

## **Chapter 108-15 Standards For Single-Family Dwellings**

### **Sec 108-15-1 Codes And Standards**

### **Sec 108-15-2 Other Standards And Requirements**

### **Sec 108-15-3 Exceptions**

#### **Sec 108-15-1 Codes And Standards**

Any structure that is designed to be lived in by one family, and is located outside of approved manufactured home parks or developments specifically regulated under separate standards of this Title, shall meet all applicable standards and requirements including the International Residential Code and those others listed below. If a structure, designed to be lived in by one family is constructed as a mobile or manufactured home, it shall also meet all applicable standards and, if appropriate, be certified as meeting the U.S. Department of Housing and Urban Development's (HUD) Manufactured Home Construction and Safety Standards including the clear display of all necessary signage, insignias, labels, tags, and data plates.

Structural design, construction methods, materials, and life safety requirements shall be governed by the adopted building code. This chapter shall not regulate construction methods except where necessary to address land use impacts.

#### **Sec 108-15-2 Other Standards And Requirements**

The following standards and requirements shall be met for the use of a single-family dwelling:

A single-family dwelling shall:

- Be attached to a site-built permanent foundation which meets all applicable codes; and have all installation and transportation components, consisting of, but not limited to, lifting shackles or hooks, axles, wheels, brakes, or hitches removed or hidden from view; and
- Be connected to water, wastewater, and power systems sufficient to meet applicable health, safety, and building code requirements. Approved systems may include public utilities, private wells, septic systems, solar systems, or other lawful alternatives.; and
- Be converted to real property status in accordance with applicable Utah State Code where required. If the dwelling is a mobile or manufactured home that has previously been issued a certificate of title, the owner shall follow and meet all applicable Utah State Code titling provisions that result in the mobile or manufactured home being converted to an improvement to real property.

A single-family dwelling, except for those located within a mobile or manufactured home park, camp, court, subdivision, or PRUD or those located within a non-mobile or non-manufactured home PRUD, a city co Single-family dwellings with crawlspace enclosures shall have foundation skirting or walls anchored to the perimeter of the dwelling in accordance with applicable building code requirements.

Approved materials may include:

Concrete or masonry;

Weather-resistant materials designed to provide equivalent durability; or

Materials matching the exterior finish of the dwelling.

Single-family dwellings, except for those located within a mobile or manufactured home park, camp, court, subdivision, or PRUD, or those located within a non-mobile or non-manufactured home PRUD, a city approved master planned community. Roof systems shall meet applicable building code requirements for structural loads, snow loads, and wind resistance. No minimum roof pitch shall be required where these standards are met.; and

Roof drainage and weather protection features shall be provided as required by the adopted building code. No minimum eave projection shall be required where equivalent weather protection is provided Eaves are not required on exterior bay windows, nooks, morning rooms, or other similar architectural cantilevers; and

Exterior wall systems shall meet the structural, insulation, and energy code requirements of the adopted building code. Prescriptive framing dimensions shall not be required where alternative engineered wall systems provide equivalent or superior performance.

Dwellings shall be of sufficient size and configuration to meet applicable building code requirements. Minimum width shall not be required where the structure otherwise complies with safety, building, and zoning standards.

### **Sec 108-15-3 Exceptions**

The planning director, or his/her designee, may may approve alternatives to architectural or massing standards where equivalent compliance with building code, safety standards, and the purposes of this chapter is demonstrated. if the dwelling owner can provide documentation from a licensed architect, engineer, or other qualified design professional acceptable to the City,, that:

Explains his/her agreement to the waiver of any particular standard; and

Certifies that, in the absence of the subject standard(s), the dwelling will meet the objective standards of this chapter and will not create documented public health or safety impacts.

Alternative construction methods such as SIP, ICF, rammed earth, straw bale, mass timber, or other engineered systems may be approved if certified by a licensed engineer or architect as meeting building code structural and safety requirements.