



**CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
NOTICE & AGENDA  
December 9, 2025  
6:30 PM**

Notice is given that the City of North Salt Lake Planning Commission will hold a regular meeting on the above noted date and time at City Hall, 10 East Center Street, North Salt Lake, Utah. Some Commissioners may participate electronically.

The following items of business will be discussed; the order of business may be changed as time permits:

**AGENDA ITEMS**

1. Welcome and Introduction
2. Public Comment
3. Public Hearing: Consideration of a proposed code amendment to Title 9, Building and Construction Codes, Adopting Wildland Urban Interface Code and Overlay Map
4. Farewell to Commissioners Bill Ward and Brandon Tucker
5. Report on City Council actions on items recommended by the Planning Commission
6. Approval of Planning Commission Minutes of November 25, 2025
7. Adjourn

Planning Commission meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice. This meeting will be broadcasted live through the City's YouTube channel:

<https://www.youtube.com/@nslutah4909/streams>

**Notice of Posting:**

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the foregoing agenda were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.org>, and at City Hall: 10 East Center Street, North Salt Lake.

Date Posted: December 4, 2025

  
Wendy Page, City Recorder





## MEMORANDUM

**TO:** Planning Commission

**FROM:** Sherrie Pace, Community Development Director

**DATE:** December 9, 2025

**SUBJECT:** Public Hearing-Consideration of the adoption of the International Wildland-Urban Interface Code

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### **RECOMMENDATION**

The DRC recommends approval of the Wildland-Urban Interface Code to be included in Title 9, Chapter 8, Section 6 of the City Code.

### **BACKGROUND**

During the 2025 Legislative Session, HB 49 was approved with an effective date of January 1, 2026. The bill has two components, first is the requirement that municipalities adopt the International Wildland-Urban Interface (WUI) Code prior to January 1, 2026. Counties have been required to adopt the code for many years.

The second component requires the State Division of Forestry, Fire and State Lands to create an administrative rule that establishes a classification for properties deemed to be the highest risk for wildland fires. That assessment will have 3 classes of risk. Those in the highest risk may have their assessment classification reduced by implementing building improvements to “harden” the structures against fire and by creating a defensible space around the structure. The state will release the high-risk WUI map in January 2026, and property owners will have until 2028 to have their properties re-assessed for reduction in classification before fees based upon that classification.

### **REVIEW**

The State of Utah has officially adopted the 2006 WUI Code, but it is expected that the state will adopt the 2024 version in the upcoming legislative session. Below is a summary of the 2006 WUI code.

1. Applicability (Ch. 1):

- Construction, alteration, movement, repair, maintenance and use of any building, structure or premise within the WUI area. Additions or alterations to existing buildings would need to be built to the standards in the WUI code.
- One story accessory structures 120 sq. ft. or less are exempt provided they are a minimum 50 feet from any adjacent structure.
- Defensible space requirements are applicable to all properties within the WUI.
- Alternative materials and methods available to code official

## 2. Permit Applications (Ch. 1):

- Site plan must include topography, width and slope of adjacent road, landscape and vegetation details, location of structures (existing and proposed) and building envelopes, overhead utilities, occupancy classification, type of ignition-resistant construction, roof classification and water supply system.
- Vegetation management plan required if the applicant requests a reduction of the fire hazard severity score established under Appendix C.
- Fire protection plan when required by Code Official (subdivision level)
- Other data when required by Code Official, such as fuel loading, or info to classify fire-restrictive vegetation
- Vicinity plan 300 feet from property lines, detailing other structures, slope, vegetation, fuel breaks, water supply, and access roads

## 3. Access (Ch. 4):

- Requirement for key boxes for gated access
- Driveways for structures more than 150 feet from fire apparatus access road:
  - 12 ft. wide
  - 13.5 ft. clearance height
  - Turnarounds for emergency vehicles
  - Turnouts for drives greater than 200 feet and less than 20 feet wide
  - Max driveway access for 5 dwellings
- Fire apparatus access road
  - All weather roads min. 20 feet and 13.5 foot clearance
  - Grade negotiable by specific fire apparatus normally used in the area, not to exceed 12%
  - Signage (size of letters, reflective, mounting height)
  - Hydrant marking
  - Address markers posted at driveway entrances (both directions)

## 4. Water Supply (Ch. 4):

- Water source locations
- Defensible space around water sources
- Standby power for water sources

5. Special Construction Regulations (Ch. 5):

- Fire hazard severity for building site determined by Appendix C checklist
  - Moderate
  - High
  - Extreme
- Ignition-Resistant Construction based upon 3 classes
  - Roof covering
  - Protection of eaves
  - Exterior walls
  - Appendages and projections over 10% slopes
  - Exterior glazing
  - Exterior doors
  - Vents
  - Detached accessory structures less than 50 feet have 1 hour fire walls
- Replacement & repair of roof coverings of 25% or more of the roof in a 12 month period must be ignition-resistant construction specified for applicable classification

6. Defensible Space (Ch. 6)-applicable to all properties in WUI Area

- Fuel modification by site classification
  - Moderate      30 feet
  - High            50 feet
  - Extreme        100 feet
- Trees allowed in defensible space if crowns of trees 10 feet from overhead power and deadwood and litter removed from trees
- Community modification zones
  - HOA control
  - Modification plans on a site grading and elevation plan
    - Existing vegetation
    - Photos natural conditions
    - Grading plan with building locations, setbacks from slopes
- Maintenance
  - Annual
  - Modified kept clear of structures for fire operations
  - Responsibility of owners, lessors, controlling
  - Prune tree crowns 10 feet from structures
  - Prune branches to 6 feet above ground
  - Removal of deadwood and litter
- Spark arresters for sources with solid or liquid fuel
  - Fireplaces
  - Barbeques
  - Incinerators
  - Decorative heating appliances
- LP Gas Storage located in defensible space area

- Storage of firewood and combustible materials in unenclosed spaces prohibited:
  - Under structures
  - On decks
  - Under eaves, canopies, or other projections or overhangs
  - Storage in defensible area min. 30 feet from structures and 15 feet from crowns of trees

## 7. Appendix A-General Requirements (optional adoption)

- Vegetation control
  - 10 feet on each side of road or driveway
  - Clearance of brush/vegetation near power poles min. 10 feet
  - Trimming from power lines based on voltage (4-15 feet)
  - Maintain clearance minimums based on voltage (6-115 inches)
- Access Restrictions
  - Closure of public lands by code official
  - Trespassing when posted for closed area
  - Motor vehicle access restricted where gated or signed
  - Use of motor vehicles or ultralight aircraft prohibited in WUI area without a permit except on established public or private roads
- Ignition source control
  - Clearance of 30 feet
  - Smoking prohibited within 15 feet of combustible materials
  - Equipment generating heat, sparks, or open flames may not be used without permit except in habituated premises or designated campsites and 30' from vegetation
  - Fireworks prohibited, except by permit
  - Outdoor fires prohibited except by permit for inhabited premises for permanent or portable bbq, outdoor fireplace or grill 30 feet from combustible material or nonfire-resistive vegetation
  - Permit conditions for outdoor fires prohibited:
    - High winds blowing
    - Without a person 17 years or older present at all times to watch and tend fire
    - When public announcement of open burning prohibited
  - Permit required for outdoor fireplaces, bbqs and grills and must have spark arrestors
- Control of Storage
  - Hazardous materials in excess of 10 gallons, 200 cubic feet of gas, 10 lbs of solids require permit
  - Explosives prohibited
  - Outdoor storage of combustibles such as wood, tires, building materials, paper products meet storage standards
    - Pile size and separation
  - Dumping of waste material prohibited, including ashes and coals
- Protection of pumps and water storage

- Fuel modification for defensible space of 30 feet
- Trees minimum 30 feet from storage
- Standby power required, unless underground power is provided
- Temporary land uses must comply with code
  - Permit required
  - Access roadways min. 24 feet and posted as NO Pa

#### 8. Appendix B-Vegetation Management Plan

- Management plan describing all action taken to prevent a fire from being carried toward or away from a building
- Utah fire restrictive species list
  - Grasses
  - Perennials
  - Shrubs and woody vines
  - Trees

#### 9. Appendix C-Fire Hazard Severity Form

- Subdivision design
- Vegetation
- Topography
- Roofing material
- Fire protection-water source
- Siding and decking
- Utilities

The City will not be adopting the WUI Overlay Map with the code, as the map is still in development. Due to the possible size of the area that could be designated for inclusion, additional time is necessary to adequately analyze the properties to be included, as well as provide time for notification of individual property owners for the required public hearing.

### **PROPOSED MOTION**

I move that the Planning Commission recommend to the City Council the proposed amendments to City Code Section 9-8-6 adopting the International Wildland-Urban Interface Code with the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.

Attachments:

- 1) Draft Amendment Redline Section 9-8-6
- 2) 2006 Wildland-Urban Interface Code

**TITLE 9**  
**BUILDINGS AND CONSTRUCTION**  
**CHAPTER 8**  
**FIRE CODE AND REGULATIONS**

SECTION:

**9-8-1: Fire Code Adopted**

**9-8-2: Administration And Enforcement**

**9-8-3: Regulations And Prohibitions**

**9-8-4: Liquefied Petroleum Gas Storage**

**9-8-5: Residential Automatic Fire Sprinkler System Requirements**

**9-8-6: Wildland-Urban Interface Code**

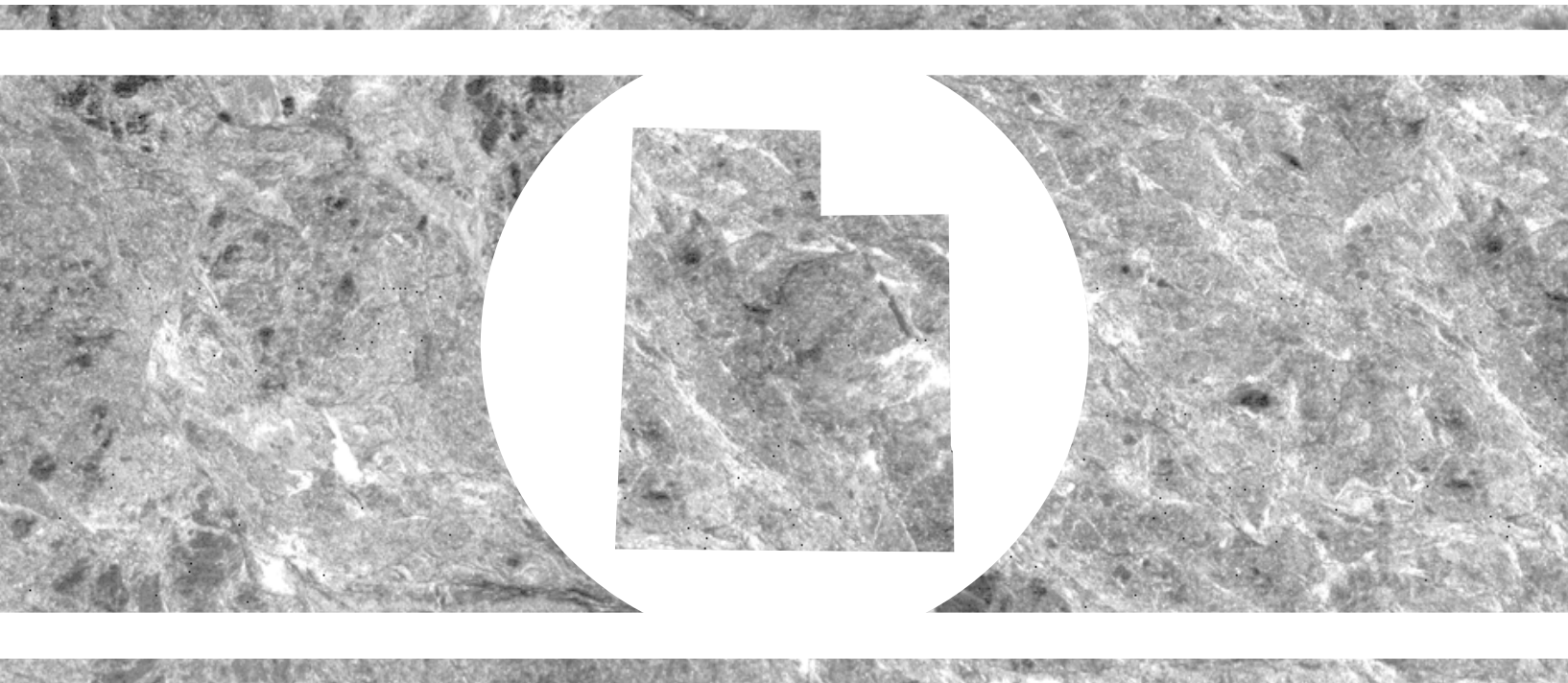
**9-8-6: WILDLAND-URBAN INTERFACE CODE ADOPTED:**

A. International Wildland-Urban Interface Code: For the purpose of prescribing regulations governing conditions hazardous to life and property from wildland fire within the area known as the Wildland-Urban Interface Overlay Area, the City of North Salt Lake hereby adopts the currently adopted Utah State Wildland-Urban Interface, including all of the provisions of Utah Code, Title 15A, Chapter 2, Section 102 and Appendices of the currently adopted edition of the International Wildland-Urban Interface Code. The fire code is hereby incorporated as if set out at length herein, and from the effective date hereof, the provisions thereof shall be controlling within the designated Wildland-Urban Interface Overlay Area.

B. In the event the State of Utah adopts or enacts a more recent version of any code referenced in this chapter or in Utah Code Annotated title 15A, that by virtue of its adoption by the State would require an amendment to this chapter, this chapter shall be deemed amended to adopt the newer version of the code on the effective date thereof.

C. Copy On File: Pursuant to Utah Code Annotated section 10-3-711, as amended, a copy of the code has been filed for use and examination by the public in the office of the city recorder prior to the adoption date hereof.

# **2006 UTAH WILDLAND-URBAN INTERFACE CODE**





2006 Utah Wildland-Urban Interface Code

*First Printing:* July 2006  
*Second Printing:* October 2006  
*Third Printing:* March 2007  
*Fourth Printing:* February 2008  
*Fifth Printing:* June 2008

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# CHAPTER 1

## ADMINISTRATION

### SECTION 101 GENERAL

**101.1 Scope.** The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises within the urban-wildland interface areas in this jurisdiction.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

**101.2 Objective.** The objective of this code is to establish minimum regulations consistent with nationally recognized good practice for the safeguarding of life and property. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels.

The development and use of property in wildland-urban interface areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire-protection facilities to control the spread of fire in wildland-urban interface areas shall be in accordance with this code.

This code shall supplement the jurisdiction's building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the wildland-urban interface areas.

**101.3 Retroactivity.** The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code, to conditions which, in the opinion of the code official, constitute a distinct hazard to life or property.

**101.4 Additions or alterations.** Additions or alterations may be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided the addition or alteration conforms to that required for a new building or structure.

**Exception:** Provisions of this code that specifically apply to existing conditions are retroactive. See Section 601.1 and Appendix A.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally

unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

**101.5 Maintenance.** All buildings, structures, landscape materials, vegetation, defensible space or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures, landscape materials and vegetation.

### SECTION 102 AUTHORITY OF THE CODE OFFICIAL

**102.1 Powers and duties of the code official.** The code official is hereby authorized to administer and enforce this code, or designated sections thereof, and all ordinances of the jurisdiction pertaining to designated wildland-urban interface areas. For such purposes, the code official shall have the powers of a law enforcement officer.

**102.2 Interpretations, rules and regulations.** The code official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance to the intent and purpose of this code.

A copy of such rules and regulations shall be filed with the clerk of the jurisdiction and shall be in effect immediately thereafter. Additional copies shall be available for distribution to the public.

**102.3 Liability of the code official.** The code official charged with the enforcement of this code, acting in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable for damages that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the code official or employee because of such act or omission performed by the code official or employee in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by this jurisdiction. The code enforcement agency or its parent jurisdiction shall not be held as assuming any liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

**102.4 Other agencies.** When requested to do so by the code official, other officials of this jurisdiction shall assist and coop-

erate with the code official in the discharge of the duties required by this code.

## SECTION 103 COMPLIANCE ALTERNATIVES

**103.1 Practical difficulties.** When there are practical difficulties involved in carrying out the provisions of this code, the code official is authorized to grant modifications for individual cases on application in writing by the owner or a duly authorized representative. The code official shall first find that a special individual reason makes enforcement of the strict letter of this code impractical, the modification is in conformance to the intent and purpose of this code, and the modification does not lessen any fire protection requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered into the files of the code enforcement agency.

If the code official determines that difficult terrain, danger of erosion or other unusual circumstances make strict compliance with the vegetation control provisions of the code detrimental to safety or impractical, enforcement thereof may be suspended, provided that reasonable alternative measures are taken.

**103.2 Technical assistance.** To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to the inspection of the code official, the code official is authorized to require the owner or the person in possession or control of the building or premises to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the code official and the owner and shall analyze the fire safety of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management for purposes of establishing fire hazard severity to recommend necessary changes.

**103.3 Alternative materials or methods.** The code official, in concurrence with approval from the building official and fire chief, is authorized to approve alternative materials or methods, provided that the code official finds that the proposed design, use or operation satisfactorily complies with the intent of this code and that the alternative is, for the purpose intended, at least equivalent to the level of quality, strength, effectiveness, fire resistance, durability and safety prescribed by this code. Approvals under the authority herein contained shall be subject to the approval of the building official whenever the alternate material or method involves matters regulated by the *International Building Code*.

The code official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The details of any action granting approval of an alternate shall be recorded and entered in the files of the code enforcement agency.

## SECTION 104 APPEALS

**104.1 General.** To determine the suitability of alternative materials and methods and to provide for reasonable interpretations of the provisions of this code, there shall be and hereby is created a board of appeals consisting of five members who are qualified by experience and training to pass judgment on pertinent matters. The code official, building official and fire chief shall be ex officio members, and the code official shall act as secretary of the board. The board of appeals shall be appointed by the legislative body and shall hold office at their discretion. The board shall adopt reasonable rules and regulations for conducting its investigations and shall render decisions and findings in writing to the code official, with a duplicate copy to the applicant.

**104.2 Limitations of authority.** The board of appeals shall not have authority relative to interpretation of the administrative provisions of this code and shall not have authority to waive requirements of this code.

## SECTION 105 PERMITS

**105.1 General.** When not otherwise provided in the requirements of the building or fire code, permits are required in accordance with Section 105.

**105.2 Permits required.** Unless otherwise exempted, no building or structure regulated by this code shall be erected, constructed, altered, repaired, moved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the code official.

When required by the code official, a permit shall be obtained for the following activities, operations, practices or functions within an wildland-urban interface area:

1. Automobile wrecking yard;
2. Candles and open flames in assembly areas;
3. Explosives or blasting agents;
4. Fireworks;
5. Flammable or combustible liquids;
6. Hazardous materials;
7. Liquefied petroleum gases;
8. Lumberyards;
9. Motor vehicle fuel-dispensing stations;
10. Open burning;
11. Pyrotechnical special effects material;
12. Tents, canopies and temporary membrane structures;
13. Tire storage;
14. Welding and cutting operations; or
15. Other activities as determined by the code official.

**105.3 Work exempt from permit.** Unless otherwise provided in the requirements of the building or fire code, a permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m<sup>2</sup>) and

the structure is located more than 50 feet (15 240 mm) from the nearest adjacent structure.

2. Fences not over 6 feet (1829 mm) high.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

The code official is authorized to stipulate conditions for permits. Permits shall not be issued when public safety would be at risk, as determined by the code official.

**105.4 Permit application.** To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work, activity, operation, practice or function to be covered by the permit for which application is made.
2. Describe the land on which the proposed work, activity, operation, practice or function is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building, work, activity, operation, practice or function.
3. Indicate the use or occupancy for which the proposed work, activity, operation, practice or function is intended.
4. Be accompanied by plans, diagrams, computation and specifications and other data as required in Section 106 of this code.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as may be required by the code official.

**105.5 Permit approval.** Before a permit is issued, the code official, or an authorized representative, shall review and approve all permitted uses, occupancies or structures. Where laws or regulations are enforceable by other agencies or departments, a joint approval shall be obtained from all agencies or departments concerned.

**105.6 Permit issuance.** The application, plans, specifications and other data filed by an applicant for a permit shall be reviewed by the code official. If the code official finds that the work described in an application for a permit and the plan, specifications and other data filed therewith conform to the requirements of this code, the code official is allowed to issue a permit to the applicant.

When the code official issues the permit, the code official shall endorse in writing or stamp the plans and specifications APPROVED. Such approved plans and specifications shall not be changed, modified or altered without authorization from the code official, and all work regulated by this code shall be done in accordance with the approved plans.

**105.7 Validity of permit.** The issuance or granting of a permit or approval of plans, specifications and computations shall

not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or conceal the provisions of this code or other ordinances of the jurisdiction shall not be valid.

**105.8 Expiration.** Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the building, use or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building, use or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The code official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

**105.9 Retention of permits.** Permits shall at all times be kept on the premises designated therein and shall at all times be subject to inspection by the code official or other authorized representative.

**105.10 Revocation of permits.** Permits issued under this code may be suspended or revoked when it is determined by the code official that:

1. It is used by a person other than the person to whom the permit was issued.
2. It is used for a location other than that for which the permit was issued.
3. Any of the conditions or limitations set forth in the permit have been violated.
4. The permittee fails, refuses or neglects to comply with any order or notice duly served on him under the provisions of this code within the time provided therein.
5. There has been any false statement or misrepresentation as to material fact in the application or plans on which the permit or application was made.
6. When the permit is issued in error or in violation of any other ordinance, regulations or provisions of this code.

The code official is allowed to, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

## SECTION 106 PLANS AND SPECIFICATIONS

**106.1 General.** Plans, engineering calculations, diagrams and other data shall be submitted in at least two sets with each application for a permit. When such plans are not prepared by an architect or engineer, the code official may require the applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a li-



censed architect or engineer. The code official may require plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state to practice as such even if not required by state law.

**Exception:** Submission of plans, calculations, construction inspection requirements and other data, if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

**106.2 Information on plans and specifications.** Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations.

**106.3 Site plan.** In addition to the requirements for plans in the *International Building Code*, site plans shall include topography, width and percent of grade of access roads, landscape and vegetation details, locations of structures or building envelopes, existing or proposed overhead utilities, occupancy classification of buildings, types of ignition-resistant construction of buildings, structures and their appendages, roof classification of buildings, and site water supply systems.

**106.4 Vegetation management plans.** When utilized by the permit applicant pursuant to Section 502, vegetation management plans shall be prepared and shall be submitted to the code official for review and approval as part of the plans required for a permit. See Appendix B.

**106.5 Fire protection plan.** When required by the code official pursuant to Section 405, a fire protection plan shall be prepared and shall be submitted to the code official for review and approved as a part of the plans required for a permit.

**106.6 Other data and substantiation.** When required by the code official, the plans and specifications shall include classification of fuel loading, fuel model light, medium or heavy, and substantiating data to verify classification of fire-resistive vegetation.

**106.7 Vicinity plan.** In addition to the requirements for site plans, plans shall include details regarding the vicinity within 300 feet (91 440 mm) of property lines, including other structures, slope, vegetation, fuel breaks, water supply systems and access roads.

**106.8 Retention of plans.** One set of approved plans, specifications and computations shall be retained by the code official for a period of not less than 90 days from date of completion of the work covered therein; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building, use or work at all times during which the work authorized thereby is in progress.

## SECTION 107 INSPECTION AND ENFORCEMENT

### 107.1 Inspection.

**107.1.1 General.** All construction or work for which a permit is required by this code shall be subject to inspection by the code official and all such construction or work shall

remain accessible and exposed for inspection purposes until approved by the code official.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

A survey of the lot may be required by the code official to verify that the mitigation features are provided and the building or structure is located in accordance with the approved plans.

**107.1.2 Authority to inspect.** The code official shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the code official for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

**107.1.3 Reinspections.** To determine compliance with this code, the code official may cause a structure to be reinspected. A fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

Reinspection fees may be assessed when the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from plans requiring the approval of the code official.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction. When reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

### 107.2 Enforcement.

**107.2.1 Authorization to issue corrective orders and notices.** When the code official finds any building or premises that are in violation of this code, the code official is authorized to issue corrective orders and notices.

**107.2.2 Service of orders and notices.** Orders and notices authorized or required by this code shall be given or served on the owner, operator, occupant or other person responsible for the condition or violation either by verbal notification, personal service, or delivering the same to, and leaving it with, a person of suitable age and discretion on the premises; or, if no such person is found on the premises, by affixing a copy thereof in a conspicuous place on the door to the entrance of said premises and by mailing a copy thereof to such person by registered or certified mail to the person's last known address.

Orders or notices that are given verbally shall be confirmed by service in writing as herein provided.

**107.3 Right of entry.** Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in any building or on any premises any condition that makes such building or premises unsafe, the code official is authorized to enter such building or premises at all reasonable times to inspect the same or to perform any duty authorized by this code, provided that if such building or premises is occupied, the code official shall first present proper credentials and request entry; and if such building or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry.

If such entry is refused, the code official shall have recourse to every remedy provided by law to secure entry. Owners, occupants or any other persons having charge, care or control of any building or premises, shall, after proper request is made as herein provided, promptly permit entry therein by the code official for the purpose of inspection and examination pursuant to this code.

#### **107.4 Compliance with orders and notices.**

**107.4.1 General compliance.** Orders and notices issued or served as provided by this code shall be complied with by the owner, operator, occupant or other person responsible for the condition or violation to which the corrective order or notice pertains.

If the building or premises is not occupied, such corrective orders or notices shall be complied with by the owner.

**107.4.2 Compliance with tags.** A building or premises shall not be used when in violation of this code as noted on a tag affixed in accordance with Section 107.4.1.

**107.4.3 Removal and destruction of signs and tags.** A sign or tag posted or affixed by the code official shall not be mutilated, destroyed or removed without authorization by the code official.

**107.4.4 Citations.** Persons operating or maintaining an occupancy, premises or vehicle subject to this code who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises or vehicle when ordered or notified to do so by the code official shall be guilty of a misdemeanor.

**107.4.5 Unsafe conditions.** Buildings, structures or premises that constitute a fire hazard or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this code or any other ordinance, are unsafe conditions. Unsafe buildings or structures shall not be used. Unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal, pursuant to applicable state and local laws and codes.

## **SECTION 108 CERTIFICATE OF COMPLETION**

No building, structure or premises shall be used or occupied, and no change in the existing occupancy classification of a building, structure, premise or portion thereof shall be made until the code official has issued a certificate of completion therefor as provided herein. The certificate of occupancy shall not be issued until the certificate of completion indicating that the project is in compliance with this code has been issued by the code official.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other pertinent laws and ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.





## CHAPTER 2

# DEFINITIONS

### SECTION 201 GENERAL

**201.1 Scope.** Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

**201.2 Interchangeability.** Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter, and the singular number includes the plural and the plural the singular.

**201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in other *International Codes*, such terms shall have the meanings ascribed to them as in those codes.

**201.4 Terms not defined.** Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

### SECTION 202 DEFINITIONS

**ACCESSORY STRUCTURE.** A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

**APPROVED.** Approval by the code official as the result of review, investigation or tests conducted by the code official or by reason of accepted principles or tests by national authorities, or technical or scientific organizations.

**BRUSH, SHORT.** Low-growing species that reach heights of 1 to 3 feet. Sagebrush, snowberry and rabbitbrush are some varieties.

**BRUSH, TALL.** Arbor-like varieties of brush species and/or short varieties of broad-leaf trees that grow in compact groups or clumps. These groups or clumps reach heights of 4 to 20 feet. In Utah, this includes primary varieties of oak, maples, chokecherry, serviceberry and mahogany, but may also include other species.

**BUILDING.** Any structure used or intended for supporting or sheltering any use or occupancy.

**BUILDING OFFICIAL.** The officer or other designated authority charged with the administration and enforcement of the *International Building Code*, or the building official's duly authorized representative.

**CERTIFICATE OF COMPLETION.** Written documentation that the project or work for which a permit was issued has been completed in conformance with requirements of this code.

**CODE OFFICIAL.** The official designated by the jurisdiction to interpret and enforce this code, or the code official's authorized representative.

**DEFENSIBLE SPACE.** An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.

**DRIVEWAY.** A vehicular ingress and egress route that serves no more than two buildings or structures, not including accessory structures, or more than five dwelling units.

**FIRE AREA.** The floor area, in square feet (square meters), used to determine the adequate water supply.

**FIRE CHIEF.** The chief officer or the chief officer's authorized representative of the fire department serving the jurisdiction.

**FIRE PROTECTION PLAN.** A document prepared for a specific project or development proposed for the wildland-urban interface area. It describes ways to minimize and mitigate the fire problems created by the project or development, with the purpose of reducing impact on the community's fire protection delivery system.

**FIRE WEATHER.** Weather conditions favorable to the ignition and rapid spread of fire. In wildfires, this generally includes high temperatures combined with strong winds and low humidity.

**FIRE-RESISTANCE-RATED CONSTRUCTION.** The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the wildland-urban interface area.

**FLAME SPREAD RATING.** As used herein refers to rating obtained according to tests conducted as specified by a nationally recognized standard.

**FUEL BREAK.** An area, strategically located for fighting anticipated fires, where the native vegetation has been permanently modified or replaced so that fires burning into it can be more easily controlled. Fuel breaks divide fire-prone areas into smaller areas for easier fire control and to provide access for fire fighting.

**FUEL, HEAVY.** Vegetation consisting of round wood 3 inches (76 mm) or larger in diameter. The amount of fuel (vegetation) would be 6 tons per acre or greater.

**FUEL, LIGHT.** Vegetation consisting of herbaceous and round wood less than 1/4 inch (6.4 mm) in diameter. The amount of fuel (vegetation) would be 1/2 ton to 2 tons per acre.

**FUEL, MEDIUM.** Vegetation consisting of round wood 1/4 to 3 inches (6.4mm to 76 mm) in diameter. The amount of fuel (vegetation) would be 2 to 6 tons per acre.

**FUEL MODIFICATION.** A method of modifying fuel load by reducing the amount of nonfire-resistive vegetation or altering the type of vegetation to reduce the fuel load.

## DEFINITIONS

**FUEL MOSAIC.** A fuel modification system that provides for the creation of islands and irregular boundaries to reduce the visual and ecological impact of fuel modification.

**FUEL-LOADING.** The oven-dry weight of fuels in a given area, usually expressed in pounds per acre (lb/a) (kg/ha). Fuel loading may be referenced to fuel size or timelag categories, and may include surface fuels or total fuels.

**GREENBELT.** A fuel break designated for a use other than fire protection.

**HAZARDOUS MATERIALS.** As defined in the *International Fire Code*.

**HEAVY TIMBER CONSTRUCTION.** As described in the *International Building Code*.

**INSURANCE SERVICES OFFICE (ISO).** An agency that recommends fire insurance rates based on a grading schedule that incorporates evaluation of fire fighting resources and capabilities.

**LEGISLATIVE BODY.** The governing body of the political jurisdiction administering this code.

**LOG WALL CONSTRUCTION.** A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is at least 6 inches (152 mm).

**MULTILAYERED GLAZED PANELS.** Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

**NONCOMBUSTIBLE.** As applied to building construction material means a material that, in the form in which it is used, is either one of the following:

1. Material of which no part will ignite and burn when subjected to fire. Any material conforming to ASTM E 136 shall be considered noncombustible within the meaning of this section.
2. Material having a structural base of noncombustible material as defined in Item 1 above, with a surfacing material not over  $\frac{1}{8}$  inch (3.2 mm) thick, which has a flame-spread rating of 50 or less. Flame-spread rating as used herein refers to rating obtained according to tests conducted as specified in ASTM E 84.

“Noncombustible” does not apply to surface finish materials. Material required to be noncombustible for reduced clearances to flues, heating appliances or other sources of high temperature shall refer to material conforming to Item 1. No material shall be classed as noncombustible that is subject to increase in combustibility or flame-spread rating, beyond the limits herein established, through the effects of age, moisture or other atmospheric condition.

**NONCOMBUSTIBLE ROOF COVERING.** One of the following:

1. Cement shingles or sheets.
2. Exposed concrete slab roof.
3. Ferrous or copper shingles or sheets.

4. Slate shingles.

5. Clay or concrete roofing tile.

6. Approved roof covering of noncombustible material.

**SLOPE.** The variation of terrain from the horizontal; the number of feet (meters) rise or fall per 100 feet (30 480 mm) measured horizontally, expressed as a percentage.

**STRUCTURE.** That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some manner.

**TREE CROWN.** The primary and secondary branches growing out from the main stem, together with twigs and foliage.

**UNENCLOSED ACCESSORY STRUCTURE.** An accessory structure without a complete exterior wall system enclosing the area under roof or floor above.

**WILDFIRE.** An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

**WILDLAND.** An area in which development is essentially nonexistent, except for roads, railroads, power lines and similar facilities.

**WILDLAND URBAN INTERFACE.** The line, area or zone where structures or other human development (including critical infrastructure that if destroyed would result in hardship to communities) meet or intermingle with undeveloped wildland or vegetative fuel.

## CHAPTER 3

# WILDLAND-URBAN INTERFACE AREAS

### SECTION 301 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

**301.1 Declaration.** The legislative body shall declare the wildland-urban interface areas within the jurisdiction. The urban-wildland interface areas shall be based on the maps created in accordance with Section 301.

**301.2 Mapping.** In cooperation, the code official and the Division of Forestry, Fire and State Lands (FFSL) wildfire representative (per participating agreement between county and FFSL) will create or review Wildland-Urban Interface Area maps, to be recorded and filed with the clerk of the jurisdiction. These areas shall become effective immediately thereafter.

**301.3 Review of wildland-urban interface areas.** The code official and the FFSL wildfire representative shall reevaluate and recommend modification to the wildland-urban interface areas in accordance with Section 301.1 on a three-year basis or more frequently as deemed necessary by the legislative body.



## CHAPTER 4

# WILDLAND-URBAN INTERFACE AREA REQUIREMENTS

### SECTION 401 GENERAL

**401.1 Scope.** Wildland-urban interface areas shall be provided with emergency vehicle access and water supply in accordance with this chapter.

**401.2 Objective.** The objective of this chapter is to establish the minimum requirements for emergency vehicle access and water supply for buildings and structures located in the wildland-urban interface areas.

**401.3 General safety precautions.** General safety precautions shall be in accordance with this chapter. See also Appendix A.

### SECTION 402 APPLICABILITY

#### 402.1 Subdivisions.

**402.1.1 Access.** New subdivisions, as determined by this jurisdiction, shall be provided with fire apparatus access roads in accordance with the *International Fire Code* and access requirements in accordance with Section 403.

**402.1.2 Water supply.** New subdivisions as determined by this jurisdiction shall be provided with water supply in accordance with Section 404.

#### 402.2 Individual structures.

**402.2.1 Access.** Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with fire apparatus access in accordance with Section 403.2. Marking of fire protection equipment shall be provided in accordance with Section 403.5 and address markers shall be provided in accordance with Section 403.6.

**402.2.2 Water supply.** Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with a conforming water supply in accordance with Section 404.

#### Exceptions:

1. Structures constructed to meet the requirements for the class of ignition-resistant construction specified in Table 503.1 for a nonconforming water supply.
2. Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m<sup>2</sup>).

### SECTION 403 ACCESS

**403.1 Restricted access.** Where emergency vehicle access is restricted because of secured access roads or driveways or where immediate access is necessary for life-saving or fire-fighting purposes, the code official is authorized to require a key box to be installed in an accessible location. The key box shall be of a type approved by the code official and shall contain keys to gain necessary access as required by the code official.

**403.2 Driveways.** Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet (45 720 mm) from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of 12 feet (3658 mm) and a minimum unobstructed height of 13 feet 6 inches (4115 mm). Driveways in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds. Driveways in excess of 200 feet (60 960 mm) in length and less than 20 feet (6096 mm) in width shall be provided with turnouts in addition to turnarounds.

A driveway shall not serve in excess of five dwelling units.

Driveway turnarounds shall have inside turning radii of not less than 30 feet (9144 mm) and outside turning radii of not less than 45 feet (13 716 mm). Driveways that connect with a road or roads at more than one point may be considered as having a turnaround if all changes of direction meet the radii requirements for driveway turnarounds.

Driveway turnouts shall be an all-weather road surface at least 10 feet (3048 mm) wide and 30 feet (9144 mm) long. Driveway turnouts shall be located as required by the code official.

Vehicle load limits shall be posted at both entrances to bridges on driveways and private roads. Design loads for bridges shall be established by the code official.

**403.3 Fire apparatus access road.** When required, fire apparatus access roads shall be all-weather roads with a minimum width of 20 feet (6096 mm) and a clear height of 13 feet 6 inches (4115 mm); shall be designed to accommodate the loads and turning radii for fire apparatus; and have a gradient negotiable by the specific fire apparatus normally used at that location within the jurisdiction. Dead-end roads in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds as approved by the code official. An all-weather road surface shall be any surface material acceptable to the code official that would normally allow the passage of emergency service vehicles to protect structures and wildlands within the jurisdiction.

**403.4 Marking of roads.** Approved signs or other approved notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof or both.

All road identification signs and supports shall be of noncombustible materials. Signs shall have minimum 4-inch-high (102 mm) reflective letters with  $\frac{1}{2}$  inch (12.7 mm) stroke on a contrasting 6-inch-high (152 mm) sign. Road identification signage shall be mounted at a height of 7 feet (2134 mm) from the road surface to the bottom of the sign.

**403.5 Marking of fire protection equipment.** Fire protection equipment and fire hydrants shall be clearly identified in a manner approved by the code official to prevent obstruction.

**403.6 Address markers.** All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.

Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

Where multiple addresses are required at a single driveway, they shall be mounted on a single post, and additional signs shall be posted at locations where driveways divide.

Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

**403.7 Grade.** The gradient for fire apparatus access roads and driveways shall not exceed the maximum approved by the code official. It will be up to the code official to ascertain the standard based on local fire equipment grade not to exceed 12 percent.

## SECTION 404 WATER SUPPLY

**404.1 General.** When provided in order to qualify as a conforming water supply for the purpose of Table 503.1, an approved water source shall have an adequate water supply for the use of the fire protection service to protect buildings and structures from exterior fire sources or to suppress structure fires within the wildland-urban interface area of the jurisdiction in accordance with this section.

**404.2 Water sources.** The point at which a water source is available for use shall be located not more than 1,000 feet (305 m) from the building and be approved by the code official. The distance shall be measured along an unobstructed line of travel.

Water sources shall comply with the following:

1. Man-made water sources shall have a minimum usable water volume as determined by the adequate water supply needs in accordance with Section 404.5. This water source shall be equipped with an approved hydrant. The water level of the water source shall be maintained by rainfall, water pumped from a well, water hauled by a tanker, or by seasonal high water of a stream or river. The design, construction, location, water level maintenance, access, and access maintenance of man-made water sources shall be approved by the code official.
2. Natural water sources shall have a minimum annual water level or flow sufficient to meet the adequate water supply needs in accordance with Section 404.5. This wa-

ter level or flow shall not be rendered unusable because of freezing. This water source shall have an approved draft site with an approved hydrant. Adequate water flow and rights for access to the water source shall be ensured in a form acceptable to the code official.

**404.3 Draft sites.** Approved draft sites shall be provided at all natural water sources intended for use as fire protection for compliance with this code. The design, construction, location, access and access maintenance of draft sites shall be approved by the code official.

The pumper access point shall be either an emergency vehicle access area alongside a conforming access road or an approved driveway no longer than 150 feet (45 720 mm). Pumper access points and access driveways shall be designed and constructed in accordance with all codes and ordinances enforced by this jurisdiction. Pumper access points shall not require the pumper apparatus to obstruct a road or driveway.

**404.4 Hydrants.** All hydrants shall be designed and constructed in accordance with nationally recognized standards. The location and access shall be approved by the code official.

**404.5 Adequate water supply.** Adequate water supply shall be determined for purposes of initial attack and flame front control by the local jurisdiction. NFPA 1142 may be used as a reference.

**404.6 Fire department.** The water system required by this code can only be considered conforming for purposes of determining the level of ignition-resistant construction (see Table 503.1).

**404.7 Obstructions.** Access to all water sources required by this code shall be unobstructed at all times. The code official shall not be deterred or hindered from gaining immediate access to water source equipment, fire protection equipment or hydrants.

**404.8 Identification.** Water sources, draft sites, hydrants and fire protection equipment shall be clearly identified in a manner approved by the code official to identify location and to prevent obstruction by parking and other obstructions.

**404.9 Testing and maintenance.** Water sources, draft sites, hydrants and other fire protection equipment required by this code shall be subject to periodic tests as required by the code official. Code official shall establish a periodic testing schedule. Costs are to be covered by the water provider. All such equipment installed under the provisions of this code shall be maintained in an operative condition at all times and shall be repaired or replaced where defective. Additions, repairs, alterations and servicing of such fire protection equipment and resources shall be in accordance with approved standards. Mains and appurtenances shall be installed in accordance with NFPA 24. Water tanks for private fire protection shall be installed in accordance with NFPA 22. The costs are to be covered by the water provider.

### 404.10 Reliability.

**404.10.1 Objective.** The objective of this section is to increase the reliability of water supplies by reducing the exposure of vegetative fuels to electrically powered systems.



**404.10.2 Clearance of fuel.** Defensible space shall be provided around water tank structures, water supply pumps and pump houses in accordance with Section 603.

**404.10.3 Standby power.** Stationary water supply facilities within the wildland-urban interface area dependent on electrical power supplied by power grid to meet adequate water supply demands shall provide functional standby power systems in accordance with the ICC *Electrical Code* to ensure that an uninterrupted water supply is maintained. The standby power source shall be capable of providing power for a minimum of two hours.

**Exceptions:** When approved by the code official, a standby power supply is not required where the primary power service to the stationary water supply facility is underground or there is an on-site generator.

## **SECTION 405 FIRE PROTECTION PLAN**

**405.1 Purpose.** The plan is to provide a basis to determine overall compliance with this code, for determination of Ignition Resistant Construction (IRC) (see Table 503.1) and for determining the need for alternative materials and methods.

**405.2 General.** When required by the code official, a fire protection plan shall be prepared and approved prior to the first building permit issuance or subdivision approval.

**405.3 Content.** The plan shall be based upon a site-specific wildfire risk assessment that includes considerations of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, defensible space and vegetation management.

**405.4 Cost.** The cost of fire protection plan preparation and review shall be the responsibility of the applicant.

**405.5 Plan retention.** The fire protection plan shall be retained by the code official.





## CHAPTER 5

# SPECIAL BUILDING CONSTRUCTION REGULATIONS

### SECTION 501 GENERAL

**501.1 Scope.** Buildings and structures shall be constructed in accordance with the *International Building Code* and this code.

**Exceptions:**

1. Accessory structures not exceeding 120 square feet (11 m<sup>2</sup>) in floor area when located at least 50 feet (15 240 mm) from buildings containing habitable spaces.
2. Agricultural buildings at least 50 feet (15 240 mm) from buildings containing habitable spaces.

**501.2 Objective.** The objective of this chapter is to establish minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels. The minimum standards set forth in this chapter vary with the critical fire weather, slope and fuel type to provide increased protection, above the requirements set forth in the *International Building Code*, from the various levels of hazards.

### SECTION 502 FIRE HAZARD SEVERITY

The fire hazard severity of building sites for all buildings hereafter constructed, modified or relocated into wildland-urban

interface areas shall be established in accordance with Appendix C.

The fire hazard severity is allowed to be reduced by implementing a vegetation management plan in accordance with Appendix B.

### SECTION 503 IGNITION-RESISTANT CONSTRUCTION

**503.1 General.** Buildings and structures hereafter constructed, modified or relocated into or within wildland-urban interface areas shall meet the construction requirements in accordance with Table 503.1. Class 1, Class 2 or Class 3 ignition-resistant construction shall be in accordance with Sections 504, 505 and 506, respectively.

### SECTION 504 CLASS 1 IGNITION-RESISTANT CONSTRUCTION

**504.1 General.** Class 1 ignition-resistant construction shall be in accordance with Section 504.

**504.2 Roof covering.** Roofs shall have a Class A roof covering or a Class A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

TABLE 503.1  
IGNITION-RESISTANT CONSTRUCTION<sup>a</sup>

DEFENSIBLE SPACE <sup>c</sup>	FIRE HAZARD SEVERITY					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply <sup>b</sup>		Water Supply <sup>b</sup>		Water Supply <sup>b</sup>	
	Conforming <sup>d</sup>	Nonconforming <sup>e</sup>	Conforming <sup>d</sup>	Nonconforming <sup>e</sup>	Conforming <sup>d</sup>	Nonconforming <sup>e</sup>
Nonconforming	IR 2	IR 1	IR 1	IR 1 N.C.	IR 1 N.C.	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 N.C.
1.5 x Conforming	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

a. Access shall be in accordance with Section 402.

b. Subdivisions shall have a conforming water supply in accordance with Section 402.1.

IR 1 = Ignition-resistant construction in accordance with Section 504.

IR 2 = Ignition-resistant construction in accordance with Section 505.

IR 3 = Ignition-resistant construction in accordance with Section 506.

N.C. = Exterior walls shall have a fire-resistance rating of not less than 1-hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.

c. Conformance based on Section 603.

d. Conformance based on Section 404.

e. A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is no water supply for structure protection or fire suppression.

**504.3 Protection of eaves.** Eaves and soffits shall be protected on the exposed underside by materials approved for a minimum of 1-hour fire-resistance-rated construction. Fascias are required and must be protected on the backside by materials approved for a minimum of 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.

**504.4 Gutters and downspouts.** Gutters and downspouts shall be constructed of noncombustible material.

**504.5 Exterior walls.** Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved noncombustible materials.

**Exception:** Heavy timber or log wall construction.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

**504.6 Unenclosed underfloor protection.** Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls in accordance with Section 504.5.

**Exception:** Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

**504.7 Appendages and projections.** Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-resistance-rated construction, heavy timber construction or constructed of approved noncombustible materials.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5.

**504.8 Exterior glazing.** Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes.

**504.9 Exterior doors.** Exterior doors shall be approved noncombustible construction, solid core wood not less than 1<sup>3</sup>/<sub>4</sub> inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 504.8.

**Exception:** Vehicle access doors.

**504.10 Vents.** Attic ventilation openings, foundation or underfloor vents, or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m<sup>2</sup>) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm).

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

**504.11 Detached accessory structures.** Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction or constructed with approved noncombustible materials on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5 or underfloor protection in accordance with Section 504.6.

**Exception:** The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy-timber construction.

See Section 504.2 for roof requirements.

## SECTION 505

### CLASS 2 IGNITION-RESISTANT CONSTRUCTION

**505.1 General.** Class 2 ignition-resistant construction shall be in accordance with Section 505.

**505.2 Roof covering.** Roofs shall have at least a Class A roof covering, Class B roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

**505.3 Protection of eaves.** Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of 3/4 inch (19 mm). No exposed rafter tails shall be permitted unless constructed of heavy timber materials.

**505.4 Gutters and downspouts.** Gutters and downspouts shall be constructed of noncombustible material.

**505.5 Exterior walls.** Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved noncombustible materials.

**Exception:** Heavy timber or log wall construction.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

**505.6 Unenclosed underfloor protection.** Buildings or structures shall have all underfloor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

**Exception:** Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

**505.7 Appendages and projections.** Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-re-

sistance-rated construction, heavy timber construction or constructed with approved noncombustible materials.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 505.5.

**505.8 Exterior glazing.** Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire-protection rating of not less than 20 minutes.

**505.9 Exterior doors.** Exterior doors shall be approved noncombustible construction, solid core wood not less than 1<sup>3</sup>/<sub>4</sub>-inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8.

**Exception:** Vehicle access doors.

**505.10 Vents.** Attic ventilation openings, foundation or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m<sup>2</sup>) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm).

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

**505.11 Detached accessory structures.** Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction, or constructed with approved noncombustible material on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 505.5 or underfloor protection in accordance with Section 505.6.

**Exception:** The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy-timber construction.

See Section 505.2 for roof requirements.

## SECTION 506

### CLASS 3 IGNITION-RESISTANT CONSTRUCTION

**506.1 General.** Class 3 ignition-resistant construction shall be in accordance with Section 506.

**506.2 Roof covering.** Roofs shall have at least a Class A roof covering, Class C roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

**506.3 Unenclosed underfloor protection.** Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls.

**Exception:** Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

**506.4 Vents.** Attic ventilation openings, soffit vents, foundation or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m<sup>2</sup>) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm).

## SECTION 507

### REPLACEMENT OR REPAIR OF ROOF COVERINGS

The roof covering on buildings or structures in existence prior to the adoption of this code that are replaced or have 25 percent or more replaced in a 12-month period shall be replaced with a roof covering required for new construction based on the type of ignition-resistant construction specified in accordance with Section 503.



## CHAPTER 6

# FIRE PROTECTION REQUIREMENTS

### SECTION 601 GENERAL

**601.1 Scope.** The provisions of this chapter establish general requirements for new and existing buildings, structures and premises located within wildland-urban interface areas.

**601.2 Objective.** The objective of this chapter is to establish minimum requirements to mitigate the risk to life and property from wildland fire exposures, exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels.

### SECTION 602 AUTOMATIC FIRE SPRINKLER SYSTEMS DELETED

### SECTION 603 DEFENSIBLE SPACE

**603.1 Objective.** Provisions of this section are intended to modify the fuel load in areas adjacent to structures to create a defensible space.

**603.2 Fuel modification.** In order to qualify as a conforming defensible space for individual buildings or structures on a property, fuel modification shall be provided within a distance from buildings or structures as specified in Table 603.2. For all other purposes, the fuel modification distance shall not be less than 30 feet (9144 mm) or to the property line, whichever is less. Distances specified in Table 603.2 shall be measured on a horizontal plane from the perimeter or projection of the building or structure as shown in Figure 603.2. Distances specified in Table 603.2 may be modified by the code official because of a

site-specific analysis based on local conditions and the fire protection plan.

Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing nonfire-resistive vegetation on the property owned, leased or controlled by said person.

Trees are allowed within the defensible space, provided the horizontal distance between crowns of adjacent trees and overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm). Deadwood and litter shall be regularly removed from trees.

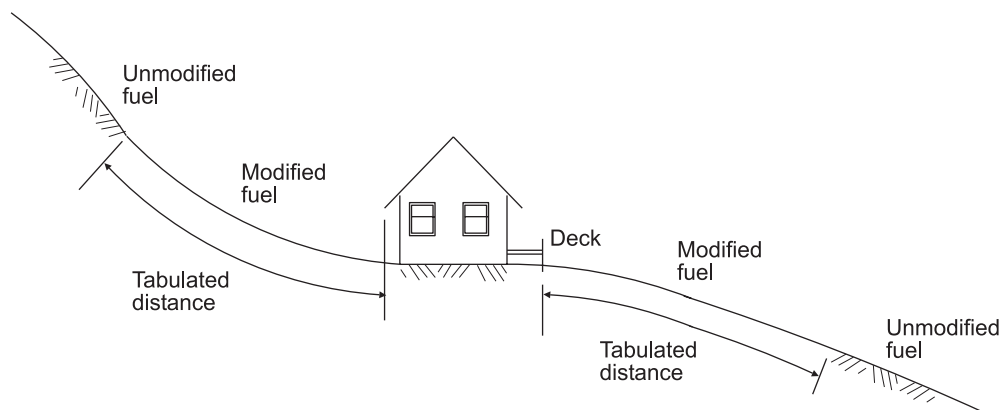
Where ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants are used as ground cover, they are allowed to be within the designated defensible space, provided they do not form a means of transmitting fire from the native growth to any structure.

**TABLE 603.2  
REQUIRED DEFENSIBLE SPACE**

WILDLAND-URBAN INTERFACE AREA	FUEL MODIFICATION DISTANCE (feet)
Moderate hazard	30
High hazard	50
Extreme hazard	100

For SI: 1 foot = 304.8 mm.

**603.3 Community fuel modification zones.** Fuel modification zones to protect new communities shall be provided when required by the code official in accordance with Section 603, in order to reduce fuel loads adjacent to communities and structures.



**FIGURE 603.2  
MEASUREMENTS OF FUEL MODIFICATION DISTANCE**

**603.3.1 Land ownership.** Fuel modification zone land used to protect a community shall be under the control of an association or other common ownership instrument for the life of the community to be protected.

**603.3.2 Fuel modification zone plans.** Fuel modification zone plans shall be approved prior to fuel modification work and shall be placed on a site grading plan shown in plan view. An elevation plan shall also be provided to indicate the length of the fuel modification zone on the slope. Fuel modification zone plans shall include, but not be limited to the following:

1. Plan showing existing vegetation.
2. Photographs showing natural conditions prior to work being performed.
3. Grading plan showing location of proposed buildings and structures, and set backs from top of slope to all buildings or structures.

## SECTION 604 MAINTENANCE OF DEFENSIBLE SPACE

**604.1 General.** Defensible spaces required by Section 603 shall be maintained annually, or as necessary in accordance with Section 604.

**604.2 Modified area.** Nonfire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations.

**604.3 Responsibility.** Persons owning, leasing, controlling, operating or maintaining buildings or structures are responsible for maintenance of defensible spaces. Maintenance of the defensible space shall include modifying or removing nonfire-resistive vegetation and keeping leaves, needles and other dead vegetative material regularly removed from roofs of buildings and structures.

**604.4 Trees.** Individual trees and/or small clumps of trees or brush crowns, extending to within 10 feet (3048 mm) of any structure, shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm). Tree crowns within the defensible space shall be pruned to remove limbs located less than 6 feet (1829 mm) above the ground surface adjacent to the trees.

Portions of tree crowns that extend within 10 feet (3048 mm) of the outlet of a chimney shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm).

Deadwood and litter shall be regularly removed from trees.

## SECTION 605 SPARK ARRESTERS

Chimneys serving fireplaces, barbecues, incinerators or decorative heating appliances in which solid or liquid fuel is used, shall be provided with a spark arrester. Spark arresters shall be constructed of woven or welded wire screening of 12 USA standard gage wire (0.1046 inch) (2.66 mm) having openings not exceeding 1/2 inch (12.7 mm).

The net free area of the spark arrester shall not be less than four times the net free area of the outlet of the chimney.

## SECTION 606 LIQUEFIED PETROLEUM GAS INSTALLATIONS

**606.1 General.** The storage of LP-gas and the installation and maintenance of pertinent equipment shall be in accordance with the *International Fire Code* or, in the absence thereof, recognized standards.

**606.2 Location of containers.** LP-gas containers shall be located within the defensible space in accordance with the *International Fire Code*.

## SECTION 607 STORAGE OF FIREWOOD AND COMBUSTIBLE MATERIALS

Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. When required by the code official, storage of firewood and combustible material stored in the defensible space shall be located a minimum of 30 feet (9144 mm) from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet (4572 mm).

Firewood and combustible materials not for consumption on the premises shall be stored so as to not pose a hazard. See Appendix A.



## APPENDIX A

### GENERAL REQUIREMENTS (optional)

#### SECTION A101 GENERAL

**A101.1 Scope.** The provisions of this appendix establish general requirements applicable to new and existing properties located within urban-wildland interface areas.

**A101.2 Objective.** The objective of this appendix is to provide necessary fire-protection measures to reduce the threat of wild-fire in an urban-wildland interface area and improve the capability of controlling such fires.

#### SECTION A102 VEGETATION CONTROL

**A102.1 General.** Vegetation control shall comply with this section.

**A102.2 Clearance of brush or vegetative growth from roadways.** The code official is authorized to require areas within 10 feet (3048 mm) on each side of portions of fire apparatus access roads and driveways to be cleared of nonfire-resistive vegetation growth.

**Exception:** Single specimens of trees, ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, provided they do not form a means of readily transmitting fire.

**A102.3 Clearance of brush and vegetative growth from electrical transmission and distribution lines.**

**A102.3.1 General.** Clearance of brush and vegetative growth from electrical transmission and distribution lines shall be in accordance with Section A102.3.

**Exception:** Section A102.3 does not authorize persons not having legal right of entry to enter on or damage the property of others without consent of the owner.

**A102.3.2 Support clearance.** Persons owning, controlling, operating or maintaining electrical transmission or distribution lines shall have an approved program in place that identifies poles or towers with equipment and hardware types that have a history of becoming an ignition source, and provides a combustible free space consisting of a clearing of not less than 10 feet (3048 mm) in each direction from the outer circumference of such pole or tower during such periods of time as designated by the code official.

**Exception:** Lines used exclusively as telephone, telegraph, messenger call, alarm transmission or other lines classed as communication circuits by a public utility.

**A102.3.3 Electrical distribution and transmission line clearances.**

**A102.3.3.1 General.** Clearances between vegetation and electrical lines shall be in accordance with Section A102.3.3.

**A102.3.3.2 Trimming clearance.** At the time of trimming, clearances not less than those established by Table A102.3.3.2 shall be provided. The radial clearances shown below are minimum clearances that shall be established, at time of trimming, between the vegetation and the energized conductors and associated live parts.

**TABLE A102.3.3.2  
MINIMUM CLEARANCES BETWEEN VEGETATION  
AND ELECTRICAL LINES AT TIME OF TRIMMING**

LINE VOLTAGE	MINIMUM RADIAL CLEARANCE FROM CONDUCTOR (feet)
2,400-72,000	4
72,001-110,000	6
110,001-300,000	10
300,001 or more	15

For SI: 1 foot = 304.8 mm.

**Exception:** The code official is authorized to establish minimum clearances different than those specified by Table A102.3.3.2 when evidence substantiating such other clearances is submitted to and approved by the code official.

**A102.3.3.3 Minimum clearance to be maintained.** Clearances not less than those established by Table A102.3.3.3 shall be maintained during such periods of time as designated by the code official. The site-specific clearance achieved, at time of pruning, shall vary based on species growth rates, the utility company-specific trim cycle, the potential line sway due to wind, line sag due to electrical loading and ambient temperature and the tree's location in proximity to the high voltage lines.

**Exception:** The code official is authorized to establish minimum clearances different than those specified by Table A102.3.3.3 when evidence substantiating such other clearances is submitted to and approved by the code official.

**TABLE A102.3.3.3  
MINIMUM CLEARANCES BETWEEN VEGETATION AND  
ELECTRICAL LINES TO BE MAINTAINED**

LINE VOLTAGE	MINIMUM CLEARANCE (inches)
750-35,000	6
35,001-60,000	12
60,001-115,000	19
115,001-230,000	30.5
230,001-500,000	115

For SI: 1 inch = 25.4 mm.

**A102.3.3.4 Electrical power line emergencies.** During emergencies, the utility shall perform the required work to the extent necessary to clear the hazard. An emergency



can include situations such as trees falling into power lines, or trees in violation of Table A102.3.3.3.

**A102.4 Correction of condition.** The code official is authorized to give notice to the owner of the property on which conditions regulated by Section A102 exist to correct such conditions. If the owner fails to correct such conditions, the legislative body of the jurisdiction is authorized to cause the same to be done and make the expense of such correction a lien on the property where such condition exists.

## SECTION A103 ACCESS RESTRICTIONS

**A103.1 Restricted entry to public lands.** The code official is authorized to determine and publicly announce when urban-wildland interface areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of urban-wildland interface areas, except public roadways, inhabited areas or established trails and campsites that have not been closed during such time when the urban-wildland interface area is closed to entry, is prohibited.

### Exceptions:

1. Residents and owners of private property within urban-wildland interface areas and their invitees and guests going to or being on their lands.
2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the Wildland Firefighting Service.

### A103.2 Trespassing on posted private property.

**A103.2.1 General.** When the code official determines that a specific area within an urban-wildland interface area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be restricted or closed until changed conditions warrant termination of such restriction or closure. Such areas shall be posted in accordance with Section A103.2.2.

**A103.2.2 Signs.** Approved signs prohibiting entry by unauthorized persons and referring to this code shall be placed on every closed area.

**A103.2.3 Trespassing.** Entering and remaining within areas closed and posted is prohibited.

**Exception:** Owners and occupiers of private or public property within closed and posted areas; their guests or invitees; authorized persons engaged in the operation and maintenance of necessary utilities such as electrical power, gas, telephone, water and sewer; and local, state and federal public officers and their authorized agents acting in the course of duty.

**A103.3 Use of fire roads and defensible space.** Motorcycles, motor scooters and motor vehicles shall not be driven or parked on, and trespassing is prohibited on, fire roads or defensible space beyond the point where travel is restricted by a cable, gate or sign, without the permission of the property owners. Vehicles shall not be parked in a manner that obstructs the entrance to a fire road or defensible space.

**Exception:** Public officers acting within their scope of duty.

Radio and television aerials, guy wires thereto, and other obstructions shall not be installed or maintained on fire roads or defensible spaces, unless located 16 feet (4877 mm) or more above such fire road or defensible space.

**A103.4 Use of motorcycles, motor scooters, ultralight aircraft and motor vehicles.** Motorcycles, motor scooters, ultralight aircraft and motor vehicles shall not be operated within urban-wildland interface areas, without a permit by the code official, except on clearly established public or private roads. Permission from the property owner shall be presented when requesting a permit.

**A103.5 Tampering with locks, barricades, signs and address markers.** Locks, barricades, seals, cables, signs and address markers installed within urban-wildland interface areas, by or under the control of the code official, shall not be tampered with, mutilated, destroyed or removed.

Gates, doors, barriers and locks installed by or under the control of the code official shall not be unlocked.

## SECTION A104 IGNITION SOURCE CONTROL

**A104.1 General.** Ignition sources shall be in accordance with Section A104.

**A104.2 Objective.** Regulations in this section are intended to provide the minimum requirements to prevent the occurrence of wildfires.

**A104.3 Clearance from ignition sources.** Clearance between ignition sources and grass, brush or other combustible materials shall be maintained a minimum of 30 feet (9144 mm).

**A104.4 Smoking.** When required by the code official, signs shall be posted stating NO SMOKING. No person shall smoke within 15 feet (4572 mm) of combustible materials or nonfire-resistant vegetation.

**Exception:** Places of habitation or in the boundaries of established smoking areas or campsites as designated by the code official.

**A104.5 Equipment and devices generating heat, sparks or open flames.** Equipment and devices generating heat, sparks or open flames capable of igniting nearby combustibles shall not be used in urban-wildland interface areas without a permit from the code official.

**Exception:** Use of approved equipment in habitated premises or designated campsites that are a minimum of 30 feet (9144 mm) from grass-, grain-, brush- or forest-covered areas.

**A104.6 Fireworks.** Fireworks shall not be used or possessed in urban-wildland interface areas.

**Exception:** Fireworks allowed by the code official under permit in accordance with the *International Fire Code* when not prohibited by applicable local or state laws, ordinances and regulations.

The code official is authorized to seize, take, remove or cause to be removed fireworks in violation of this section.

### A104.7 Outdoor fires.

**A104.7.1 General.** No person shall build, ignite or maintain any outdoor fire of any kind for any purpose in or on any urban-wildland interface area, except by the authority of a written permit from the code official.

**Exception:** Outdoor fires within inhabited premises or designated campsites where such fires are in a permanent barbecue, portable barbecue, outdoor fireplace, incinerator or grill and are a minimum of 30 feet (9144 mm) from any combustible material or nonfire-resistive vegetation.

**A104.7.2 Permits.** Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property. Outdoor fires shall not be built, ignited or maintained in or on hazardous fire areas under the following conditions:

1. When high winds are blowing,
2. When a person 17 years old or over is not present at all times to watch and tend such fire, or
3. When a public announcement is made that open burning is prohibited.

**A104.7.3 Restrictions.** No person shall use a permanent barbecue, portable barbecue, outdoor fireplace or grill for the disposal of rubbish, trash or combustible waste material.

**A104.8 Incinerators, outdoor fireplaces, permanent barbecues and grills.** Incinerators, outdoor fireplaces, permanent barbecues and grills shall not be built, installed or maintained in urban-wildland interface areas without approval of the code official.

Incinerators, outdoor fireplaces, permanent barbecues and grills shall be maintained in good repair and in a safe condition at all times. Openings in such appliances shall be provided with an approved spark arrestor, screen or door.

**Exception:** When approved by the code official, unprotected openings in barbecues and grills necessary for proper functioning.

**A104.9 Reckless behavior.** The code official is authorized to stop any actions of a person or persons if the official determines that the action is reckless and could result in an ignition of fire or spread of fire.

**A104.10 Planting vegetation under or adjacent to energized electrical lines.** No vegetation shall be planted under or adjacent to energized power lines that, at maturity, shall grow within 10 feet (3048 mm) of the energized conductors.

## SECTION A105 CONTROL OF STORAGE

**A105.1 General.** In addition to the requirements of the *International Fire Code*, storage and use of the materials shall be in accordance with Section A105.

**A105.2 Hazardous materials.** Hazardous materials in excess of 10 gallons (37.8 L) of liquid, 200 cubic feet (5.66 m<sup>3</sup>) of gas, or 10 pounds (4.54 kg) of solids require a permit and shall comply with nationally recognized standards for storage and use.

**A105.3 Explosives.** Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within urban-wildland interface areas, except by permit from the code official.

### A105.4 Combustible materials.

**A105.4.1 General.** Outside storage of combustible materials such as, but not limited to, wood, rubber tires, building materials or paper products shall comply with the other applicable sections of this code and this section.

**A105.4.2 Individual piles.** Individual piles shall not exceed 5,000 square feet (465 m<sup>2</sup>) of contiguous area. Piles shall not exceed 50,000 cubic feet (1416 m<sup>3</sup>) in volume or 10 feet (3048 mm) in height.

**A105.4.3 Separation.** A clear space of at least 40 feet (12192 mm) shall be provided between piles. The clear space shall not contain combustible material or nonfire-resistive vegetation.

## SECTION A106 DUMPING

**A106.1 Waste material.** Waste material shall not be placed, deposited or dumped in urban-wildland interface areas, or in, on or along trails, roadways or highways or against structures in urban-wildland interface areas.

**Exception:** Approved public and approved private dumping areas.

**A106.2 Ashes and coals.** Ashes and coals shall not be placed, deposited or dumped in or on urban-wildland interface areas.

### Exceptions:

1. In the hearth of an established fire pit, camp stove or fireplace.
2. In a noncombustible container with a tightfitting lid, which is kept or maintained in a safe location not less than 10 feet (3048 mm) from nonfire-resistive vegetation or structures.
3. Where such ashes or coals are buried and covered with 1 foot (305 mm) of mineral earth not less than 25 feet (7620 mm) from nonfire-resistive vegetation or structures.

## SECTION A107 PROTECTION OF PUMPS AND WATER STORAGE FACILITIES

**A107.1 General.** The reliability of the water supply shall be in accordance with Section A107.

**A107.2 Objective.** The intent of this section is to increase the reliability of water storage and pumping facilities and to protect such systems against loss from intrusion by fire.

**A107.3 Fuel modification area.** Water storage and pumping facilities shall be provided with a defensible space of not less than 30 feet (9144 mm) clear of nonfire-resistive vegetation or growth around and adjacent to such facilities.

Persons owning, controlling, operating or maintaining water storage and pumping systems requiring this defensible

space are responsible for clearing and removing nonfire-resistive vegetation and maintaining the defensible space on the property owned, leased or controlled by said person.

**A107.4 Trees.** Portions of trees that extend to within 30 feet (9144 mm) of combustible portions of water storage and pumping facilities shall be removed.

**A107.5 Protection of electrical power supplies.** When electrical pumps are used to provide the required water supply, such pumps shall be connected to a standby power source to automatically maintain electrical power in the event of power loss. The standby power source shall be capable of providing power for a minimum of two hours in accordance with the ICC *Electrical Code*.

**Exception:** A standby power source is not required where the primary power service to pumps are underground as approved by the code official.

## SECTION A108 LAND USE LIMITATIONS

**A108.1 General.** Temporary fairs, carnivals, public exhibitions and similar uses must comply with all other provisions of this code in addition to enhanced ingress and egress requirements.

**A108.2 Objective.** The increased public use of land or structures in urban-wildland interface areas also increases the potential threat to life safety. The provisions of this section are intended to reduce that threat.

**A108.3 Permits.** Temporary fairs, carnivals, public exhibitions or similar uses shall not be allowed in a designated urban-wildland interface area, except by permit from the code official.

Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property.

**A108.4 Access roadways.** In addition to the requirements in Section 403, access roadways shall be a minimum of 24 feet (7315 mm) wide and posted NO PARKING. Two access roadways shall be provided to serve the permitted use area.

When required by the code official to facilitate emergency operations, approved emergency vehicle operating areas shall be provided.

## APPENDIX B

# VEGETATION MANAGEMENT PLAN

Vegetation management plans shall be submitted to the code official for review and approval as part of the plans required for a permit. Vegetation management plans shall describe all actions that will be taken to prevent a fire from being carried toward or away from the building. A vegetation management plan shall include at least the following information:

1. A copy of the site plan.
2. Methods and timetables for controlling, changing or modifying areas on the property. Elements of the plan shall in-

clude removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the thinning of live trees.

3. A plan for maintaining the proposed fuel-reduction measures.

To be considered a fuel modification for purposes of this code, continuous maintenance of the clearance is required.

## UTAH FIRE RESISTIVE SPECIES

*Adapted from "Utah Forest Facts: Firewise Plants for Utah Landscapes"  
Utah State University Extension, 2002*

### Grasses

*Agropyron cristatum* (Crested Wheatgrass)  
*Agropyron smithii* (Western Wheatgrass)  
*Buchloe dactyloides* (Buffalograss)  
*Dactylis glomerata* (Orchardgrass)  
*Festuca cinerea* and other species (Blue Fescue)  
*Lolium* species (Rye Grass)  
*Poa pratensis* (Kentucky Bluegrass)  
*Poa secunda* (Sandberg Bluegrass)

### Herbaceous Perennials

*Achillea clavennae* (Silvery Yarrow)  
*Achillea filipendulina* (Fernleaf Yarrow)  
*Achillea* - other species & hybrids (Yarrow)\*  
*Aquilegia* - species & hybrids (Columbine)  
*Armeria maritime* (Sea Pink, Sea Thrift)  
*Artemisia stelleriana* (Beach Wormwood, Dusty Miller)  
*Artemisia* - other species & hybrids (Various names)\*  
*Bergenia* – species & hybrids (Bergenia)  
*Centranthus ruber* (Red Valerian, Jupiter's Beard)  
*Cerastium tomentosum* (Snow-in-summer)  
*Coreopsis auriculata* var. *Nana* (Dwarf Mouse Ear Coreopsis)  
*Coreopsis* – other perennial species (Coreopsis)  
*Delosperma nubigenum* (Hardy Ice Plant)  
*Dianthus plumarius* & others (Pinks)  
*Erigeron* hybrids (Fleabane)\*  
*Gaillardia X grandiflora* (Blanket Flower)  
*Geranium cinereum* (Hardy Geranium)  
*Geranium sanguineum* (Bloody Cranesbill, Bloodred Geranium)

*Geranium* species (Geranium)  
*Hemerocallis* species (Daylily)  
*Heuchera sanguinea* (Coral Bells, Alum Root)  
*Iberis sempervirens* (Evergreen Candytuft)  
*Iris* species & hybrids (Iris)  
*Kniphofia* species & hybrids (Red-hot Poker)  
*Lavandula* species (Lavender)  
*Leucanthemum X superbum* (Shasta Daisy)  
*Limonium latifolium* (Sea-lavender, Statice)  
*Linum* species (Flax)  
*Liriope spicata* (Lily-turf)  
*Lupinus* species & hybrids (Lupine)\*  
*Medicago sativus* (Alfalfa)  
*Oenothera* species (Primrose)  
*Papaver* species (Poppy)  
*Penstemon* species & hybrids (Penstemon)  
*Perovskia atriplicifolia* (Russian Sage, Azure Sage)  
*Potentilla nepalensis* (Nepal Cinquefoil)  
*Potentilla tridentata* (Wineleaf Cinquefoil)  
*Potentilla verna (tabernaemontani)* (Spring Cinquefoil; Creeping Potentilla)  
*Potentilla* – other non-shrubby species & hybrids (Cinquefoil, Potentilla)\*  
*Salvia* species & hybrids (Salvia, Sage)\*  
*Sedum* species (Stonecrop, Sedum)  
*Sempervivum tectorum* (Hen and Chicks)  
*Stachys byzantina* (Lamb's Ear)  
*Yucca filamentosa* (Yucca)

*continued*

## APPENDIX B

### Shrubs and Woody Vines

*Atriplex* species (Saltbush)  
*Ceanothus americanus* (New Jersey Tea)  
*Ceanothus ovatus* & others (Ceanothus)  
*Cistus* species (Rock-rose)  
*Cotoneaster dammeri* (Bearberry Cotoneaster)  
*Cotoneaster horizontalis* (Rockspray or Rock Cotoneaster)  
*Cotoneaster* – other compact species (Cotoneaster)  
*Hedera helix* (English Ivy)  
*Lonicera* species & hybrids (Honeysuckle)  
*Mahonia repens* (Creeping Oregon Grape)  
*Parthenocissus quinquefolia* (Virginia Creeper)  
*Prunus besseyi* (Sand Cherry)  
*Purshia tridentata* (Bitterbrush, Antelope Bitterbrush)  
*Pyracantha* species (Firethorn, Pyracantha)  
*Rhamnus* species (Buckthorn)  
*Rhus trilobata* (Skunkbush Sumac)  
*Rhus* – other species (Sumac)  
*Ribes* species (Currant, Gooseberry)  
*Rosa rugosa* & other hedge roses (Rugosa Rose)  
*Shepherdia canadensis* (Russet Buffaloberry)  
*Syringa vulgare* (Lilac)  
*Vinca major* (Large Periwinkle)  
*Vinca minor* (Dwarf Periwinkle, Common Periwinkle)

### Trees

*Acer* species (Maple)  
*Betula* species (Birch)  
*Cercis canadensis* (Eastern Redbud)  
*Populus tremuloides* (Quaking Aspen)  
*Populus* – other species (Poplar, Cottonwood)  
*Salix* species (Willow)

**\* Plants or groups of plants marked with an asterisk (\*) can become weedy in certain circumstances, and may even be noxious weeds with legal restrictions against their planting and cultivation. Check with your local Extension office or State Department of Agriculture for information on noxious weeds in your area.**

**Note:** Some of the listed plants may not be considered “water-wise” or drought-tolerant for arid climates.



## APPENDIX C

# FIRE HAZARD SEVERITY FORM

*This appendix is to be used to determine the fire hazard severity.*

### A. Subdivision Design

Points

#### 1. Ingress/Egress

- |                                     |      |
|-------------------------------------|------|
| Two or more primary roads           | 1__  |
| One road                            | 10__ |
| One-lane road in, one-lane road out | 15__ |

#### 2. Width of Primary Road

- |                   |     |
|-------------------|-----|
| 20 feet or more   | 1__ |
| Less than 20 feet | 5__ |

#### 3. Accessibility

- |                             |      |
|-----------------------------|------|
| Road grade 5% or less       | 1__  |
| Road grade 5-10%            | 5__  |
| Road grade greater than 10% | 10__ |

#### 4. Secondary Road Terminus

- |  |      |
|--|------|
| Loop roads, cul-de-sacs with an outside turning radius of 45 feet or greater | 1__  |
| Cul-de-sac turnaround  | 5__  |
| Dead-end roads 200 feet or less in length                                    | 8__  |
| Dead-end roads greater than 200 feet in length                               | 10__ |

#### 5. Street Signs

- |                        |     |
|------------------------|-----|
| Present but unapproved | 3__ |
| Not present            | 5__ |

### B. Vegetation (IUIWIC Definitions)

#### 1. Fuel Types

##### Surface

- |                                    |      |
|------------------------------------|------|
| Lawn/noncombustible                | 1__  |
| Grass/short brush                  | 5__  |
| Scattered dead/down woody material | 10__ |
| Abundant dead/down woody material  | 15__ |

##### Overstory

- |  |      |
|--|------|
| Deciduous trees (except tall brush)          | 3__  |
| Mixed deciduous trees and tall brush         | 10__ |
| Clumped/scattered conifers and/or tall brush | 15__ |
| Contiguous conifer and/or tall brush         | 20__ |

#### 2. Defensible Space

- |                                 |      |
|---------------------------------|------|
| 70% or more of lots completed   | 1__  |
| 30% to 70% of lots completed    | 10__ |
| Less than 30% of lots completed | 20__ |

### C. Topography

- |  |      |
|--|------|
| Located on flat, base of hill, or setback at crest of hill | 1__  |
| On slope with 0-20% grade                                  | 5__  |
| On slope with 21-30% grade                                 | 10__ |
| On slope with 31% grade or greater                         | 15__ |
| At crest of hill with unmitigated vegetation below         | 20__ |

### D. Roofing Material

- |                    |      |
|--------------------|------|
| Class A Fire Rated | 1__  |
| Class B Fire Rated | 5__  |
| Class C Fire Rated | 10__ |
| Nonrated           | 20__ |

### E. Fire Protection—Water Source

- |  |      |
|--|------|
| 500 GPM hydrant within 1,000 feet                                  | 1__  |
| Hydrant farther than 1,000 feet or draft site                      | 5__  |
| Water source 20 min. or less, round trip                           | 10__ |
| Water source farther than 20 min., and 45 min. or less, round trip | 15__ |
| Water source farther than 45 min., round trip                      | 20__ |

### F. Siding and Decking

- |  |      |
|--|------|
| Noncombustible siding/deck             | 1__  |
| Combustible siding/no deck             | 5__  |
| Noncombustible siding/combustible deck | 10__ |
| Combustible siding and deck            | 15__ |

### G. Utilities (gas and/or electric)

- |                                  |     |
|----------------------------------|-----|
| All underground utilities        | 1__ |
| One underground, one aboveground | 3__ |
| All aboveground                  | 5__ |

### Total for Subdivision

- |                 |        |
|-----------------|--------|
| Moderate Hazard | 50–75  |
| High Hazard     | 76–100 |
| Extreme Hazard  | 101+   |



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1 CITY OF NORTH SALT LAKE  
2 PLANNING COMMISSION MEETING  
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE  
4 NOVEMBER 25, 2025  
5

6 DRAFT  
7

8 Commission Chair Larson called the meeting to order at 6:30 p.m.  
9

10 PRESENT:

11 Commissioner Ryan Holbrook  
12 Commissioner Ron Jorgensen  
13 Commissioner Jonathan Marsh  
14 Commissioner Irene Stone  
15 Commissioner Brandon Tucker  
16 Commission Vice Chair William Ward  
17

18 EXCUSED: Commission Chair BreAnna Larson  
19

20 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson,  
21 Planner.  
22

23 OTHERS PRESENT: Dee Lalliss, Jeff Scroger, Reuben Wolsey, residents; Tyler McCue, Ryan  
24 Hamon, Magleby Construction; Rob Lozanoff, LOFTS IX FOUR; Shandell Smoot, Wilford  
25 Cannon, Eaglewood Development.  
26

27 1. PUBLIC COMMENTS  
28

29 There were no public comments.  
30

31 2. NSL HEALTH AND WELLNESS COMMITTEE PRESENTATION  
32

33 Jeff Scroger, Health and Wellness Committee, reported that one of the goals of the Committee  
34 was to meet with other City committees related to similar goals and priorities. He noted that the  
35 Health and Wellness Committee was established by resolution on September 21, 2021. He  
36 continued that the Committee was created for the purpose of addressing the physical and mental  
37 health, emergency preparedness, personal wellness, food and housing access issues, addiction  
38 services, and any other public health and welfare issues. He shared that the Committee also  
39 provided relevant review of research and programs related to physical and mental health,  
40 emergency preparedness, personal wellness, food and housing issues as well as the creation of

feasible and relevant strategy recommendations to address barriers to physical and mental health services, etc.

Mr. Scroger reviewed the Utah Wellbeing Survey and said many of the decisions and focus of resources were based on citizen feedback. He explained that the City was one of 51 cities that participated in the Utah Wellbeing Survey project in 2024 through Utah State University. He noted the following info from the survey related to the City:

- 439 viable surveys were recorded in 2024
- 605 survey responses were recorded in 2023
- The adult population of NSL was estimated at 15,600 (US census)
- The 439 survey responses represented 2.8% of the adult population in the City
- Conservative margin of error of 4.61%

He then shared the following statistics related to the survey respondents:

- Full time residents 98.9%
- Part time residents 1.1%
- Length of residency-range 0.2-67 years
- Length of residency-average 13.1 years
- Length of residency-median 9 years
- Length of residency 5 years < 35.5%
- Zip code 84010 2.4%
- Zip code 84054 97.6%
- East of Orchard Drive 38.1%
- Midtown (I-15 and Orchard Dr) 19.6%
- West (west of I-15, Foxboro) 42.2%

Jeff Scroger then reviewed the results including:

- personal wellbeing (79% rated 4 or 5)
- community wellbeing (64% rated 4 or 5)
- 2023 personal wellbeing overall score of 4.08
- 2023 community wellbeing overall score of 3.63
- 2024 personal wellbeing overall score of 4.08
- 2024 community wellbeing overall score of 3.75

Mr. Scroger shared two graphs with wellbeing domain ratings from the following questions: “How would you rate your level of personal wellbeing in each of the following categories” and “How important are the following categories in your overall personal wellbeing.” He noted that these ratings included these categories: safety and security, family life, living standards, mental health, leisure time, physical health, connection with nature, social connections, transportation, education, local environmental quality, and cultural opportunities. He said that these were listed by ranking with social connections, transportation, education, local environmental quality and cultural opportunities generally ranking at the bottom overall on both charts.

Jeff Scroger reviewed the NSL wellbeing matrix, community connection graph (68% voted 3 or higher), and comparing community connection across cities (ranked lower half). He presented a graph with concerns in the City with air quality, water supply, water quality, public safety, the Great Salt Lake, traffic, and open space/green space ranking highly as a major concern (70% or higher). He shared how these results were relevant to the Planning Commission including transportation, community connection, and local environmental quality.

Commissioner Jorgensen asked if there was specific data from the east, midtown, and west side related to the connection from Salt Lake City. Jeff Scroger replied that he was unsure if that was specified in the survey results.

Jeff Scroger concluded that some items were being addressed through the Hatch Park renovation (open space/green space and social connections).

Commissioner Jorgensen asked if there was anything that stood out to the Committee that needed to be addressed including through the General Plan update. Jeff Scroger responded that the location for events dictated who might attend (proximity) and how Hatch Park was more centralized and might help with connection. He also mentioned communication and sharing information and resources with the public at a city and community level.

### 3. PUBLIC HEARING: CONSIDERATION OF A PROPOSED CODE AMENDMENT TO TITLE 10, CHAPTERS 1 & 19, CITY CODE, MODIFYING THE SETBACKS AND MAXIMUM SIZE OF AN ACCESSORY STRUCTURE ON PARCELS GREATER THAN ONE HALF ACRE, REUBEN WOOLSEY, APPLICANT

Sherrie Pace reported on the application to amend Section 10-19-17(c) with regard to the size of accessory structures. She explained that prior to 2018 City code allowed any size accessory structure provided it did not exceed the size of the main structure. She noted that City code has since been updated to limit the size to a maximum 50% of the footprint of the main structure for accessory structures. She said the applicant, Reuben Woolsey, would like to construct a shop

accessory structure on his property that exceeded the maximum size and staff advised him to apply for a code amendment.

Sherrie Pace shared that the requested amendment would allow accessory structures on lots larger than a half (1/2) acre to exceed the maximum 50% footprint on the main structure but not to exceed the footprint of the main structure. She continued that to address the impact of larger accessory structures (greater than 800 square feet or 20x40 feet) on adjacent properties that the regulation would require the structure to be setback from the side property line the same distance for the main structure and ten (10) feet from the rear property line unless there were no windows or doors on the rear in which it could be reduced to five (5) feet.

Ms. Pace noted that in addition to the proposed code amendment, the Building Official has made a request that the Planning Commission consider an amendment to 10-10-3 regarding the minimum setback for accessory structures in residential zones. Ms. Pace said currently the code allows a setback for side and rear property lines of three (3) feet which may be reduced to one (1) foot if the wall adjacent to the property line has a one (1) hour fire rating and no doors or windows on that wall. She commented that this conflicted with international building code and could be corrected with this application to adjust the standard to five feet (5') with the exception being three feet (3') with the one (1) hour fire rating.

Sherrie Pace presented aerial shots of several half acre or larger properties in the City with existing large accessories structures to show the scope of the requested proposal. She showed that these had minimal impact on adjacent properties. She noted that the rear yard coverage would not change and said the current code for accessory structures would still limited the size to the max coverage of 25% of the rear lot. She explained that there were only a few larger lots in the main part of the City and several in the hillside area that this amendment would apply to.

Ms. Pace showed an aerial photo of Mr. Woolsey's property, located on Odell Lane, which was 0.88 acres with a 1,500 square feet rear yard and a 2,500 square foot dwelling. She said the proposed structure was 2,200 square feet. She concluded that the Development Review Committee (DRC) recommended approval of the proposed amendments regarding accessory structures for side and rear yard setbacks and maximum size on lots greater than a half (1/2) acre. She reiterated that the proposed accessory structure would not be allowed to be taller than the main building or 20 feet in height and would require increased setbacks if it were over 800 square feet.

Commissioner Marsh asked how the rear yard was calculated. Sherrie Pace replied that the rear yard was the yard opposite of the main frontage and if it was a corner lot it would be the yard

opposite of where the front door faced. She clarified that the rear yard began at the edge of the building.

**At 6:52 p.m. Vice Chair Ward opened the public hearing. There were no comments and he closed the public hearing at 6:53 p.m.**

**Commissioner Marsh moved that the Planning Commission recommend to the City Council the proposed amendments to City Code Sections 10-10-3 and 10-19-3 regarding the setbacks for accessory structures and the maximum size of accessory structures on lots greater than ½acre in size with the following findings:**

- 1) The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.**
- 2) Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.**

**Commissioner Holbrook seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.**

**4. PUBLIC HEARING: CONSIDERATION OF A PROPOSED CODE AMENDMENT TO TITLE 10, CHAPTER 1, SECTION 39, DEFINITIONS AND CHAPTER 12, SENSITIVE AREA DISTRICT AND GEOLOGIC HAZARDS, RELATED TO THE BUILDABLE ENVELOPES FOR PROPERTIES WHICH ARE LOCATED WITHIN THE SENSITIVE LANDS OVERLAY**

Sherrie Pace reported that this request was related to the administration of the building envelopes in Eaglewood Cove and other hillside lots. She shared a slope map for Eaglewood Cove and stated that there were notes on the plat stating that each individual lot would have a site-specific topographical survey performed to identify areas of 30% slope or greater. She shared an example of several lots with slopes greater than 30% in the building envelope and how some areas in the building envelope may not be buildable due to the slope.

She reviewed the proposed amendments including:

Section 10-1-39: Definitions:

- 1) Definition for Geologic Hazards Study added.
- 2) Clarification to the definition for Lot Area, Buildable and Lot Area, Nonbuildable adding references to Section 10-12-22 (Sensitive Lands Chapter).

- 3) Removing a duplicate definition for Nonbuildable Area and provide reference to Lot Area, Nonbuildable.
- 4) Definition change under Geologic Hazard from “unstable soil” to “problem soil” with a definition “soils which may present a hazard from specific soil and/or rock properties such as collapsible soil, corrosive soil, and rock, land subsidence and earth fissures, soluble soil, rock or unstable soils”.

## Chapter 12: Sensitive Area District (SA) and Geologic Hazards:

### 10-12-2: Definitions:

- 1) Replacement of the term “accepted engineering geologic report with “applicant’s approved Geologic Hazards Study”.

### 10-12-4: Responsibility for Geologic Hazards Study:

- 1) Removal of Section A, as the definition of Geologic Hazard Study has been added to the definition section.
- 2) Clarification of who is responsible for submittal of Geologic Hazard Studies and clarification that standards to the minimum requirements may be increased if there is “compelling” evidence from the approved study.
- 3) Clarification that site specific study for a building permit contain both engineering geologic hazards and geotechnical engineering analysis.

### 10-12-22: Lot Standards:

- 1) Clarification that a building envelope is required on subdivision plat when any portion of a lot exceeds 15% for an elevation change of 8 feet or greater.
- 2) Specifying exclusions from building envelopes for:
  - a. Required setbacks
  - b. Easements or Rights of ways
  - c. Known geologic hazards
  - d. Slopes greater than 30% unless certain circumstances exist
  - e. Critical vegetation needed for erosion control unless mitigated
  - f. Areas identified in study that should be avoided, unless mitigated
- 3) Specifying the circumstances when slopes greater than 30% but less than 50% may be included in a building envelope:
  - a. Existing subdivision lots with building envelopes containing such slopes which may be disturbed with a site-specific study that contains slope stability modeling and meets the minimum acceptable factors of safety.
  - b. New subdivision lots may have such slopes within the building envelope that may only be distributed with a site-specific study that contains slope stability modeling



and factors of safety, and such area may not exceed 25% of the total building envelope, provide that the building envelope has a minimum of 5,000 square feet less than 30% slope.

- c. Specifies that no permit may be issued retaining walls, grading, structures or other improvements on such slopes unless the study and slope stability factors of safety are met.

#### 10-12-24: Slope Protection Easements:

- 1) Clarifies that slope protection easements for critical slopes does not include slopes greater than 30% when the vertical rise is eight feet or less. Current practice has been to not include slopes with a vertical rise of 5 feet or less.
- 2) Specifying that slopes under 30% slope may be designated as critical slopes for issues identified in the approved study.

Commissioner Stone asked about the change from the current slope protection easement with a vertical rise of five feet to a vertical rise of eight feet. Sherrie Pace replied that the topography lines were generally two foot intervals but there was not a specific reason for five or eight feet.

Commissioner Jorgensen mentioned right of ways of easements and asked if this applied to private and public right of ways. Sherrie Pace responded that any existing easement through the property whether they were private or public could not be included in the building envelope.

Commissioner Holbrook commented on the responsibility of the hazard study would fall on the developer and increased requirements with compelling evidence. Sherrie Pace said the City would make this determination based on findings from the geological hazards report and would be more stringent than City code.

Commissioner Marsh asked if these updates were from the International Building Code or building standards. Sherrie Pace responded that the City's entire geologic hazards code was similar to most cities along the Wasatch Front as well as suggestions from geo consultants and Utah Geologic Survey (UGS). She said the current code and the amendments were standard and best practices as well as being based on previous experience.

Commissioner Jorgensen mentioned the definition of geologic hazard study and referencing an engineering geologist and a geotechnical engineer. He asked if this was the standard or specific experience required both expertise. Sherrie Pace spoke on previous experience and explained that it was required as these were two different areas of expertise that would work together.

**At 7:10 p.m. Vice Chair Ward opened the public hearing. There were no comments and he closed the public hearing at 7:11 p.m.**

Commissioner Jorgensen commented on geohazards and the potentially substantial impact of some type of failure. He suggested that the City adopt periodic updates to the sensitive overlay map. Sherrie Pace replied that the City Engineer would like to see it updated for earthquakes as well.

**Commissioner Jorgensen moved that the Planning Commission recommend to the City Council the proposed amendments to City Code sections 10-1-39, 10-12-2, 10-12-4, 10-12-22 and 10-12-24 regarding the definitions for geologic hazards, building envelopes, and required geologic hazards studies for lots within the Sensitive Overlay Area with the following findings:**

- 1) The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.**
- 2) Changed or changing conditions make the proposed amendments reasonably necessary to carry out the “purposes” stated in this title.**

**Commissioner Stone seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.**

- 5. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A PRIVATELY OWNED RECREATIONAL FACILITY NOT OPEN TO THE GENERAL PUBLIC AT 716 SOUTH AND 726 SOUTH TANGLEWOOD LOOP, TYLER MCCUE, MAGLEBY CONSTRUCTION, APPLICANT**

Mackenzie Johnson reported that this was a conditional use permit for a privately owned recreational grounds and facilities not open to the general public or to which admission charge is made. She noted that the Nielson family currently owned Lot 1301 (725 South Tanglewood Loop) of the Eaglewood Cove Subdivision Phase 13, where they plan to construct a single-family home. She continued that the Nielson’s were repurchasing Lots 1338 (716 South Tanglewood Loop) and 1339 (726 South Tanglewood Loop) across the street from Lot 1301 to be used for private recreational facilities including, but not limited to, a tennis court, pickleball court, hot tub, and pavilion. She shared a zoning/aerial map of the area with the three properties highlighted.

Ms. Johnson clarified that Lots 1338 and 1339 were divided by an HOA owned and maintained access to a subdivision detention/retention stormwater infrastructure. She said staff had not yet

received a building permit but have been working with the contractor to review preliminary plans related to maximum building heights, retaining walls, and building locations. She noted that they would build within the building envelope which would lessen the impact to the slopes and hillside. She said that the Planning Commission would be approving the land use component as a private recreational ground and staff would then administer the construction plans. She concluded that the DRC recommended approval of the conditional use permit with no conditions.

Commissioner Stone commented that this would be privately owned and asked if the property owner could host private events at the proposed recreational ground. Mackenzie Johnson clarified that they could host private events on the property such as a wedding or birthday party. She noted that it was an extension of their private yard but could not be utilized for as a commercial venue.

Sherrie Pace commented that they could not utilize the property for commercial events. She said they could invite guests to the property but could not charge an admission fee. She mentioned that the property would be fenced with HOA access for maintenance to the pond.

Mackenzie Johnson said the construction would hinge on approvals by the HOA for use as a recreational ground and access to the pond.

**Commissioner Tucker moved that the Planning Commission approve the conditional use permit for privately owned recreational facilities not open to the general public at 716 South and 726 South Tanglewood Loop with no conditions. Commissioner Marsh seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.**

#### **6. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY PLANNING COMMISSION**

Sherrie Pace reported that the City Council approved the zone change on 1100 North on the boundary line agreement for the Krause Crossing subdivision. She reminded the Planning Commission of the Christmas party on December 4. She thanked Commissioner Ward and Commissioner Tucker for their two terms of service and presented them with plaques of recognition. She noted that the December 9<sup>th</sup> meeting would include consideration of adoption of the Wildland Urban Interface Code.

Commissioner Ward commented that he enjoyed his eight years on the Commission and hoped he had made a meaningful contribution.

Mackenzie Johnson expressed appreciation for Commissioners Ward and Tucker for their knowledge and kindness.

7. APPROVAL OF PLANNING COMMISSION MINUTES

The Planning Commission meeting minutes of November 12, 2025 were reviewed and approved.

Commissioner Jorgensen moved to approve the Planning Commission meeting minutes as drafted for the November 12, 2025 meeting. Commissioner Tucker seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.

8. ADJOURN

Commission Vice Chair Ward adjourned the meeting at 7:22 p.m.

*The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, December 9, 2025 by unanimous vote of all members present.*

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*Breanna Larsen, Chair*

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*Wendy Page, City Recorder*