

Title 15

BUILDINGS AND CONSTRUCTION

Chapters:

15.04 Uniform Construction Codes Adopted

15.08 Fences

15.12 Telecommunications and Microwave Towers

Chapter 15.04

UNIFORM CONSTRUCTION CODES ADOPTED

Sections:

15.04.010 Adoption of building codes.

15.04.030 Board of appeals.

15.04.010 Adoption of building codes.

A. That certain documents, three copies of which are on file and are open for inspection of the public in the office of the Grand County building official being marked and designated as:

The 2003 International Building Code, 2003 International Residential Code, 2003 International Plumbing Code, 2003 International Fuel Gas Code, 2003 International Energy Conservation Code, 2003 International Fire Code, published by International Code Council Inc., 2002 National Electrical Code, published by National Fire Protection Association, and the American National Standards for Accessibility and Useable Buildings and Facilities, A117.1 published by the Council of American Building Officials as modified by the 2003 International Building Code referenced herein:

Be and the same are adopted as the code of Grand County, Utah for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures in Grand County providing for issuance of permits and collection of fees therefore;

B. A violation of any provision of the ordinance codified in this chapter is a class B misdemeanor, unless otherwise provided. (Ord. 379 §§ 1, 2, 2004: Ord. 353 §§ 1, 2, 2002)

15.04.030 Board of appeals.

A board of appeals is established in order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of the codes adopted in this chapter. There is created a board of appeals consisting of three members who are qualified by experience and training to pass on matters pertaining to building construction and who are not employed by this jurisdiction. The building official shall be an ex officio member of and shall act as secretary to the board but shall have no vote on any matter before the board. The board of appeals shall be appointed by the Grand County council and shall hold office at its pleasure. The board

shall adopt rules of procedure for its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

The board of appeals shall have no authority relative to interpretation of the administrative provisions of these codes nor shall the board be empowered to waive any of the requirements of these codes. (Ord. 280 §§ 1, 2, 1997)

Chapter 15.08

FENCES

Sections:

15.08.010 Trespassing animals--Fence required to receive damages for injuries to land.

15.08.020 Fence defined--Construction requirements.

15.08.010 Trespassing animals--Fence required to receive damages for injuries to land.

A landowner shall fence his or her lands with a fence, as defined in Section 15.08.020 or be prohibited from obtaining damages for injuries done by trespassing animals running at large. (Editorially amended during 2000 codification; Ord. 39 § 1, 1946)

15.08.020 Fence defined--Construction requirements.

A lawful fence in Grand County, Utah, shall be a fence constructed in substantially the following manner and of like materials: a fence consisting of not less than four wires spaced equally apart and fastened to wooden or metal posts of not less than six feet in length, if wooden posts are used they shall be not less than three inches in diameter; said posts to be placed permanently in the ground at a depth of not less than eighteen (18) inches, and spaced one rod apart with one stave placed between each of the posts. (Ord. 39 § 2, 1946)

Chapter 15.12

TELECOMMUNICATIONS AND MICROWAVE TOWERS

Sections:

15.12.010 Permits required.

15.12.020 Exemptions.

15.12.030 Construction requirements.

15.12.040 Inspections.

15.12.050 Violations--Penalties.

15.12.010 Permits required.

A. It is unlawful for any person, firm or corporation to erect, construct in place, place or re-erect, replace or repair any tower for wireless telecommunication services as defined in Grand County's Land Use Code, without first making application to the building official and securing a permit therefor as hereinafter provided. In the case of emergency repairs, the building official shall be notified, and application made, on the next working day.

B. The applicant shall provide at the time of application, sufficient information to indicate that construction, installation and maintenance of the antenna and tower will not create a safety hazard or damage to the property of other persons.

C. The fee to be paid is that prescribed under building permit fees as adopted by the Grand Council. (Ord. 318 § 1, 1999)

15.12.020 Exemptions.

Permits are not required for:

A. Adjustment or replacement of the elements of an antenna array affixed to a tower or antennas, provided that replacement does not reduce the safety factor;

B. Antennas and/or towers erected temporarily for test purposes, for emergency communication, or for broadcast remote pick-up operations, provided that all such temporary antennas shall be removed within seventy-two (72) hours. (Ord. 318 § 2, 1999)

15.12.030 Construction requirements.

All antennas and towers erected, constructed, or placed within the county and all wiring therefor, shall comply with the following requirements:

A. All applicable provisions of the Grand County Land Use Code;

B. Towers shall be certified by a qualified and licensed professional engineer to conform to the latest structural standards and wind loading requirements of the Uniform Building Code and the Electronics Industry Association;

C. The building official may approve the placement of wireless telecommunication antennas on roofs, walls, and existing towers, upon submission of a site and building plan and a report prepared by a qualified and licensed professional engineer indicating the existing structure or tower's suitability to accept the antenna and the proposed method of affixing the antenna to the structure. Complete details of all fixtures and couplings, and the precise point of attachment shall be indicated. The applicant shall bear all costs associated with the required engineering;

D. With the exception of necessary electric and telephone service and connection lines approved by the issuing authority, no part of any antenna or tower nor any lines, cable, equipment or wires or braces in connection with either shall at any time extend across or over any part of the right-of-way, public street, highway, sidewalk, or property line;

E. Towers and associated antennas shall be designed to conform to accepted electrical engineering methods and practices and to comply with the provisions of the National Electrical Code;

F. All signal end remote control conductors of low energy extending substantially horizontally above the ground between a tower or antenna and a structure or between towers, shall be at least ten (10) feet above the ground at all points unless buried underground;

G. Every tower shall be protected to discourage climbing of the tower by unauthorized persons;

H. All towers shall be constructed to conform to the requirements of the Occupational Safety and Health Administration;

I. Metal towers shall be constructed of, or treated with, corrosive resistant material. Wood poles shall be impregnated with rot resistant substances. (Ord. 318 § 3, 1999)

15.12.040 Inspections.

A. After approval of a permit for a telecommunications or microwave tower, the tower owner shall promptly submit copies of any and all inspection reports that may be required by the FCC. Any deviation from the original construction plans for which a permit is obtained constitutes a violation of this section.

B. Notice of violations will be sent by certified mail to the owner, who will have thirty (30) days from the date the notification is issued to make repairs or other changes necessary to comply with these regulations. The owner will notify the building department that such repairs or changes have been made, and as soon as possible thereafter another inspection will be made and the owner notified of the results. (Ord. 318 § 4, 1999)

15.12.050 Violations--Penalties.

Any person who shall violate any of the provisions of this chapter shall be guilty of a misdemeanor. (Ord. 318 § 5, 1999)