

ORDINANCE NO. 2025-19

**AN ORDINANCE ADOPTING CHAPTER 11.01 OF THE PAROWAN CITY CODE RELATING TO THE
ADOPTION, ADMINISTRATION, AND ENFORCEMENT OF BUILDING INSPECTION REGULATIONS**

WHEREAS, Parowan City is the building authority within its municipal boundaries, responsible for ensuring compliance with the Utah State Construction and Fire Codes adopted under Title 15A of the Utah Code; and

WHEREAS, Parowan City has previously contracted with Iron County for building inspection services, during which the County has applied its inspection practices and building code enforcement within Parowan City; and

WHEREAS, Parowan City has now assumed responsibility for performing its own building inspections and desires to ensure that its municipal code clearly establishes the legal authority, procedures, and standards for administering and enforcing the adopted building codes; and

WHEREAS, the Parowan City Planning Commission has held a duly noticed public hearing and recommended approval of this ordinance, and the City Council has reviewed the same and determined that adoption is necessary to protect the public health, safety, and welfare;

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

SECTION 1. Adoption of Chapter 11.01 – Building Code

Chapter 11.01 of Title 11, Parowan City Code, is hereby enacted to read in full as follows:

11.01 – Building Code

Parowan City hereby adopts the most recent versions of the International Building Code, the International Residential Code, the National Electric Code, the International Plumbing Code, the International Mechanical Code, the Department of Environmental Quality, Title 317-1 through 317-4, the International Fuel Gas Code, and the Utah Wildland Urban Interface Code as defined in Utah Code §15A-2-103(2), Current Editions, published by the International Conference of Building Officials and printed as a code in book form, a copy of which is to be filed with the Recorder/Clerk for use and examination by the public, and is hereby approved as the current and effective building code of this municipality.

11.01.010 Building Official

There is hereby created the position of Building Official who shall administer and enforce the building code and shall be responsible for the public health, safety, and welfare in relation to the built environment.

11.01.011 Building Inspector

Under the oversight and direction of the Building Official, the Building Inspector shall:

1. Enforce the provisions of the International Building Code.
2. Review all building permit applications for new construction or substantial improvements to existing structures to determine compliance with the International Building Code.
3. Inspect all buildings, structures, fences, signs, and objects, including any electrical, plumbing, mechanical, or fuel gas installations, to determine their safety and effect on persons within Parowan City.
4. Issue building permits for applications that comply with this section, and upon satisfactory completion of permitted construction, issue an appropriate Certificate of Occupancy or Certificate of Completion.
5. Recommend revocation of any license to the State Department of Professional Licensing for cause, and report to the Department all violations of this part by journeymen, apprentices, or contractors.

11.01.020 Permit Required – Exceptions

A building permit shall be required for any building project that involves the erection, construction, enlargement, alteration, repair, conversion, or demolition of any structure, including any connection or alteration to any structural, electrical, plumbing, or mechanical system installed therein. The limited exceptions to the building permit requirement are:

1. Small, detached structures which are 200 or fewer square feet in area.
2. Fences under seven (7) feet in height.
3. Retaining walls under four (4) feet in height.

4. Specific finish work.
5. Minor electrical work such as repairing flush and snap switches, replacing fuses, changing lamp sockets and receptacles, taping bare joints, and repairing drop cords.
6. Plumbing repairs which involve only the working parts of a faucet or valve, the clearance of stoppages, the repairing of leaks, or the replacement of defective faucets or valves.

It shall be an infraction for any homeowner, and a Class C misdemeanor for any person who receives payment or anything of value, to construct or alter any building or structure—except a fence—without first securing the required permit.

11.01.021 Application for Permit

A building permit shall be secured from the Building Department upon application accompanied by plans and specifications stating the specific nature of the construction or alterations to be made. The plan must be verified by the person who will perform or supervise the construction or alteration.

11.01.022 Approval of Plan; Verification of Installation, and Payment of Fees

An application for the proposed construction plans shall be filed with the building inspector via the City's Building Permit software. The building inspector shall review the application/plans to determine whether the proposed construction, alteration or location of the structure, home, or mobile home conforms to the building codes and ordinances of this municipality.

As verification, the building inspector shall return the plans and/or application to the applicant with the statement "Approved" or "Disapproved" affixed thereto. If the plans/application are disapproved, the reasons therefore shall be set forth in writing or via the City's Building Permit software.

On receipt of a set of complete and qualified application and set of plans, and all associated fees paid, the building department shall issue a building permit to the applicant. One set of the plans shall be retained by the building inspector either physically or digitally. The building inspector may revoke at any time a building permit, which has been issued for any building constructed or being constructed and/or altered, or which if constructed and/or altered would be in violation of any ordinance of this municipality. An approved plan and/or application shall empower the City to begin municipal water, sewer and electric service to the approved lot, site or location.

Any permit granted in violation of this or any other applicable City Ordinance shall be null and void.

11.01.023 Variations of Plan Prohibited

No material variation from the approved plan shall be allowed unless such variation has first been approved in writing or via the City's building permit software by the Building Inspector.

11.01.024 Inspections Required

Upon issuance of a building permit and in accordance with PCMC §15.02.090, it shall be incumbent upon the applicant to ensure that all required inspections outlined in the administrative building permit process have been performed and successfully passed by the Building Inspector at the appropriate intervals defined by the Building Inspector.

11.01.024 Entry Powers

The Building Inspector shall have the power to enter into any building or premises where the work of altering, repairing, or constructing any building or structure is ongoing, for the purpose of making inspections at any reasonable hour, pursuant to the provisions of this chapter.

11.01.025 Stop Order

The Building Inspector shall have the power to order all work stopped on construction, alteration, or repairs of buildings in the municipality when such work is being done in violation of any provision of any ordinance relating thereto, or in violation of the subdivision or zoning ordinance. Work shall not be resumed after the issuance of such order except on written permission of the inspector; provided that, if the stop order is oral, it shall be followed by a written stop order within one hour, either as a physical document or via the City's building inspection software. Such written stop order may be served by any peace officer or other authorized person. Violation of a stop order by a property owner is an infraction. Violation of a stop order by a licensed contractor is a Class B misdemeanor.

11.01.030 Fee Schedule

The City shall collect a fee for the application of a permit in the amount set forth in the City's currently adopted fee schedule. Before a permit shall be issued, permit fees in the amount set

forth in the fee schedule shall be paid to the City Treasurer by the applicant for a building permit.

SECTION 2. Codification

This ordinance shall be codified as Chapter 11.01 of the Parowan City Code.

SECTION 3. SEVERABILITY

If any provision of this ordinance is found to be invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION 4. EFFECTIVE DATE

This ordinance shall take effect immediately upon publication or posting as required by Utah law.

PASSED AND ADOPTED by the City Council and Mayor of the City of Parowan, Iron County, State of Utah, this 13th day of November 2025.

PAROWAN CITY

Mollie Halterman, Mayor

VOTING: AYE | NAY | ABSTAIN | ABSENT

| | | |
|----------------|-------------------------------------|-------|
| David Burton | <input type="checkbox"/> | _____ |
| Rochell Topham | <input checked="" type="checkbox"/> | _____ |
| Sharon Downey | <input checked="" type="checkbox"/> | _____ |
| John Dean | <input checked="" type="checkbox"/> | _____ |
| David Harris | <input checked="" type="checkbox"/> | _____ |

Attested by:

Callie Bassett
Callie Bassett, City Recorder



