

CHAPTER 9
BUILDING REGULATIONS

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CHAPTER 9

BUILDING REGULATIONS

SECTION 9-1. BUILDING OFFICIAL.

- A. Position created. There is hereby created the position of building official who shall also be known as the town building inspector. (See Resolution R2-83 and the Building Inspection Agreement between the Howell Town and Box Elder County).
- B. Stop Order. The building inspector shall have the power to order all work stopped on construction, alteration or repairs of any habitable building in the town when such work is being done in violation of any provisions of any ordinance relating thereto, or in violation of the subdivision or zoning ordinances. Work shall not be resumed after the issuance of such order except on the written permission of the inspector, provided that if the stop order is an oral one, it shall be followed by a written stop order within one hour. Such written stop order may be served by any peace officer or other authorized person.
- C. Entry Powers. The building inspector shall have the power to enter into any habitable building where the work of altering, repairing or constructing any habitable building is going on, for the purpose of making inspections at any reasonable hour.

SECTION 9-2. GENERAL PROVISIONS.

- A. Permit Required. A building permit is required to construct or alter any habitable building.
- B. Application for Permit. A building permit application shall be secured from the town clerk.
- C. Documents to accompany a Building Permit Application:
 - 1. Permit to construct sewage disposal system approved by Bear River District Health Department.
 - 2. Legal description of property.
 - 3. Plot plan showing location of residence on property.
 - 4. Water connection approval from the town or approved application from State Engineer.
 - 5. Certification of energy compliance.
 - 6. Valuation of building.
 - 7. Complete set of plans.

- D. Approval of Plan. The application and plans shall be forwarded to the building inspector, who shall review the plan to determine whether the proposed construction or alteration conforms to the building codes and ordinances of the town. If the plans are disapproved, the reasons therefore shall be annexed to the plans. After the reasons for disapproval have been corrected, construction or alteration can begin. The building inspector may revoke at any time a permit which has been issued for any habitable building constructed or being constructed or which would be or result, if constructed, in a violation of any ordinance of the town.
- E. Variation of Plan Prohibited. No material variation from the approved plan shall be allowed unless such variations shall first have been approved in writing by the building inspector.

SECTION 9-3. UNIFORM CODES.

The following Uniform Codes, of which one copy of each has previously been filed with the clerk for use and examination by the public, are hereby adopted by the Howell Town Council to the same effect and extent as if said codes were copied in full, to-wit:

- A. The 1982 Edition of the Uniform Building Code adopted by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California.
- B. The 1984 Edition of the Nation Electrical Code, NFPA No. 70-1984, adopted by the National Electrical Contractors Association.
- C. The 1982 Edition of the Uniform Plumbing Code, adopted by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California; and the amendments and changes to the 1982 Edition of the Uniform Plumbing Code as adopted by Utah State Department of Health, December 1, 1982.

Any amendments, modifications or later editions of any of said codes, replacing the above Uniform Codes shall constitute the codes then in effect under this chapter.

SECTION 9-4. VIOLATIONS.

Section 205 of said Uniform Building Code, 1982 Edition, is hereby amended to read as follows:

Section 205: It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any habitable building or structure in the town, or

cause or permit the same to be done, contrary to or in violation of any of the provision of this code.

It shall be unlawful for the utility companies to provide electrical service to any building, to service equipment or wiring, which are subject to the provisions of this code and for which a permit is required, until approval is granted by the building inspector. The building inspector may order utility service terminated at any location where the use is not authorized or is in violation of the building code or other ordinances of the Howell Town.

SECTION 9-5. AGRICULTURAL BUILDING.

Section 303 of said Uniform Building Code, 1982 Edition, is hereby amended by adding thereto subparagraph (f) as follows:

Section 303 (f): No building permit shall be required for an agricultural building or structure and no inspection thereof will be made by the building inspector. Provided, however, that any agricultural building or structure requiring an electrical meter hook-up shall require an electrical permit and be inspected by the building inspector.

SECTION 9-6. FEES.

Section 304 (a) of said Uniform Building Code, 1982 Edition, is hereby amended to read as follows:

Section 304 (a): Fees for building permits shall be the current fee schedule as set by the Box Elder County Building and Inspection Dept. as approved by the Board of County Commissioners.

SECTION 9-7. OTHER REQUIREMENTS.

- A. Front set back and side set back on corner lot: Any building or permanent structure must meet a minimum set back of 63 feet from the center line of the road or 30 feet from established right of way, which ever is greater.
- B. Septic Tank and Drain Field: Before occupancy of the family dwelling and before starting any business requiring a septic tank, the septic tank and drain fields shall be installed.

SECTION 9-8. PENALTIES.

Any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of

any of the provisions of this chapter is committed, continued, or permitted and upon conviction of any such violation such person shall be punishable by a fine of not more than \$299.00 or by imprisonment for not more than six months, or by both such fine and imprisonment.