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3.1 Purpose

The State of Utah has adopted various building codes and has made it mandatory for all cities and towns in the State to do the same. From time to time these codes are revised and updated by the organizations that maintain them.

3.2 Building Codes

Huntsville Town adopts and uses the International Building Codes, the date of each applicable code established by resolution, as the set of Building Codes for Huntsville Town. These codes are for regulating the erection, construction, enlargement, alteration, remodel, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures in Huntsville Town. The codes also provide standards against which Huntsville Town can issue permits and collect the corresponding permit fees, and by this reference are made a part of this ordinance to the same extent and effect as though said code were set forth herein as full. The permit fees shall be adopted by resolution.

3.3 Violation of Code Unlawful

It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, remodel, repair, move, remove or maintain any building or structure or cause or permit the same to be done in violation of these codes; and any violation of said codes is a Class B misdemeanor unless otherwise specified. The Huntsville Town Building Official or Building Inspector will determine code violations.

3.3.1 Occupancy Violations

Whenever any building, structure or equipment therein regulated by adopted codes is being used contrary to the provisions of these codes, including occupancy or use prior to final approved Building Inspector inspection, the Huntsville Town Building Official shall file a Notice of Non-Compliance with the Huntsville Town Clerk identifying the property and setting for the fact that the building, structure, or work is in violation of Huntsville Town building codes.

3.3.2 Release of Notice of Non-Compliance

When the illegal use, occupancy or work is corrected, the Huntsville Town Building Official shall record with the Huntsville Town Clerk and provide to the property owner of record a Release of Notice of Non-Compliance certifying that the Notice of Non-Compliance has been released and rescinded. This shall be done at the owner's expense.

3.4 Utility Connections

It is unlawful for any utility company to provide service to any structure or building, or to service equipment or wiring for which a permit is required, until the Huntsville Town Building Official grants approval. The Huntsville Town Building Official may order utility services terminated at any location where the use is not authorized or is in violation of the building, land use planning, or other ordinances of Huntsville Town.

3.5 Liability Exemption

If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality of any other section, sentence, clause or phrase of this ordinance.

This Building Codes Ordinance shall take effect upon approval by the Huntsville Town Council.

PASSED and ADOPTED this 3rd day of August 2006.

Mayor, James C. McKay

ATTEST:

Dated this 3rd day of August 2006.

Clerk/Recorder, Gail Ahlstrom

Vote of the Town Council	yea	nay
Council Member Gault	___	___
Council Member Sorenson	<u>excused</u>	___
Council Member Stevenson	___	___
Council Member Truett	<u>excused</u>	___
Mayor McKay	___	___