

Section 709 Building Permits.

1. When Required. It shall be unlawful to construct, alter, repair, or improve, remove, or demolish, or to commence the construction, set-up of mobile home, alterations, removal, or demolition of a building or structure or any industrial facility without first filing with the Building Inspector an application in writing and obtaining a formal permit. This Ordinance shall apply to state and federally financed construction projects of any kind wherein Daggett County has an interest to inspect said projects to ensure the health, safety, and general welfare of the resident of Daggett County. Permits shall apply to all development and construction regardless of whether the project is government or privately financed and owned.

2. Form.

A. An application for a building permit shall be made by the owner or lessee, or agent of either, or the architect, engineer, or builder employed in connection with the proposed work. If such application is made by a person other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner in fee or

the person making the application that the proposed work is authorized by the owner in fee and that the person making application is authorized to make such application as agent of the owner.

B. Such application shall contain the full names and addresses of the applicant and of the owner, and, if the owner is a corporate body, of its responsible officers.

C. Such application shall describe briefly the proposed work and shall give such additional information as may be required by the Building Inspector for an intelligent understanding of the proposed work.

3. Plans. Application for a building permit shall be accompanied by a plan in duplicate drawn to scale of the proposed construction or use containing sufficient information for the enforcement of this Ordinance and required information to be shown on the plan shall include the legal description of the property upon which the improvement is to be made, the street address of said property, the type of the use to which said improvement is to be put, the type of building to be created, the dimensions of the lot, parcel, or tract of land upon which said improvement is to be made, the dimensions of the improvement and the distance said improvement is to be from the front, side, and rear lot lines of said lot, parcel, or tract of land, and elevations of said improvement showing the heights thereof, the location of water and sewer lines serving said improvement and, if said improvement is not connected with a public sewer, then the location of the private disposal system which serves or will serve said improvement, the location of existing uses and buildings, and such other information as the building Inspector may require for the purpose of determining whether a building permit may be issued under the terms of this Ordinance.

4. Amendments. Nothing herein shall prohibit the filing of amendments to an application or to a plan or other record accompanying same, at any time before the completion of the work for which the building permit was sought. Such

amendments, after approval, shall be filed with and be deemed a part of the original application.

5. Completion of Existing Building. Nothing in this Ordinance shall require changes in the plans, construction, or designated use of a building or structure for which a lawful building permit has been issued prior to the time this Ordinance or amendments thereto become effective or which as been otherwise lawfully authorized and the construction of which shall have been actually begun within ninety (90) days after this Ordinance or amendments thereto become effective and which entire building or structure shall be completed as authorized within two (2) years thereafter.

6. Action on applications. It shall be the duty of the Building Inspector to examine applications for building permits within a reasonable time after filing. If, after examination, he finds no objection to the same and it appears that the proposed work will be in compliance with the laws and ordinances applicable thereto, he shall approve such application and issue a building permit for the proposed work as soon as practicable. If his examination reveals otherwise, he shall reject such application, noting his finding in a report to be attached to the application and delivering a copy to the applicant.

7. Approval in Part. Nothing herein shall be construed to prevent the Building Inspector from issuing a building permit for the construction of part of a building or structure before the entire plans and detailed statements of said building or structure have been submitted or approved, if adequate plans and detailed statements have been presented for the same and have been found to comply with this Ordinance.

8. Limitation of the Building Permit.

A. All work performed under a building permit issued by the Building Inspector shall conform to the approved application and plans and approved amendments thereof.

B. Location of all new construction as shown on the approved plot diagram or an approved amendment thereof, shall be strictly adhered to.

C. It shall be unlawful to reduce or diminish the area of a lot or plot for which a plot diagram has been filed and has been used as the basis for a building permit, unless a revised plot diagram showing the proposed change in conditions shall have been filed and approved, provided that this shall not apply when the lot is reduced by reason of a street opening or widening or other public improvement.

D. A building permit under which no work is commenced within 180 days after issuance shall expire by limitation.

E. If a parcel of land is subdivided into three (3) or more lots and not recorded, the issuance of building permits shall be prohibited within such subdivision provided that this limitation shall be removed when the subdivision is officially approved by the Planning and Zoning commission and property records, subject to all requirements imposed by the Subdivision Ordinance of Daggett County.

F. A building permit shall not be issued for any building or structure on any lot or parcel of land unless that lot or parcel adjoins for a minimum distance of

twenty (20) feet directly upon a street or upon a permanent easement.

9. Signature to Building Permit. Every building permit issued by the Building Inspector under the provisions of this Ordinance shall have his signature affixed thereto, but this shall not prevent him from authorizing a subordinate to affix such signature.

10. Posting of Building Permit.

A. A copy of the building permit shall be kept on the premises open to public inspection during the prosecution of the work and until the completion of the same.

B. The governing body may require a certified copy of the approved plans to be kept on the premises at all times from the commencement of the work to completion thereof.

C. The governing body shall be given at least twenty (24) hours' written notice of the starting of work under a building permit.

11. Revocation. The Building Inspector may revoke a building permit or approval issued under the terms of this Ordinance if there has been any false statement or misrepresentation as to fact in the application or plans on which the building permit or approval was based.

12. County Assessor. One (1) copy of each building permit issued by the Building Inspector shall be transmitted to the County Assessor within 30 days.

13. Fees. Any fee charged for the issuance of building permits shall be based upon the current Uniform Building Code as recommended therein.

14. Daggett County adopt and enforce the provisions of the Uniform Building Code in its most recent editions, as editions are updated from time to time, as well as the Uniform Plumbing Code and the Uniform Electrical Code, the Model Energy Code, and the Utah State regulations which apply to the handicapped.