

**IRON COUNTY
ORDINANCE 184**

**AN ORDINANCE ADOPTING BY INCORPORATION THE INTERNATIONAL
FIRE CODE AND SPECIFIC EDITIONS OF INTERNATIONAL BUILDING
CODES, AND INCORPORATING IRON COUNTY ORDINANCE 83,
REPEALING CONFLICTING ORDINANCES, AND PROVIDING AN
EFFECTIVE DATE.**

IT IS HEREBY ORDAINED by the County Commission of Iron County, State of Utah

SECTION 1: *Adoption by Incorporation of the International Fire Code* – in accordance with Title 53, Chapter 7, Section 106, Utah Code Annotated, 1953 as amended, the Iron County Commission hereby adopts for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion, that certain Code known as the International Fire Code published by the International Fire Code Institute, specifically the Edition thereof and the whole thereof, as adopted by the State of Utah, one (1) copy of which is now filed in the Office of the Iron County Building Department, and one (1) copy now filed in the Office of the Iron County Clerk, and one (1) copy filed in the Cedar City/Iron County Fire Department, and the same are hereby adopted and incorporated as fully as if set out at length herein, and for the date on which this ordinance shall take effect, the provision thereof shall be controlling within the limits of the unincorporated Iron County.

SECTION 2: *Incorporation of Iron County Ordinance 83* – Whereas Iron County adopted Ordinance 83, Creation of An Iron County Fire Department, Ordinance 184 is meant to establish the code the Iron County Fire Department shall enforce.

SECTION 3: *Adoption by Incorporation of Specific Editions of International Codes* – In accordance with the “Utah Uniform Building Standard Rules” which are promulgated in accordance with the provisions of Title 58, Chapters 1 and 56, Utah Code Annotated, 1953 as amended, the following International Building Codes are hereby incorporated by reference and adopted as the building standard editions to be applied to construction in the incorporated by reference and adopted as the building standard editions to be applied to construction in the unincorporated Iron County. Two (2) copies of each are now filed in the office of the Iron County Building Department and one (1) copy now filed in the Office of the Iron County Clerk.

1. The International Building Code (IBC) promulgated by the International Code Council, and adopted by the State of Utah;
2. The National Electrical Code (NEC) promulgated by the National Fire Protection Association, and Adopted by the State of Utah;
3. The International Plumbing Code (IPC) promulgated by the International Code Council, and adopted by the State of Utah;
4. The International Mechanical Code (IMC) as published by the International Code Council, and adopted by the State of Utah;
5. The Federal Manufactured Housing Construction and Safety Standards Act (HUD Code) as promulgated 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;
6. The 1994 Edition of NCSBCS A225.1 Manufactured Home Installations promulgated by the National Conference of States on Building Codes and Standards (NCSBCS); and
7. The International Fuel Gas Code.
Statewide Amendments adopted by rule under R156-56-20, R156-56-21, R156-56-22, and R156-56-23 of the Utah Uniform Building Standard Rules are also incorporated by reference.

SECTION 4: *Appeals* – In order to hear and decide appeals of orders, decisions or determinations made by the fire chief or building official relative to the application and interpretation of the above stated codes, there shall be and is hereby created a board of appeals as outlined in the International Building Code and consisting of members who are qualified by experience and training to pass judgment on pertinent matters. The fire chief or building official shall be an ex officio member and shall act as secretary of the board. The board of appeals shall be appointed by the Iron County Commission and shall hold office at its pleasure. The board shall adopt rules of procedure for

conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire chief or building official. If Iron County does not have a board of appeals, the applicant may use the State of Utah as outlined in R156-56-9, Utah Administrative Code.

The appellant must make every effort to come to an agreement with the fire chief and/or the building inspector, representing Iron County. If an agreement cannot be reached, the appellant may appeal the decision by contacting the Iron County Clerk in a written format detailing the grievance. The clerk shall then set the matter as an agenda item for the next Commission Meeting where a board can be appointed by the Iron County Commission.

SECTION 5: *Fee Schedule* – Iron County adopts the following fee schedule:

<u>(*)Item or Application:</u>	<u>Fee:</u>
General Plan Amendment, including text and map amendments	\$250.00
Amendment to the Land Management Code (Zoning Ordinance, Subdivision Ordinance), including Zoning District Map	\$250.00
Conditional Use Permit	\$250.00
Plat Amendment/Lot Line Adjustment	\$150.00
Board of Adjustment	\$200.00
Temporary Use Permit	\$280.00
Home Occupation Permit	\$130.00
Sign Permit (Zoning)	\$ 90.00
Preliminary Plat or Minor Lot Subdivision:	
1-4 lots	\$250.00 + \$10.00
5-9 lots	\$275.00 + \$10.00 per lot*
10-14 lots	\$300.00 + \$10.00 per lot*
15-24 lots	\$325.00 + \$10.00 per lot*
25-49 lots	\$350.00 + \$10.00 per lot*

50-99 lots	\$375.00 + \$10.00 per lot*
_____ 100+ lots _____	\$400.00 + \$10.00 per lot*

(*) Plus Advertising and Mailing Costs

Final Plat:

1-4 lots	\$120.00 + \$10.00 per lot*
5-9 lots	\$130.00 + \$10.00 per lot*
10-14 lots	\$140.00 + \$10.00 per lot*
15-24 lots	\$150.00 + \$10.00 per

lot*

25-49 lots	\$160.00 + \$10.00 per lot*
50-99 lots	\$170.00 + \$10.00 per lot*
_____ 100+ lots _____	\$180.00 + \$10.00 per lot*

(*) Plus Advertising and Mailing Costs

Agriculture Protection Area

Amount to include Zoning Administrator and Planning Commission review

Building Permit Fees(3):

Total Valuation	Fee
\$1.00 to 500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

Other Inspections and Fees:	
1. Inspections outside of normal business hours.....	\$47.00 per hour (1)
(Minimum charge -two hours)	
2. Re-inspection fees	
.....	\$47.00 per hour (1)
3. Inspections for which no fee is specifically indicated.....	\$47.00 per hour (1)
(Minimum charge-two hours)	
4. Additional plan review required by changes, additions or revision to plans.	\$47.00 per hour (1)
(Minimum charge-two hours)	
5. For use of outside consultants for plan checking and inspections, or both	Actual costs (2)

(1) Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

(2) Actual costs include administrative and overhead costs.

(3) Subject to a plan check, electrical, plumbing, and mechanical fee up to eighty-five percent (85%) of the building fee.

Cost of building valuation shall be at the following, per square foot:

<u>Occupancy Classification</u>	<u>Average Cost/per Square Foot</u>
Assembly Group A	\$ 83.33
Business Group B	\$ 87.78
Educational Group E	\$ 93.40
Factory Group F	\$ 47.80
High-Hazard Group H	\$ 58.88
Institutional Group I	\$137.00
Mercantile Group M	\$ 69.22
Residential Group R	\$ 56.53
Basements	
Semi-finished	\$ 19.48
Unfinished	\$ 14.86
Storage Group S	\$ 41.50
Utility and Miscellaneous Group U	\$ 20.42
Agricultural Buildings	\$ 7.00
Agricultural Buildings (Shell Only)	\$ 5.60

SECTION 6: *Conflict* – In the event of any conflict between this Ordinance and any other Iron County ordinances or regulations, the most restrictive shall apply. This Ordinance is not intended to amend or repeal any existing Iron County ordinances or regulations.

SECTION 7: *Severability* – If any section, subsection, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 8: *Repealer* – All acts, resolutions, and regulations of Iron County in conflict with this Ordinance or not consistent with this ordinance are hereby repealed as of the effective date of this ordinance to the extent of such conflict or inconsistency. This repealer shall not be construed so as to revive any resolution, act, or regulation, or part thereof, heretofore repealed. This ordinance specifically amends Iron County Ordinance 154 dated July 28, 1997.

SECTION 9: *Effective Date* – The Board of County Commissioners of Iron County finds that this Ordinance shall take effect and be in force from and after its approval and subsequent publication and posting as required by law.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF IRON COUNTY, UTAH this 24th day of March, 2003.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

By: /s/ Gene E. Roundy

Chairman

ATTEST:

/s/ David I. Yardley

David I. Yardley,
County Clerk

VOTING:

Gene E. Roundy Aye

Dennis E. Stowell Aye

Wayne A. Smith Aye