PLEASANT VIEW CITY, UTAH

ORDINANCE 2026-28

AN ORDINANCE REPEALING AND REPLACING TITLE 15 OF THE PLEASANT VIEW MUNICIPAL CODE REGARDING BUILDINGS AND CONSTRUCTION; RECOGNIZING AND PROVIDING FOR ADMINISTRATION AND ENFORCEMENT OF THE UTAH STATE CONSTRUCTION CODE AND STATE FIRE CODE; ADOPTING AUTHORIZED FIRE CODE APPENDICES; PROVIDING FOR ADMINISTRATION, APPEALS, ENFORCEMENT, SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE.

WHEREAS, Utah Code Title 15A establishes the State Construction Code and State Fire Code applicable throughout the State of Utah and to political subdivisions of the State;

WHEREAS, Utah Code § 15A-1-204 provides that the State Construction Code is the construction code that the State and each political subdivision shall follow;

WHEREAS, the Utah Legislature periodically adopts new editions of nationally recognized construction and fire codes and statewide amendments, making edition-specific municipal ordinances unnecessarily susceptible to becoming obsolete;

WHEREAS, Utah Code § 10-3-711 permits a municipality to adopt state laws relating to building or safety standards by reference, and Utah Code Title 15A independently establishes the controlling statewide construction and fire codes;

WHEREAS, Utah law permits a political subdivision, subject to statutory limitations, to adopt appendices to the International Fire Code; and

WHEREAS, the City Council finds that replacing Title 15 will promote consistent administration, avoid conflicts with state law, and protect the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF PLEASANT VIEW CITY, UTAH, AS FOLLOWS:

SECTION 1. REPEAL AND REPLACEMENT OF TITLE 15.

Pleasant View Municipal Code Title 15, Buildings and Construction, is repealed and replaced in its entirety with Exhibit A attached to and incorporated into this Ordinance.

SECTION 2. CONFLICT AND REPEALER.

All ordinances, resolutions, policies, and provisions of the Pleasant View Municipal Code are repealed or superseded only to the extent they irreconcilably conflict with this Ordinance. Nothing herein repeals a lawful requirement administered under another title of the Municipal Code unless expressly stated.

SECTION 3. SEVERABILITY.

If any provision of this Ordinance or Exhibit A is held invalid or unenforceable, the remaining provisions shall remain in full force and effect to the maximum extent permitted by law.

SECTION 4. CODIFICATION.

The City Recorder is authorized to make nonsubstantive numbering, formatting, capitalization, punctuation, and cross-reference corrections necessary to codify this Ordinance, provided no substantive change is made.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect following adoption and publication or posting as required by Utah law, on the date stated in the City Recorder's certificate or as otherwise provided by law.

PASSED AND ADOPTED by the Pleasant View City Council this 22nd day of October, 2026.

PLEASANT VIEW CITY, UTAH

Steve Gibson, Mayor

Attest:

Laurie Hellstrom, City Recorder

Posted this 28th day of October, 2026

This ordinance has been approved by the following vote of the Pleasant View City Council:

CM Arrington	Yes
CM Ferry	Yes
CM Marriott	Yes
CM Urry	Yes
CM Wilkinson	Yes

PLEASANT VIEW CITY INCORPORATED Seal WEBER COUNTY UTAH

EXHIBIT A

PLEASANT VIEW MUNICIPAL CODE

TITLE 15
BUILDINGS AND CONSTRUCTION

Chapter 15.04 – State Construction Codes

15.04.010 Purpose.

The purpose of this Title is to provide for the administration and enforcement within Pleasant View City of the construction and fire codes adopted by the State of Utah and to protect the public health, safety, and welfare through the regulation of the construction, alteration, enlargement, repair, use, occupancy, location, maintenance, and demolition of buildings and structures.

15.04.020 State Construction Code Adopted.

A. Pleasant View City recognizes and shall administer and enforce the Utah State Construction Code as defined in and adopted pursuant to Utah Code Title 15A, State Construction and Fire Codes Act, including the construction codes, standards, appendices, statewide amendments, additions, deletions, exceptions, and modifications that are part of the State Construction Code under applicable state law.

B. The Utah State Construction Code in effect under Utah law is incorporated into this Title by reference. A later code edition, amendment, or provision adopted by the State of Utah shall become applicable within Pleasant View City on the effective date established by state law by operation of state law. Nothing in this section is intended as an independent prospective adoption of a model code not yet adopted by the State of Utah.

C. The State Construction Code includes, as applicable, the editions adopted by the Utah Legislature of the following nationally recognized codes and standards, together with all provisions incorporated into the State Construction Code under Utah Code Title 15A:

1. International Building Code (IBC), including appendices adopted by the State of Utah;

2. International Residential Code (IRC), including appendices adopted by the State of Utah;

3. International Plumbing Code (IPC);

4. International Mechanical Code (IMC);

5. International Fuel Gas Code (IFGC);

6. National Electrical Code (NEC / NFPA 70);

7. International Energy Conservation Code (IECC);

8. International Existing Building Code (IEBC);

9. International Swimming Pool and Spa Code (ISPSC), to the extent incorporated into the State Construction Code;

10. Applicable provisions governing manufactured homes, modular buildings, factory-built housing, and other construction standards incorporated under Utah Code Title 15A; and

11. Any successor code, standard, appendix, or provision later adopted or incorporated by the State of Utah as part of the State Construction Code.

D. Whenever the Utah Legislature adopts, amends, supersedes, replaces, delays, phases in, or repeals a code edition or provision of the State Construction Code, Pleasant View City shall administer and enforce the State requirement on the effective date established by state law. Separate City action shall be taken when state law expressly requires or authorizes local adoption, including any local amendment or optional code provision.

15.04.030 State Amendments Incorporated.

All statewide amendments, additions, deletions, exceptions, modifications, effective-date provisions, and transition provisions that are made part of the State Construction Code under Utah Code Title 15A, as amended from time to time, are incorporated by reference and shall be administered and enforced within Pleasant View City.

No provision of this Title shall be interpreted to supersede, replace, or modify a mandatory statewide amendment adopted by the State of Utah.

15.04.040 Conflict With State Law.

A. Where a provision of this Title conflicts with the Utah State Construction Code or another applicable provision of state law, the State Construction Code and applicable state law shall control.

B. Nothing contained in this Title shall be interpreted as establishing a construction standard more restrictive than the State Construction Code where such a local requirement is prohibited by Utah Code Section 15A-1-204 or other applicable state law.

C. Any local amendment to a construction code shall be effective only when authorized and adopted in accordance with Utah law.

Chapter 15.08 – Administration and Enforcement

15.08.010 Building Official.

The City shall designate a qualified Building Official as required by Utah law. The Building Official shall administer and enforce the State Construction Code and this Title within the jurisdiction of Pleasant View City.

The Building Official may designate qualified inspectors, plans examiners, employees, contractors, or third-party inspection firms as authorized by state law to perform duties associated with administration and enforcement of the State Construction Code.

15.08.020 Powers and Duties.

The Building Official is authorized to:

A. Receive and review applications for building and construction permits;

B. Review construction documents for compliance with applicable codes;

C. Issue, deny, suspend, or revoke permits as authorized by law;

D. Conduct or cause to be conducted required inspections;

E. Issue correction notices, notices of violation, and stop-work orders;

F. Approve alternative materials, designs, and methods of construction where authorized by the applicable code;

G. Issue certificates of occupancy and temporary certificates of occupancy;

H. Require documentation reasonably necessary to determine compliance with applicable construction codes;

I. Interpret the provisions of the State Construction Code in accordance with the authority granted to the Building Official by the applicable code and Utah law; and

J. Exercise all other authority assigned to a building official or local regulator under Utah Code Title 15A and the State Construction Code.

15.08.030 Permits Required.

Except where specifically exempted by the State Construction Code or Utah law, a permit shall be obtained before any person may construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building

or structure, or install, alter, replace, or modify any regulated electrical, gas, mechanical, plumbing, or other building system.

Permit requirements and exemptions shall be governed by the applicable State Construction Code and Utah law.

15.08.040 Application and Construction Documents.

Applications, plans, specifications, engineering documents, site information, and other construction documents required for a permit shall be submitted in the form and manner prescribed by the Building Official and shall contain sufficient information to demonstrate compliance with applicable City ordinances and the State Construction Code.

Nothing in this section authorizes the City to require plans, reports, or other information prohibited by state law. If the City rejects a permit or withholds an approval for failure to comply with Utah Code Title 15A or other applicable state law, the City shall cite with specificity the applicable provision and describe how the project fails to comply, as required by Utah Code Section 15A-1-104.

15.08.050 Inspections.

Construction or work for which a permit is required shall remain accessible and exposed for inspection until approved where required by the applicable code.

The permit holder or responsible party shall notify the Building Department when work is ready for inspection.

Approval of an inspection does not authorize a violation of the State Construction Code, approved construction documents, Utah law, or other applicable City ordinances.

15.08.060 Certificate of Occupancy.

No building or structure for which a certificate of occupancy is required by the State Construction Code shall be occupied until the Building Official has issued the required certificate of occupancy or temporary certificate of occupancy.

Issuance of a certificate of occupancy shall not be construed as approval of a violation of applicable law; provided, however, that the City shall comply with Utah Code Section 15A-1-104 and any other applicable limitation on withdrawing a certificate of occupancy or exercising additional jurisdiction over elements for which a certificate has been issued.

15.08.070 Stop Work Orders.

Whenever the Building Official determines that work is being performed contrary to the State Construction Code, approved construction documents, the conditions of a permit, or applicable law, the Building Official may issue a stop-work order in accordance with the applicable construction code and Utah law.

Upon issuance of a stop-work order, the work identified in the order shall cease until authorized to resume by the Building Official.

Chapter 15.12 – Mechanical and Fuel Gas Codes

15.12.010 Codes Applicable.

Mechanical and fuel gas installations within Pleasant View City shall comply with the editions of the International Mechanical Code and International Fuel Gas Code then incorporated into the Utah State Construction Code, together with all applicable statewide amendments and successor provisions adopted under Utah Code Title 15A.

The editions and provisions adopted by the State of Utah shall govern automatically upon their effective date under state law without further amendment of this Title.

Chapter 15.16 – Plumbing Code

15.16.010 Code Applicable.

Plumbing installations within Pleasant View City shall comply with the edition of the International Plumbing Code then incorporated into the Utah State Construction Code, together with all applicable statewide amendments and successor provisions adopted under Utah Code Title 15A.

The edition and provisions adopted by the State of Utah shall govern automatically upon their effective date under state law without further amendment of this Title.

Chapter 15.20 – Electrical Code

15.20.010 Code Applicable.

Electrical installations within Pleasant View City shall comply with the edition of the National Electrical Code then incorporated into the Utah State Construction Code, together with all applicable statewide amendments and successor provisions adopted under Utah Code Title 15A.

The edition and provisions adopted by the State of Utah shall govern automatically upon their effective date under state law without further amendment of this Title.

Chapter 15.24 – State Fire Code

15.24.010 State Fire Code Recognized and Adopted.

The Utah State Fire Code adopted pursuant to Utah Code Title 15A, Chapter 5, together with all statewide amendments, additions, deletions, exceptions, and modifications, shall apply within Pleasant View City as provided by state law and shall be administered by the applicable authority having jurisdiction.

A later State Fire Code edition or statewide amendment adopted by the State of Utah shall become applicable within Pleasant View City on the effective date established by state law by operation of state law. Separate City action shall be taken for local amendments, appendices, or other provisions when required or authorized by Utah law.

15.24.020 Administration and Enforcement.

The State Fire Code shall be administered and enforced by the fire code official or fire authority having jurisdiction, in coordination with the Pleasant View City Building Official where construction permits, certificates of occupancy, building inspections, or other overlapping responsibilities are involved.

15.24.030 Fire Code Appendices and Local Requirements.

Adoption of Appendices to the International Fire Code. Pursuant to Utah Code Section 15A-1-204(7)(c), and subject to all limitations imposed by state law, the following appendices to the edition of the International Fire Code then applicable under the Utah State Fire Code are adopted within Pleasant View City. These appendices shall be interpreted and enforced consistently with the State Fire Code and Utah law:

Appendix A: Board of Appeals

Appendix B: Fire-flow Requirements for Buildings, subject to the limitations in Utah Code Section 15A-1-204(7)(c), including applicable limits on fire-flow requirements for structures regulated by the International Residential Code and limitations on residential fire-sprinkler requirements.

Appendix C: Fire Hydrant Locations and Distribution

Appendix D: Fire Apparatus Access Roads. Appendix D is adopted subject to Utah law. City public works, grading, road, and development standards may supplement Appendix D to the extent authorized by law and not

inconsistent with the State Fire Code. If a conflict exists that cannot lawfully be harmonized, applicable state law and the State Fire Code shall control.

Chapter 15.26 – Automatic Fire Sprinkler Systems

15.26.010 Residential Automatic Fire Sprinkler Systems; Enforcement Triggers and Exceptions.

(A) Statutory Compliance. In accordance with the amendments to Chapter 5 of the International Fire Code established under Utah Code § 15A-5-203, Pleasant View City shall not issue a blanket mandate requiring automatic fire sprinkler systems in structures built in accordance with the International Residential Code (IRC). An automatic fire sprinkler system may be required for an IRC structure **only if** one or more of the following specific conditions exist:

- **(i)** The structure is located within a designated urban-wildland interface area as identified by Pleasant View City or the Utah Wildland Urban Interface Code, **and** the structure fails to meet the minimum defensible space and material standards outlined in Utah Code § 65A-8-203 and Utah Administrative Code R652-122-1300.
- **(ii)** The structure is located in an area where a public water distribution system equipped with functional fire hydrants does not exist.
- **(iii)** The only available fire apparatus access road serving the structure features a slope or grade exceeding ten percent (10%) for a continuous distance of more than 500 feet.
- **(iv)** The total floor area of all floor levels within the structure exceeds 10,000 square feet; **or**
- **(v)** The total floor area of the structure is more than double the average total floor area of unsprinkled homes under 10,000 square feet located within the same subdivision.

(B) Exemptions. Notwithstanding subsection (A), an automatic residential fire sprinkler system shall **not** be required under this Section for a single-family dwelling if:

- (A) The structure is located within a one-lot subdivision; **and**
- (B) The structure complies with all applicable wildland fire defensible space standards.

15.26.020 Requirements for Automatic Sprinkler Systems in One and Two-Family Dwelling and Townhome Construction.

An automatic fire sprinkler system is required to be installed in structures built in accordance with Utah Code Annotated 15A-5-203 when any of the following conditions apply:

- **(i)** The structure is located within a designated urban-wildland interface area as identified by Pleasant View City or the Utah Wildland Urban Interface Code, **and** the structure fails to meet the minimum defensible space and material standards outlined in Utah Code § 65A-8-203 and Utah Administrative Code R652-122-1300.
- **(ii)** The structure is located in an area where a public water distribution system equipped with functional fire hydrants does not exist.
- **(iii)** The only available fire apparatus access road serving the structure features a slope or grade exceeding ten percent (10%) for a continuous distance of more than 500 feet.

- **(iv)** The total floor area of all floor levels within the structure exceeds 10,000 square feet; **or**
- **(v)**The total floor area of the structure is more than double the average total floor area of unsprinkled homes under 10,000 square feet located within the same subdivision.

If the residential building permit application meets the requirements for a sprinkler system (listed above), plans and calculations may be submitted as a deferred submittal at the time of application.

Chapter 15.28 – Energy Conservation Code

15.28.010 Code Applicable.

Buildings and structures subject to energy conservation requirements shall comply with the edition of the International Energy Conservation Code then incorporated into the Utah State Construction Code, together with all statewide amendments, exceptions, modifications, transition provisions, and successor provisions adopted under Utah Code Title 15A.

Where residential energy requirements applicable to buildings regulated by the International Residential Code are modified by Utah law, the Utah amendments shall control.

Chapter 15.30 – Existing Buildings

15.30.010 Existing Building Code.

Alterations, repairs, additions, changes of occupancy, relocation, and other regulated work involving existing buildings shall comply with the edition of the International Existing Building Code and other existing-building provisions then incorporated into the State Construction Code, as applicable.

Existing one- and two-family dwellings and townhouses regulated by the International Residential Code shall be regulated in accordance with the applicable provisions of the State Construction Code.

15.30.020 Existing Conditions.

Nothing in this Title shall require an existing building or condition that was lawfully established to be brought into full compliance with current new-construction requirements solely because the State Construction Code has subsequently changed, except where compliance is required by:

A. The applicable provisions of the State Construction Code;

B. An alteration, addition, repair, change of occupancy, or change of use;

C. An unsafe or dangerous condition;

D. An applicable fire, health, zoning, or property maintenance requirement; or

E. Other applicable state or federal law.

Chapter 15.32 – Public Construction Standards

15.32.010 Standards Adopted.

Public improvements, infrastructure, utilities, streets, sidewalks, curb and gutter, storm drainage facilities, and other improvements located within or dedicated to Pleasant View City shall comply with the applicable Pleasant View City Public Works Standards, engineering standards, development standards, specifications, and standard drawings adopted by the City Council.

Where such standards regulate a matter governed by the Utah State Construction Code, the provisions of Utah Code Title 15A shall control.

Chapter 15.36 – Flood Hazard Control

15.36.010 Applicability.

Construction and development within areas subject to flood hazard regulation shall comply with the City's adopted floodplain management ordinance, applicable Federal Emergency Management Agency requirements, applicable state law, and the flood-resistant construction provisions of the State Construction Code.

15.36.020 Building Official Responsibilities.

The Building Official shall coordinate building permit review with the City's designated floodplain administrator when proposed construction is located within a regulated flood hazard area.

Issuance of a building permit shall not constitute approval of a project under separate floodplain, zoning, subdivision, engineering, storm water, or other applicable requirements.

Chapter 15.40 – Fees

15.40.010 Building and Construction Fees.

Fees for permits, plan review, inspections, certificates, re-inspections, additional reviews, and other services administered under this Title shall be established by the Pleasant View City Consolidated Fee Schedule, as adopted and amended by resolution of the City Council.

15.40.020 State Surcharges.

In addition to City-established fees, the City shall collect and remit any building permit surcharge or other fee required by Utah law.

Chapter 15.44 – Appeals

15.44.010 Appeals.

Appeals from decisions or interpretations of the Building Official involving the State Construction Code shall be processed through the method of appeal established by the City in accordance with Utah Code Section 15A-1-207, Utah Code Section 15A-2-105, and the applicable code. Fire-code appeals shall be processed in accordance with applicable state law and the State Fire Code.

Nothing in this Chapter shall authorize an appeal body to waive a requirement of the State Construction Code where such waiver is not authorized by state law.

Chapter 15.48 – Violations and Enforcement

15.48.010 Unlawful Acts.

It is unlawful for any person to construct, alter, repair, demolish, occupy, use, install, or maintain a building, structure, building system, or equipment in violation of:

A. The Utah State Construction Code;

B. The Utah State Fire Code when applicable;

C. An approved permit or approved construction documents;

D. A lawful order issued by the Building Official or other authorized official; or

E. This Title.

15.48.020 Remedies.

The City may utilize any remedy authorized by the State Construction Code, Utah law, or the Pleasant View Municipal Code, including correction notices, stop-work orders, withholding of inspections, withholding or revocation of certificates of occupancy where legally authorized, civil enforcement, administrative remedies, and criminal enforcement.

Remedies provided by this Title are cumulative and not exclusive.

15.48.030 Penalty.

A violation of this Title shall be punishable as provided by the general penalty provisions of the Pleasant View Municipal Code unless a different penalty or enforcement procedure is required by state law.

Each day a violation continues after notice may constitute a separate violation to the extent authorized by law.

Chapter 15.52 – General Provisions

15.52.010 State Law Controls.

The intent of this Title is to administer and enforce the construction standards adopted by the State of Utah and not to establish a separate municipal construction code that conflicts with or exceeds the City's authority under Utah law.

References in this Title to the State Construction Code, State Fire Code, Utah Code Title 15A, or an individual model code shall mean the applicable code, amendment, or standard then in effect under Utah law. Changes adopted by the State become applicable within Pleasant View City on the effective date established by state law by operation of state law. Separate City action shall be taken where Utah law requires or authorizes local adoption, amendment, or selection of an optional provision.

15.52.020 Severability.

If any section, subsection, sentence, clause, or phrase of this Title is determined by a court of competent jurisdiction to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

15.52.030 Repeal of Obsolete Provisions.

All prior provisions of Pleasant View Municipal Code Title 15 that adopt or amend superseded editions of the Uniform Building Code, Uniform Housing Code, International Building Code, International Residential Code, International Mechanical Code, International Plumbing Code, International Fuel Gas Code, National Electrical Code, International Energy Conservation Code, or International Fire Code are repealed to the extent inconsistent with this Title.

The repeal of an obsolete construction code provision shall not invalidate a permit, approval, enforcement action, or other lawful action taken while that provision was in effect.