

CHAPTER 6. RESIDENTIAL HOUSING

- 4-6-1. Title.
- 4-6-2. Construction of terms.
- 4-6-3. Definitions.
- 4-6-4. Purpose and scope.
- 4-6-5. Alternate materials and methods of construction.
- 4-6-6. Authority.
- 4-6-7. Right of entry.
- 4-6-8. Notices and orders.
- 4-6-9. Vacating and closing to occupancy.
- 4-6-10. Removal of placards and posted notices.
- 4-6-11. Violation - Penalty.
- 4-6-12. Certificate of compliance.
- 4-6-13. Housing advisory and appeals board.
- 4-6-14. Appeals.
- 4-6-15. Substandard building.
- 4-6-16. Minimum exterior standards.
- 4-6-17. Minimum environmental or sanitary standards.
- 4-6-18. Minimum interior standards.
- 4-6-19. Exterior and interior doors, trim, and hardware.
- 4-6-20. House addressing.
- 4-6-21. Space and occupancy standards.
- 4-6-22. Light and ventilation.
- 4-6-23. Fire safety egress.
- 4-6-24. Plumbing.
- 4-6-25. Mechanical.
- 4-6-26. Electrical.
- 4-6-27. Energy conservation requirements.
- 4-6-28. Guidelines for Manufactured Housing Installation Adopted.

4-6-1. Title.

This chapter shall be known as the Tooele City Housing Ordinance. (Ord. 94-13, 03/15/94)

4-6-2. Construction of terms.

(1) Whenever the words "apartment house," "building," "dormitory," "dwelling unit," "habitable room," "hotel," "housing unit" or "structure" are used in this chapter such words shall be construed as if followed by the words "or any portion thereof."

(2) References to codes, ordinances, chapters, sections, or subsections shall include any successor to such code, ordinance, chapter, section, or subsection. (Ord. 94-13, 03/15/94)

4-6-3. Definitions.

As used in this chapter:

(1) "Agent" means any person, firm, partnership, association, joint venture, corporation, or other entity who acts for or on behalf of others.

(2) "Apartment house" means any building which contains three or more dwelling units and, for the purpose of this code, includes residential

condominiums.

(3) "Approved" as to a given material, mode of construction or repair, piece of equipment, or device means approved by the building official as the result of investigation and tests conducted by the building official, or by reason of accepted principles or tests by recognized authorities or technical or scientific organizations.

(4) "Attic" means that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

(5) "Basement" means any floor level below the first story in a building, except that a floor level in a building having only one floor level shall be classified as a basement unless such floor level qualifies as a first story as defined herein.

(6) "Bathroom" means a room containing at least one of each of the following fixtures: lavatory, toilet, and tub or shower.

(7) "Bedroom" means any space designed or used for sleeping.

(8) "Building" means any structure which is used, designed, or intended to be used for human habitation or an accessory structure thereto.

(9) "Building closure," "closed to entry," "closed to unauthorized entry" or "boarded building" means a building which has been closed to occupancy.

(10) "Building envelope" means the space defined by existing floors, walls, ceiling structures, basement and attic.

(11) "Building official" means the officer or other designated authority charged with the administration and enforcement of this chapter, or the officer's duly authorized representative.

(12) "Ceiling height" means the vertical distance from the finish floor to finish ceiling or to the lowest point of the ceiling framing members. Where projections below the ceiling exist, the height shall be measured from the projection to the finish floor.

(13) "Certificate of occupancy" means a certificate issued by the building official authorizing occupancy of a building which has previously been closed to occupancy by the City.

(14) "Common room" means a room available for the joint use of occupants of two or more housing units other than common hallways and exit passages. These shall include cooking facilities, and game rooms.

(15) "Condominium" means property or portions thereof conforming the definition set forth in Section 57-8-3, Utah Code Annotated, 1953, as amended.

(16) "Congregate housing" means any building which contains facilities for living, sleeping and sanitation, as required by this code, and may include facilities for eating and cooking, for occupancy by other than a family. A congregate residence includes an SRO, a convent, monastery, dormitory, fraternity or sorority house but does not include shelters, jails, hospitals, nursing homes, hotels or lodging houses.

(17) "Corridor" means a hall or hallway.

(18) "Cross connection" means any connection or arrangement, physical or otherwise, between a potable water supply system and any plumbing fixture or any tank, receptacle, equipment or device, through which unclean or polluted water or other substances may contaminate such potable water supply system.

(19) "Dwelling unit" means any building which contains living facilities, including provisions for sleeping, eating, cooking, and sanitation, as required by this chapter, for no more than one family, or a congregate residence for ten or fewer persons.

(20) "Efficiency dwelling unit" means a dwelling unit containing only one habitable room.

(21) "Existing" means in existence prior to adoption of this chapter and the certificate of occupancy having been issued.

(22) "Exit" means a continuous and unobstructed means of egress to a public way and includes any intervening aisles, doorways, gates, corridors, exterior exit balconies, ramps, stairways, smokeproof enclosures, horizontal exits, exit passageways, exit courts and yards as these terms are defined in the IBC.

(23) "Family" means the same as defined in Chapter 4 of the IBC.

(24) "Fire resistance or fire-resistive construction" means construction that resists the spread of fire, as specified in the IBC.

(25) "Garage" means a building or portion thereof designed, used, or intended to be used for parking or storage of a motor vehicle containing flammable or combustible liquids or gas in its tank.

(26) "Guest" means any person occupying a guest room pursuant to a rental agreement.

(27) "Guest room" means a room or rooms used or intended to be used by a guest for living and sleeping and which may share common bathrooms and cooking facilities.

(28) "HAAB" means the City's Housing Advisory and Appeals Board.

(29) "Habitable room" means a room in a building for living, sleeping, eating, or cooking. Bathrooms, toilet rooms, closets, corridors, storage or utility space, and similar areas are not habitable rooms.

(30) "Hazard" means a substandard condition that exposes any person to the risk of illness, bodily harm, or loss of or damage to possessions.

(31) "Headroom clearance" for stairs means the vertical distance from the leading edge of each tread to the lowest projection of any construction, piping, fixture, or other object above such tread.

(32) "Historic building" means any building or structure which has been designated for preservation by official action of the legally constituted authority of this jurisdiction as having special historical or architectural significance, or has been listed on the National Register of Historic Places or on the Utah State Register of

Historic Places.

(33) "Hotel" means any building containing guest rooms intended or designed to be used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests on a daily basis.

(34) "IBC" means the edition of the International Building Code currently adopted by the City.

(35) "IMC" means the edition of the International Mechanical Code.

(36) "IPC" means the edition of the International Plumbing Code.

(37) "Infestation" means the presence of insects, rodents, or other pests in or around a building in numbers that are or may be detrimental to the health, safety, or general welfare of the occupants.

(38) "Kitchen" means a space or room used, designed, or intended to be used for the preparation of food, which includes a permanently installed sink, cooking range with oven and/or microwave oven, and a refrigerator.

(39) "Listed" and "listing" are terms referring to equipment and materials which are shown in a list published by an approved testing agency qualified and equipped for experimental testing and maintaining an adequate periodic inspection of current productions and which listing states that the material or equipment complies with accepted national standards which are approved, or standards which have been evaluated for conformity with approved standards.

(40) "Monumental stairs" means a stairway, exceeding four feet in width, at the main entrance on the exterior of a building.

(41) "Multiple-family structure" means a residential building containing three or more dwelling units.

(42) "NEC" means the edition of the National Electrical code currently adopted by the City and the State of Utah.

(43) "Occupant" means a person occupying or having possession of a dwelling unit.

(44) "Opening" means an exterior glazed opening capable of being closed to the weather, including a window, a glazed door, and an openable glazed skylight, which opens upon a yard, court, street, alley, or recess from a court.

(45) "Owner" means any person, firm, partnership, association, joint venture, or corporation, who has title or interest in any building, with or without accompanying actual possession, and including any person who as agent or executor, administrator, trustee, or guardian of an estate has charge, care, or control of any building.

(46) "Pattern of circulation" means any area in a room or group or rooms where the occupant is likely to walk because of the location of doors, fixtures, or furniture placement when size of room restricts furniture placement. Pattern of circulation does not

include room corners, areas adjacent to walls, or permanently mounted fixtures near walls or near other features of the room. Fixtures, pipes, and ducts projecting from the ceiling which are located near the middle of the room are within the pattern of circulation.

(47) "Person" means any individual, firm, corporation, association, or partnership and its agents or assigns.

(48) "Plumbing system" means any potable water distribution piping, and any drainage piping within or below any building, including all plumbing fixtures, traps, vents, and devices appurtenant to such water distribution or drainage piping and including potable water treating or using equipment, and any lawn sprinkling system.

(49) "Premises" means a lot, plot or parcel of land including the buildings or structures thereon.

(50) "Private guardrail" means a railing serving one dwelling unit with no direct access by the public.

(51) "Public guardrail" means a railing other than a private guardrail.

(52) "Public way" means any street, alley or similar parcel of land essentially unobstructed from the ground to the sky which is deeded, dedicated or otherwise permanently appropriated to the public for public use and having a clear width of not less than ten feet.

(53) "Rise" means the vertical portion of a stair step.

(54) "Run" means the horizontal portion of a stair step measured from the leading edge of the stair tread to a point directly beneath the leading edge of the step directly above.

(55) "SRO" means a single room occupancy dwelling unit within congregate housing with one combined sleeping and living room and which may include a kitchen and/or a separate private bathroom.

(56) "Secured building" means a building where all windows and doors are intact and locked against unauthorized entry.

(57) "Smoke detector" means an approved, listed device which senses visible or invisible particles of combustion.

(58) "Story" means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above. If the finished floor level directly above a usable or unused under-floor space is more than six feet above grade as defined herein for more than 50% of the total perimeter or is more than twelve feet above grade as defined herein at any point, such usable or unused under-floor space shall be considered as a story.

(59) "Story, first" means the lowest story in a building which qualifies as a story, as defined herein, except that floor level in a building having only one floor level shall be classified as a first story, provided such floor level is not more than four feet below grade,

as defined herein, for more than 50% of the total perimeter, or not more than eight feet below grade, as defined herein, at any point.

(60) "Structure" means anything that is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts jointed together.

(61) "Substandard" means that condition of a premises set forth at Section 4-6-14 of this chapter.

(62) "Toilet room" means a room containing a toilet and may contain a lavatory, but does not contain a tub or shower.

(63) "UCADB" means the edition of the Uniform Code for the Abatement of Dangerous Buildings.

(64) "Unfit for human occupancy" means a condition of a premises which as been found by the building official to be an unsafe structure or because of the degree in which it is in disrepair or lacks maintenance, fails to meet the sanitation requirements of the Tooele County Health Department, contains filth and contamination, or lacks ventilation, illumination, sanitary facilities, or heating facilities or other essential equipment, is dangerous to life, health, property, or the safety of occupants.

(65) "Unsafe structure" means one in which all or part thereof is found to be dangerous to life, health, property, or the safety of the public or occupants by not providing minimum safeguards for protection from fire as required by the IBC or because such structure contains unsafe equipment or is so damaged, dilapidated, or structurally unsafe that partial or complete collapse is likely.

(66) "Ventilation, natural" means any exterior door, window, or skylight which opens upon a yard, court, street, or alley.

(67) "Washable surface" means a surface which is not adversely affected by moisture.

(68) "Yard" means an open space, other than a court, unoccupied by any structure on the lot on which a building is situated, unobstructed from the ground to the sky except as specifically permitted by the IBC. (Ord. 2004-15, 10-20-04); (Ord. 94-13, 03/15/94)

4-6-4. Purpose and scope.

(1) The purpose of this chapter is to provide for the health, safety, and welfare, and promote the prosperity, peace and good order, comfort, convenience, and aesthetics of Tooele City and its present and future inhabitants and businesses, to protect the tax base, to protect both urban and non-urban development, and to protect property values within the city, as provided by Section 10-9-102, Utah Code Annotated, and other applicable state statutes. This purpose shall be accomplished by regulating the maintenance, repair, and remodeling of all residential structures existing as of the date of enactment of the ordinance codified by this chapter by:

(a) establishing minimum housing standards for all buildings or portions thereof used, or designed or intended to be used, for human habitation;

(b) establishing minimum standards for safety from fire and other hazards;

(c) promoting maintenance and improvement of structures by permitting distinctions in the application of standards based on the year a structure was built as long as an equivalent level of safety can be achieved;

(d) avoiding the closure or abandonment of housing and the displacement of occupants where such can be done without sacrificing the public health, safety, and welfare; and

(e) providing for the administration, enforcement, and penalties for this chapter.

(2) This chapter is intended to replace and supplant any and all references to the Uniform Housing Code within the city code.

(3) The scope of housing standards covered by this chapter includes residential structures existing as of the date of enactment of the ordinance codified by this chapter, equipment, and facilities for light, ventilation, space, heating, sanitation, and protection from the elements, and for safe and sanitary maintenance.

(4) This chapter shall apply to remodeling, renovation, or repair of all residential buildings existing as of the date of enactment of this chapter, regardless of the valuation of the repairs or renovations and regardless of the date of such remodeling, renovation or repair, unless otherwise noted in this chapter. Unless otherwise noted in City housing and building codes, all external additions to an existing building envelope shall comply with the city's standards for new construction.

(5) With regard to residential buildings which were constructed in compliance with the code in effect at the time of construction, this chapter shall not lessen such requirements.

(6) Residential buildings which pose such a danger as to fall within the scope of Section 302 of the UCADB shall be governed by the UCADB and not by this chapter. If any conflict exists between this chapter and the UCADB, the UCADB shall be controlling.

(7) Any building undergoing a change in use as defined in the IBC and the Code for Building Conservation shall comply with the provisions of the IBC.

(8) No building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted, or demolished unless a separate permit for each building or structure has first been obtained from the building official.

(9) The requirements of the IBC notwithstanding, permits are not required for the following:

(a) floor covering installation;

(b) painting and attaching wall coverings, and similar finish work;

(c) replacement of glazing except where safety glazing is required by the IBC;

(d) patching wall surfaces;

(e) replacement of light fixtures;

(f) replacement of electrical wall outlets and switches;

(g) replacement of faucets, washers, and traps (when the trap is replaced with like installation and the trap arm and the existing vents and drain liens are not disturbed);

(h) repair of irrigation pipelines where the backflow preventers exist or are not being replaced;

(i) addition to a forced air heating system of no more than two ducts with no more than one register per duct;

(j) replacement of filters, belts, and motors in mechanical systems;

(k) installation of any number of battery operated smoke detectors or one 120 volt smoke detector;

(l) replacement of sidewalks on private property; or

(m) installation of one ventilation fan.

(Ord. 2004-15, 10-20-04); (Ord. 94-13, 03/15/94)

4-6-5. Alternate materials and methods of construction.

The provisions of this chapter are not intended to prevent the use of any material or method of construction not specifically prescribed by this chapter and the IBC, provided any such alternate has been approved and its use authorized by the building official in conformance with Section 105 of the IBC, nor is it the intention of this chapter to exclude any sound method of structural design or analysis not specifically provided for in this chapter. Materials, methods of construction, or structural design limitations provided for in this chapter are to be used unless an exception is granted by the building official.

(Ord. 2004-15, 10-20-04); (Ord. 94-13, 03/15/94)

4-6-6. Authority.

(1) The building official is hereby authorized and directed to enforce all the provisions of this chapter. For such purposes, the building official may issue and deliver criminal citations as provided by state law.

(2) The building official shall have the power to render interpretations of this chapter and to adopt and enforce rules and supplemental regulations in order to clarify the application of its provisions. Such interpretations, rules, and regulations shall be in conformance with the intent and purpose of this chapter.

(Ord. 2004-15, 10-20-04); (Ord. 94-13, 03/15/94)

4-6-7. Right of entry.

(1) Whenever it becomes necessary to make an inspection to enforce any provisions of this chapter, or whenever the building official has reasonable cause to believe there exists in any building or upon any premises a code violation which makes such building or premises unsafe, dangerous, or hazardous, the building official may, upon obtaining permission of the owner or other person having charge or control of the building or premises, or upon obtaining a warrant, enter a residential property or premises to inspect it or to perform the duties imposed by this chapter. If such building or premises be occupied, the building official shall first present proper credentials and request entry. If such building or premises be unoccupied, the building official shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If such entry is refused, the building official shall have recourse to every remedy provided by law to secure entry.

(2) If an unoccupied dwelling unit is open and unattended and the owner or other person having charge or control of the building or premises cannot be located after reasonable effort, the building official or an authorized representative may, upon obtaining a warrant, enter the building. The official shall issue a notice and order that the dwelling unit be immediately secured or boarded against the entry of unauthorized persons.

(3) In non-emergencies or when authorization to enter has not previously been granted by a tenant, the owner shall give the tenant a minimum of 24 hours notification of an inspection of the tenant's premises by the building official. (Ord. 94-13, 03/15/94)

4-6-8. Notices and orders.

(1) All buildings or portions thereof which are determined to be substandard are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedures specified in this chapter.

(2) It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish, equip, use, occupy, or maintain any building or structure or cause or permit the same to be done in violation of this chapter.

(3) (a) Whenever the building official has inspected a building and found it to be substandard, the building official shall commence action to cause the repair, rehabilitation, vacation, or demolition of the building.

(b) The building official shall notify the owner or the owner's agent of the existence of the violations in writing, giving the section number and a description of each violation.

(c) This notice shall be informal and shall set a period of not less than 24 hours nor more than 30 days

in which the violations are to be corrected, and may set priority of the items to be corrected, depending upon the urgency of such violations. A formal notice which shall include an order shall be issued in the following instances:

(i) when a structure is found unfit for human occupancy or when violations pose a serious life-safety danger to occupants and require correction;

(ii) when a building poses an immediate threat to the safety of the public and must be demolished immediately; or

(iii) when an owner has not complied with an informal notice.

(d) All notices and orders shall be directed to the owner of record and authorized or acting manager or agent of any building. The formal notice and order shall contain:

(i) the street address and legal description of the parcel upon which the building is located;

(ii) the action required to be taken by the owner;

(iii) the date or dates by which the work is to be accomplished;

(iv) actions the building official is empowered to take if the order is not obeyed in the time allotted; and

(v) an explanation of the owner's right to appeal.

(4) (a) Service of the formal notice and order shall be made upon all persons designated therein either personally or by mailing a copy of such notice and order by certified mail, return receipt requested, and by regular mail, with postage prepaid on both mailings, to each such person at the address as it appears on the last equalized assessment roll of the county or as known to the building official. If no address of any such person so appears or is known to the building official, then a copy of the notice and order shall be so mailed, addressed to such person, at the address of the building involved in the proceedings. Service by certified mail in the manner herein provided shall be effective on the date of mailing.

(b) Proof of the notice and order shall be certified to at the time of service by a written declaration under penalty of perjury executed by the person effecting service, declaring the time, date, and manner in which service was made, including service by regular mail. The declaration, together with any receipt card returned in acknowledgement of receipt by certified mail shall be affixed to the copy of the notice and order retained by the building official.

(c) A notice shall be posted on the property stating that a formal notice and order has been issued against the property.

(d) Formal notices and orders to vacate shall be posted on the property and on every dwelling unit

door affected thereby.

(5) Extensions of time may be granted by the building official. Time extensions may not exceed one year. (Ord. 94-13, 03/15/94)

4-6-9. Vacating and closing to occupancy.

(1) When a structure is found by the building official to be unsafe to occupy or unfit for human occupancy or use, the building official may require the building and/or the premises immediately vacated and closed to entry. At the discretion of the building official, a portion of a vacated building may be occupied if the occupied portion meets the standards for habitable buildings specified in this chapter and the vacated and closed portion complies with the City's standards for vacant buildings.

(2) When the building official orders the termination of the occupancy of a dwelling unit, the owner shall remove the bathroom and kitchen plumbing fixtures and all cooking appliances, except that when the kitchen and/or bathroom is incorporated into a unit allowed by this code, the kitchen and/or bathroom fixtures may remain.

(3) The building official shall post on the premises or structure a placard bearing the words:

DO NOT ENTER
UNSAFE TO OCCUPY
It is a misdemeanor to occupy
this building, or to remove
or deface this notice.

Date: Building Official
Tooele City Corporation

(4) It shall be unlawful for any person to use or occupy, or cause or permit any person to use or occupy any portion of any building which portion has been declared unsafe to occupy after the vacation date until the building official certifies that the conditions described in the vacation order have been corrected.

(5) The building official may stay enforcement for buildings that are and remain vacated and secured, provided the lot is kept free of debris and weeds as prescribed by Section 4-6-15 of this code. Such stay of enforcement may continue so long as the building remains vacant and secured and does not pose a further danger.

(6) Nothing in this chapter shall prevent the building official from enforcing the UCADB with respect to any structure which is found by the building official to be unsafe to occupy or unfit for human occupancy or use. (Ord. 94-13, 03/15/94)

4-6-10. Removal of placards and posted notices.

The building official shall remove the placard when

the violation upon which the closure was based has been corrected. Any person who defaces or removes a closure placard without the approval of the building official shall be subject to penalties provided by this chapter. (Ord. 94-13, 03/15/94)

4-6-11. Violation - Penalty.

(1) If, after any formal notice and order of the building official or the HAAB made pursuant to this chapter has become final, the person to whom such order is directed shall fail, neglect or refuse to obey such order, the building official may pursue one or more of the following remedies:

(a) cause such person to be prosecuted under subsection 2 of this section;

(b) institute any appropriate action to abate such building as a public nuisance.

(2) Failure of any person to comply with the requirements of this chapter or to comply with any vacation order or any notice and order shall constitute a class C misdemeanor. The imposition of one penalty for any violation shall not excuse the violation or permit to continue. When not otherwise specified, each day that a violation continues shall constitute a separate offense and shall be punishable by law. (Ord. 94-13, 03/15/94)

4-6-12. Certificate of occupancy.

Following correction of the deficiencies and prior to re-occupying of any structure closed to occupancy, the building official shall issue a certificate of occupancy. (Ord. 94-13, 03/15/94)

4-6-13. Housing advisory and appeals board.

(1) There is hereby established a Housing Advisory and Appeals Board (HAAB). The HAAB shall have the authority and power to:

(a) interpret the provisions of this chapter;

(b) hear and decide appeals where it is alleged there is an error on any order, requirement, decision, or determination made by an administrative official in the enforcement of this chapter;

(c) modify the impact of specific provisions of this chapter which create practical difficulties in their enforcement, so long as the means by which the mitigation is employed accomplish the purposes of the original requirements;

(d) extend time deadlines provided in this chapter, for good cause;

(e) recommend new procedures to the building official and new ordinances regulating housing to the city council; and

(f) conduct abatement hearings pursuant to chapter 4-6-2 of this code.

(2) The HAAB shall consist of five members who are not employees of the City who shall be appointed by

the mayor with the advice and consent of the city council. Members shall hold office for a term of three years and may be appointed for only one additional term. Terms shall be staggered so that the regular terms of no more than four members shall terminate in any one year. Members shall serve until their duly appointed successors are appointed. Any successor appointed to fill a vacancy on the board shall serve out the original term, and may be eligible to serve two additional three-year terms, not to exceed a total of eight years.

(3) The HAAB shall adopt reasonable rules and regulations for conducting hearings and other business consistent with the procedures for appeals and abatement hearings as set forth herein. All decisions shall be reflected in the minutes and reduced to writing in an abstract of findings and order which shall be filed with the building official and a copy mailed to the appellant or parties-in-interest. Records of decisions shall be maintained by the building official in a form freely accessible to the public.

(4) The concurring vote of a majority or of a majority of a quorum of the HAAB shall be necessary to reverse any order, requirement, or determination of the building official, or to decide in favor of an appellant on any matter it is required to determine. (Ord. 94-13, 03/15/94)

4-6-14. Appeals.

(1) Any property owner or his agent affected by any formal notice and order which has been issued in connection with the enforcement of any provision of this chapter, or of any rule or regulation adopted pursuant thereto, shall have the right to appeal the matter before the HAAB, provided that the appeal is filed within 30 days of the service of the formal notice and order, except that appeals of formal notices and orders to vacate must be filed within ten days of service.

(2) Appeals shall be submitted on an appeal form provided by the city recorder. The appellant shall state the specific order or action protested and a statement of the relief sought, along with the reasons why the order or action should be reversed, modified, or otherwise set aside.

(3) Failure of any person to file an appeal in accordance with the provisions of this section shall constitute a waiver of that person's right to an appeal.

(4) The timely filing of an appeal shall stay further action by the building official to enforce correction of the specific violations being appealed, except there shall be no stay of enforcement when the building official determines that the condition of the premises poses an immediate danger to the occupants or to public safety. When such cases arise, the building official shall convene a special HAAB hearing as soon as possible which shall consider possible ratification, reversal or modification of the building official's action.

(5) Before any hearing is held before the HAAB, the HAAB shall inspect the building or premises involved. Prior notice of such inspection shall be given to the owner who shall be given an opportunity to be present at such inspection. Upon completion of the inspection, the chairperson shall state for the record the material facts observed at the inspection, which facts shall be read at the initiation of the hearing. Failure of the owner to provide access without good cause shall not constitute a reason for the hearing to be postponed.

(6) Written notice of the time and place of all HAAB inspections shall be mailed to the appellant at least ten days prior to the date of such inspection or hearing, except for vacation orders where the appellant shall be notified at least two days in advance.

(7) The owner may represent himself or be represented by someone having legal authority to act in the owner's behalf. Each party may call and examine witnesses on any relevant matter, introduce documentary and physical evidence, and cross-examine opposing witnesses. Any relevant evidence shall be admitted.

(8) A record of the entire proceeding of all hearings before the HAAB shall be made by tape recording or by any other means of permanent recording determined to be appropriate by the HAAB. The record shall be retained on file in accordance with the city recorder's retention schedule.

(9) The decision of the HAAB shall be effective upon issuance of the board's written decision.

(10) Any person aggrieved by any decision of the HAAB made under this section may appeal such decision to the mayor within ten days of the written decision of the HAAB. The mayor may consider testimony from any interested party and shall render a written decision within 30 days of the filing of the appeal to the mayor. If the mayor determines that the decision of the HAAB is supported by the evidence and is not arbitrary or capricious, the mayor shall affirm the decision.

(11) An appeal from a decision of the mayor shall be made to a court of competent jurisdiction no later than 30 days from the date of issuance of such decision. (Ord. 94-13, 03/15/94)

4-6-15. Substandard buildings.

Any building covered by this chapter shall be deemed substandard if there exists a condition which places the safety of the occupants or the public at risk. A building shall be deemed substandard if it does not meet the minimum housing and maintenance standards of this chapter. (Ord. 94-13, 03/15/94)

4-6-16. Minimum exterior standards.

(1) Sidewalks and driveways on private property shall have hard, even surfaces with cracks or differential settlement not exceeding one inch elevation difference,

except legally installed gravel driveways shall be permitted to remain.

(2) Loose bricks in chimneys shall be repaired and missing chimney caps shall be replace.

(3) All roofs, floors, walls, chimneys, foundations, and other structural components shall be repaired when they no longer retain their structural integrity.

(4) Exposed materials that require weather protection and exterior surfaces that are deteriorating shall be sealed to the extent necessary to keep cold, wind, water, or dampness from the interior of the structure.

(5) All surface water shall drain away from the structure.

(6) Windows that are required by this chapter for light and ventilation are to be glazed with approved glazing as specified in the IBC. Window openings not required to meet light and ventilation standards may be sealed.

(7) Rain gutters and downspouts, when provided, shall be kept in good repair and clear of debris. (Ord. 2004-15, 10-20-04); (Ord. 94-13, 03/15/94)

4-6-17. Minimum environmental or sanitary standards.

(1) Garbage and refuse storage and removal shall meet the requirements of the Tooele County Health Department.

(2) There shall be no insect or rodent infestation in violation of Tooele County Health Department regulations. (Ord. 94-13, 03/15/94)

4-6-18. Minimum interior standards.

(1) In kitchens and bathrooms, floors and walls adjacent to sinks, lavatories, toilets, and tubs shall be finished with a material that is not adversely affected by moisture, except in single-family dwellings carpet may be installed on kitchen and bathroom floors.

(2) All floor and stair coverings shall be maintained so that tripping hazards are minimized.

(3) All wall and ceiling coverings shall be maintained so that they are secure and substantially intact. (Ord. 94-13, 03/15/94)

4-6-19. Exterior and interior doors, trim, and hardware.

(1) All doors, trim, and hardware shall be kept in good working condition. Each dwelling unit shall have approved locks for exterior doors which are keyed from the exterior and are operable from the interior without the use of a key or other special equipment or knowledge.

(2) Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins. (Ord. 94-

13, 03/15/94)

4-6-20. House addressing.

House numbers and other identifying data shall be displayed as follows:

(1) All buildings used for human occupancy shall display a house number in a prominent location of the street side of the building in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than four inches in height and shall be of a contrasting color to the background to which they are attached.

(2) Each individual unit within any multiple-family structure shall display a prominent identification number, not less than two inches in height, which is easily visible to approaching vehicular or pedestrian traffic. (Ord. 94-13, 03/15/94)

4-6-21. Space and occupancy standards.

(1) (a) Existing and reconstructed stairways shall have a minimum headroom clearance height of six feet four inches, except there shall be no minimum requirement for stairs to non-habitable rooms or areas.

(b) The minimum ceiling height for all habitable rooms shall be six feet four inches, except projections shall be allowed to six feet zero inches when the projection is not in the pattern of circulation, projections are not greater than 20 percent of the floor area of the room, the window requirements of this chapter for light and ventilation are met, and a 120 volt electrical powered smoke detector is installed in such room, with the exception of a kitchen.

(c) The minimum ceiling height for nonhabitable rooms shall be six feet four inches, except storage rooms or storage areas shall have no minimum ceiling height requirement.

(d) Bathrooms shall have a minimum ceiling height of six feet four inches with no projections. The bathroom ceiling height at the back of a lavatory, toilet, or tub without shower may be sloped to a minimum height of five feet zero inches at the wall when the ceiling height is no less than six feet five inches at a point 18 inches from said wall.

(e) In any room with a sloping ceiling, at least one-half the floor area shall have a minimum ceiling height as required by Subparagraph (b) of this Section. No portion of the room with a ceiling height below five feet zero inches may be used in the floor area computation.

(f) A ceiling height of six feet four inches shall be required in corridors, and the minimum width of corridors shall be 36 inches, except in dwelling units constructed prior to 1983, a minimum corridor width of thirty inches shall be permitted.

(g) Additions made to the exterior of an existing building envelope shall meet the requirements of the IBC. New construction within the existing

building envelope shall meet the requirements of this chapter.

(2) (a) Dwelling units and congregate housing shall have at least one room with not less than one hundred 20 square feet of floor area. Other habitable rooms except kitchens shall have an area not less than 70 square feet. Habitable rooms other than a kitchen shall not be less than seven feet in length or width.

(b) Every room used for sleeping shall have not less than 70 square feet of floor area. Where more than two persons occupy a room used for sleeping, the required floor area shall be increased at the rate of 50 square feet for each occupant in excess of two.

(c) No portion of a room with a ceiling height below five feet zero inches may be used in the floor area computation.

(3) An efficiency dwelling unit shall:

(a) have a living room of not less than 190 square feet of floor area, with an additional 100 square feet of floor area for each occupant in excess of two;

(b) be provided with a closet;

(c) be provided with a kitchen sink, cooking range with oven and/or microwave oven, and refrigeration facilities each having a clear working space of not less than 30 inches in front;

(d) be provided with a bathroom containing a toilet, lavatory and bathtub or shower.

(4) An SRO room shall have an area of not less than 70 square feet. For SRO rooms less than 120 square feet, a common room shall be provided of at least 120 square feet serving no more than ten units, with a minimum of one common room per floor. The common room may be a common kitchen when separate rooms are not provided with cooking facilities.

(5) As long as cooking facilities for individual units in hotels, motels, and congregate housing do not encroach into the required floor area, each individual unit may have cooking and eating facilities, provided all of the following items are supplied:

(a) a cooking range with oven and/or microwave oven, but hot plates, electric fry pans, and similar heating units shall not meet this requirement;

(b) an approved kitchen sink, with a minimum dimension of twelve inches by twelve inches by four inches deep;

(c) a minimum of four square feet of counter space; and

(d) a refrigerator.

(6) When cooking facilities are not provided within individual units, congregate housing shall have provided a common kitchen area which shall contain the following minimum facilities: a sink for each 20 tenants or portion thereof, a range and oven for each 20 tenants or portion thereof, and a refrigerator for each ten tenants or portion thereof. The minimum kitchen area shall be 70 square feet for the first ten occupants or portion thereof, and an additional 30 square feet for

each additional ten persons or portion thereof.

(7) Each dwelling unit shall have a kitchen and bathroom within the dwelling unit. The bathroom shall have a tight-fitting door when the entry to the room is through a kitchen. Every bathroom shall be provided with a means to ensure privacy.

(8) All cooking appliances shall be maintained in good working condition.

(Ord. 2004-15, 10-20-04); (Ord. 94-13, 03/15/94)

4-6-22. Light and ventilation.

(1) (a) Every habitable room shall have at least one window facing directly to the outdoors to provide natural light. The minimum total window area shall equal one-twentieth or more of the floor area, with a minimum of three square feet.

(b) The glazed area of an exterior door may be used for purposes of computing window size for natural light when an appropriate size window is installed in the door.

(c) For the purpose of meeting light or ventilation requirements, as well as emergency egress, a room may be considered as a portion of an adjoining room when one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room or 25 square feet, whichever is greater.

(2) (a) (i) Except as provided in Subsections (2)(a)(ii) and (iii), all habitable rooms shall be provided with natural ventilation by means of openings to the exterior which have the capability of being closed to the weather. Total openings shall have an area at least 1/20th of the floor area or three square feet, whichever is greater.

(ii) Habitable rooms containing a mechanical ventilation system shall be allowed in lieu of openings for natural ventilation. Such system shall create a positive pressure in the room and the air intake shall be connected directly to the outside and be capable of two air exchanges per hour. The air intake source shall be located at least three feet above any vent, or exhaust fan outlet which is with ten feet of the air intake. Intake source is not permitted where it will pick up objectionable odors, fumes, flammable vapors, or less than ten feet above the surface of any abutting public way.

(iii) Exterior doors may be used for the purpose of natural ventilation. When used as such, a screen shall be installed thereon.

(b) (i) Except as provided in Subsection (b)(ii), (iii) and (iv), all bathrooms, toilet rooms, laundry, and similar rooms shall be provided with natural ventilation by means of openings to the exterior which have the capability of being closed to the weather. Such openings shall have a total area not less than one-twentieth of the floor area of the room, with a minimum of one and one-half square feet.

(ii) Bathrooms and laundry rooms containing a mechanical exhaust system connected directly to the outside shall be allowed if such system is capable of providing five air exchanges per hour. The exhaust air shall discharge at least three feet above or ten feet away from any air intake source. Toilet rooms may be ventilated with an approved recirculation fan or similar device designed to remove odors from the air.

(iii) Mechanical venting of bathrooms into the attic shall be acceptable as long as provisions of Section 3205(c) of the IBC are met.

(iv) Bathrooms constructed prior to 1970 vented with gravity vent openings extending to the outside shall meet the ventilation requirement as long as the walls, ceiling and floor are not adversely affected by moisture.

(Ord. 2004-15, 10-20-04); (Ord. 94-13, 03/15/94)

4-6-23. Fire safety egress.

(1) All buildings, premises, equipment, and apparatus shall be in a condition such that no hazard of fire exists.

(2) (a) Every dwelling unit or guest room shall have a safe, continuous, and unobstructed means of egress of a minimum height of six feet four inches and a minimum width of thirty inches directly to the public way.

(b) Every sleeping room located below the fourth story shall have at least one openable window or exterior door approved for emergency egress or rescue. The opening shall have a minimum of three square feet of openable space or clear opening dimensions of at least 18 inches high and 24 inches wide, except either height or width may be reduced to a minimum of 16 inches when the corresponding dimension is increased by three inches or each one inch the first dimension is diminished.

(c) There shall be a maximum window sill height of 44 inches for at least one window in all bedrooms or other rooms used for sleeping. If the distance from the floor to the window sill is more than 44 inches for such window, a permanent platform of substantial construction attached to the floor or wall may be installed to meet the maximum height requirement. The minimum dimensions of such platform shall be twelve inches deep and the same width as the openable portion of the window, but in no case less than 24 inches in width.

(i) if minimum light and ventilation requirements are met, the requirements of Subsection (2)(c) shall not apply if there are two approved exit doors from the room leading to separate exit-ways.

(ii) if minimum light and ventilation requirements are met, there is no minimum sill height requirement in bedrooms of dwelling units constructed before 1970 except for bedrooms in basement areas.

(d) For windows that are below grade, a

window well shall be provided whose length is the width of the window and which extends at least 18 inches out from the exterior of the building. When the distance from the top of the window well to its bottom exceeds 48 inches, it shall have a permanently mounted platform or ladder. Grates are permitted over window wells if hinged to pivot away from the structure and not weighing over 15 pounds per section of the grate.

(e) Bars, grills, grates, or similar devices may be installed on emergency escape or rescue windows or doors, provided such devices are equipped with approved release mechanisms which are operable from the inside without the use of a key or special knowledge or effort.

(3) Stairs and handrails shall meet the requirements of Chapter 33 of the IBC with the following modifications:

(a) Handrails are required for all public stairs with four or more risers. Two handrails shall be required when the width of the stairs is 48 inches or more.

(b) Handrails shall be placed not less than 30 inches nor more than 38 inches above the outermost edge of the tread.

(c) Existing interior stairs and exterior stairs constructed before 1970 shall have a minimum width of 30 inches.

(d) Existing interior and exterior stairs shall have a rise of no more than eight inches and a run of not less than nine inches. Within any flight of stairs, the greatest riser height shall not exceed the smallest by more than 3/4 inch, nor shall the largest tread run exceed the smallest by more than 3/4 inch.

(i) Notwithstanding Subsection (d), on winder, circular, or spiral stairs the width of the tread may be less than six inches on the inside edge, if six inches are maintained at a distance no less than 30 inches from the outside edge of the stairs.

(ii) There shall be no minimum rise or run requirement not maximum variation in the rise and run for stairs leading only to mechanical, storage, and utility rooms provided the stairs are structurally sound and handrail is installed.

(e) Stairs in the interior or exterior of an existing building which are completely rebuilt shall meet the IBC requirements for new stairs.

(4) (a) Guardrails shall be required for all balconies, porches, patios, and open stairs more than 30 inches above or below grade. Guardrails shall also be required for any grade change more than 30 inches next to a walking surface. Guardrails shall not be less than 42 inches in height, except for guardrails serving private dwelling units which shall have a minimum height of 36 inches.

(i) Public guardrails may have a minimum height of 36 inches if the building was built before 1970.

(ii) Guardrails having a height less than 36 inches shall be allowed if they were installed as part of the building's original construction and are not a replacement.

(b) Open guardrails shall have intermediate rails or an ornamental pattern such that there is no open area in excess of four inches in diameter. The foregoing notwithstanding, the diameter of such open space may be nine inches for buildings built before 1985 and six inches for those built between 1985 and 1991.

(5) (a) Smoke detectors shall be required in all dwelling units. Such detectors shall be mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to rooms used for sleeping. In efficiency dwelling units, hotel sleeping rooms and hotel suites, the detector shall be centrally located on the ceiling or wall of the main room or hotel sleeping room.

(b) Where sleeping rooms are on an upper level, the detector shall be placed at the ceiling or wall directly above the stairway immediately outside the bedrooms. Wall mounted detectors shall be mounted as near to the ceiling as possible, but no detector shall be mounted within twelve inches of any corner formed by the meeting of walls, ceilings, beams, or structure. When activated, the detector shall provide an alarm in the dwelling unit or guest room.

(c) When repairs to a structure are made which exceed \$1,000.00 or when one or more sleeping rooms are added or created to a structure, smoke detectors shall be installed in compliance with Section 1210 of the IBC.

(6) Except as provided herein, any wall or ceiling separating dwelling units shall be maintained in its original condition with all penetrations sealed or covered with an approved material. Walls and ceilings separating a garage or carport from a dwelling unit or common area shall be maintained in their original condition with all penetrations sealed or covered with an approved material as specified by the IBC, except when 50% or more of a wall or ceiling is removed for any reason, the entire wall or ceiling shall be reconstructed to meet the requirements of the IBC for one-hour occupancy separation.

(Ord. 2004-15, 10-20-04); (Ord. 94-13, 03/15/94)

4-6-24. Plumbing.

(1) (a) Unless provided otherwise in this chapter, plumbing, piping and fixtures shall be in accordance with the code in effect at the time of installation.

(b) Plumbing, piping and fixtures shall not contain leaks. All waste lines must be connected to an approved sewer system and shall be maintained in good condition. All waste lines shall be connected to an approved sewer system.

(c) The minimum plumbing fixtures required for congregate housing are a lavatory, toilet, and tub or

shower for each ten occupants or portion thereof and a kitchen sink.

(d) There shall be cold running water plumbed to each toilet and hot and cold running water plumbed to each lavatory, tub, shower, laundry and kitchen sink.

(e) The minimum plumbing fixtures for dwelling units are a lavatory, toilet, tub or shower, and kitchen sink.

(f) There shall be a space without obstruction from floor to ceiling of not less than 16 inches in front of all toilets. Toilets shall be located in a space without obstruction from floor to ceiling of not less than 22 inches in width. No encroachments of these dimensions are permitted.

(g) Where vents do not exist for plumbing fixtures meeting the applicable codes in effect at the time of their installation, vents need not be installed when the plumbing fixture or trap and trap arm is replaced providing the drainage line is not altered.

(h) Every motel and hotel that does not provide private toilets, lavatories, bathtubs, or showers shall have on each floor, accessible from a public hallway, at least one toilet, one lavatory, and one bathtub with shower or one separate shower for each ten occupants or portion thereof. For each additional ten occupants, or portion thereof, and additional one toilet, one lavatory and one bathtub or shower accessible from a public hallway shall be provided.

(2) Water heaters and boilers shall have an approved combination temperature and pressure relief valve and relief valve discharge pipe. All new installations of water heaters and boilers, when located above an occupied space, shall include a safety pan with a drain piped to an approved drainage system. Existing water heaters and boilers shall have a temperature and pressure relief valve. The valve shall have a discharge pipe which discharges no more than six inches above the floor, and drains to an approved floor drain, except a temperature and pressure relief valve shall be required for all tank-type storage water heaters only, or when other types of water heaters are designed for a valve.

(3) In order to protect against contamination of the water supply through cross connections, all water inlets for plumbing fixtures shall be located above the flood level rim of the fixture as defined in the UPC. Hoses or hand-held shower heads shall not be attached in any manner that would permit water contamination during reverse pressure.

(a) Water supply pipes provided with an approved backflow preventer or anti-syphon device as regulated in the UPC are permitted.

(b) Hand-held shower heads are permitted when provided with a permanently mounted holder attached to the wall or shower pipe or when an anti-syphon device is installed.

(c) For dwelling units built before 1970, water faucet outlets below the overflow rim of the fixture shall

be permitted until the faucet is replaced. A new fixture shall not be installed where it would create a cross connection.

(4) (a) Drain traps shall meet standards of the UPC, except for dwelling units built prior to 1970, existing traps shall be allowed as originally designed unless there is evidence of trap siphonage or trap seal failure. If the trap has been modified it shall be replaced with an approved trap, and a vent shall be added as required by the UPC.

(b) All open untrapped sewer lines and unused trapped outlets shall be capped with an approved permanent or substantial cap.

(5) (a) All showers shall be finished to a height of at least 70 inches above the fixture drain outlet with nonabsorbent material, except freestanding tubs with shower risers may utilize a shower curtain that totally encloses all sides of the tub.

(b) Every kitchen sink, laundry, lavatory, tub, and shower shall be provided with hot water of at least 120° Fahrenheit and with cold water.

(c) Every kitchen sink, lavatory, tub, shower, and toilet shall be provided with a minimum of 18 psi of water pressure.

4-6-25. Mechanical.

(1) (a) All mechanical equipment shall be in accordance with the code in effect at the time of installation.

(b) All mechanical equipment shall be properly maintained and shall be operated in a safe manner.

(2) (a) Heating is to be provided by a permanently installed heating system capable of heating all habitable rooms and bathrooms to a minimum of 68° Fahrenheit at a point three feet zero inches off the floor and three feet zero inches in from the outside wall.

(b) A return air duct shall not be permitted which serves more than one dwelling unit, except a common air return shall be permitted if the heating system was installed prior to 1960. A common air return shall be permitted for equipment installed after 1959 and before 1969 and for furnace replacements using existing ducting if a listed smoke detector is installed in the return air vent which will shut down the furnace fan in the event of fire.

(3) (a) Gas furnaces and water heaters shall not be permitted in bedrooms, bathrooms or in closets with access only from a bedroom or a bathroom.

(b) Gas shut-off valves are required on all gas appliances. Shut-off valves shall be installed in accordance with the UMC.

(c) All fireplaces, wood-burning stoves and all other appliances producing combustible gas by-products shall be connected to an operating chimney or approved flue. All flues and vents shall be installed per requirements of the UMC in effect at the time of

installation.

(d) All fuel burning appliances shall be provided with combustion air per the requirements of their listing and in compliance with the UMC.

(e) All fuel burning appliances shall be provided with listed clearances and maintained in good working condition and in accordance with their listing.

(f) All ventilation fans shall be installed according to their listing and maintained in good working condition.

(g) All ducts and vents shall be maintained according to original installation requirements.

(4) Asbestos, regardless of the date of installation, shall meet the requirements of the Tooele County Health Department. (Ord. 94-13, 03/15/94)

4-6-26. Electrical.

(1) (a) Unless provided otherwise in this chapter, all electrical wiring and equipment shall be in accordance with the code in effect at the time of installation.

(b) All electrical panels, boxes, and outlets are to have proper covers. Every habitable room, including an SRO room, shall contain at least two electrical receptacles or one receptacle and one electric light fixture. Every toilet room, bathroom, laundry room, furnace room, and public hallway shall contain at least one electric light fixture. Public hallways must be illuminated at all times the building is occupied with light having the intensity of one foot candle at floor level. Electrical equipment shall not exceed the load capacity of the service, and branch circuits shall be properly fused.

(c) Grounding type receptacles shall only be used when connected to a grounding system. Existing non-grounding type receptacles may be replaced with grounding type receptacles where protected by a ground-fault circuit-interrupter as specified in NEC Section 210.7(d).

(2) Existing dwelling units with electrical services less than 60 amps per dwelling unit which have no special electrical service loads, such as air conditioners, stoves, heating units, and refrigerators may continue to be operated without upgrading. However, in structures built in 1970 or after, residential units that are remodeled at a cost exceeding \$3,000.00 per unit, excluding cabinets, painting, and carpet, shall have their electrical systems upgraded to meet the requirements of the NEC.

(3) Circuits supplying air conditioners, cooking stoves and heating appliances shall meet the requirements of the NEC.

(4) Electrical outlets and switches may be replaced without upgrading electric wiring which was installed in accordance with the applicable code at the time of installation. Ground-fault circuit-interrupter protected receptacles shall be provided where

receptacles are replaced at outlets that are required to be GFCI protected by the NEC.

(5) When new circuits, outlets, switches, wiring and service panels are being installed, all work shall meet the NEC requirements.

(6) Lighting in common areas of apartment structures, congregate housing, hotels and motels shall meet the following:

(7) (a) Aisles, passageways, stairwells, corridors, entry ways, and recesses related to and within the building complex shall be illuminated with a minimum of a 40 watt light bulb or equivalent for each 200 square feet of floor area, provided that the spacing between lights shall not be greater than 30 feet. However, structures containing no more than three dwelling units shall not be required to provide exit lighting when no lighting outlet has been previously provided.

(b) Open parking lots and carports shall be provided with a minimum of one foot candle of light on the parking surface during the hours of darkness. Lighting devices shall be protected by weather resistant covers.

(8) All lighting fixtures, switches, outlets, and other electrical fixtures and appliances shall be maintained according to their listing and approval.

(9) All electric branch circuits shall be properly installed according to the requirements of the NEC.

(10) Flexible cords, as defined in the NEC, shall be used only according to their listing and shall not be installed as permanent wiring strung through partitions, walls, doorways or across exit-ways. (Ord. 94-13, 03-15-94)

4-6-27. Energy conservation requirements.

(1) Existing residential units shall be required to have their structures upgraded according to the following:

(a) Whenever wallboard, plaster, or other finish material is removed which exposes wall cavities of foundations, exterior walls, floors, or ceilings, these spaces shall be insulated to the degree it is practical. Where attic and crawl space areas are insulated, the space shall be ventilated as per the IBC.

(b) Where insulation increases the accumulation of snow, and the snow load capacity of the roof structure is exceeded, the roof members shall be upgraded to withstand the additional loads.

(c) When new habitable space is created within an existing building envelope, all such spaces shall be insulated to the current Utah State Energy Code standards.

(d) All replacement windows shall be double pane with thermal break.

(e) All door replacements shall be insulated doors.

(f) New mechanical equipment installed shall meet a minimum of 80% efficiency.

(g) Except for the other applicable requirements of this chapter, when a new addition is made to an existing residential structure, only the addition shall be made to comply with current Utah State Energy Code standards.

(2) (a) Doors and windows shall be weather tight. All panes shall be replaced if broken with glazing complying with the IBC.

(b) All doors and windows shall be properly caulked and weatherproofed.

(Ord. 2004-15, 10-20-04); (Ord. 94-13, 03-15-94)

4-6-28. Guidelines for Manufactured Housing Installation adopted.

The booklet, "Guidelines for Manufactured Housing Installation," 1991 Edition, copyrighted by the International Conference of Building Officials, is hereby adopted as a code of Tooele City. Appendices A and B of such "Guidelines" are specifically adopted hereby. Each and all of the regulations, provisions, conditions and terms thereof are hereby referred to and made a part hereof as if fully set out here. (Ord. 94-31, 05-12-94)