



To: Mayor and Town Council Members

From: Mark C. Meyers, Town Manager

Date: September 3, 2026

Subject: Building Code Adoption Ordinance Amendment; Trade Fees; Valuation Table

Background

Virgin Town adopts the International Building Code (IBC) and International Residential Code (IRC) by ordinance. The adoption includes associated code updates and fee schedules. The adoption of these codes also provides for automatic updates.

However, recently the State of Utah amended statute related to adoption of the international codes which requires an ordinance amendment. Under the new law, for municipalities to adopt the international codes, the State of Utah must first adopt them. Therefore, our ordinance must include the language, "as adopted by the State of Utah."

Related to this, we are missing a fee schedule for most trades. We've only adopted an electrical fee. The IBC requires fees to be adopted for mechanical, plumbing and gas as well.

Also, when adopting IBC and IRC, building fee valuation tables are included in the codes. These tables are used to calculate building fees based on the value of projects. It is good practice to restate those tables in the local fee schedule as well, and staff is recommending that

Attached is a staff report from Building Official John Postert with further details regarding these items.

Recommendation

Staff recommends that the council discuss the proposed revised ordinance for adopting building codes, adopting trade fees, and adapting the valuation table. The ordinance could be formally considered at the September 15, 2026, regular council meeting. Regarding fees, a public hearing could be scheduled for the October 20, 2026, regular council meeting.

VIRGIN TOWN
TOWN COUNCIL AGENDA ITEM REQUEST

To: Mark Meyers, Town Manager
From: John Postert, Building Official
Date: September 3, 2026
Re: Resolution to Amend Building Code Ordinance; Fee Schedule Update (ICC Building Valuation & New Permit Fees)

BACKGROUND

Virgin Town adopted the International Building Code ("IBC") and International Residential Code ("IRC") under Ordinance # 2017-042617-1, which also provides for automatic adoption of future ICC code versions 60 days after each is approved and released by the International Code Council. Staff has identified several updates that need Council action to keep the Town's ordinance, fee schedule, and permitting practices current with the adopted code.

ITEMS FOR COUNCIL ACTION

1. Resolution Amending Ordinance # 2017-042617-1. A resolution is needed to incorporate the language "as adopted by the State of Utah" after a state law change. Staff requests Council approve a resolution amending the ordinance to follow state statute.
2. Fee Schedule Update. The Town's fee schedule needs or should be updated to reflect items a and b below, using the attached reference schedules:
 - a. ICC Building Valuation Data. The International Code Council updated its Building Valuation Data as of August 2026. Staff recommends the Town adopt the attached updated valuation table for calculating building permit fees, replacing the figures currently in use.
 - b. New Permit Fees – Code Section R105.1. Code Section R105.1 requires a permit for electrical, gas, mechanical, and plumbing work regulated by the code. The Town has a permit application for electrical work but not the other trades. Staff recommends the Town adopt fees for the remaining categories — Mechanical, Plumbing, and Gas — per the attached Permit Fee Schedule.

RECOMMENDATION

Staff recommends the Town Council: (1) approve a resolution amending Ordinance # 2017-042617-1 to add the language shown on the attached revised ordinance; (2) adopt the attached August 2026 ICC Building Valuation Data; (3) approve new Mechanical, Plumbing, and Gas permit fees per the attached Permit Fee Schedule.

Attachments:

1. *Revised Ordinance # 2017-042617-1*
2. *2026 ICC – Building Valuation Table*
3. *Virgin Permit Fee Schedule – Reference*

VIRGIN TOWN

ORDINANCE # 2026-###

AN ORDINANCE OF VIRGIN TOWN COUNCIL, VIRGIN, UTAH, ADOPTING THE 2024 VERSION OF THE INTERNATIONAL BUILDING CODE AND THE 2024 VERSION OF THE INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY THE STATE OF UTAH.

RECITALS

WHEREAS, Virgin Town ("Town") is an incorporated municipality duly organized under the laws of the State of Utah; and

WHEREAS, pursuant to Utah Code Annotated, Title 10, Chapter 3b, Section 301, the Virgin Town Council ("Town Council") is designated as the governing body of the Town.

Commented [SK1]: Krystal, This clearly isn't the right code reference. Would it be under Title 3?

WHEREAS, the Town Council and Town Staff have determined that it is in the best interests of the health, safety and general welfare of the Town and its residents to ensure that all new construction of buildings and structures, including residences and commercial buildings are constructed in a manner that complies with uniform safety codes.

WHEREAS, the International Code Council, an international safety and building consortium, has created and revised a building code known as the International Building Code ("IBC") and a specialized building code only for residences known as the International Residential Code ("IRC").

WHEREAS the current and newest version of the IBC and the IRC were released in 2026 and it is anticipated that the ICC and the State of Utah will update both safety codes every 2-3 years.

WHEREAS, the Town desires to adopt the most current version of both safety codes, both now and in the future, so as to ensure the newest, most comprehensive versions of the IBC and IRC are utilized by the Town Staff, specifically its Building Official and Building Inspector.

ORDINANCE

NOW THEREFORE BE IT RESOLVED by the Town Council of Virgin Town, Utah as follows:

1. Adoption of the 2024 IBC version as adopted by the State of Utah. The Town hereby adopts the 2024 International Building Code, as promulgated by the International Code Council and adopted by the State of Utah as if set forth fully herein including all appendices and indexes.

2. Adoption of the 2024 IRC version as adopted by the State of Utah. The Town hereby adopts the 2024 International Residential Code, as promulgated by the International Code Council and adopted by the State of Utah as if set forth fully herein including all appendices and indexes.

ORDINANCE # 2026-###

3. Automatic Adoption of Future Versions of IBC and IRC. The Town shall be deemed to have adopted any newer version of the IBC and IRC 60 days after it has been approved by the ICC and adopted by the State of Utah and made available to the public for dissemination and use.

4. Severability. If any section, clause or portion of this Ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

5. Conflicts/Repealer. This Ordinance repeals the provisions of any prior ordinance in conflict herewith.

6. Effective Date. This Ordinance shall become effective immediately upon the signing of the Virgin Town Council.

ADOPTED AND APPROVED BY THE VIRGIN TOWN COUNCIL this XXth day of XXX, 2026 based upon the following vote:

Council Member	AYE	NAE
Jean Krause		
Jim Kietzman		
Paul Luwe		
April McKeon		
Valerie Wenz		

Commented [SK2]: Krystal, please fill in the actual meeting day/month once the adoption date is set, and confirm the vote count below before this is finalized.

VIRGIN TOWN
a Utah municipal corporation

Jean Krause, Mayor

ATTEST:

Krystal Percival, Town Clerk

ORDINANCE # 2026-####

Virgin, Utah

Permit Fee Schedule — Reference

Suggested permit fees under Code Section R105.1, for adoption alongside the Town's fee schedule.

Overview

Code Section R105.1 (Required) requires a permit before performing any work regulated by the code, including electrical, gas, mechanical, and plumbing systems. The Town currently has a permit application in place for electrical work. This reference sets the suggested fee for the remaining permit types — Mechanical, Plumbing, and Gas — based on the Building Official's recommendation, for adoption alongside the electrical permit already in use.

Suggested Permit Fees

Permit Type	Suggested Fee
Electrical	\$150 minimum
Mechanical (furnace, A/C, water heater, and similar replacements)	\$150 minimum
Plumbing	\$150 minimum
Gas	\$150 minimum

Note: The Town's cost per inspection is \$75. The suggested \$150 minimum fee covers the inspection cost and provides revenue to the Town for staff time spent processing and administering the permit. (Building Official recommendation.)



Building Valuation Data – AUGUST 2026

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2027. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2024 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again, it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building

components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.
2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$277.56/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$277.56/sq. ft x 0.0075
= \$33,307.20

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	360.96	348.39	337.35	324.27	303.54	294.94	313.17	283.31	272.34
A-1 Assembly, theaters, without stage	331.90	319.33	308.29	295.21	274.24	265.63	284.12	254.01	243.04
A-2 Assembly, nightclubs	281.26	272.80	264.60	254.37	238.42	231.98	245.62	216.53	208.41
A-2 Assembly, restaurants, bars, banquet halls	280.26	271.80	262.60	253.37	236.42	230.98	244.62	214.53	207.41
A-3 Assembly, churches	335.11	322.54	311.50	298.42	277.94	269.33	287.32	257.71	246.74
A-3 Assembly, general, community halls, libraries, museums	278.93	266.35	254.32	242.24	220.51	212.90	231.14	200.28	190.31
A-4 Assembly, arenas	330.90	318.33	306.29	294.21	272.24	264.63	283.12	252.01	242.04
B Business	312.15	300.92	289.96	277.56	252.72	243.79	266.86	225.87	215.44
E Educational	298.97	288.31	278.58	266.87	247.78	235.15	257.69	216.87	209.85
F-1 Factory and industrial, moderate hazard	171.67	163.34	153.02	147.14	131.07	124.79	140.28	110.60	101.94
F-2 Factory and industrial, low hazard	170.67	162.34	153.02	146.14	131.07	123.79	139.28	110.60	100.94
H-1 High Hazard, explosives	160.14	151.81	142.49	135.61	120.87	113.59	128.75	100.40	N.P.
H234 High Hazard	160.14	151.81	142.49	135.61	120.87	113.59	128.75	100.40	90.74
H-5 HPM	312.15	300.92	289.96	277.56	252.72	243.79	266.86	225.87	215.44
I-1 Institutional, supervised environment	286.01	275.76	265.91	255.86	234.19	227.89	255.32	210.91	203.38
I-2 Institutional, hospitals	489.97	478.73	467.77	455.38	429.56	N.P.	444.67	402.71	N.P.
I-2 Institutional, nursing homes	338.00	326.76	315.81	303.41	280.56	N.P.	292.71	253.71	N.P.
I-3 Institutional, restrained	329.08	317.84	306.89	294.49	272.63	262.70	283.79	266.32	233.35
I-4 Institutional, day care facilities	286.01	275.76	265.91	255.86	234.19	227.89	255.32	210.91	203.38
M Mercantile	209.97	201.51	192.31	183.08	166.72	161.29	174.33	144.83	137.71
R-1 Residential, hotels	289.33	279.08	269.24	259.18	237.00	230.71	258.65	213.72	206.19
R-2 Residential, multiple family	241.56	231.31	221.47	211.41	190.52	184.22	210.88	167.24	159.71
R-3 Residential, one- and two-family ^d	226.80	220.77	215.47	210.87	203.82	196.56	215.12	189.52	177.63
R-4 Residential, care/assisted living facilities	286.01	275.76	265.91	255.86	234.19	227.89	255.32	210.91	203.38
S-1 Storage, moderate hazard	159.14	150.81	140.49	134.61	118.87	112.59	127.75	98.40	89.74
S-2 Storage, low hazard	158.14	149.81	140.49	133.61	118.87	111.59	126.75	98.40	88.74
U Utility, miscellaneous	126.44	119.24	110.43	105.97	94.40	88.43	100.90	75.13	71.79

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$31.50 per sq. ft.