

FARMINGTON CITY, UTAH

ORDINANCE NO. 2026 - 28

AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 10: BUILDING REGULATIONS TO ESTABLISH STANDARDS FOR WHEN FIRE SPRINKLER SYSTEMS ARE REQUIRED IN SINGLE-FAMILY DWELLINGS. (26-5)

WHEREAS, the Planning Commission held a public hearing in which the text changes proposed to the Zoning Ordinance were thoroughly reviewed and recommended that this ordinance be approved by the City Council; and

WHEREAS, the Farmington City Council has also reviewed the proposed amendment and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

Section 1. Amendment. The specific sections identified in Exhibit A attached hereto are amended as identified.

Section 2. Enactment. The Wildland Interface Area map included as Exhibit B as referenced by Section 10-2-213 of the new amended ordinance included in Exhibit A is hereby adopted. Pursuant to section 302.1 of the International Wildland-Urban Interface Code, the areas designated as 5 – High Exposure and 6 – High Exposure are designated as the wildland-urban interface area within Farmington City.

Section 3. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This ordinance shall take effect immediately upon passage by the City Council.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 21st day of July, 2026.

FARMINGTON CITY

Brett Anderson, Mayor

ATTEST:

DeAnn Carlile, City Recorder

Exhibit A

TITLE 10

BUILDING REGULATIONS

CHAPTER 1

BUILDING DIVISION

10-1-010: BUILDING DIVISION CREATED:

Construction Code, for purposes of this Chapter, shall have the same meaning as set forth in the State Construction and Fire Codes Administration Act, as adopted and amended by the state of Utah from time to time, and shall also refer to the Construction Codes adopted by the City in this Chapter.

10-1-020: UNIFORM CODE ADOPTION:

Farmington City hereby adopts those certain Construction Codes, as adopted and amended by the State of Utah pursuant to the State Construction and Fire Codes Administration Act, including all Construction Codes which may be adopted by the State from year to year pursuant to the Act.

10-1-030: FIRE CODE:

The ~~international~~ International fire-Fire code-Code (IFC), ~~2018-2024~~ edition, issued by the International Code Council, as adopted and amended by the state of Utah, including appendices: appendix B, fire flow requirements for buildings; appendix D, fire apparatus access roads (sections D101 through D105); appendix F, hazard ranking; appendix I, fire protection systems-unsafe conditions; and appendix J, emergency responder radio coverage; the National Fire Protection Association, NFPA 96, standard for ventilation control and fire protection of commercial cooking operations, 2008 edition, as adopted and amended by the state of Utah; and the National Fire Protection Association, NFPA 1403, standard on live fire training evolutions, 2007 edition, as adopted and amended by the state of Utah, are hereby adopted and incorporated herein by reference as the fire code of Farmington City. ~~Local amendments adopted by Farmington City that are in effect on June 30, 2013, imposing requirements relating to automatic sprinkler systems for structures built in accordance with the IRC, shall remain in full force and effect and are hereby grandfathered~~

~~pursuant to Utah Code Annotated section 15A-5-301 of the state fire code adoption act.~~

10-1-040: LOCAL AMENDMENTS:

The construction codes adopted herein shall include any and all local amendments adopted by Farmington City and approved by the state in accordance with applicable local amendment procedures.

10-1-050: CONFORMANCE WITH OTHER ORDINANCES:

Any construction, alteration or improvement of any building or structure within the city shall also comply with other relevant city ordinances and regulations, including, but not limited to, subdivision, zoning and fire provisions. The provisions of this title and the construction codes adopted herein are intended to be interpreted and administered in conformance with such other ordinances. Whenever a conflict exists between any provisions, the more restrictive standard or provision shall prevail. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.

10-~~12~~-060: DEFINITION:

As used in this chapter, the phrase "as adopted and amended by the state of Utah" shall mean the code referenced in each section of this chapter (e.g., international building code, national electrical code, etc.), duly adopted by the city; and shall also mean and include any later amendments or revisions to the code approved by the state of Utah or by the city.

10-~~12~~-070: LATER ENACTMENTS:

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.

CHAPTER 2 CONSTRUCTION CODES

10-2-010: DEFINED:

The codes adopted in this chapter shall be referred to collectively as the "Construction Codes" for Farmington City.

10-2-020: BUILDING CODE:

The International Building Code (IBC), ~~2015~~ 2024 edition, issued by the International Code Council, as adopted and amended by the State of Utah, including appendix J, is hereby adopted and incorporated herein by reference as the Building Code of Farmington City.

10-2-030: RESIDENTIAL CODE:

The International Residential Code (IRC), ~~2015~~ 2021 edition, issued by the International Code Council, as adopted and amended by the State of Utah, including appendix E (subject to the provisions of section 10-2-090 of this chapter), is hereby adopted and incorporated herein by reference as the Residential Code of Farmington City.

10-2-040: PLUMBING CODE:

The International Plumbing Code (IPC), ~~2015~~ 2024 edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Plumbing Code of Farmington City.

10-2-050: MECHANICAL CODE:

The International Mechanical Code (IMC), ~~2015~~ 2024 edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Mechanical Code of Farmington City.

10-2-060: FUEL GAS CODE:

The International Fuel Gas Code (IFGC), ~~2014~~ **2024** edition, issued by the International Code Council, as adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the Fuel Gas Code of Farmington City.

10-2-070: ELECTRICAL CODE:

The National Electrical Code (NEC), ~~2017~~ **2023** edition, issued by the National Fire Protection Association as amended and adopted by the State of Utah, is hereby adopted and incorporated herein by reference as the Electrical Code of Farmington City.

10-2-080: ENERGY CONSERVATION CODE:

The International Energy Conservation Code (IECC), ~~2015~~ **2024** edition, issued by the International Code Council, as adopted and amended by the State of Utah, subject to Utah Code Annotated section 15A-2-102(1), the HUD Code, and subject to Utah Code Annotated section 15A-4-103, and appendix E of the 2015 edition of the International Residential Code, is hereby adopted and incorporated herein by reference as the Energy Conservation Code of Farmington City.

10-2-082: SWIMMING POOL AND SPA CODE:

The residential provisions of the International Swimming Pool and Spa Code, 2024 edition, issued by the International Code Council as amended and adopted by the State of Utah, is hereby adopted and incorporated herein by reference as the Swimming Pool and Spa Code of Farmington City as it relates to residential swimming pools and spas.

10-2-090: MANUFACTURED HOUSING CODES:

Subject to the provisions of Utah Code Annotated section 15A-2-104, as amended, the following codes and standards are hereby adopted by Farmington City and incorporated herein by reference: the federal manufactured housing construction and safety standards act (HUD code), issued by the department of housing and urban development and published in 24 CFR parts 3280 and 3282, as revised April 1, 1990, and as adopted by the state of Utah; appendix E of the 2015 edition of the

international residential code as adopted herein in section 10-2-030 of this chapter and adopted by the state of Utah; the 2005 edition of the NFPA 225 model manufactured home installation standard issued by the National Fire Protection Association, as adopted by the state of Utah.

10-2-100: ABATEMENT OF DANGEROUS BUILDINGS CODE:

The ~~uniform~~ Uniform code Code for the ~~abatement~~ Abatement of ~~dangerous~~ Dangerous buildings Buildings, 1997 edition, issued by the International Conference Of Building Officials, is hereby adopted and incorporated herein by reference as the abatement of dangerous buildings code of Farmington City.

10-2-110: PROPERTY MAINTENANCE CODE:

The ~~international~~ International property Property maintenance Maintenance code Code, ~~2012~~ 2024 edition, as issued by the International Code Council Conference Of Building Officials and adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the property maintenance code of Farmington City.

10-2-111: EXISTING BUILDING CODE:

The International Existing Building Code, 2024 edition, as issued by the International Code Council and adopted and amended by the State of Utah, is hereby adopted and incorporated herein by reference as the existing building code of Farmington City.

10-2-112: FIRE CODE:

The ~~international~~ International fire Fire code Code (IFC), ~~2015~~ 2024 edition, issued by the International Code Council, as adopted and amended by the state of Utah, including appendices: appendix B, fire flow requirements for buildings; appendix D, fire apparatus access roads (sections D101 through D105); appendix F, hazard ranking; appendix I, fire protection systems-unsafe conditions; and appendix J, emergency responder radio coverage; the National Fire Protection Association, NFPA 96, standard for ventilation control and fire protection of commercial cooking operations, 2008 edition, as adopted and amended by the state of Utah; and the National Fire Protection Association, NFPA 1403, standard on live fire

training evolutions, 2007 edition, as adopted and amended by the state of Utah, are hereby adopted and incorporated herein by reference as the fire code of Farmington City. ~~Local amendments adopted by Farmington City that are in effect on June 30, 2013, imposing requirements relating to automatic sprinkler systems for structures built in accordance with the IRC, shall remain in full force and effect and are hereby grandfathered pursuant to Utah Code Annotated section 15A-5-301 of the state fire code adoption act.~~

10-2-113: WILDLAND URBAN INTERFACE CODE – INTERFACE AREA:

- A. The International Wildland-Urban interface Code (WUI), 2024 edition, issued by the International Code Council, as amended and adopted by the State of Utah, is hereby adopted and incorporated by reference as the wildland-urban interface code for Farmington City.**
- B. The City Council shall designate, by ordinance, the wildland interface area, as defined in the International Wildland-Urban Interface Code.**

10-2-114: LOCAL AMENDMENTS:

The construction codes adopted herein shall include any and all local amendments adopted by Farmington City and approved by the state in accordance with applicable local amendment procedures.

10-2-115: CONFORMANCE WITH OTHER ORDINANCES:

Any construction, alteration or improvement of any building or structure within the city shall also comply with other relevant city ordinances and regulations, including, but not limited to, subdivision, zoning and fire provisions. The provisions of this title and the construction codes adopted herein are intended to be interpreted and administered in conformance with such other ordinances. Whenever a conflict exists between any provisions, the more restrictive standard or provision shall prevail. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.

10-2-116: DEFINITION:

As used in this chapter, the phrase "as adopted and amended by the state of Utah" shall mean the code referenced in each section of this chapter (e.g., international building code, national electrical code, etc.), duly adopted by the city; and shall also mean and include any later amendments or revisions to the code approved by the state of Utah or by the city.

10-2-117: LATER ENACTMENTS:

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.

CHAPTER 10

AUTOMATIC FIRE SPRINKLER SYSTEMS IN SINGLE-FAMILY DWELLINGS

10-10-010: PURPOSE:

The requirements of this chapter shall increase the safety of occupants of single-family dwellings, occupants of adjacent dwellings, and to enhance the protection of property. The provision for automatic fire suppression aids in extinguishment and containment of fire within the structure, the safe and timely egress from the dwelling, and the safety of first responders in attempting fire suppression and rescue operations.

10-10-020: DEFINITIONS:

The following definitions apply to this chapter:

“COMBINED TOTAL FLOOR AREA” means the total floor area of all floor levels within the exterior walls of the dwelling unit, including attached garages.

“DEFENSIBLE SPACE” means 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 of an advancing wildfire and to create an area for fire suppression operations to occur.

10-10-030: APPLICABILITY

A. The provisions of section 10-10-040 apply to a single-family dwelling if any one of the following conditions apply to the single-family dwelling:

1. It is built within the Wildland-Urban Interface Area, designated by the City pursuant to 10-2-113 of the City Code, and does not meet the minimum standards indicated in the Wildland-Urban Interface Code, as amended;
2. It has a combined total floor area exceeding 10,000 square feet;

3. It is located greater than 800 feet from a public fire hydrant; or
4. Its sole vehicular access has more than 500 continuous feet of 10% or higher grade.

B. Notwithstanding subsection A of this section, a single-family dwelling is not subject to these restrictions if all of the following criteria apply to the dwelling:

1. It is located outside of the Wildland-Urban Interface Area;
2. It is built on a one-lot subdivision; and
3. It has at least fifty feet of defensible space on all sides of the dwelling that limits the propensity of fire spreading from the dwelling to another property.

10-10-040: REQUIREMENT:

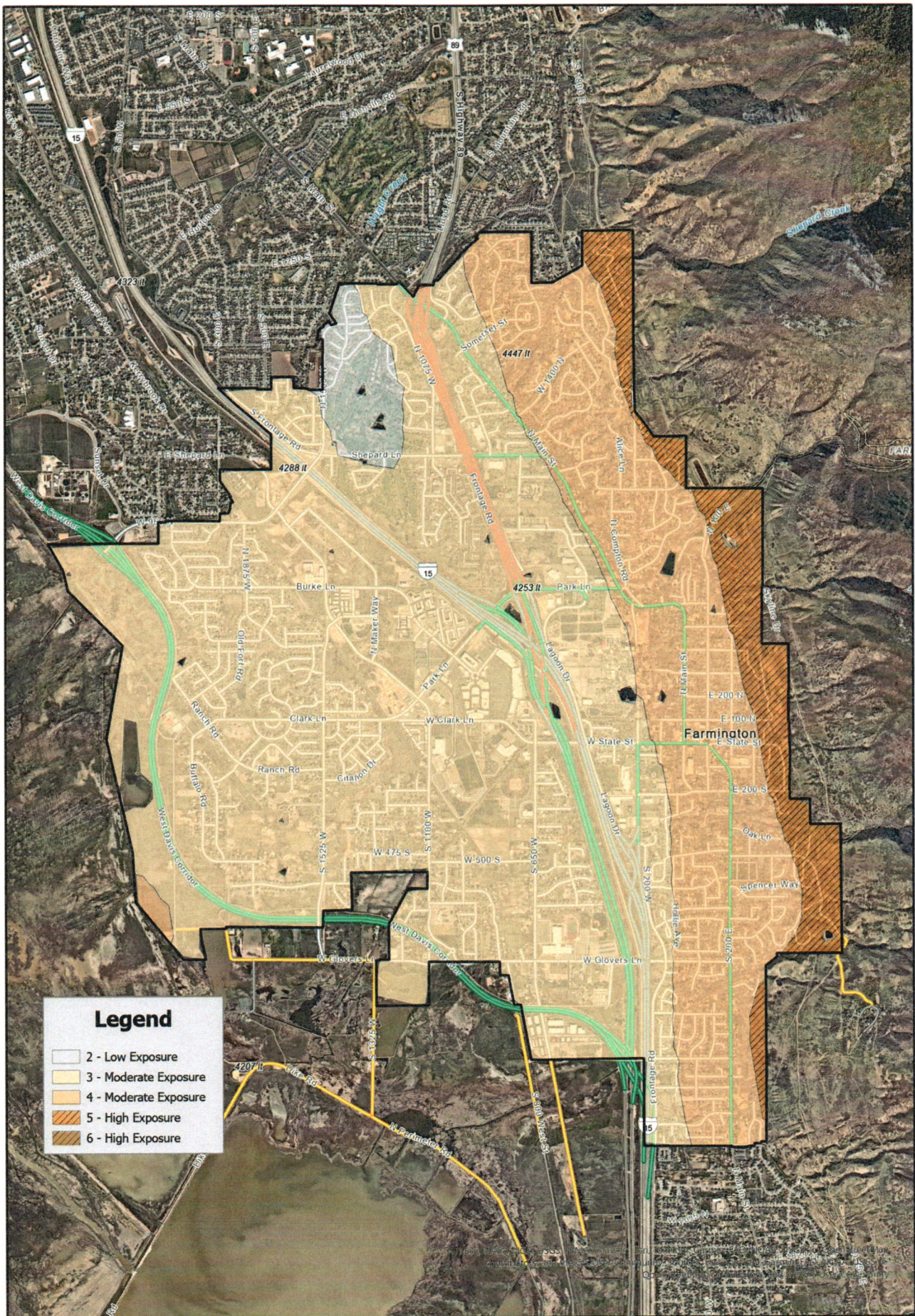
- A. New Construction. Beginning July 1, 2026, applications for newly constructed single-family dwellings that meet the criteria in section 10-10-030 and are not exempted, shall install automatic sprinkler systems during construction, and shall not obtain a certificate of occupancy until the automatic sprinkler system has been installed and passed inspection.
- B. Additions. Beginning July 1, 2026, a single-family dwelling that increases its combined total floor area to greater than 10,000 square feet shall be required to install an automatic sprinkler system in all areas of expansion, if the addition increases the combined total floor area for the dwelling by greater than thirty percent (30%).

10-10-050: LIABILITY FOR DISABLING AUTOMATIC FIRE SUPPRESSION SYSTEM:

If it is determined that a property owner, or an agent of a property owner, of a single-family dwelling subject to this chapter knowingly or recklessly disabled, disconnected or otherwise rendered an automatic fire sprinkler system inoperable, then the property owner shall be strictly liable for:

- A. Injuries to occupants of neighboring structures caused by a fire originating at the property owner's single-family dwelling, and
- B. Property damaged or destroyed by a fire originating at an owner's single-family dwelling.

Exhibit B

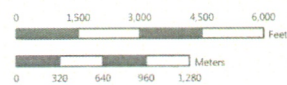


FARMINGTON CITY

Wildland Interface Area

(Derived from the Utah Division of Natural Resources Wildlife Hazard Smoothed Structure Exposure Score map data)

1:35,000



Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.