



BASE FLOOR ELEVATION CODE AMENDMENT

CITY COUNCIL

MAY 5, 2026



REASONS FOR CODE AMENDMENT TO BASE FLOOR ELEVATIONS



Subsection (i) is impractical and too ambiguous to define clearly.



Case-by-case compliance decisions by the Building Official invite litigation.



Subsection (iv) omits survey cost responsibility.



ADOPTION OF WILDLAND-URBAN INTERFACE CODE (HB 48)



Requires counties and municipalities to adopt the wildland urban interface building code standards



If not adopted, funding to fight wildlife falls on the city



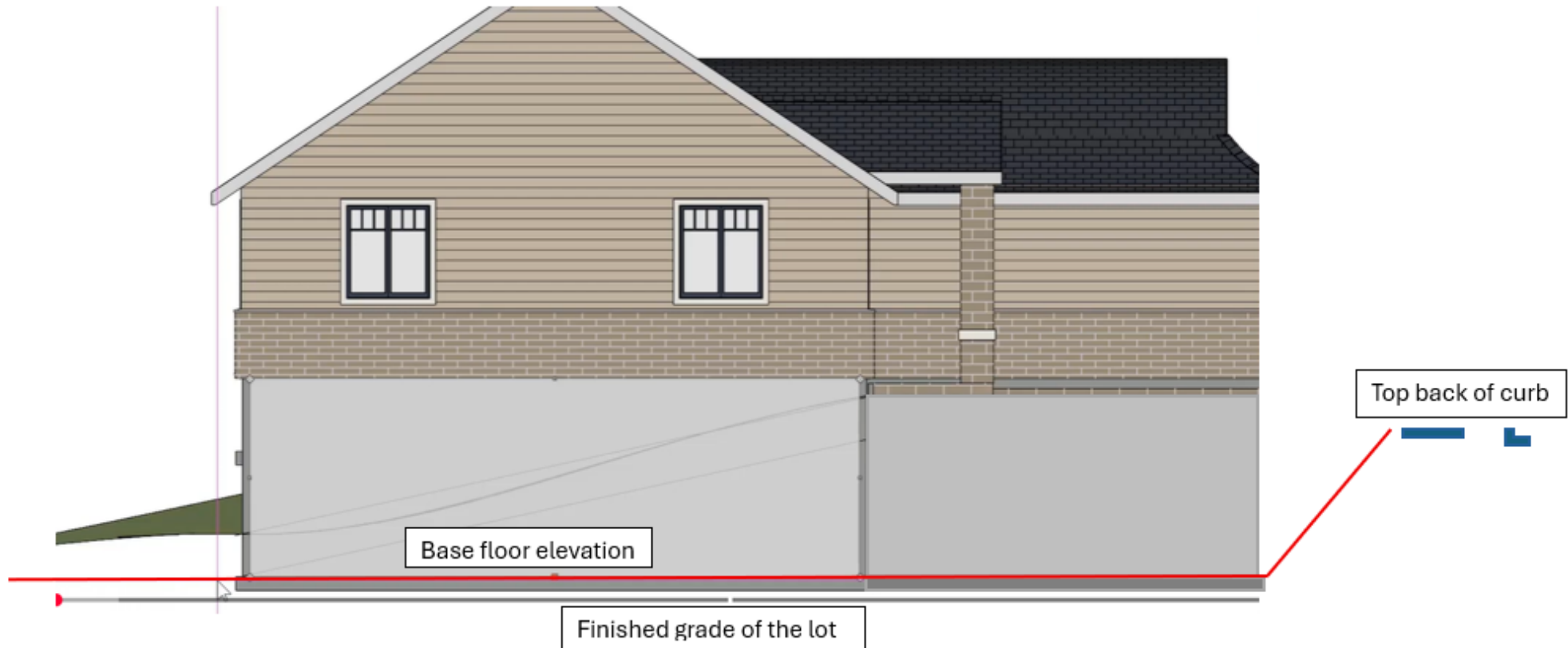
DEFINITIONS

- Base floor elevation: lowest floor elevation of the dwelling
- Slab on grade: base floor elevation that is a concrete floor directly on prepared earth
- Finished grade: bare earth surrounding the dwelling



BASE FLOOR ELEVATION

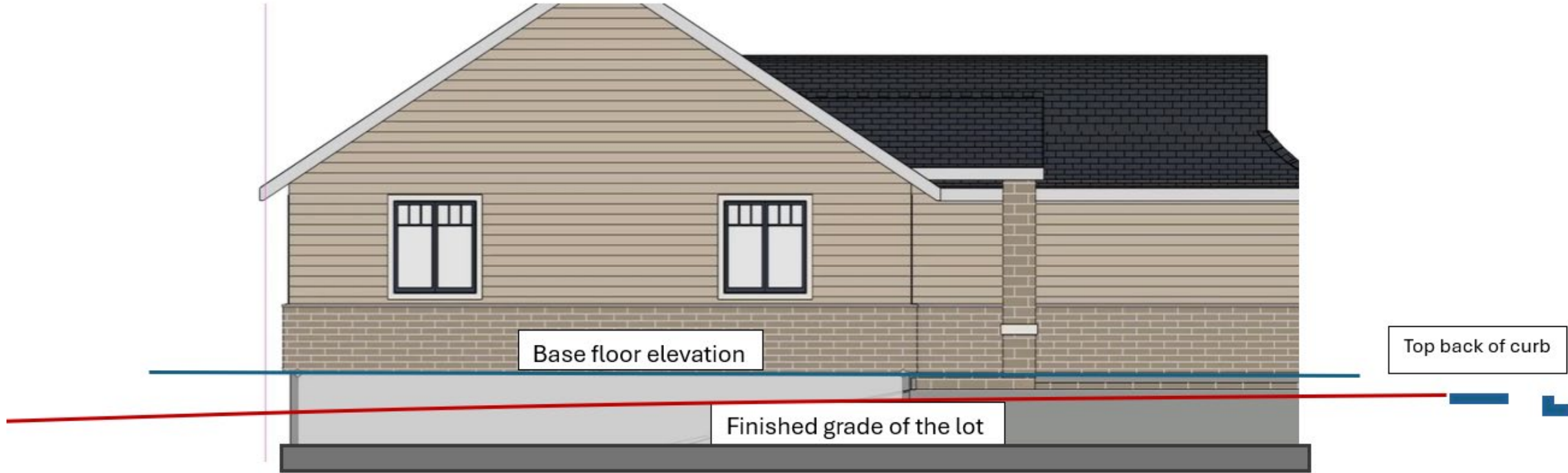
Current wording of our Ordinance

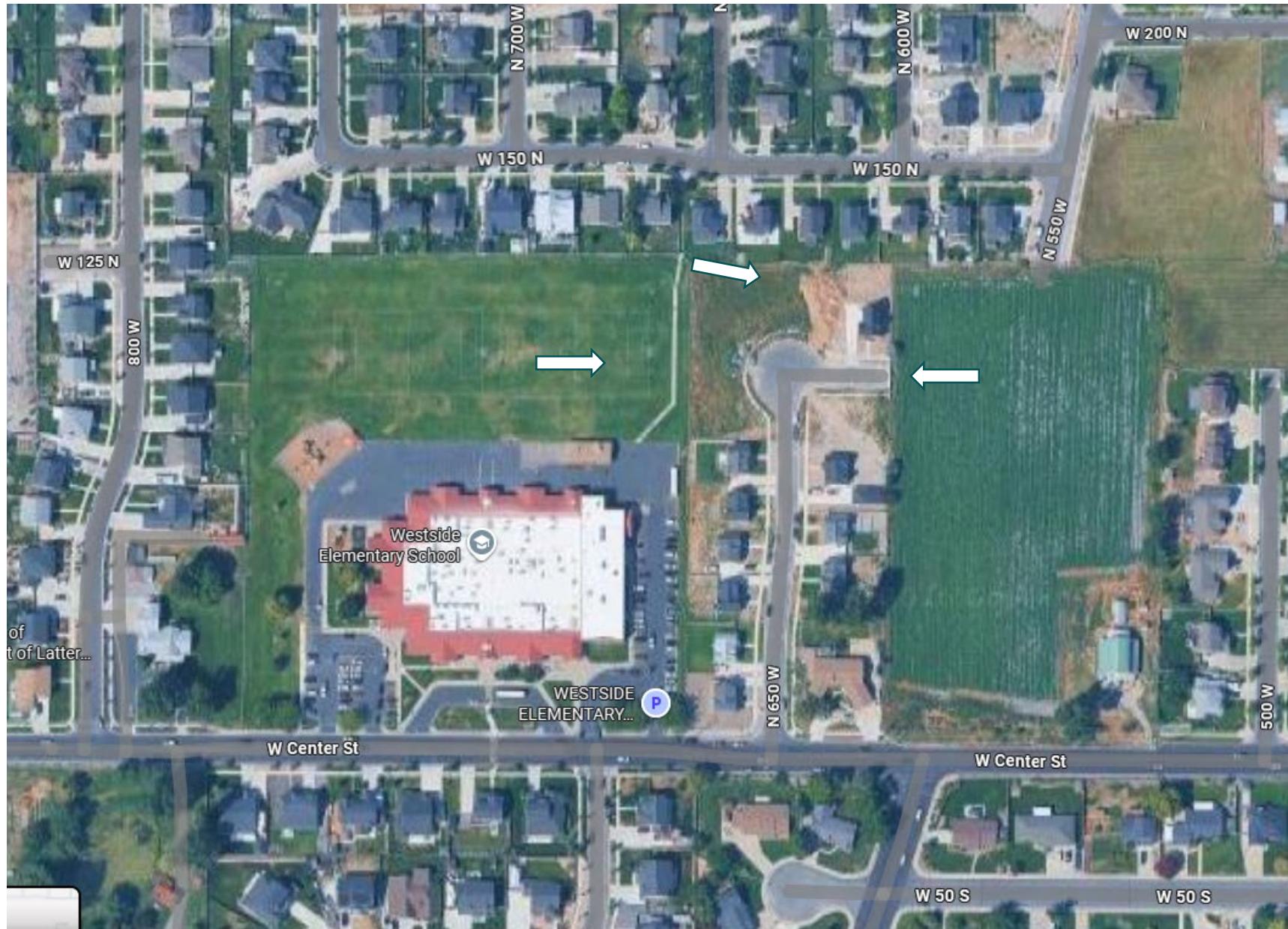


10-1-105 (1)(b)(i) The base floor elevation must remain above the finished grade of the lot and above the grade of the surrounding land area;



Typical home construction







6ft



Asphalt



Basement base floor elevation is 3
ft below finished grade







CONCLUSION

- Springville Building Department is not opposed to allowing walkout basements West of 400 West based on elevated street construction, but the wording of future ordinances needs to crystal clear in intent and implementation. With the involvement of all parties, especially our stakeholders.