

ORDINANCE NO. 26-03

**AN ORDINANCE OF SOUTH OGDEN CITY, UTAH, AMENDING
SOUTH OGDEN CITY CODE (SOCC) TITLE 3 CHAPTER 7 – “ALARM
SYSTEMS AND BUSINESSES”**

SECTION 1 - RECITALS:

WHEREAS, South Ogden City ("City") is a municipal corporation duly organized and existing under the laws of Utah; and,

WHEREAS, the City Council finds that the current ordinance having to do with alarms and alarm permits were created almost thirty years ago; and,

WHEREAS, the City Council finds that the Chief of Police recommends amending the City’s laws concerning alarms and alarm permits to bring them up to date and in line with current practices; and,

WHEREAS, the City Council finds that the Chief of Police, the Fire Department, and other City Staff have reviewed the recommended changes to Title 3 Chapter 7 of the South Ogden City Code concerning alarms and alarm permits; and,

WHEREAS, the City Council finds that South Ogden City Code 3-7 “Alarm Systems and Businesses” should be amended to reflect the proposed changes;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, UTAH that Title 3 Chapter 7 of the South City Code be changed and amended:

AMENDED SECTION:

Upon the adoption of this Ordinance, South Ogden City Code Title 3 Chapter 7 is readopted with the changes set out in **Attachment "A"**, which is incorporated herein, to read as indicated.

SECTION II - REPEALER OF CONFLICTING ENACTMENTS:

All orders, ordinances and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Ordinance, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part, repealed.

SECTION III - PRIOR ORDINANCES AND RESOLUTIONS:

The body and substance of any prior Ordinances and Resolutions, with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

SECTION IV - SAVINGS CLAUSE:

If any provision of this Ordinance shall be held or deemed or shall be invalid, inoperative or unenforceable such reason shall not render any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed the separate independent and severable act of the City Council of South Ogden City.

SECTION V - DATE OF EFFECT:

This Ordinance shall be effective on the 7th day of April, 2026, and after publication or posting as required by law.

DATED this 7th day of April, 2026.

SOUTH OGDEN, a municipal corporation

Mike Howard,
Mayor Pro Tem

Attested and recorded:

Leesa Kapetanov, MMC
City Recorder

ATTACHMENT “A”

ORDINANCE NO. 26-03

An Ordinance Of South Ogden City, Utah, Amending South Ogden City Code
(Socc) Title 3 Chapter 7 – “Alarm Systems And Businesses”

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CHAPTER 7 ALARM SYSTEMS AND BUSINESSES

3-7-1: Definitions

As used in this chapter:

ALARM AGENT: Any individual employed by a company engaged in an alarm business.

ALARM BUSINESS: Any commercial activity involving the sale, installation, maintenance, alteration, repair, replacement, servicing, monitoring or moving of alarm systems. "Alarm business" does not include the activities of the owner of a proprietary system or his or her employees.

ALARM COMPANY: Any person or association of persons engaged in an alarm business.

ALARM SYSTEM: Any mechanism, equipment or device upon any premises or group of premises under single control or management, designed to operate automatically or upon manual activation which transmits a signal, message or warning on- or off-premises, by any means, with the intent to direct attention to an emergency and to signal any emergency occurrence, directly or indirectly, to the police/fire department, as appropriate.

ALARM USER: The person, firm, partnership, association, corporation, company or organization of any kind in control of any building, structure or facility wherein an alarm system is maintained.

BURGLARY ALARM SYSTEM: Alarm system signaling an entry or attempted entry into an area protected by the system.

CHIEF OF POLICE: The director of the police department of South Ogden City or his designated representative.

FALSE ALARM: The activation of an alarm system through mechanical failure, accidental tripping, misoperation, malfunction, misuse or the neglect of the owner or lessee of an alarm system, or of his employees or agents. Upon failure of the police/fire department to find any evidence of intrusion or other need or cause for activating an alarm system, a presumption of false alarm will arise. False alarm shall not include activations determined to be caused by earthquakes, violent winds or external causes beyond the reasonable control of the owner or lessee of the alarm system.

FIRE CHIEF: The director of the fire department of South Ogden City or his designated representative.

PROPRIETARY SYSTEM: An alarm system which employs the sounding or recording of alarm and supervisory signals at a control center solely under the supervision of the proprietor of the protected premises.

ROBBERY ALARM SYSTEM: An alarm system signaling a robbery or attempted robbery. (Ord. 902, 4-4-1997)

3-7-2: License Required; Businesses

Each alarm installation or maintenance business shall meet the standards of the state licensing regulations governing alarm businesses and shall possess a state license, ~~but need not obtain a separate city license.~~ (Ord. 09-16, 10-20-2009, eff. 10-20-2009)

3-7-3: Permit Required; Premises

A city permit is required for each ~~parcel of~~ property containing an alarm system, existing or subsequently installed, permanently or temporarily, within the limits of the city. (Ord. 902, 4-4-1997)

3-7-4: Application

A. Required; Form; Fee:

- ~~A.1. Every alarm installation or maintenance business shall apply for a building permit to install an alarm system within the city with the building and inspection services department. Every application for a license to install, maintain or operate an alarm system within the city shall be filed with the inspections services division, on forms and in the manner prescribed by that department, together with the payment of such permit fees as may by resolution be established by the city council. (Ord. 902, 4-4-1997; amd. 2001 Code)~~
- B. ~~Content: Every property owner and/or business owner with an alarm shall apply for an alarm permit with the police department.~~ The application shall ~~set forth~~ include the full name, address and telephone number of both the installer of the system and the person or business on whose premises the system will be installed, ~~as well as a description of the system and the location where it is proposed to be installed, together with documentation that the proposed installer is properly licensed.~~
- C. ~~Approval Conditions: The police/fire chief shall recommend approval of such application if s/he finds:~~
- ~~1. That at the time of application, the applicant presents to the inspections services division a certification that the alarm system will be installed in accordance with the then applicable installation criteria of the city and that the proposed alarm system and the installation thereof is compatible with the physical environment such that proper function of the proposed alarm system is expected. This certification must be made by a state certified and city licensed installer or business.~~
 - ~~2. Certification that the proposed alarm system is compatible with, and meets the standards of, the then existing edition of the uniform fire code and other applicable alarm equipment specifications as may, from time to time, be promulgated by the city or authorized state agency.~~
 - ~~3. That the use of the alarm system will not interfere with the orderly conduct of city business. (Ord. 902, 4-4-1997)~~

3-7-5: Rules, Regulations And Requirements

- A. Enforcement; Establishment Of Rules And Regulations: The provisions of this chapter shall be administered and enforced by the chief of police and/or the fire chief. ~~The chief and/or the designated departmental representative is authorized to make inspections of alarm systems and of the premises wherein said device or system is located. The police/fire chief shall have the power to make such reasonable rules and regulations as may be deemed necessary to implement and enforce the provisions of this chapter.~~
- B. Audible Alarms: Nonmonitored burglary or robbery audible alarms are prohibited within the confines of the city. Vehicle alarms are exempt from the provisions of this subsection.
- C. Autodialer Forbidden: No alarm system shall automatically dial the police/fire department or other emergency dispatch number and give any prerecorded message or other annunciation. (Ord. 902, 4-4-1997)
- ~~D. Instruction As To Operation Of Systems: It shall be the responsibility of the owner or supplier of the system to instruct and reinstruct, as necessary, his/her subscribers and/or occupant of the premises wherein the system is installed, in the proper use and operation of the device or alarm, whether silent or audible, including specifically all necessary instruction in turning off said alarm and in avoiding false alarms. (Ord. 902, 4-4-1997; amd. 2001 Code)~~
- ~~E.D.~~ Notice Of Name Of Business Or Occupant: Every business or occupant ~~installing,~~ maintaining or operating an alarm system shall comply with the following:

1. Business: Each business shall provide the police/fire department with responsible party information identifying a party who is responsible to respond or to have one respond to the location of the alarm.
 - a. The responsible party information shall contain the names and telephone numbers of at least three (3) persons who will respond to silence or reset an activated alarm and to take charge of the premises.
 - b. The responsible party information will be furnished at the time of installation and shall be updated— when changes are made.~~not less than quarterly~~. Update information shall be given to the police/fire department in writing and shall be kept on file by the police/fire department.
2. Multiple-Occupant Premises: Multiple-occupant premises managers shall furnish the police/fire department with a list of each premises tenant or occupant.
 - a. Submitted information shall include the tenant or occupant's name, address and telephone number, together with the name and telephone number of an alternate person to be called in the event of an activated alarm.
 - b. In the event that neither the identified occupant or tenant, nor the designated alternate, is available, the manager will be required to respond to the alarm.
 - c. When the current occupant or tenant leaves the premises, the manager shall notify the police/fire department. The manager shall also notify the police/fire department of occupancy by a new tenant or occupant. The notices required by this subsection may be given together if the information is available but in no event shall the information be delayed longer than five (5) days prior to being delivered to the police/fire department.
 - d. A new, complete and updated list shall be furnished to the police/fire department quarterly.
3. Residential: Property owners of single-family dwellings shall furnish the police/~~fire~~ department with the name, address and telephone number of the premises occupant and an ~~an~~ two alternates ~~person~~ to be called in the event of an alarm activation.
 - a. When the existing occupant leaves the dwelling and/or a new occupant takes up occupancy, the property owner shall notify the police/~~fire~~ department, ~~in writing~~, of the change and shall provide the identifying information as set out above. The property owner shall report the changes in occupancy ~~information~~ within five (5) working days.
 - b. An ~~new, complete and~~ updated list shall be furnished to the police/~~fire~~ department ~~annually~~ when changes occur.
 - c. ~~In the event that neither the occupant nor the alternate are available to respond to an activated alarm, the owner shall provide for a second alternate who will be required to respond during the time the originally designated individuals are unable to do so. The second alternative information shall be provided to the police/fire department and shall include the person's name, home and business addresses and telephone numbers.~~

~~F. Responsibility Of Alarm Office; Monitoring Companies:~~

- ~~1. Any person or company providing alarm office service shall be responsible for obtaining and maintaining an up to date listing of responsible parties to respond to the "alarmed" premises upon the activation of an alarm. The listing required by this subsection shall contain the informational equivalent of the information required by subsection E of this section.~~
- ~~2. It shall be the responsibility of the alarm office or alarm monitoring person or company to notify the responsible party to respond.~~

~~3. The alarm office or monitoring person or company shall then immediately notify the police/fire department of the name of the person responding, their estimated time of arrival at the scene, and a description of the vehicle in which the responding party will arrive.~~

~~G. Notice Of Disruption In Service: When the provider of alarm services disrupts its service to any of its customers for any reason, or the alarm service provider becomes aware of any such disruption, the alarm service provider shall promptly notify its subscribers of the disruption and inform them that protection is no longer being provided.~~

~~H.E. Responsibility For Alarm Services: In the case of an audible, silent or fire alarm, the person or person listed on the occupant, alternate list, or those listed as responsible parties, shall, upon notification, proceed immediately to the location of the activated alarm and render all necessary service. The police/fire department shall be under no obligation to remain at the location of the activated alarm, for a period in excess of thirty (30) minutes waiting for the responsible party to arrive.~~

~~I.F. Additional Requirements:~~

~~1. Sensory Mechanism: The sensory mechanism used in connection with an alarm system shall be adjusted to suppress false indications of intrusion or fire so that the device will not be activated by impulses due to transient pressure changes in water pipes, short flashes of light, wind noise such as the rattling or vibrating of doors or windows, vehicular noise adjacent to the installation, radio frequency energy, nonintrusive motion or other forces unrelated to genuine alarms.~~

~~2. Maintenance: All components comprising such an alarm device shall be maintained by the owner or lessee of the premises upon which it is installed in good repair so as to assure reliability of operation.~~

~~3.1. Vehicle Audible Alarms: Vehicle audible alarms shall not, when actuated, ring for a period in excess of ten (10) minutes.~~

~~4.2. Uninterruptable Power Supply: All alarm systems shall be configured so as to eliminate false annunciation upon loss of commercial power. Each alarm system, except vehicle alarms, shall have an uninterruptable power supply which will sustain the operation of the alarm system for a period of not less than four (4) hours.~~

~~I.G. Operational Defects Remedied:~~

~~1. Options: Upon receiving signals, warnings or messages evidencing a failure to comply with the requirements of this chapter respecting operational requirements and training as to the operation of alarm systems, the police/fire department and the police/fire chief may: direct that there will be no response to the premises until corrective measures are taken.~~

~~a. If, upon inspection, it is determined that the system sending such messages, signals or warnings is defective or inoperable, enter an order for disconnection of the alarm system in order to relieve the police/fire department of the burden of responding to false alarms.~~

~~b. In addition to any other provisions of this chapter, demand that the owner or lessee of such device:~~

~~1. Immediately remedy the defect;~~

~~2. Take whatever steps are necessary to disconnect the device; or~~

~~3. Acknowledge that there will be no response to the premises serviced by the system until corrective measures are taken.~~

~~2. Presumption Of Noncomplying Device: For the purposes of this subsection, if the system is activated five (5) times in succession without any intermittent valid alarms, it shall be presumed that said device is not in compliance with the requirements of this chapter.~~

~~K. Notification Of Tests:~~

~~1. Alarm businesses and permittees shall notify the police/fire dispatcher at the police/fire communications and shall notify the fire chief prior to any service, test, repair,~~

~~maintenance, adjustment, alteration or installation of any alarm system which would directly or indirectly result in an emergency services response.~~

- ~~2. Any alarm received after such notification while the system is out of service shall not constitute a false alarm under subsection J of this section, or as discussed elsewhere in this chapter.~~
- ~~3. Alarm businesses and permittees shall notify the police and fire departments when the alarm system is back in regular service. (Ord. 902, 4-4-1997)~~

3-7-6: False Alarms; Fines Imposed

After having two (2) false alarms occur, outside a twenty four (24) hour period, within a twelve (12) month period on the same premises, there will be a monetary assessment [according to the City's fee schedule](#), as follows:

- ~~A. Third alarm; thirty dollars (\$30.00).~~
- ~~B. Fourth alarm; sixty dollars (\$60.00) (upon a fourth false alarm, the alarm holder's insurance company and/or state licenser will be notified by mail, by the police/fire chief, of pending disconnection).~~
- ~~C. Fifth alarm; the alarm will be subject to disconnection or no response as stated in subsection 3-7-5J of this chapter. (Ord. 902, 4-4-1997)~~

3-7-7: Reinstatement Of Alarm

The alarm user may apply for reinstatement of a disconnected or nonresponse alarm system by providing the police/fire chief or their designee with convincing, documented proof that the problem causing the disconnection or nonresponse status has been corrected. Said proof must be accompanied by a signed statement from a state certified alarm technician that the alarm system has been monitored and certified as "false free" for thirty (30) consecutive days. A reinstatement fee will be assessed as provided for by the city. (Ord. 902, 4-4-1997)

3-7-8: ~~Reserved~~ Inspections; Authority

- ~~A. The police/fire chief, or their designee, shall have the authority, at reasonable times and upon oral notice, to enter any premises within the city where an alarm system holding a permit hereunder exists, to inspect the installation and operation of any alarm system to determine whether it is being used, and is operating, in conformance with the provisions of this chapter.~~
- ~~B. The police/fire chief, or their designee, shall likewise have the authority to inspect the premises, the proposed system to be installed, and the plans therefor prior to the issuance of any permit required by this chapter. (Ord. 902, 4-4-1997)~~

3-7-9: Appeal

- A. False Alarms; ~~Board Established:~~ Any person, company, business or premises that is assessed the civil penalty in accordance with section 3-7-6 of this chapter, has the right to appeal to [the City's Hearing Officer](#) ~~an alarm appeal board~~. Said board shall be comprised of the chief of police, fire chief and the city manager, or their respective designated representatives.
- B. Time Limit; Notice: An [written](#) appeal hereunder must be filed with the office of the city ~~manager recorder~~ within ten (10) days of receipt of notice of the imposition of any such penalty. Notice is effective and sufficient when sent by regular mail [or email](#) to the address provided ~~on the alarm permit~~ [by city staff](#).

- C. Modification For Extenuating Circumstances: If extenuating circumstances are proven to the satisfaction of the ~~board~~hearing officer by the party making the appeal, the ~~board~~hearing officer may waive or modify the penalty which is the subject of the appeal. (Ord. 902, 4-4-1997)

3-7-10: Liability Of City Limited

- A. The city shall not be liable for any defects in operation of such system, for any failure or neglect to respond appropriately upon the receiving of an alarm from such a source, nor for the failure or neglect of any business, apartment manager or lessee, or any other individual, person or firm, on account of activities associated with the presence of any alarm system.
- ~~B. In the event the city finds it necessary to order a party to disconnect an alarm system, the city shall not be liable for any results of such action. (Ord. 902, 4 4 1997)~~

3-7-11: Penalty

Notwithstanding any other provisions in this chapter, failure of any person to comply with the requirements of this chapter shall constitute a class B misdemeanor and shall, upon conviction, be subject to penalty as provided in section 1-4-1 of this code. Each day a violation exists constitutes a separate offense and is subject to the full penalty contained herein. (Ord. 902, 4-4-1997; amd. 2001 Code)