFPA 13-D in the codes, ordinances, rules or regulations governing NFPA 13-D systems shall be read to refer to "modified NFPA 13-D" to reference the NFPA 13-D as amended by additional regulations adopted by Farmington City.
4. Testing and Inspection of sprinkler systems shall include, (but are not limited to): Commercial- Witness Underground Supply FLUSH; ROUGH Inspection- Installation of Riser, System Piping, Head Locations and all components; Hydrostatic Pressure; FINAL Inspection- Head Installation and Escutcheons, Inspectors Test Location and Flow, Main

Drain Flow, FDC Location and Escutcheon, Alarm Function, Spare Parts, Labeling of Components and Signage, System Completeness, Water Supply Pressure Verification, Evaluation of Any Unusual Parameter.
Residential- ROUGH Inspection- Verify Water Supply Piping Size and Materials, Installation of Riser, System Piping, Head Locations and all components; Hydrostatic Pressure Test; FINAL Inspection- Inspectors Test Flow, System Completeness, Spare Parts, Labeling of Components and Signage, Alarm Function, Water Supply Pressure Verification.

5. Exposed Sprinkler Piping material in rooms of dwellings shall be of Metal.
   EXCEPTIONS:
   a. CPVC Piping is allowed in unfinished mechanical and storage rooms only when specifically listed for the application as installed.
   b. CPVC Piping is allowed in finished, occupied rooms used for sports courts or similar uses only when the ceiling/floor framing above is constructed entirely of non-combustible materials, such as a concrete garage floor on metal decking.
6. Water Supply Piping from where the water line enters the dwelling adjacent to and inside the foundation to the fire sprinkler contractor point-of-connection shall be metal, suitable for potable plumbing systems. See #8 for valve prohibition in such piping. Piping down stream from the point-of-connection used in the fire sprinkler system, including the riser, shall conform to NFPA 13-D standards.
7. Fire Flow Tests for verification of Water Supply shall be conducted and witnessed for all applications other than residential, unless directed otherwise by the Chief. For residential water supply, verification shall be determined by administrative procedure.
8. NFPA 13-D, Section 7.1, is hereby modified such that NO VALVE is permitted from the City Water Meter to the Fire Sprinkler Riser Control.
9. When installing a Fire Pump, Red Plastic Laminate Signs shall be installed in the electrical service panel, if the fire pump is wired separately from the main disconnect. These signs shall state: "Fire Pump Disconnect ONLY" and "Main Breaker DOES NOT Shut off Fire Pump".
10. All Fire Department Connections installed for fire sprinkler and standpipe systems shall have approved Security Locks.
11. All plans for fire sprinkler systems, except for manufacturer's cut sheets of equipment, shall include the full name of the person who prepared the drawings. When the drawings are prepared by a registered professional engineer, the engineer's signature shall also be included.
12. The design calculations and criteria shall include an accurate and verifiable water supply.

Section 2. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. **Effective Date.** This Ordinance shall become effective immediately upon publication or posting.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 17 DAY OF AUGUST, 2005.

FARMINGTON CITY

ATTEST:

Margy Lomax
City Recorder

FARMINGTON CITY SEAL INCORPORATED NOV. 21. 1892 Davis County, Utah

By: _____
David M. Connors Susan Tanner Holmes
Mayor Pro Tem

CHAPTER 5
FIRE SERVICE FEATURES

SECTION 501
GENERAL

501.1 Scope. Fire service features for buildings, structures and premises shall comply with this chapter.

501.2 Permits. A permit shall be required as set forth in Sections 105.6 and 105.7.

501.3 Construction documents. *Construction documents* for proposed fire apparatus access, location of *fire lanes*, security gates across fire apparatus access and *construction documents* and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.

501.4 Timing of installation. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when *approved* alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.

SECTION 502
DEFINITIONS

502.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

FIRE APPARATUS ACCESS ROAD. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as *fire lane*, public street, private street, parking lot lane and access roadway.

FIRE COMMAND CENTER. The principal attended or unattended location where the status of the detection, alarm communications and control systems is displayed, and from which the system(s) can be manually controlled.

FIRE DEPARTMENT MASTER KEY. A limited issue key of special or controlled design to be carried by fire department officials in command which will open key boxes on specified properties.

FIRE LANE. A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus.

KEY BOX. A secure device with a lock operable only by a fire department master key, and containing building entry keys and other keys that may be required for access in an emergency.

SECTION 503
FIRE APPARATUS ACCESS ROADS

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

503.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

Exception: The *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

503.1.2 Additional access. The *fire code official* is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.1.3 High-piled storage. Fire department vehicle access to buildings used for *high-piled combustible storage* shall comply with the applicable provisions of Chapter 23.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.2 Authority. The *fire code official* shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of

fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an *approved* area for turning around fire apparatus.

503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the *fire code official*. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, *approved* barriers, *approved* signs or both shall be installed and maintained when required by the *fire code official*.

503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the *fire code official* based on the fire department's apparatus.

503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the *fire code official* based on the fire department's apparatus.

503.3 Marking. Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which *fire lanes* are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

503.5 Required gates or barricades. The *fire code official* is authorized to require the installation and maintenance of gates or other *approved* barricades across fire apparatus access roads, trails or other accessways, not including public streets, alleys or highways. Electric gate operators, where provided, shall be *listed* in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

503.5.1 Secured gates and barricades. When required, gates and barricades shall be secured in an *approved* manner. Roads, trails and other accessways that have been closed and obstructed in the manner prescribed by Section 503.5 shall not be trespassed on or used unless authorized by the *owner* and the *fire code official*.

Exception: The restriction on use shall not apply to public officers acting within the scope of duty.

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be *approved* by the fire chief. Where security gates are installed, they shall have an *approved* means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be *listed* in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

SECTION 504
ACCESS TO BUILDING OPENINGS AND ROOFS

504.1 Required access. Exterior doors and openings required by this code or the *International Building Code* shall be maintained readily accessible for emergency access by the fire department. An *approved* access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the *fire code official*.

504.2 Maintenance of exterior doors and openings. Exterior doors and their function shall not be eliminated without prior approval. Exterior doors that have been rendered nonfunctional and that retain a functional door exterior appearance shall have a sign affixed to the exterior side of the door with the words THIS DOOR BLOCKED. The sign shall consist of letters having a principal stroke of not less than $^3/_4$ inch (19.1 mm) wide and at least 6 inches (152 mm) high on a contrasting background. Required fire department access doors shall not be obstructed or eliminated. *Exit* and *exit access* doors shall comply with Chapter 10. Access doors for *high-piled combustible storage* shall comply with Section 2306.6.1.

504.3 Stairway access to roof. New buildings four or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a *stairway* to the roof. *Stairway* access to the roof shall be in accordance with Section 1009.12. Such *stairway* shall be marked at street and floor levels with a sign indicating that the *stairway* continues to the roof. Where roofs are used for roof gardens or for other purposes, *stairways* shall be provided as required for such occupancy classification.

SECTION 505
PREMISES IDENTIFICATION

505.1 Address identification. New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure.

505.2 Street or road signs. Streets and roads shall be identified with *approved* signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

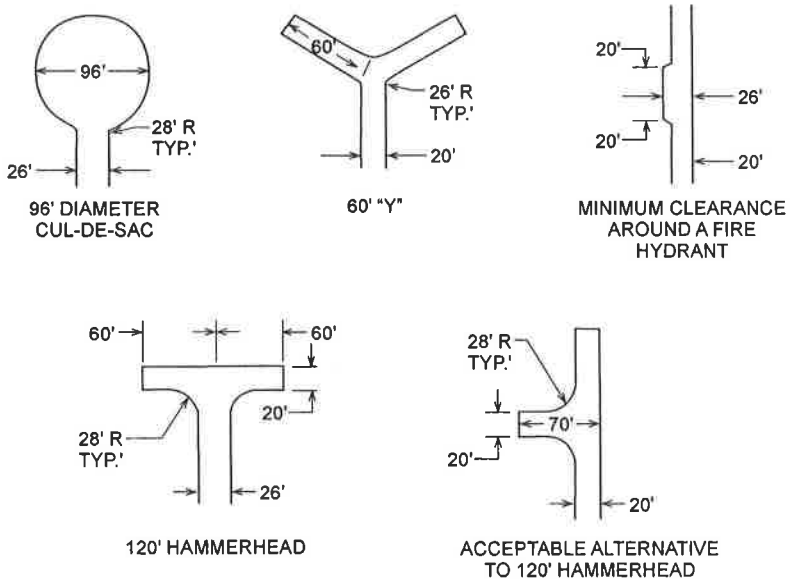
TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20	None required
151–500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

3. Construction of gates shall be of materials that allow manual operation by one *person*.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved* by the *fire code official*.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the *fire code official*.
8. Electric gate operators, where provided, shall be *listed* in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

D103.6 Signs. Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

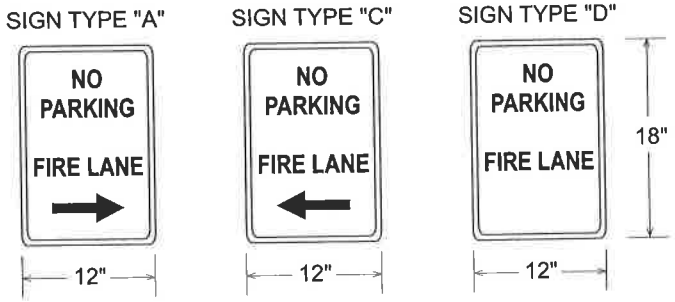


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.

D103.6.2 Roads more than 26 feet in width. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.

SECTION D104
COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross *building area* of more than 62,000 square feet (5760 m^2) shall be provided with two separate and *approved* fire apparatus access roads.

Exception: Projects having a gross *building area* of up to 124,000 square feet (11 520 m^2) that have a single *approved* fire apparatus access road when all buildings are equipped throughout with *approved automatic sprinkler systems*.

D104.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D105
AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with *approved* fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

SECTION D106
MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

Exception: Projects having up to 200 *dwelling units* may have a single *approved* fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system*.

SECTION D107
ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family *dwellings* where the number of *dwelling units* exceeds 30 shall be provided with separate and *approved* fire apparatus access roads and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the *International Fire Code*, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

D108
REFERENCED STANDARDS

ASTM	F 2200-05	Standard Specification for Automated Vehicular Gate Construction	D103.5
ICC	IFC-09	International Fire Code	D101.5, D107.1
UL	325-02	Door, Drapery, Gate, Louver, and Window Operators and Systems, with revisions through February 2006	D103.5

ORDINANCE NO. 2010-29

AN ORDINANCE AMENDING TITLE 10, CHAPTER 2, OF THE FARMINGTON CITY MUNICIPAL CODE REGARDING BUIDING CONSTRUCTION CODES, AMENDING SECTION 10-6-020 OF THE SAME REGARDING ABATEMENT OF DANGEROUS BUILDINGS, AMENDING SECTION 10-7-090 OF THE SAME REGARDING CIVIL PENALTIES FOR VIOLATIONS OF BUILDING REGULATIONS, AND SECTION 7-5-101 OF THE SAME REGARDING THE FIRE CODE.

WHEREAS, the City has previously adopted Title 10 of the Farmington Municipal Code regarding Building Regulations; and

WHEREAS, the City desires to update and amend the existing provisions of Title 10 in accordance with various construction code updates, State law amendments and other desired updates regarding building provisions; and

WHEREAS, the updates are in specific response to State law amendments and updates to the Construction Codes adopted by the State of Utah pursuant to H.B. 45, H.B. 183, and H.B. 308 of the 2010 General Session of the Utah State Legislature; and

WHEREAS, the City desires to amend specific provisions Title 7 and Title 10 as more particularly set forth herein and finds that such amendments to the Building Regulations and updates to the Construction Codes adopted by the City are in the best interest of the public health and safety and will bring Farmington's Construction Codes into compliance with State law requirements;

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

Section 1. Amendment. Title 10, Chapter 2, of the Farmington City Municipal Code regarding Construction Codes is hereby amended to read in its entirety as set forth in **Exhibit "A"** attached hereto and incorporated herein by this reference.

Section 2. Amendment. Section 10-6-020 of the Farmington City Municipal Code regarding the abatement of unsafe buildings or structures is hereby amended to read in its entirety as follows:

10-6-020. Abatement of Unsafe Buildings or Structures.

Unsafe buildings, structures or equipment shall be taken down and removed or made safe, as the Building Official deems necessary, in accordance with procedures set forth in the applicable Construction Codes, including, but not

limited to, the Abatement of Dangerous Buildings Code, the International Property Maintenance Code, and applicable provisions of the International Building Code, as adopted by the City.

Section 3. Amendment. Section 10-7-090 of the Farmington City Municipal Code regarding civil penalties is hereby amended to read in its entirety as follows:

10-7-090. Civil Penalties.

The City may establish and impose civil penalties for various violations of City Ordinances to the extent permitted by and in accordance with applicable provisions of State law, including, but not limited to *Utah Code Ann.* §§ 10-3-703 and -703.7, as amended. In accordance with such provisions, the City has adopted a civil enforcement program, including civil penalties for ordinance violations, as more particularly set forth in Title 1, Chapter 15, as amended.

Section 4. Amendment. Section 7-5-101 of the Farmington City Municipal Code regarding the Fire Code is hereby amended to read as follows:

7-5-101. Adoption of Fire Code.

The International Fire Code (IFC), as more particularly adopted in Section 10-2-112, shall be the Fire Code for Farmington City. The IFC, as amended by the State of Utah, is hereby incorporated as if set out at length herein, and from the effective date of this Ordinance, the provisions thereof shall be controlling within the corporate limits of Farmington City. A copy of the IFC has been filed for use and examination by the public in the office of the Farmington City Recorder as required by law.

(a) Section 109.3 of the IFC is hereby modified and amended to read in its entirety as follows:

* * *

Section 5. Severability Clause. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all provisions, clauses and words of this Ordinance shall be severable. This Section shall become effective without codification.

Section 6. Effective Date. This Ordinance shall become effective on July 1, 2010.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON, STATE OF UTAH, ON THIS __15th_ DAY OF JUNE, 2010.

FARMINGTON CITY

By: _____
Mayor Scott C. Harbertson

ATTEST:

_____
Margy Lomax, City Recorder

FARMINGTON CITY SEAL
INCORPORATED
NOV. 21. 1892
Davis County, Utah

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Bilton	X	
Councilmember Dutson	X	
Councilmember Ritz	ABSENT	
Councilmember Talbot	X	
Councilmember Young	X	

EXHIBIT "A"

CHAPTER 2: CONSTRUCTION CODES

10-2-010. Defined.

The Codes adopted in this Chapter shall be referred to collectively as the "Construction Codes" for Farmington City.

10-2-020. Building Code.

The International Building Code (IBC), 2009 Edition, issued by the International Code Council, as adopted and amended by the State of Utah, including Appendix J, is hereby adopted and incorporated herein by reference as the Building Code of Farmington City.

10-2-030. Residential Code.

The International Residential Code (IRC), 2009 Edition, issued by the International Code Council, as adopted and amended by the State of Utah, including Appendix E (subject to the provisions of Section 10-2-090), is hereby adopted and incorporated herein by reference as the Residential Code of Farmington City.

10-2-040. Plumbing Code.

The International Plumbing Code (IPC), 2009 Edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Plumbing Code of Farmington City.

10-2-050. Mechanical Code.

The International Mechanical Code (IMC), 2009 Edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Mechanical Code of Farmington City.

10-2-060. Fuel Gas Code.

The International Fuel Gas Code (IFGC), 2009 Edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Fuel Gas Code of Farmington City.

10-2-070. Electrical Code.

The National Electrical Code (NEC), 2008 Edition, issued by the National Fire Protection Association, as amended and adopted by the State of Utah, is hereby adopted and incorporated herein by reference as the Electrical Code of Farmington City.

10-2-080. Energy Conservation Code.

The International Energy Conservation Code (IECC), 2009 Edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Energy Conservation Code of Farmington City.

10-2-090. Manufactured Housing Codes.

Subject to the provisions of Section 101 of the State Construction Code Adoption Act and applicable provisions of State law, the following codes and standards are hereby adopted by Farmington City and incorporated herein by reference: the Federal Manufactured Housing Construction and Safety Standards Act (HUD Code), issued by the Department of Housing and Urban Development and published in the Federal Register as set forth in 24 CFR Parts 3280 and 3282, as revised April 1, 1990, and as adopted by the State of Utah; Appendix E of the 2009 Edition of the International Residential Code as adopted herein in Section 10-2-030; the 2005 Edition of the NFPA 225 Model Manufactured Home Installation Standard promulgated by the National fire Protection Association, as adopted by the State of Utah, and applicable provisions of Title 58, Chapter 56, of the Utah Code.

10-2-100. Abatement of Dangerous Buildings Code.

The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, issued by the International Conference of Building Officials, is hereby adopted and incorporated herein by reference as the Abatement of Dangerous Buildings Code of Farmington City.

10-2-110. Property Maintenance Code.

The International Property Maintenance Code, 2009, Edition, as issued by the International Conference of Building Officials, is hereby adopted and incorporated herein by reference as the Property Maintenance Code of Farmington City.

10-2-112. Fire Code.

The International Fire Code (IFC), 2009 Edition, as issued by the International Code Council, as adopted and amended by the State of Utah, including Appendices B, F, I and J, and the National Fire Protection Association (NFPA), NFPA 96, Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations, 2008 Edition, as adopted and amended by the State of Utah, are hereby adopted and incorporated herein by reference as the Fire Code of Farmington City. Local amendments adopted by Farmington City that are in effect on June 30, 2010, imposing requirements relating to automatic sprinkler systems for structures built in accordance with the IRC shall remain in full force and effect and are hereby grandfathered pursuant to Section 301 of the State Fire Code Adoption Act.

10-2-114. Local Amendments.

The Construction Codes adopted herein shall include any and all local amendments adopted by Farmington City and approved by the State in accordance with applicable local amendment procedures.

10-2-120. Conformance with Other Ordinances.

Any construction, alteration or improvement of any building or structure within the City shall also comply with other relevant City ordinances and regulations, including but not limited to subdivision, zoning and fire provisions. The provisions of this Title and the Construction Codes adopted herein are intended to be interpreted and administered in conformance with such other ordinances. Whenever a conflict exists between any provisions, the more restrictive standard or provision shall prevail. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.

FARMINGTON CITY
FIRE DEPARTMENT

FIRE EXTINGUISHER SPECIAL USE TAG

Use of this device is approved by Special Permission of Farmington City Fire Department until it expires as shown below.

By_____
Fire Marshal

EXPIRATION DATE

_____

Serviced_____
Initials Date

Serviced_____
Initials Date