

ESCALANTE CITY ORDINANCE NO. 2017-05

AN ORDINANCE ADDING ESCALANTE CITY CODE NO. 10.10.065 AND PROVIDING REPEALER WITHIN THE CITY OF ESCALANTE, STATE OF UTAH.

WHEREAS, the City Council, as the governing body of the City of Escalante, State of Utah, specifically finds that it is in the best interest of the safety and welfare of the citizens of the City of Escalante to add Escalante City Ordinance 10.10.065, to address building permits.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF ESCALANTE CITY, GARFIELD COUNTY, STATE OF UTAH, AS FOLLOWS:

10.10.065 EXEMPTIONS FROM COUNTY BUILDING PERMITS.

County building permits shall not be required for the following Sections, but any person or entity shall first obtain a Municipal Project Approval Form and shall receive approval from the City Recorder, Planning and Zoning Chairperson or Chair Pro-Temp, and the Planning and Zoning Liaison. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Section 1: BUILDING

- A. One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²).
- B. Fences that are not over 6 feet (1829 mm) high.
- C. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
- D. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
- E. Sidewalks and driveways.
- F. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

- G. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
- H. Swings and other playground equipment.
- I. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
- J. Decks, porches and deck and porch roofs not exceeding 200 square feet (18.58 m²) in area, that are more than 30 inches (762 mm) above grade at any point, and are not attached to a dwelling and do not serve the exit door required by section R311.4.

Section 2: ELECTRICAL:

- A. Listed cord-and-plug connected temporary decorative lighting.
- B. Reinstallation of attachment plug receptacles but not the outlets.
- C. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
- D. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 510 watts of energy.
- E. Minor repair work, including the replacement of lamps or connection of approved portable electrical equipment to approved permanently installed receptacles.

Section 3: GAS:

- A. Portable heating, cooking or clothes drying appliances.
- B. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
- C. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Section 4: MECHANICAL:

- A. Portable heating appliances.
- B. Portable ventilation appliances.

C. Portable cooling units.

D. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.

E. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

F. Portable evaporative coolers.

G. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.

H. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

The stopping of leaks in drains, water, soil, waste or vent pipes: provided, however, that if any concealed trap, drainpipe, water soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered new work and a permit shall be obtained and inspection made as provided in this code.

The clearing of stoppages or repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangements of valves, pipes or fixtures.

** This section of the code lists the types of work in five categories (building, electrical, gas, mechanical and plumbing that do not require permits. However, all work even work that does not require a permit, must be done in a manner that will comply with applicable code requirements.

Section 5: SEVERABILITY:

If any provision of this ordinance is declared invalid or inoperative by a court of competent jurisdiction, the remainder shall not be affected thereby and effect shall be given to the intent manifested by the portion held invalid or inoperative.

Section 6: PARAGRAPH HEADINGS:

The paragraph headings used herein are for convenience only and shall not be considered in the interpretation of this Ordinance.

Section 7: REPEALER:

Any previously enacted ordinances or parts thereof which are inconsistent with this ordinance are hereby repealed, but only to the extent that they are inconsistent with this ordinance. The repealer shall not, however, be construed to revive any ordinance heretofore repealed.

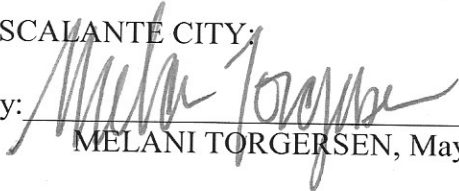
Section 8: EFFECTIVE DATE:

The City Council of Escalante City, State of Utah, has determined that the public health, safety and welfare requires that this Ordinance take effect immediately. Therefore, this Ordinance shall become effective immediately upon passage and publication as required by law.


PASSED, APPROVED, ADOPTED and ORDAINED this 26th day of June, 2017

ESCALANTE CITY:

By:


MELANI TORGERSEN, Mayor

ATTEST:


STEPHANIE STEED
City Recorder