

Interlaken Town Council Regular Meeting Agenda
Tuesday, 03 March 2026, 6:30 PM – 7:30 PM
Meeting Conducted Remotely with Zoom Video Conferencing Software

Zoom Meeting ID: 516 337 9977

Password: 84049

Zoom Meeting Link

<https://us02web.zoom.us/j/5163379977?pwd=QlJNT3loV3J4Nm83TFJOdGVVSUE1ldz09>

- 1. Call to Order**
- 2. Roll Call**
- 3. Presentations:** None
- 4. Public Comment:** Comments will be taken by the Town Council on any non-agenda items. Comments are limited to four minutes per speaker. The Council may or may not respond to non-agenda issues brought up under public comment. Those wishing to comment should stand, state their full name and address, whom they represent, and the subject matter to be addressed. Total time allocated to public comments will be no more than twenty minutes.
- 5. Approval of Agenda or Changes**
- 6. Approval of 1/27/2026 Council Regular Meeting Minutes**
- 7. Wildland-Urban Interface HB 48 Update**
- 8. Comcast Fiber Optic Damage Report**
- 9. Financial Matters**
 - State Auditor Complaint
 - FY2025 State Reporting Update
 - FY2026 Water Billing Update
 - FY2026 YTD Revenue-Expenses Update
 - FY2026 Budget Amendment Proposal
 - FY2027 Budget Preview Discussion
 - Budget Schedule
 - Expense Proposals
 - Wasatch County Tax Revenue
 - Water Rates-Revenue
- 10. Town Code Revision Discussion**
 - Permit Application Revisions
 - Land Use Code Revisions
 - Permit Fees Discussion – Water Service Installation and other Fees
 - Fees and Fines to be Added to Town Schedule
- 11. Planning Commission Report on Building Permits**
- 12. Other Business**
- 13. Council Comments**
- 14. Adjournment**

Interlaken Town Council Regular Meeting Agenda
Tuesday, 03 March 2026, 6:33 PM – 7:37 PM
Meeting Conducted Remotely with Zoom Video Conferencing Software

Zoom Meeting ID: 516 337 9977

Password: 84049

Zoom Meeting Link

<https://us02web.zoom.us/j/5163379977?pwd=QlJNT3loV3J4Nm83TFJlOjV3UzR1dDZ09>

1. Call to Order Mayor Harrigan called the meeting to order at 6:33 pm

2. Roll Call

Greg Harrigan, Mayor
Sue O’Nan, Council Member and Treasurer
Jill Jacobson, Council Member
Erin Merryweather, Council Member
Timm Dixon, Council Member

3. Presentations: None

4. Public Comment:

Tasha Lingos, 311 Interlaken Dr. Tasha was wondering what the red stripes in the street were for. Greg noted that they were markings for Comcast repair work.

5. Approval of Agenda or Changes

Motion: Council Member O’Nan moved to approve the agenda.

Second: Council Member Merryweather seconded the motion.

Discussion: no discussion.

Vote: The motion was approved with the Council Members unanimously voting Aye.

6. Approval of 1/27/2026 Council Regular Meeting Minutes

Motion: Council Member O’Nan moved to approve the 1/27/26 Council Meeting Minutes.

Second: Council Member Jacobson seconded the motion.

Discussion: no discussion.

Vote: The motion was approved with the Council Members unanimously voting Aye.

7. Wildland-Urban Interface HB 48 Update

Greg and Bart met with Wasatch Fire District – Clint Neerings, Assistant Chief and Troy Morgan, Battalion Chief. We learned that the Utah legislature was still discussing modifications to HB 48, with possible changes to come in the next 2 weeks. Interlaken will have to adopt either the 2006 or 2024 WUI (Wildland Urban Interface) code and the WUI high risk fire map provided by FFSL. Interlaken is entirely within the WUI, and most of the town is rated high risk. According to the current WUI code, it doesn’t matter when your home was built, you’d have to comply with the firewise code regarding construction materials and defensible space, or risk losing insurance coverage in the event of a fire. In 2026 and 2027 homes within the designated wildland urban interface high risk area will be charged a standard fee ranging from \$20 to \$100 based on square footage of taxable structures. Starting in 2028, homes will be assessed a fee based on a risk assessment and the size of the home. These funds will be collected through Wasatch County taxes as a contribution towards fire prevention and fire fighting expenses, and the operation of a state-wide fire prevention program run by FFSL.

Clint and Troy offered to set up a meeting for Interlaken at the fire house to explain the impact of HB 48 and WUI and answer any questions about creating defensible space. Greg suggested that we put together an information packet that describes the HB 48 requirements and information about defensible space. He also noted that we are exploring grant possibilities through MAG and FFSL for possible fire mitigation efforts in town. Sue asked if we

could get a tree removal company to come through town, and if WFD recommended one. They didn't recommend one, but offered to come through town and chip wooded debris for us.

8. Comcast Fiber Optic Damage Report

Greg marked sink holes and soft shoulders throughout town where Comcast excavated during fiber optic installation. MasTec, the Comcast contractor, did a terrible job in the past, but responded quickly to the town's threat to fix it ourselves. They agreed to come back to town and work alongside Derek Becker to do repairs.

9. Financial Matters

- State Auditor Complaint – Mayor Harrigan described the town's interaction with the State Auditor which was following up on a phoned-in complaint regarding town financial practices with respect to the town administrator and public works manager. Greg echoed his support for both Bart Smith and Derek Becker, the individuals serving in these roles, and questioned the logic behind such a complaint. The town is very transparent in all of its financial decisions and transactions, and has remained in compliance for just under 11 years with the state's reporting and auditing requirements. The town recently completed its annual audit with an outside CPA, who found the town to be 100% in compliance. It is the hope that in the future, individuals who have questions regarding financial practices of the town contact the council or administrator directly instead of the state auditor. Responding to such a complaint takes resources away from other town business.
- FY2025 State Reporting Update – Interlaken has completed all the required state reports to date. From the state auditor website:

Upload a Report

Interlaken Town
Status: Current

Required Reports for Interlaken Town

If you need to replace an approved document, please contact the Office of the State Auditor at (801) 538-1025.

Report:	Year:	Status:	Notes:	Action:
Agreed-Upon Procedures	2025	Approved		No Action Needed
Approved Budget	2025	Approved		No Action Needed
Financial Certification	2025	Approved		No Action Needed
Financial Report	2025	Approved		No Action Needed
Fraud Risk Assessment	2025	Approved		No Action Needed
Impact Fee Report	2025	Approved		No Action Needed

[UPLOAD A DIFFERENT REPORT](#)

[CHOOSE ANOTHER ENTITY/YEAR](#)

- FY2026 Water Billing Update – The town is currently receiving and processing payments for the annual FY2026 water billing. To date, 61 payments have been received with 36% of the receivables being paid. Total received to date - \$93,827, total amount billed, \$262,818. Payments are due on March 31, 2026.
- FY2026 YTD Revenue-Expenses Update – See the attached reports for updates on the town’s revenue and expenses for the fiscal year through February 2026.
- FY2026 Budget Amendment Proposal – We typically review the current year budget in the spring and make adjustments to projected revenue and expenses. Next meeting Bart Smith will present a report outlining the state of this year’s budget.
- FY2027 Budget Preview Discussion
 - Budget Schedule - This is the schedule for the FY2027 budget process:

FY2027 Budget Task	Date
Council Meeting - Preliminary Budget Review/Discussion	7-Apr-26
Council Meeting - Tentative Budget Review and Adoption	5-May-26
Deadline to notify County Auditor & State Tax Commission of date, time, and place of the Tax Increase Public Hearing	1-Jun-26
Deadline to enter the proposed tax rates in the Certified Tax Rate System and start the TNT process	22-Jun-26
Deadline to publish TNT Notice - 1st Notice (or 2 weeks prior to public hearing)	18-Jul-26
Deadline to hold public hearing to raise water rates, and council passage after public hearing	30-Jun-26
Deadline to publish TNT Notice - 2nd Notice (or 1 week prior to public hearing)	25-Jul-26
Hold public hearing on tax increase after this date or minimum 10 days after county mailing of Valuation Notice. Send Resolution PT-800 to the Utah State Tax Commission	1-Aug-26
Council Meeting - Adopt Budget	After Public Hearing

- Expense Proposals, Wasatch County Tax Revenue, and Water Rates – these topics will be discussed at the next town council meeting. Bart Smith will prepare a draft budget for discussion.

10. Town Code Revision Discussion

- Permit Application Revisions – Smith presented a new set of permit applications that would better fit categories of projects in town:

Interlaken Permit Types	Status
New Building	Current
Remodel	Current
Demolition Permit	New
ROW Work Permit	Current
Site Disturbance Permit	Revise - excavation, landscaping, exterior rock work and walls
Solar Permit	Current
Flatwork Permit	New - non-structural concrete, asphalt

- Land Use Code Revisions – There are several sections of code in our land use that need revision. We also need to add code to better describe our Dark Skies regulations.
- Permit Fees Discussion – Water Service Installation and other Fees. Smith presented our current fee structure for building permits. Of note is the fee the town charges for a new water system connection, \$2,300. Smith reviewed actual costs with Derek Becker and discovered this fee is substantially less than the cost for a typical installation, which is around \$6,610. If it’s necessary to cut the road and hot tap into a line, the cost may increase to \$12,041. Smith suggests revising our fee schedule, and incorporating all the fees into a single resolution, as do other communities.

11. Planning Commission Report on Building Permits

See the attached planning commission report.

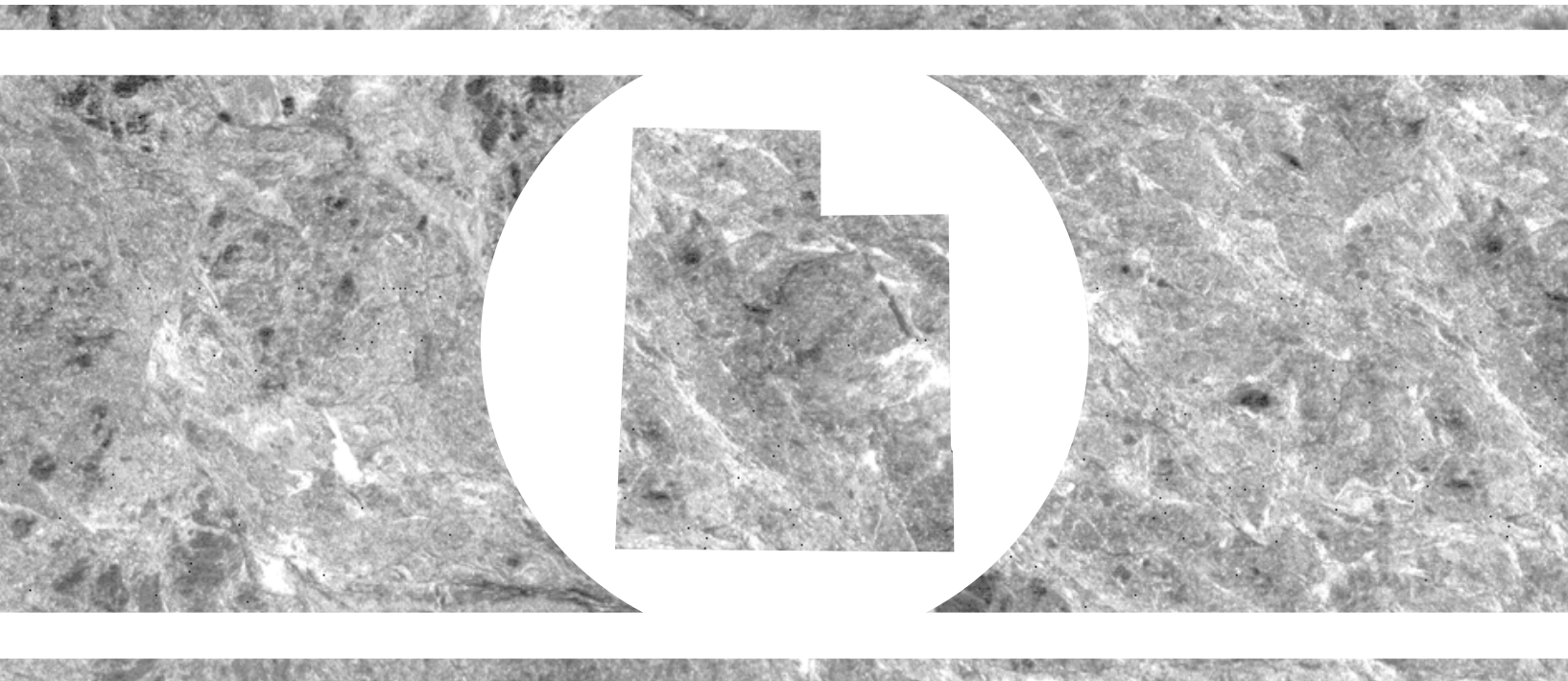
12. Other Business - None

13. Council Comments- None

14. Adjournment

Council member O’Nan moved to adjourn the meeting. Council member Merryweather seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:37pm. The next regular town council meeting is scheduled for Tuesday April 7, 2026, at 6:30pm via Zoom.

2006 UTAH WILDLAND-URBAN INTERFACE CODE



2006 Utah Wildland-Urban Interface Code

First Printing: July 2006
Second Printing: October 2006
Third Printing: March 2007
Fourth Printing: February 2008
Fifth Printing: June 2008

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PREFACE

Introduction

Internationally, code officials recognize the need for a modern, up-to-date code addressing the mitigation of fire in the urban-wildland interface. The *International Wildland-Urban Interface Code*[™], in this 2003 edition, is designed to bridge the gap between enforcement of the *International Building Code*[®] and *International Fire Code*[®] by mitigating the hazard of wildfires through model code regulations, which safeguard the public health and safety in all communities, large and small.

This comprehensive urban-wildland interface code establishes minimum regulations for land use and the built environment in designated urban-wildland interface areas using prescriptive and performance-related provisions. It is founded on data collected from tests and fire incidents, technical reports and mitigation strategies from around the world. This 2003 edition is fully compatible with all the *International Codes*[™] (“I-Codes”[™]) published by the International Code Council[®] (ICC[®]), including the *International Building Code*[®], *ICC Electrical Code*[™], *International Energy Conservation Code*[®], *International Existing Building Code*[®], *International Fire Code*[®], *International Fuel Gas Code*[®], *International Mechanical Code*[®], *ICC Performance Code*[™], *International Plumbing Code*[®], *International Private Sewage Disposal Code*[®], *International Property Maintenance Code*[®], *International Residential Code*[®] and *International Zoning Code*[®].

The *International Wildland-Urban Interface Code* provisions provide many benefits, including the model code development process, which offers an international forum for fire safety professionals to discuss performance and prescriptive code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions.

Development

This is the first edition of the *International Wildland-Urban Interface Code* (2003) and is the culmination of an effort initiated in 2001 by the ICC and the three statutory members of the International Code Council: Building Officials and Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO) and Southern Building Code Congress International (SBCCI). The intent was to draft a comprehensive set of regulations for mitigating the hazard to life and property from the intrusion of fire from wildland exposures and fire from adjacent structures, and preventing structure fires from spreading to wildland fuels. Technical content of the 2000 *Wildland-Urban Interface Code*, published by the International Fire Code Institute, was utilized as the basis for the development, followed by the publication of the 2001 Final Draft. This 2003 edition is based on the Final Draft, with changes approved in the 2002 ICC Code Development Process. A new edition such as this is promulgated every three years.

With the development and publication of the family of *International Codes* in 2000, the continued development and maintenance of the model codes individually promulgated by BOCA (“BOCA National Codes”), ICBO (“Uniform Codes”) and SBCCI (“Standard Codes”) was discontinued. The 2003 *International Codes*, as well as their predecessors—the 2000 *International Codes*—are intended to be the successor set of codes to those codes previously developed by BOCA, ICBO and SBCCI.

The development of a single family of comprehensive and coordinated *International Codes* was a significant milestone in the development of regulations for the built environment. The timing of this publication mirrors a milestone in the change in structure of the model codes, namely, the pending consolidation of BOCA, ICBO and SBCCI into the ICC. The activities and services previously provided by the individual model code organizations will be the responsibility of the consolidated ICC.

This code is founded on principles intended to mitigate the hazard from fires through the development of provisions that adequately protect public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

Adoption

The *International Wildland-Urban Interface Code* is available for adoption and use by jurisdictions internationally. Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference in accordance with proceedings establishing the jurisdiction’s laws. At the time of adoption, jurisdictions should insert the appropriate information in provisions requiring specific local information, such as the name of the adopting jurisdiction. These locations are shown in bracketed words in small capital letters in the code and in the sample ordinance. The sample adoption ordinance on page v addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

Maintenance

The *International Wildland-Urban Interface Code* is kept up-to-date through the review of proposed changes submitted by code enforcing officials, industry representatives, design professionals and other interested parties. Proposed changes are carefully considered through an open code development process in which all interested and affected parties may participate.

The contents of this work are subject to change both through the Code Development Cycles and the governmental body that enacts the code into law. For more information regarding the code development process, contact the Code and Standard Development Department of the International Code Council.

Although the development procedure of the *International Wildland-Urban Interface Code* assures the highest degree of care, ICC and the founding members of ICC—BOCA, ICBO and SBCCI—their members and those participating in the development of this code do not accept any liability resulting from compliance or noncompliance with the provisions, because ICC and its founding members do not have the power or authority to police or enforce compliance with the contents of this code. Only the governmental body that enacts the code into law has such authority.

Authority

The Division is required to establish minimum standards for a wildland fire ordinance and specify minimum standards for wildland fire training, certification and wildland fire suppression equipment in accordance with subsections 65A-8-6(3)(a) and 65A-8-6(3)(b). This requirement is promulgated under general rule-making authority of subsection 65A-1-4(2).

ORDINANCE

The *International Codes* are designed and promulgated to be adopted by reference by ordinance. Jurisdictions wishing to adopt the 2003 *International Wildland-Urban Interface Code* as an enforceable regulation for the mitigation of fire in the urban-wildland interface should ensure that certain factual information is included in the adopting ordinance at the time adoption is being considered by the appropriate governmental body. The following sample adoption ordinance addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

Minimum Standards for Wildland Fire Ordinance

The division uses the *International Wildland-Urban Interface Code* as a basis for establishing the minimum standards discussed in this document. A county ordinance that at least meets the minimum standards should be in place by September 2006.

The Division incorporates by reference the 2003 *International Code Council Wildland-Urban Interface Code* as the minimum standard for wildland fire ordinance in conjunction with Utah requirements.

SAMPLE ORDINANCE FOR ADOPTION OF THE *INTERNATIONAL WILDLAND-URBAN INTERFACE CODE*

ORDINANCE NO. _____

An ordinance of the [JURISDICTION] adopting the 2003 edition of the *International Wildland-Urban Interface Code* as currently amended by the division of Forestry, Fire and State Lands, regulating and governing the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures and prevention of structure fires from spreading to wildland fuels in the [JURISDICTION]; providing for the issuance of permits and collection of fees therefor; repealing Ordinance No. _____ of the [JURISDICTION] and all other ordinances and parts of the ordinances in conflict therewith.

The [GOVERNING BODY] of the [JURISDICTION] does ordain as follows:

Section 1. That a certain document, three (3) copies of which are on file in the office of the [TITLE OF JURISDICTION'S KEEPER OF RECORDS] of [NAME OF JURISDICTION], being marked and designated as the *International Wildland-Urban Interface Code*, 2003 edition, including Appendix Chapters [FILL IN THE APPENDIX CHAPTERS BEING ADOPTED], as published by the International Code Council, be and is hereby adopted as the Urban-Wildland Interface Code of the [JURISDICTION], in the State of [STATE NAME] for regulating and governing the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures and prevention of structure fires from spreading to wildland fuels as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Urban-Wildland Interface Code on file in the office of the [JURISDICTION] are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. The following sections are hereby revised:

Section 101.1. Insert: [NAME OF JURISDICTION]

Section 3. That Ordinance No. _____ of [JURISDICTION] entitled [FILL IN HERE THE COMPLETE TITLE OF THE ORDINANCE OR ORDINANCES IN EFFECT AT THE PRESENT TIME SO THAT THEY WILL BE REPEALED BY DEFINITE MENTION] and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The [GOVERNING BODY] hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5. That nothing in this ordinance or in the *Wildland-Urban Interface Code* hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 2 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. That the [JURISDICTION'S KEEPER OF RECORDS] is hereby ordered and directed to cause this ordinance to be published. (An additional provision may be required to direct the number of times the ordinance is to be published and to specify that it is to be in a newspaper in general circulation. Posting may also be required.)

Section 7. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect [TIME PERIOD] from and after the date of its final passage and adoption.

Section 8. Specific boundaries of natural or man-made features of wildland-urban interface areas shall be as shown on the wildland area interface map. The legal description of such areas is as described as follows: [INSERT LEGAL DESCRIPTION]

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CHAPTER 1

ADMINISTRATION

SECTION 101 GENERAL

101.1 Scope. The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises within the urban-wildland interface areas in this jurisdiction.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

101.2 Objective. The objective of this code is to establish minimum regulations consistent with nationally recognized good practice for the safeguarding of life and property. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels.

The development and use of property in wildland-urban interface areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire-protection facilities to control the spread of fire in wildland-urban interface areas shall be in accordance with this code.

This code shall supplement the jurisdiction's building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the wildland-urban interface areas.

101.3 Retroactivity. The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code, to conditions which, in the opinion of the code official, constitute a distinct hazard to life or property.

101.4 Additions or alterations. Additions or alterations may be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided the addition or alteration conforms to that required for a new building or structure.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive. See Section 601.1 and Appendix A.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally

unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

101.5 Maintenance. All buildings, structures, landscape materials, vegetation, defensible space or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures, landscape materials and vegetation.

SECTION 102 AUTHORITY OF THE CODE OFFICIAL

102.1 Powers and duties of the code official. The code official is hereby authorized to administer and enforce this code, or designated sections thereof, and all ordinances of the jurisdiction pertaining to designated wildland-urban interface areas. For such purposes, the code official shall have the powers of a law enforcement officer.

102.2 Interpretations, rules and regulations. The code official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance to the intent and purpose of this code.

A copy of such rules and regulations shall be filed with the clerk of the jurisdiction and shall be in effect immediately thereafter. Additional copies shall be available for distribution to the public.

102.3 Liability of the code official. The code official charged with the enforcement of this code, acting in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable for damages that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the code official or employee because of such act or omission performed by the code official or employee in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by this jurisdiction. The code enforcement agency or its parent jurisdiction shall not be held as assuming any liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

102.4 Other agencies. When requested to do so by the code official, other officials of this jurisdiction shall assist and coop-

erate with the code official in the discharge of the duties required by this code.

SECTION 103 COMPLIANCE ALTERNATIVES

103.1 Practical difficulties. When there are practical difficulties involved in carrying out the provisions of this code, the code official is authorized to grant modifications for individual cases on application in writing by the owner or a duly authorized representative. The code official shall first find that a special individual reason makes enforcement of the strict letter of this code impractical, the modification is in conformance to the intent and purpose of this code, and the modification does not lessen any fire protection requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered into the files of the code enforcement agency.

If the code official determines that difficult terrain, danger of erosion or other unusual circumstances make strict compliance with the vegetation control provisions of the code detrimental to safety or impractical, enforcement thereof may be suspended, provided that reasonable alternative measures are taken.

103.2 Technical assistance. To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to the inspection of the code official, the code official is authorized to require the owner or the person in possession or control of the building or premises to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the code official and the owner and shall analyze the fire safety of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management for purposes of establishing fire hazard severity to recommend necessary changes.

103.3 Alternative materials or methods. The code official, in concurrence with approval from the building official and fire chief, is authorized to approve alternative materials or methods, provided that the code official finds that the proposed design, use or operation satisfactorily complies with the intent of this code and that the alternative is, for the purpose intended, at least equivalent to the level of quality, strength, effectiveness, fire resistance, durability and safety prescribed by this code. Approvals under the authority herein contained shall be subject to the approval of the building official whenever the alternate material or method involves matters regulated by the *International Building Code*.

The code official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The details of any action granting approval of an alternate shall be recorded and entered in the files of the code enforcement agency.

SECTION 104 APPEALS

104.1 General. To determine the suitability of alternative materials and methods and to provide for reasonable interpretations of the provisions of this code, there shall be and hereby is created a board of appeals consisting of five members who are qualified by experience and training to pass judgment on pertinent matters. The code official, building official and fire chief shall be ex officio members, and the code official shall act as secretary of the board. The board of appeals shall be appointed by the legislative body and shall hold office at their discretion. The board shall adopt reasonable rules and regulations for conducting its investigations and shall render decisions and findings in writing to the code official, with a duplicate copy to the applicant.

104.2 Limitations of authority. The board of appeals shall not have authority relative to interpretation of the administrative provisions of this code and shall not have authority to waive requirements of this code.

SECTION 105 PERMITS

105.1 General. When not otherwise provided in the requirements of the building or fire code, permits are required in accordance with Section 105.

105.2 Permits required. Unless otherwise exempted, no building or structure regulated by this code shall be erected, constructed, altered, repaired, moved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the code official.

When required by the code official, a permit shall be obtained for the following activities, operations, practices or functions within an wildland-urban interface area:

1. Automobile wrecking yard;
2. Candles and open flames in assembly areas;
3. Explosives or blasting agents;
4. Fireworks;
5. Flammable or combustible liquids;
6. Hazardous materials;
7. Liquefied petroleum gases;
8. Lumberyards;
9. Motor vehicle fuel-dispensing stations;
10. Open burning;
11. Pyrotechnical special effects material;
12. Tents, canopies and temporary membrane structures;
13. Tire storage;
14. Welding and cutting operations; or
15. Other activities as determined by the code official.

105.3 Work exempt from permit. Unless otherwise provided in the requirements of the building or fire code, a permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²) and

the structure is located more than 50 feet (15 240 mm) from the nearest adjacent structure.

2. Fences not over 6 feet (1829 mm) high.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

The code official is authorized to stipulate conditions for permits. Permits shall not be issued when public safety would be at risk, as determined by the code official.

105.4 Permit application. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work, activity, operation, practice or function to be covered by the permit for which application is made.
2. Describe the land on which the proposed work, activity, operation, practice or function is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building, work, activity, operation, practice or function.
3. Indicate the use or occupancy for which the proposed work, activity, operation, practice or function is intended.
4. Be accompanied by plans, diagrams, computation and specifications and other data as required in Section 106 of this code.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as may be required by the code official.

105.5 Permit approval. Before a permit is issued, the code official, or an authorized representative, shall review and approve all permitted uses, occupancies or structures. Where laws or regulations are enforceable by other agencies or departments, a joint approval shall be obtained from all agencies or departments concerned.

105.6 Permit issuance. The application, plans, specifications and other data filed by an applicant for a permit shall be reviewed by the code official. If the code official finds that the work described in an application for a permit and the plan, specifications and other data filed therewith conform to the requirements of this code, the code official is allowed to issue a permit to the applicant.

When the code official issues the permit, the code official shall endorse in writing or stamp the plans and specifications APPROVED. Such approved plans and specifications shall not be changed, modified or altered without authorization from the code official, and all work regulated by this code shall be done in accordance with the approved plans.

105.7 Validity of permit. The issuance or granting of a permit or approval of plans, specifications and computations shall

not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or conceal the provisions of this code or other ordinances of the jurisdiction shall not be valid.

105.8 Expiration. Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the building, use or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building, use or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The code official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

105.9 Retention of permits. Permits shall at all times be kept on the premises designated therein and shall at all times be subject to inspection by the code official or other authorized representative.

105.10 Revocation of permits. Permits issued under this code may be suspended or revoked when it is determined by the code official that:

1. It is used by a person other than the person to whom the permit was issued.
2. It is used for a location other than that for which the permit was issued.
3. Any of the conditions or limitations set forth in the permit have been violated.
4. The permittee fails, refuses or neglects to comply with any order or notice duly served on him under the provisions of this code within the time provided therein.
5. There has been any false statement or misrepresentation as to material fact in the application or plans on which the permit or application was made.
6. When the permit is issued in error or in violation of any other ordinance, regulations or provisions of this code.

The code official is allowed to, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 106 PLANS AND SPECIFICATIONS

106.1 General. Plans, engineering calculations, diagrams and other data shall be submitted in at least two sets with each application for a permit. When such plans are not prepared by an architect or engineer, the code official may require the applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a li-

censed architect or engineer. The code official may require plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state to practice as such even if not required by state law.

Exception: Submission of plans, calculations, construction inspection requirements and other data, if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

106.2 Information on plans and specifications. Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations.

106.3 Site plan. In addition to the requirements for plans in the *International Building Code*, site plans shall include topography, width and percent of grade of access roads, landscape and vegetation details, locations of structures or building envelopes, existing or proposed overhead utilities, occupancy classification of buildings, types of ignition-resistant construction of buildings, structures and their appendages, roof classification of buildings, and site water supply systems.

106.4 Vegetation management plans. When utilized by the permit applicant pursuant to Section 502, vegetation management plans shall be prepared and shall be submitted to the code official for review and approval as part of the plans required for a permit. See Appendix B.

106.5 Fire protection plan. When required by the code official pursuant to Section 405, a fire protection plan shall be prepared and shall be submitted to the code official for review and approved as a part of the plans required for a permit.

106.6 Other data and substantiation. When required by the code official, the plans and specifications shall include classification of fuel loading, fuel model light, medium or heavy, and substantiating data to verify classification of fire-resistive vegetation.

106.7 Vicinity plan. In addition to the requirements for site plans, plans shall include details regarding the vicinity within 300 feet (91 440 mm) of property lines, including other structures, slope, vegetation, fuel breaks, water supply systems and access roads.

106.8 Retention of plans. One set of approved plans, specifications and computations shall be retained by the code official for a period of not less than 90 days from date of completion of the work covered therein; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building, use or work at all times during which the work authorized thereby is in progress.

SECTION 107 INSPECTION AND ENFORCEMENT

107.1 Inspection.

107.1.1 General. All construction or work for which a permit is required by this code shall be subject to inspection by the code official and all such construction or work shall

remain accessible and exposed for inspection purposes until approved by the code official.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

A survey of the lot may be required by the code official to verify that the mitigation features are provided and the building or structure is located in accordance with the approved plans.

107.1.2 Authority to inspect. The code official shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the code official for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

107.1.3 Reinspections. To determine compliance with this code, the code official may cause a structure to be reinspected. A fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

Reinspection fees may be assessed when the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from plans requiring the approval of the code official.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction. When reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

107.2 Enforcement.

107.2.1 Authorization to issue corrective orders and notices. When the code official finds any building or premises that are in violation of this code, the code official is authorized to issue corrective orders and notices.

107.2.2 Service of orders and notices. Orders and notices authorized or required by this code shall be given or served on the owner, operator, occupant or other person responsible for the condition or violation either by verbal notification, personal service, or delivering the same to, and leaving it with, a person of suitable age and discretion on the premises; or, if no such person is found on the premises, by affixing a copy thereof in a conspicuous place on the door to the entrance of said premises and by mailing a copy thereof to such person by registered or certified mail to the person's last known address.

Orders or notices that are given verbally shall be confirmed by service in writing as herein provided.

107.3 Right of entry. Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in any building or on any premises any condition that makes such building or premises unsafe, the code official is authorized to enter such building or premises at all reasonable times to inspect the same or to perform any duty authorized by this code, provided that if such building or premises is occupied, the code official shall first present proper credentials and request entry; and if such building or premises is unoccupied, the code 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 code official shall have recourse to every remedy provided by law to secure entry. Owners, occupants or any other persons having charge, care or control of any building or premises, shall, after proper request is made as herein provided, promptly permit entry therein by the code official for the purpose of inspection and examination pursuant to this code.

107.4 Compliance with orders and notices.

107.4.1 General compliance. Orders and notices issued or served as provided by this code shall be complied with by the owner, operator, occupant or other person responsible for the condition or violation to which the corrective order or notice pertains.

If the building or premises is not occupied, such corrective orders or notices shall be complied with by the owner.

107.4.2 Compliance with tags. A building or premises shall not be used when in violation of this code as noted on a tag affixed in accordance with Section 107.4.1.

107.4.3 Removal and destruction of signs and tags. A sign or tag posted or affixed by the code official shall not be mutilated, destroyed or removed without authorization by the code official.

107.4.4 Citations. Persons operating or maintaining an occupancy, premises or vehicle subject to this code who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises or vehicle when ordered or notified to do so by the code official shall be guilty of a misdemeanor.

107.4.5 Unsafe conditions. Buildings, structures or premises that constitute a fire hazard or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this code or any other ordinance, are unsafe conditions. Unsafe buildings or structures shall not be used. Unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal, pursuant to applicable state and local laws and codes.

SECTION 108 CERTIFICATE OF COMPLETION

No building, structure or premises shall be used or occupied, and no change in the existing occupancy classification of a building, structure, premise or portion thereof shall be made until the code official has issued a certificate of completion therefor as provided herein. The certificate of occupancy shall not be issued until the certificate of completion indicating that the project is in compliance with this code has been issued by the code official.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other pertinent laws and ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.

CHAPTER 2

DEFINITIONS

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter, and the singular number includes the plural and the plural the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in other *International Codes*, such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SECTION 202 DEFINITIONS

ACCESSORY STRUCTURE. A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

APPROVED. Approval by the code official as the result of review, investigation or tests conducted by the code official or by reason of accepted principles or tests by national authorities, or technical or scientific organizations.

BRUSH, SHORT. Low-growing species that reach heights of 1 to 3 feet. Sagebrush, snowberry and rabbitbrush are some varieties.

BRUSH, TALL. Arbor-like varieties of brush species and/or short varieties of broad-leaf trees that grow in compact groups or clumps. These groups or clumps reach heights of 4 to 20 feet. In Utah, this includes primary varieties of oak, maples, chokecherry, serviceberry and mahogany, but may also include other species.

BUILDING. Any structure used or intended for supporting or sheltering any use or occupancy.

BUILDING OFFICIAL. The officer or other designated authority charged with the administration and enforcement of the *International Building Code*, or the building official's duly authorized representative.

CERTIFICATE OF COMPLETION. Written documentation that the project or work for which a permit was issued has been completed in conformance with requirements of this code.

CODE OFFICIAL. The official designated by the jurisdiction to interpret and enforce this code, or the code official's authorized representative.

DEFENSIBLE SPACE. An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.

DRIVEWAY. A vehicular ingress and egress route that serves no more than two buildings or structures, not including accessory structures, or more than five dwelling units.

FIRE AREA. The floor area, in square feet (square meters), used to determine the adequate water supply.

FIRE CHIEF. The chief officer or the chief officer's authorized representative of the fire department serving the jurisdiction.

FIRE PROTECTION PLAN. A document prepared for a specific project or development proposed for the wildland-urban interface area. It describes ways to minimize and mitigate the fire problems created by the project or development, with the purpose of reducing impact on the community's fire protection delivery system.

FIRE WEATHER. Weather conditions favorable to the ignition and rapid spread of fire. In wildfires, this generally includes high temperatures combined with strong winds and low humidity.

FIRE-RESISTANCE-RATED CONSTRUCTION. The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the wildland-urban interface area.

FLAME SPREAD RATING. As used herein refers to rating obtained according to tests conducted as specified by a nationally recognized standard.

FUEL BREAK. An area, strategically located for fighting anticipated fires, where the native vegetation has been permanently modified or replaced so that fires burning into it can be more easily controlled. Fuel breaks divide fire-prone areas into smaller areas for easier fire control and to provide access for fire fighting.

FUEL, HEAVY. Vegetation consisting of round wood 3 inches (76 mm) or larger in diameter. The amount of fuel (vegetation) would be 6 tons per acre or greater.

FUEL, LIGHT. Vegetation consisting of herbaceous and round wood less than 1/4 inch (6.4 mm) in diameter. The amount of fuel (vegetation) would be 1/2 ton to 2 tons per acre.

FUEL, MEDIUM. Vegetation consisting of round wood 1/4 to 3 inches (6.4mm to 76 mm) in diameter. The amount of fuel (vegetation) would be 2 to 6 tons per acre.

FUEL MODIFICATION. A method of modifying fuel load by reducing the amount of nonfire-resistive vegetation or altering the type of vegetation to reduce the fuel load.

DEFINITIONS

FUEL MOSAIC. A fuel modification system that provides for the creation of islands and irregular boundaries to reduce the visual and ecological impact of fuel modification.

FUEL-LOADING. The oven-dry weight of fuels in a given area, usually expressed in pounds per acre (lb/a) (kg/ha). Fuel loading may be referenced to fuel size or timelag categories, and may include surface fuels or total fuels.

GREENBELT. A fuel break designated for a use other than fire protection.

HAZARDOUS MATERIALS. As defined in the *International Fire Code*.

HEAVY TIMBER CONSTRUCTION. As described in the *International Building Code*.

INSURANCE SERVICES OFFICE (ISO). An agency that recommends fire insurance rates based on a grading schedule that incorporates evaluation of fire fighting resources and capabilities.

LEGISLATIVE BODY. The governing body of the political jurisdiction administering this code.

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is at least 6 inches (152 mm).

MULTILAYERED GLAZED PANELS. Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

NONCOMBUSTIBLE. As applied to building construction material means a material that, in the form in which it is used, is either one of the following:

1. Material of which no part will ignite and burn when subjected to fire. Any material conforming to ASTM E 136 shall be considered noncombustible within the meaning of this section.
2. Material having a structural base of noncombustible material as defined in Item 1 above, with a surfacing material not over $\frac{1}{8}$ inch (3.2 mm) thick, which has a flame-spread rating of 50 or less. Flame-spread rating as used herein refers to rating obtained according to tests conducted as specified in ASTM E 84.

“Noncombustible” does not apply to surface finish materials. Material required to be noncombustible for reduced clearances to flues, heating appliances or other sources of high temperature shall refer to material conforming to Item 1. No material shall be classed as noncombustible that is subject to increase in combustibility or flame-spread rating, beyond the limits herein established, through the effects of age, moisture or other atmospheric condition.

NONCOMBUSTIBLE ROOF COVERING. One of the following:

1. Cement shingles or sheets.
2. Exposed concrete slab roof.
3. Ferrous or copper shingles or sheets.

4. Slate shingles.

5. Clay or concrete roofing tile.

6. Approved roof covering of noncombustible material.

SLOPE. The variation of terrain from the horizontal; the number of feet (meters) rise or fall per 100 feet (30 480 mm) measured horizontally, expressed as a percentage.

STRUCTURE. That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some manner.

TREE CROWN. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

UNENCLOSED ACCESSORY STRUCTURE. An accessory structure without a complete exterior wall system enclosing the area under roof or floor above.

WILDFIRE. An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

WILDLAND. An area in which development is essentially nonexistent, except for roads, railroads, power lines and similar facilities.

WILDLAND URBAN INTERFACE. The line, area or zone where structures or other human development (including critical infrastructure that if destroyed would result in hardship to communities) meet or intermingle with undeveloped wildland or vegetative fuel.

CHAPTER 3

WILDLAND-URBAN INTERFACE AREAS

SECTION 301 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

301.1 Declaration. The legislative body shall declare the wildland-urban interface areas within the jurisdiction. The urban-wildland interface areas shall be based on the maps created in accordance with Section 301.

301.2 Mapping. In cooperation, the code official and the Division of Forestry, Fire and State Lands (FFSL) wildfire representative (per participating agreement between county and FFSL) will create or review Wildland-Urban Interface Area maps, to be recorded and filed with the clerk of the jurisdiction. These areas shall become effective immediately thereafter.

301.3 Review of wildland-urban interface areas. The code official and the FFSL wildfire representative shall reevaluate and recommend modification to the wildland-urban interface areas in accordance with Section 301.1 on a three-year basis or more frequently as deemed necessary by the legislative body.

CHAPTER 4

WILDLAND-URBAN INTERFACE AREA REQUIREMENTS

SECTION 401 GENERAL

401.1 Scope. Wildland-urban interface areas shall be provided with emergency vehicle access and water supply in accordance with this chapter.

401.2 Objective. The objective of this chapter is to establish the minimum requirements for emergency vehicle access and water supply for buildings and structures located in the wildland-urban interface areas.

401.3 General safety precautions. General safety precautions shall be in accordance with this chapter. See also Appendix A.

SECTION 402 APPLICABILITY

402.1 Subdivisions.

402.1.1 Access. New subdivisions, as determined by this jurisdiction, shall be provided with fire apparatus access roads in accordance with the *International Fire Code* and access requirements in accordance with Section 403.

402.1.2 Water supply. New subdivisions as determined by this jurisdiction shall be provided with water supply in accordance with Section 404.

402.2 Individual structures.

402.2.1 Access. Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with fire apparatus access in accordance with the *International Fire Code* and driveways in accordance with Section 403.2. Marking of fire protection equipment shall be provided in accordance with Section 403.5 and address markers shall be provided in accordance with Section 403.6.

402.2.2 Water supply. Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with a conforming water supply in accordance with Section 404.

Exceptions:

1. Structures constructed to meet the requirements for the class of ignition-resistant construction specified in Table 503.1 for a nonconforming water supply.
2. Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m²).

SECTION 403 ACCESS

403.1 Restricted access. Where emergency vehicle access is restricted because of secured access roads or driveways or where immediate access is necessary for life-saving or fire-fighting purposes, the code official is authorized to require a key box to be installed in an accessible location. The key box shall be of a type approved by the code official and shall contain keys to gain necessary access as required by the code official.

403.2 Driveways. Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet (45 720 mm) from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of 12 feet (3658 mm) and a minimum unobstructed height of 13 feet 6 inches (4115 mm). Driveways in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds. Driveways in excess of 200 feet (60 960 mm) in length and less than 20 feet (6096 mm) in width shall be provided with turnouts in addition to turnarounds.

A driveway shall not serve in excess of five dwelling units.

Driveway turnarounds shall have inside turning radii of not less than 30 feet (9144 mm) and outside turning radii of not less than 45 feet (13 716 mm). Driveways that connect with a road or roads at more than one point may be considered as having a turnaround if all changes of direction meet the radii requirements for driveway turnarounds.

Driveway turnouts shall be an all-weather road surface at least 10 feet (3048 mm) wide and 30 feet (9144 mm) long. Driveway turnouts shall be located as required by the code official.

Vehicle load limits shall be posted at both entrances to bridges on driveways and private roads. Design loads for bridges shall be established by the code official.

403.3 Fire apparatus access road. When required, fire apparatus access roads shall be all-weather roads with a minimum width of 20 feet (6096 mm) and a clear height of 13 feet 6 inches (4115 mm); shall be designed to accommodate the loads and turning radii for fire apparatus; and have a gradient negotiable by the specific fire apparatus normally used at that location within the jurisdiction. Dead-end roads in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds as approved by the code official. An all-weather road surface shall be any surface material acceptable to the code official that would normally allow the passage of emergency service vehicles to protect structures and wildlands within the jurisdiction.

403.4 Marking of roads. Approved signs or other approved notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof or both.

All road identification signs and supports shall be of noncombustible materials. Signs shall have minimum 4-inch-high (102 mm) reflective letters with 1/2 inch (12.7 mm) stroke on a contrasting 6-inch-high (152 mm) sign. Road identification signage shall be mounted at a height of 7 feet (2134 mm) from the road surface to the bottom of the sign.

403.5 Marking of fire protection equipment. Fire protection equipment and fire hydrants shall be clearly identified in a manner approved by the code official to prevent obstruction.

403.6 Address markers. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.

Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

Where multiple addresses are required at a single driveway, they shall be mounted on a single post, and additional signs shall be posted at locations where driveways divide.

Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

403.7 Grade. The gradient for fire apparatus access roads and driveways shall not exceed the maximum approved by the code official. It will be up to the code official to ascertain the standard based on local fire equipment grade not to exceed 12 percent.

SECTION 404 WATER SUPPLY

404.1 General. When provided in order to qualify as a conforming water supply for the purpose of Table 503.1, an approved water source shall have an adequate water supply for the use of the fire protection service to protect buildings and structures from exterior fire sources or to suppress structure fires within the wildland-urban interface area of the jurisdiction in accordance with this section.

404.2 Water sources. The point at which a water source is available for use shall be located not more than 1,000 feet (305 m) from the building and be approved by the code official. The distance shall be measured along an unobstructed line of travel.

Water sources shall comply with the following:

1. Man-made water sources shall have a minimum usable water volume as determined by the adequate water supply needs in accordance with Section 404.5. This water source shall be equipped with an approved hydrant. The water level of the water source shall be maintained by rainfall, water pumped from a well, water hauled by a tanker, or by seasonal high water of a stream or river. The design, construction, location, water level maintenance, access, and access maintenance of man-made water sources shall be approved by the code official.
2. Natural water sources shall have a minimum annual water level or flow sufficient to meet the adequate water supply needs in accordance with Section 404.5. This wa-

ter level or flow shall not be rendered unusable because of freezing. This water source shall have an approved draft site with an approved hydrant. Adequate water flow and rights for access to the water source shall be ensured in a form acceptable to the code official.

404.3 Draft sites. Approved draft sites shall be provided at all natural water sources intended for use as fire protection for compliance with this code. The design, construction, location, access and access maintenance of draft sites shall be approved by the code official.

The pumper access point shall be either an emergency vehicle access area alongside a conforming access road or an approved driveway no longer than 150 feet (45 720 mm). Pumper access points and access driveways shall be designed and constructed in accordance with all codes and ordinances enforced by this jurisdiction. Pumper access points shall not require the pumper apparatus to obstruct a road or driveway.

404.4 Hydrants. All hydrants shall be designed and constructed in accordance with nationally recognized standards. The location and access shall be approved by the code official.

404.5 Adequate water supply. Adequate water supply shall be determined for purposes of initial attack and flame front control by the local jurisdiction. NFPA 1142 may be used as a reference.

404.6 Fire department. The water system required by this code can only be considered conforming for purposes of determining the level of ignition-resistant construction (see Table 503.1).

404.7 Obstructions. Access to all water sources required by this code shall be unobstructed at all times. The code official shall not be deterred or hindered from gaining immediate access to water source equipment, fire protection equipment or hydrants.

404.8 Identification. Water sources, draft sites, hydrants and fire protection equipment shall be clearly identified in a manner approved by the code official to identify location and to prevent obstruction by parking and other obstructions.

404.9 Testing and maintenance. Water sources, draft sites, hydrants and other fire protection equipment required by this code shall be subject to periodic tests as required by the code official. Code official shall establish a periodic testing schedule. Costs are to be covered by the water provider. All such equipment installed under the provisions of this code shall be maintained in an operative condition at all times and shall be repaired or replaced where defective. Additions, repairs, alterations and servicing of such fire protection equipment and resources shall be in accordance with approved standards. Mains and appurtenances shall be installed in accordance with NFPA 24. Water tanks for private fire protection shall be installed in accordance with NFPA 22. The costs are to be covered by the water provider.

404.10 Reliability.

404.10.1 Objective. The objective of this section is to increase the reliability of water supplies by reducing the exposure of vegetative fuels to electrically powered systems.

404.10.2 Clearance of fuel. Defensible space shall be provided around water tank structures, water supply pumps and pump houses in accordance with Section 603.

404.10.3 Standby power. Stationary water supply facilities within the wildland-urban interface area dependent on electrical power supplied by power grid to meet adequate water supply demands shall provide functional standby power systems in accordance with the ICC *Electrical Code* to ensure that an uninterrupted water supply is maintained. The standby power source shall be capable of providing power for a minimum of two hours.

Exceptions: When approved by the code official, a standby power supply is not required where the primary power service to the stationary water supply facility is underground or there is an on-site generator.

SECTION 405 FIRE PROTECTION PLAN

405.1 Purpose. The plan is to provide a basis to determine overall compliance with this code, for determination of Ignition Resistant Construction (IRC) (see Table 503.1) and for determining the need for alternative materials and methods.

405.2 General. When required by the code official, a fire protection plan shall be prepared and approved prior to the first building permit issuance or subdivision approval.

405.3 Content. The plan shall be based upon a site-specific wildfire risk assessment that includes considerations of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, defensible space and vegetation management.

405.4 Cost. The cost of fire protection plan preparation and review shall be the responsibility of the applicant.

405.5 Plan retention. The fire protection plan shall be retained by the code official.

CHAPTER 5

SPECIAL BUILDING CONSTRUCTION REGULATIONS

SECTION 501 GENERAL

501.1 Scope. Buildings and structures shall be constructed in accordance with the *International Building Code* and this code.

Exceptions:

1. Accessory structures not exceeding 120 square feet (11 m²) in floor area when located at least 50 feet (15 240 mm) from buildings containing habitable spaces.
2. Agricultural buildings at least 50 feet (15 240 mm) from buildings containing habitable spaces.

501.2 Objective. The objective of this chapter is to establish minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels. The minimum standards set forth in this chapter vary with the critical fire weather, slope and fuel type to provide increased protection, above the requirements set forth in the *International Building Code*, from the various levels of hazards.

SECTION 502 FIRE HAZARD SEVERITY

The fire hazard severity of building sites for all buildings hereafter constructed, modified or relocated into wildland-urban

interface areas shall be established in accordance with Appendix C.

The fire hazard severity is allowed to be reduced by implementing a vegetation management plan in accordance with Appendix B.

SECTION 503 IGNITION-RESISTANT CONSTRUCTION

503.1 General. Buildings and structures hereafter constructed, modified or relocated into or within wildland-urban interface areas shall meet the construction requirements in accordance with Table 503.1. Class 1, Class 2 or Class 3 ignition-resistant construction shall be in accordance with Sections 504, 505 and 506, respectively.

SECTION 504 CLASS 1 IGNITION-RESISTANT CONSTRUCTION

504.1 General. Class 1 ignition-resistant construction shall be in accordance with Section 504.

504.2 Roof covering. Roofs shall have a Class A roof covering or a Class A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

**TABLE 503.1
IGNITION-RESISTANT CONSTRUCTION^a**

DEFENSIBLE SPACE ^c	FIRE HAZARD SEVERITY					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply ^b		Water Supply ^b		Water Supply ^b	
	Conforming ^d	Nonconforming ^e	Conforming ^d	Nonconforming ^e	Conforming ^d	Nonconforming ^e
Nonconforming	IR 2	IR 1	IR 1	IR 1 N.C.	IR 1 N.C.	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 N.C.
1.5 x Conforming	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

a. Access shall be in accordance with Section 402.

b. Subdivisions shall have a conforming water supply in accordance with Section 402.1.

IR 1 = Ignition-resistant construction in accordance with Section 504.

IR 2 = Ignition-resistant construction in accordance with Section 505.

IR 3 = Ignition-resistant construction in accordance with Section 506.

N.C. = Exterior walls shall have a fire-resistance rating of not less than 1-hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.

c. Conformance based on Section 603.

d. Conformance based on Section 404.

e. A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is no water supply for structure protection or fire suppression.

504.3 Protection of eaves. Eaves and soffits shall be protected on the exposed underside by materials approved for a minimum of 1-hour fire-resistance-rated construction. Fascias are required and must be protected on the backside by materials approved for a minimum of 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.

504.4 Gutters and downspouts. Gutters and downspouts shall be constructed of noncombustible material.

504.5 Exterior walls. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved noncombustible materials.

Exception: Heavy timber or log wall construction.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

504.6 Unenclosed underfloor protection. Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls in accordance with Section 504.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

504.7 Appendages and projections. Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-resistance-rated construction, heavy timber construction or constructed of approved noncombustible materials.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5.

504.8 Exterior glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes.

504.9 Exterior doors. Exterior doors shall be approved noncombustible construction, solid core wood not less than 1³/₄ inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 504.8.

Exception: Vehicle access doors.

504.10 Vents. Attic ventilation openings, foundation or underfloor vents, or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m²) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm).

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

504.11 Detached accessory structures. Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction or constructed with approved noncombustible materials on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5 or underfloor protection in accordance with Section 504.6.

Exception: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy-timber construction.

See Section 504.2 for roof requirements.

SECTION 505

CLASS 2 IGNITION-RESISTANT CONSTRUCTION

505.1 General. Class 2 ignition-resistant construction shall be in accordance with Section 505.

505.2 Roof covering. Roofs shall have at least a Class A roof covering, Class B roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

505.3 Protection of eaves. Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of 3/4 inch (19 mm). No exposed rafter tails shall be permitted unless constructed of heavy timber materials.

505.4 Gutters and downspouts. Gutters and downspouts shall be constructed of noncombustible material.

505.5 Exterior walls. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved noncombustible materials.

Exception: Heavy timber or log wall construction.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

505.6 Unenclosed underfloor protection. Buildings or structures shall have all underfloor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

505.7 Appendages and projections. Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-re-

sistance-rated construction, heavy timber construction or constructed with approved noncombustible materials.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 505.5.

505.8 Exterior glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire-protection rating of not less than 20 minutes.

505.9 Exterior doors. Exterior doors shall be approved noncombustible construction, solid core wood not less than 1³/₄-inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8.

Exception: Vehicle access doors.

505.10 Vents. Attic ventilation openings, foundation or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m²) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm).

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

505.11 Detached accessory structures. Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction, or constructed with approved noncombustible material on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 505.5 or underfloor protection in accordance with Section 505.6.

Exception: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy-timber construction.

See Section 505.2 for roof requirements.

SECTION 506

CLASS 3 IGNITION-RESISTANT CONSTRUCTION

506.1 General. Class 3 ignition-resistant construction shall be in accordance with Section 506.

506.2 Roof covering. Roofs shall have at least a Class A roof covering, Class C roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

506.3 Unenclosed underfloor protection. Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

506.4 Vents. Attic ventilation openings, soffit vents, foundation or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m²) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm).

SECTION 507

REPLACEMENT OR REPAIR OF ROOF COVERINGS

The roof covering on buildings or structures in existence prior to the adoption of this code that are replaced or have 25 percent or more replaced in a 12-month period shall be replaced with a roof covering required for new construction based on the type of ignition-resistant construction specified in accordance with Section 503.

CHAPTER 6

FIRE PROTECTION REQUIREMENTS

SECTION 601 GENERAL

601.1 Scope. The provisions of this chapter establish general requirements for new and existing buildings, structures and premises located within wildland-urban interface areas.

601.2 Objective. The objective of this chapter is to establish minimum requirements to mitigate the risk to life and property from wildland fire exposures, exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels.

SECTION 602 AUTOMATIC FIRE SPRINKLER SYSTEMS DELETED

SECTION 603 DEFENSIBLE SPACE

603.1 Objective. Provisions of this section are intended to modify the fuel load in areas adjacent to structures to create a defensible space.

603.2 Fuel modification. In order to qualify as a conforming defensible space for individual buildings or structures on a property, fuel modification shall be provided within a distance from buildings or structures as specified in Table 603.2. For all other purposes, the fuel modification distance shall not be less than 30 feet (9144 mm) or to the property line, whichever is less. Distances specified in Table 603.2 shall be measured on a horizontal plane from the perimeter or projection of the building or structure as shown in Figure 603.2. Distances specified in Table 603.2 may be modified by the code official because of a

site-specific analysis based on local conditions and the fire protection plan.

Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing nonfire-resistive vegetation on the property owned, leased or controlled by said person.

Trees are allowed within the defensible space, provided the horizontal distance between crowns of adjacent trees and overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm). Deadwood and litter shall be regularly removed from trees.

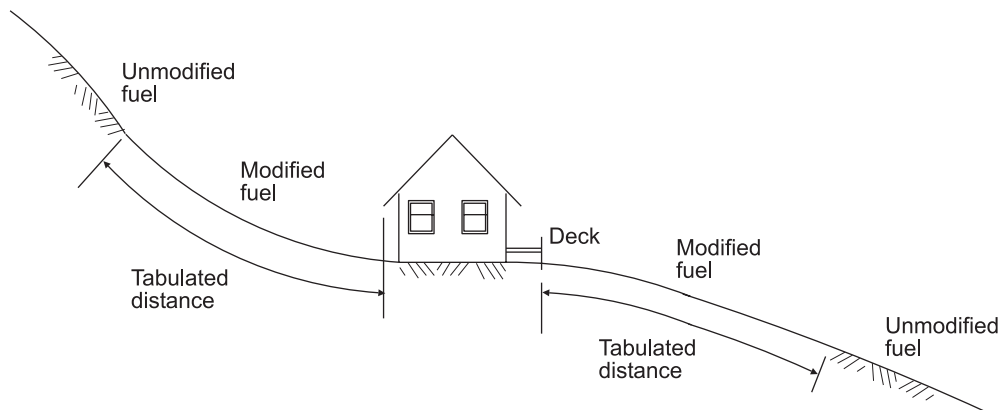
Where ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants are used as ground cover, they are allowed to be within the designated defensible space, provided they do not form a means of transmitting fire from the native growth to any structure.

**TABLE 603.2
REQUIRED DEFENSIBLE SPACE**

WILDLAND-URBAN INTERFACE AREA	FUEL MODIFICATION DISTANCE (feet)
Moderate hazard	30
High hazard	50
Extreme hazard	100

For SI: 1 foot = 304.8 mm.

603.3 Community fuel modification zones. Fuel modification zones to protect new communities shall be provided when required by the code official in accordance with Section 603, in order to reduce fuel loads adjacent to communities and structures.



**FIGURE 603.2
MEASUREMENTS OF FUEL MODIFICATION DISTANCE**

603.3.1 Land ownership. Fuel modification zone land used to protect a community shall be under the control of an association or other common ownership instrument for the life of the community to be protected.

603.3.2 Fuel modification zone plans. Fuel modification zone plans shall be approved prior to fuel modification work and shall be placed on a site grading plan shown in plan view. An elevation plan shall also be provided to indicate the length of the fuel modification zone on the slope. Fuel modification zone plans shall include, but not be limited to the following:

1. Plan showing existing vegetation.
2. Photographs showing natural conditions prior to work being performed.
3. Grading plan showing location of proposed buildings and structures, and set backs from top of slope to all buildings or structures.

SECTION 604 MAINTENANCE OF DEFENSIBLE SPACE

604.1 General. Defensible spaces required by Section 603 shall be maintained annually, or as necessary in accordance with Section 604.

604.2 Modified area. Nonfire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations.

604.3 Responsibility. Persons owning, leasing, controlling, operating or maintaining buildings or structures are responsible for maintenance of defensible spaces. Maintenance of the defensible space shall include modifying or removing nonfire-resistive vegetation and keeping leaves, needles and other dead vegetative material regularly removed from roofs of buildings and structures.

604.4 Trees. Individual trees and/or small clumps of trees or brush crowns, extending to within 10 feet (3048 mm) of any structure, shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm). Tree crowns within the defensible space shall be pruned to remove limbs located less than 6 feet (1829 mm) above the ground surface adjacent to the trees.

Portions of tree crowns that extend within 10 feet (3048 mm) of the outlet of a chimney shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm).

Deadwood and litter shall be regularly removed from trees.

SECTION 605 SPARK ARRESTERS

Chimneys serving fireplaces, barbecues, incinerators or decorative heating appliances in which solid or liquid fuel is used, shall be provided with a spark arrester. Spark arresters shall be constructed of woven or welded wire screening of 12 USA standard gage wire (0.1046 inch) (2.66 mm) having openings not exceeding 1/2 inch (12.7 mm).

The net free area of the spark arrester shall not be less than four times the net free area of the outlet of the chimney.

SECTION 606 LIQUEFIED PETROLEUM GAS INSTALLATIONS

606.1 General. The storage of LP-gas and the installation and maintenance of pertinent equipment shall be in accordance with the *International Fire Code* or, in the absence thereof, recognized standards.

606.2 Location of containers. LP-gas containers shall be located within the defensible space in accordance with the *International Fire Code*.

SECTION 607 STORAGE OF FIREWOOD AND COMBUSTIBLE MATERIALS

Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. When required by the code official, storage of firewood and combustible material stored in the defensible space shall be located a minimum of 30 feet (9144 mm) from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet (4572 mm).

Firewood and combustible materials not for consumption on the premises shall be stored so as to not pose a hazard. See Appendix A.

APPENDIX A

GENERAL REQUIREMENTS (optional)

SECTION A101 GENERAL

A101.1 Scope. The provisions of this appendix establish general requirements applicable to new and existing properties located within urban-wildland interface areas.

A101.2 Objective. The objective of this appendix is to provide necessary fire-protection measures to reduce the threat of wild-fire in an urban-wildland interface area and improve the capability of controlling such fires.

SECTION A102 VEGETATION CONTROL

A102.1 General. Vegetation control shall comply with this section.

A102.2 Clearance of brush or vegetative growth from roadways. The code official is authorized to require areas within 10 feet (3048 mm) on each side of portions of fire apparatus access roads and driveways to be cleared of nonfire-resistive vegetative growth.

Exception: Single specimens of trees, ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, provided they do not form a means of readily transmitting fire.

A102.3 Clearance of brush and vegetative growth from electrical transmission and distribution lines.

A102.3.1 General. Clearance of brush and vegetative growth from electrical transmission and distribution lines shall be in accordance with Section A102.3.

Exception: Section A102.3 does not authorize persons not having legal right of entry to enter on or damage the property of others without consent of the owner.

A102.3.2 Support clearance. Persons owning, controlling, operating or maintaining electrical transmission or distribution lines shall have an approved program in place that identifies poles or towers with equipment and hardware types that have a history of becoming an ignition source, and provides a combustible free space consisting of a clearing of not less than 10 feet (3048 mm) in each direction from the outer circumference of such pole or tower during such periods of time as designated by the code official.

Exception: Lines used exclusively as telephone, telegraph, messenger call, alarm transmission or other lines classed as communication circuits by a public utility.

A102.3.3 Electrical distribution and transmission line clearances.

A102.3.3.1 General. Clearances between vegetation and electrical lines shall be in accordance with Section A102.3.3.

A102.3.3.2 Trimming clearance. At the time of trimming, clearances not less than those established by Table A102.3.3.2 shall be provided. The radial clearances shown below are minimum clearances that shall be established, at time of trimming, between the vegetation and the energized conductors and associated live parts.

**TABLE A102.3.3.2
MINIMUM CLEARANCES BETWEEN VEGETATION
AND ELECTRICAL LINES AT TIME OF TRIMMING**

LINE VOLTAGE	MINIMUM RADIAL CLEARANCE FROM CONDUCTOR (feet)
2,400-72,000	4
72,001-110,000	6
110,001-300,000	10
300,001 or more	15

For SI: 1 foot = 304.8 mm.

Exception: The code official is authorized to establish minimum clearances different than those specified by Table A102.3.3.2 when evidence substantiating such other clearances is submitted to and approved by the code official.

A102.3.3.3 Minimum clearance to be maintained. Clearances not less than those established by Table A102.3.3.3 shall be maintained during such periods of time as designated by the code official. The site-specific clearance achieved, at time of pruning, shall vary based on species growth rates, the utility company-specific trim cycle, the potential line sway due to wind, line sag due to electrical loading and ambient temperature and the tree's location in proximity to the high voltage lines.

Exception: The code official is authorized to establish minimum clearances different than those specified by Table A102.3.3.3 when evidence substantiating such other clearances is submitted to and approved by the code official.

**TABLE A102.3.3.3
MINIMUM CLEARANCES BETWEEN VEGETATION AND
ELECTRICAL LINES TO BE MAINTAINED**

LINE VOLTAGE	MINIMUM CLEARANCE (inches)
750-35,000	6
35,001-60,000	12
60,001-115,000	19
115,001-230,000	30.5
230,001-500,000	115

For SI: 1 inch = 25.4 mm.

A102.3.3.4 Electrical power line emergencies. During emergencies, the utility shall perform the required work to the extent necessary to clear the hazard. An emergency

can include situations such as trees falling into power lines, or trees in violation of Table A102.3.3.3.

A102.4 Correction of condition. The code official is authorized to give notice to the owner of the property on which conditions regulated by Section A102 exist to correct such conditions. If the owner fails to correct such conditions, the legislative body of the jurisdiction is authorized to cause the same to be done and make the expense of such correction a lien on the property where such condition exists.

SECTION A103 ACCESS RESTRICTIONS

A103.1 Restricted entry to public lands. The code official is authorized to determine and publicly announce when urban-wildland interface areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of urban-wildland interface areas, except public roadways, inhabited areas or established trails and campsites that have not been closed during such time when the urban-wildland interface area is closed to entry, is prohibited.

Exceptions:

1. Residents and owners of private property within urban-wildland interface areas and their invitees and guests going to or being on their lands.
2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the Wildland Firefighting Service.

A103.2 Trespassing on posted private property.

A103.2.1 General. When the code official determines that a specific area within an urban-wildland interface area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be restricted or closed until changed conditions warrant termination of such restriction or closure. Such areas shall be posted in accordance with Section A103.2.2.

A103.2.2 Signs. Approved signs prohibiting entry by unauthorized persons and referring to this code shall be placed on every closed area.

A103.2.3 Trespassing. Entering and remaining within areas closed and posted is prohibited.

Exception: Owners and occupiers of private or public property within closed and posted areas; their guests or invitees; authorized persons engaged in the operation and maintenance of necessary utilities such as electrical power, gas, telephone, water and sewer; and local, state and federal public officers and their authorized agents acting in the course of duty.

A103.3 Use of fire roads and defensible space. Motorcycles, motor scooters and motor vehicles shall not be driven or parked on, and trespassing is prohibited on, fire roads or defensible space beyond the point where travel is restricted by a cable, gate or sign, without the permission of the property owners. Vehicles shall not be parked in a manner that obstructs the entrance to a fire road or defensible space.

Exception: Public officers acting within their scope of duty.

Radio and television aerials, guy wires thereto, and other obstructions shall not be installed or maintained on fire roads or defensible spaces, unless located 16 feet (4877 mm) or more above such fire road or defensible space.

A103.4 Use of motorcycles, motor scooters, ultralight aircraft and motor vehicles. Motorcycles, motor scooters, ultralight aircraft and motor vehicles shall not be operated within urban-wildland interface areas, without a permit by the code official, except on clearly established public or private roads. Permission from the property owner shall be presented when requesting a permit.

A103.5 Tampering with locks, barricades, signs and address markers. Locks, barricades, seals, cables, signs and address markers installed within urban-wildland interface areas, by or under the control of the code official, shall not be tampered with, mutilated, destroyed or removed.

Gates, doors, barriers and locks installed by or under the control of the code official shall not be unlocked.

SECTION A104 IGNITION SOURCE CONTROL

A104.1 General. Ignition sources shall be in accordance with Section A104.

A104.2 Objective. Regulations in this section are intended to provide the minimum requirements to prevent the occurrence of wildfires.

A104.3 Clearance from ignition sources. Clearance between ignition sources and grass, brush or other combustible materials shall be maintained a minimum of 30 feet (9144 mm).

A104.4 Smoking. When required by the code official, signs shall be posted stating NO SMOKING. No person shall smoke within 15 feet (4572 mm) of combustible materials or nonfire-resistant vegetation.

Exception: Places of habitation or in the boundaries of established smoking areas or campsites as designated by the code official.

A104.5 Equipment and devices generating heat, sparks or open flames. Equipment and devices generating heat, sparks or open flames capable of igniting nearby combustibles shall not be used in urban-wildland interface areas without a permit from the code official.

Exception: Use of approved equipment in habitated premises or designated campsites that are a minimum of 30 feet (9144 mm) from grass-, grain-, brush- or forest-covered areas.

A104.6 Fireworks. Fireworks shall not be used or possessed in urban-wildland interface areas.

Exception: Fireworks allowed by the code official under permit in accordance with the *International Fire Code* when not prohibited by applicable local or state laws, ordinances and regulations.

The code official is authorized to seize, take, remove or cause to be removed fireworks in violation of this section.

A104.7 Outdoor fires.

A104.7.1 General. No person shall build, ignite or maintain any outdoor fire of any kind for any purpose in or on any urban-wildland interface area, except by the authority of a written permit from the code official.

Exception: Outdoor fires within inhabited premises or designated campsites where such fires are in a permanent barbecue, portable barbecue, outdoor fireplace, incinerator or grill and are a minimum of 30 feet (9144 mm) from any combustible material or nonfire-resistive vegetation.

A104.7.2 Permits. Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property. Outdoor fires shall not be built, ignited or maintained in or on hazardous fire areas under the following conditions:

1. When high winds are blowing,
2. When a person 17 years old or over is not present at all times to watch and tend such fire, or
3. When a public announcement is made that open burning is prohibited.

A104.7.3 Restrictions. No person shall use a permanent barbecue, portable barbecue, outdoor fireplace or grill for the disposal of rubbish, trash or combustible waste material.

A104.8 Incinerators, outdoor fireplaces, permanent barbecues and grills. Incinerators, outdoor fireplaces, permanent barbecues and grills shall not be built, installed or maintained in urban-wildland interface areas without approval of the code official.

Incinerators, outdoor fireplaces, permanent barbecues and grills shall be maintained in good repair and in a safe condition at all times. Openings in such appliances shall be provided with an approved spark arrestor, screen or door.

Exception: When approved by the code official, unprotected openings in barbecues and grills necessary for proper functioning.

A104.9 Reckless behavior. The code official is authorized to stop any actions of a person or persons if the official determines that the action is reckless and could result in an ignition of fire or spread of fire.

A104.10 Planting vegetation under or adjacent to energized electrical lines. No vegetation shall be planted under or adjacent to energized power lines that, at maturity, shall grow within 10 feet (3048 mm) of the energized conductors.

SECTION A105 CONTROL OF STORAGE

A105.1 General. In addition to the requirements of the *International Fire Code*, storage and use of the materials shall be in accordance with Section A105.

A105.2 Hazardous materials. Hazardous materials in excess of 10 gallons (37.8 L) of liquid, 200 cubic feet (5.66 m³) of gas, or 10 pounds (4.54 kg) of solids require a permit and shall comply with nationally recognized standards for storage and use.

A105.3 Explosives. Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within urban-wildland interface areas, except by permit from the code official.

A105.4 Combustible materials.

A105.4.1 General. Outside storage of combustible materials such as, but not limited to, wood, rubber tires, building materials or paper products shall comply with the other applicable sections of this code and this section.

A105.4.2 Individual piles. Individual piles shall not exceed 5,000 square feet (465 m²) of contiguous area. Piles shall not exceed 50,000 cubic feet (1416 m³) in volume or 10 feet (3048 mm) in height.

A105.4.3 Separation. A clear space of at least 40 feet (12192 mm) shall be provided between piles. The clear space shall not contain combustible material or nonfire-resistive vegetation.

SECTION A106 DUMPING

A106.1 Waste material. Waste material shall not be placed, deposited or dumped in urban-wildland interface areas, or in, on or along trails, roadways or highways or against structures in urban-wildland interface areas.

Exception: Approved public and approved private dumping areas.

A106.2 Ashes and coals. Ashes and coals shall not be placed, deposited or dumped in or on urban-wildland interface areas.

Exceptions:

1. In the hearth of an established fire pit, camp stove or fireplace.
2. In a noncombustible container with a tightfitting lid, which is kept or maintained in a safe location not less than 10 feet (3048 mm) from nonfire-resistive vegetation or structures.
3. Where such ashes or coals are buried and covered with 1 foot (305 mm) of mineral earth not less than 25 feet (7620 mm) from nonfire-resistive vegetation or structures.

SECTION A107 PROTECTION OF PUMPS AND WATER STORAGE FACILITIES

A107.1 General. The reliability of the water supply shall be in accordance with Section A107.

A107.2 Objective. The intent of this section is to increase the reliability of water storage and pumping facilities and to protect such systems against loss from intrusion by fire.

A107.3 Fuel modification area. Water storage and pumping facilities shall be provided with a defensible space of not less than 30 feet (9144 mm) clear of nonfire-resistive vegetation or growth around and adjacent to such facilities.

Persons owning, controlling, operating or maintaining water storage and pumping systems requiring this defensible

space are responsible for clearing and removing nonfire-resistive vegetation and maintaining the defensible space on the property owned, leased or controlled by said person.

A107.4 Trees. Portions of trees that extend to within 30 feet (9144 mm) of combustible portions of water storage and pumping facilities shall be removed.

A107.5 Protection of electrical power supplies. When electrical pumps are used to provide the required water supply, such pumps shall be connected to a standby power source to automatically maintain electrical power in the event of power loss. The standby power source shall be capable of providing power for a minimum of two hours in accordance with the ICC *Electrical Code*.

Exception: A standby power source is not required where the primary power service to pumps are underground as approved by the code official.

SECTION A108 LAND USE LIMITATIONS

A108.1 General. Temporary fairs, carnivals, public exhibitions and similar uses must comply with all other provisions of this code in addition to enhanced ingress and egress requirements.

A108.2 Objective. The increased public use of land or structures in urban-wildland interface areas also increases the potential threat to life safety. The provisions of this section are intended to reduce that threat.

A108.3 Permits. Temporary fairs, carnivals, public exhibitions or similar uses shall not be allowed in a designated urban-wildland interface area, except by permit from the code official.

Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property.

A108.4 Access roadways. In addition to the requirements in Section 403, access roadways shall be a minimum of 24 feet (7315 mm) wide and posted NO PARKING. Two access roadways shall be provided to serve the permitted use area.

When required by the code official to facilitate emergency operations, approved emergency vehicle operating areas shall be provided.

APPENDIX B

VEGETATION MANAGEMENT PLAN

Vegetation management plans shall be submitted to the code official for review and approval as part of the plans required for a permit. Vegetation management plans shall describe all actions that will be taken to prevent a fire from being carried toward or away from the building. A vegetation management plan shall include at least the following information:

1. A copy of the site plan.
2. Methods and timetables for controlling, changing or modifying areas on the property. Elements of the plan shall in-

clude removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the thinning of live trees.

3. A plan for maintaining the proposed fuel-reduction measures.

To be considered a fuel modification for purposes of this code, continuous maintenance of the clearance is required.

UTAH FIRE RESISTIVE SPECIES

*Adapted from "Utah Forest Facts: Firewise Plants for Utah Landscapes"
Utah State University Extension, 2002*

Grasses

Agropyron cristatum (Crested Wheatgrass)
Agropyron smithii (Western Wheatgrass)
Buchloe dactyloides (Buffalograss)
Dactylis glomerata (Orchardgrass)
Festuca cinerea and other species (Blue Fescue)
Lolium species (Rye Grass)
Poa pratensis (Kentucky Bluegrass)
Poa secunda (Sandberg Bluegrass)

Herbaceous Perennials

Achillea clavennae (Silvery Yarrow)
Achillea filipendulina (Fernleaf Yarrow)
Achillea - other species & hybrids (Yarrow)*
Aquilegia - species & hybrids (Columbine)
Armeria maritime (Sea Pink, Sea Thrift)
Artemisia stelleriana (Beach Wormwood, Dusty Miller)
Artemisia - other species & hybrids (Various names)*
Bergenia – species & hybrids (Bergenia)
Centranthus ruber (Red Valerian, Jupiter's Beard)
Cerastium tomentosum (Snow-in-summer)
Coreopsis auriculata var. *Nana* (Dwarf Mouse Ear Coreopsis)
Coreopsis – other perennial species (Coreopsis)
Delosperma nubigenum (Hardy Ice Plant)
Dianthus plumarius & others (Pinks)
Erigeron hybrids (Fleabane)*
Gaillardia X grandiflora (Blanket Flower)
Geranium cinereum (Hardy Geranium)
Geranium sanguineum (Bloody Cranesbill, Bloodred Geranium)

Geranium species (Geranium)
Hemerocallis species (Daylily)
Heuchera sanguinea (Coral Bells, Alum Root)
Iberis sempervirens (Evergreen Candytuft)
Iris species & hybrids (Iris)
Kniphofia species & hybrids (Red-hot Poker)
Lavandula species (Lavender)
Leucanthemum X superbum (Shasta Daisy)
Limonium latifolium (Sea-lavender, Statice)
Linum species (Flax)
Liriope spicata (Lily-turf)
Lupinus species & hybrids (Lupine)*
Medicago sativus (Alfalfa)
Oenothera species (Primrose)
Papaver species (Poppy)
Penstemon species & hybrids (Penstemon)
Perovskia atriplicifolia (Russian Sage, Azure Sage)
Potentilla nepalensis (Nepal Cinquefoil)
Potentilla tridentata (Wineleaf Cinquefoil)
Potentilla verna (tabernaemontani) (Spring Cinquefoil; Creeping Potentilla)
Potentilla – other non-shrubby species & hybrids (Cinquefoil, Potentilla)*
Salvia species & hybrids (Salvia, Sage)*
Sedum species (Stonecrop, Sedum)
Sempervivum tectorum (Hen and Chicks)
Stachys byzantina (Lamb's Ear)
Yucca filamentosa (Yucca)

continued

APPENDIX B

Shrubs and Woody Vines

Atriplex species (Saltbush)
Ceanothus americanus (New Jersey Tea)
Ceanothus ovatus & others (Ceanothus)
Cistus species (Rock-rose)
Cotoneaster dammeri (Bearberry Cotoneaster)
Cotoneaster horizontalis (Rockspray or Rock Cotoneaster)
Cotoneaster – other compact species (Cotoneaster)
Hedera helix (English Ivy)
Lonicera species & hybrids (Honeysuckle)
Mahonia repens (Creeping Oregon Grape)
Parthenocissus quinquefolia (Virginia Creeper)
Prunus besseyi (Sand Cherry)
Purshia tridentata (Bitterbrush, Antelope Bitterbrush)
Pyracantha species (Firethorn, Pyracantha)
Rhamnus species (Buckthorn)
Rhus trilobata (Skunkbush Sumac)
Rhus – other species (Sumac)
Ribes species (Currant, Gooseberry)
Rosa rugosa & other hedge roses (Rugosa Rose)
Shepherdia canadensis (Russet Buffaloberry)
Syringa vulgare (Lilac)
Vinca major (Large Periwinkle)
Vinca minor (Dwarf Periwinkle, Common Periwinkle)

Trees

Acer species (Maple)
Betula species (Birch)
Cercis canadensis (Eastern Redbud)
Populus tremuloides (Quaking Aspen)
Populus – other species (Poplar, Cottonwood)
Salix species (Willow)

**** Plants or groups of plants marked with an asterisk (*) can become weedy in certain circumstances, and may even be noxious weeds with legal restrictions against their planting and cultivation. Check with your local Extension office or State Department of Agriculture for information on noxious weeds in your area.***

Note: Some of the listed plants may not be considered “water-wise” or drought-tolerant for arid climates.

APPENDIX C

FIRE HAZARD SEVERITY FORM

This appendix is to be used to determine the fire hazard severity.

A. Subdivision Design	Points		
1. Ingress/Egress		C. Topography	
Two or more primary roads	1__	Located on flat, base of hill, or setback at crest of hill	1__
One road	10__	On slope with 0-20% grade	5__
One-lane road in, one-lane road out	15__	On slope with 21-30% grade	10__
2. Width of Primary Road		On slope with 31% grade or greater	15__
20 feet or more	1__	At crest of hill with unmitigated vegetation below	20__
Less than 20 feet	5__	D. Roofing Material	
3. Accessibility		Class A Fire Rated	1__
Road grade 5% or less	1__	Class B Fire Rated	5__
Road grade 5-10%	5__	Class C Fire Rated	10__
Road grade greater than 10%	10__	Nonrated	20__
4. Secondary Road Terminus		E. Fire Protection—Water Source	
Loop roads, cul-de-sacs with an outside turning radius of 45 feet or greater	1__	500 GPM hydrant within 1,000 feet	1__
Cul-de-sac turnaround	5__	Hydrant farther than 1,000 feet or draft site	5__
Dead-end roads 200 feet or less in length	8__	Water source 20 min. or less, round trip	10__
Dead-end roads greater than 200 feet in length	10__	Water source farther than 20 min., and 45 min. or less, round trip	15__
5. Street Signs		Water source farther than 45 min., round trip	20__
Present but unapproved	3__	F. Siding and Decking	
Not present	5__	Noncombustible siding/deck	1__
B. Vegetation (IUWIC Definitions)		Combustible siding/no deck	5__
1. Fuel Types		Noncombustible siding/combustible deck	10__
Surface		Combustible siding and deck	15__
Lawn/noncombustible	1__	G. Utilities (gas and/or electric)	
Grass/short brush	5__	All underground utilities	1__
Scattered dead/down woody material	10__	One underground, one aboveground	3__
Abundant dead/down woody material	15__	All aboveground	5__
Overstory		Total for Subdivision	
Deciduous trees (except tall brush)	3__	Moderate Hazard	50–75
Mixed deciduous trees and tall brush	10__	High Hazard	76–100
Clumped/scattered conifers and/or tall brush	15__	Extreme Hazard	101+
Contiguous conifer and/or tall brush	20__		
2. Defensible Space			
70% or more of lots completed	1__		
30% to 70% of lots completed	10__		
Less than 30% of lots completed	20__		

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Upload a Report

Interlaken Town

Status: Current

Required Reports for Interlaken Town

If you need to replace an approved document, please contact the Office of the State Auditor at (801) 538-1025.

Report:	Year:	Status:	Notes:	Action:
Agreed-Upon Procedures	2025	Approved		No Action Needed 
Approved Budget	2025	Approved		No Action Needed 
Financial Certification	2025	Approved		No Action Needed 
Financial Report	2025	Approved		No Action Needed 
Fraud Risk Assessment	2025	Approved		No Action Needed 
Impact Fee Report	2025	Approved		No Action Needed 

UPLOAD A DIFFERENT REPORT

CHOOSE ANOTHER ENTITY/YEAR

Interlaken Town

Statement of Assets, Liabilities, and Fund Balance

As of February 28, 2026

	TOTAL	
	AS OF FEB 28, 2026	AS OF FEB 28, 2025 (PY)
ASSETS		
Current Assets		
Bank Accounts		
General Fund	0.00	0.00
10001 General Fund GVB7730	199,559.15	54,126.99
10102 10102 - Water Rev Fund GVB7811	167,691.73	132,236.99
10201 Building Fund GVB7803	149,412.59	57,846.75
Reserve Funds	0.00	0.00
10300 Transportation Reserve Fund GVB7854	14,672.75	0.00
10301 Transp Cap Facilities Res GVB7854	82,009.69	81,897.13
Total 10300 Transportation Reserve Fund GVB7854	96,682.44	81,897.13
Water Reserve Funds	462.46	0.00
10401 Water Sys Cap Facilities GVB	153,437.74	150,721.37
Total Water Reserve Funds	153,900.20	150,721.37
Total Reserve Funds	250,582.64	232,618.50
Total General Fund	767,246.11	476,829.23
General Fund Checking 2681	0.00	125,920.40
ZION Building Fund 1678	0.00	64,458.99
Total Bank Accounts	\$767,246.11	\$667,208.62
Accounts Receivable		
20000 Accounts Receivable	7,085.03	7,085.03
Total Accounts Receivable	\$7,085.03	\$7,085.03
Other Current Assets		
QuickBooks Tax Holding Account	761.50	0.00
Total Other Current Assets	\$761.50	\$0.00
Total Current Assets	\$775,092.64	\$674,293.65
Fixed Assets		
25900 Accumulated Depeciation	(1,810,569.72)	(1,810,569.72)
Amortizable Expenditures	0.00	0.00
26000 Bond Fees	25,000.00	25,000.00
26100 Accumulated Amortization	(23,541.67)	(23,541.67)
Total Amortizable Expenditures	1,458.33	1,458.33

Interlaken Town

Statement of Assets, Liabilities, and Fund Balance

As of February 28, 2026

	TOTAL	
	AS OF FEB 28, 2026	AS OF FEB 28, 2025 (PY)
Depreciable Assets	0.00	0.00
Property, Plant and Equipment	0.00	0.00
25000 Garbage Site	98,318.85	98,318.85
25100 Equipment	31,366.00	31,366.00
25200 Roads	705,967.00	705,967.00
25300 Water System	1,712,694.73	1,712,694.73
Total Property, Plant and Equipment	2,548,346.58	2,548,346.58
Total Depreciable Assets	2,548,346.58	2,548,346.58
Total Fixed Assets	\$739,235.19	\$739,235.19
Other Assets		
25400 Land	16,965.00	16,965.00
25500 Water Rights	37,508.00	37,508.00
Total Other Assets	\$54,473.00	\$54,473.00
TOTAL ASSETS	\$1,568,800.83	\$1,468,001.84
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
30000 Accounts Payable	(502.77)	(522.81)
Total Accounts Payable	\$ (502.77)	\$ (522.81)
Other Current Liabilities		
30100 Road Damage Deposit	52,000 61,557.89	56,557.89
30200 Completion Deposit (refundable)	31,439 37,171.04	32,521.04
30300 Payroll Liabilities	(621.55)	(228.29)
Federal Taxes (941/943/944)	541.52	0.00
Federal Unemployment (940)	(28.52)	0.00
UT Income Tax	89.00	0.00
UT Unemployment Tax	18.24	0.00
Total 30300 Payroll Liabilities	(1.31)	(228.29)
Total Other Current Liabilities	\$98,727.62	\$88,850.64
Total Current Liabilities	\$98,224.85	\$88,327.83
Long-Term Liabilities		
Division of Finance	0.00	0.00
30400 Note Payable UT Div. of Finance	2,000.00	2,000.00
30401 Undisbursed Principal	2,526.34	2,526.34
Total Division of Finance	4,526.34	4,526.34
Total Long-Term Liabilities	\$4,526.34	\$4,526.34
Total Liabilities	\$102,751.19	\$92,854.17

Interlaken Town

Statement of Assets, Liabilities, and Fund Balance

As of February 28, 2026

	TOTAL	
	AS OF FEB 28, 2026	AS OF FEB 28, 2025 (PY)
Equity		
50000 Fund Balance	1,445,028.11	1,683,284.56
Net Income	21,021.53	(308,136.89)
Total Equity	\$1,466,049.64	\$1,375,147.67
TOTAL LIABILITIES AND EQUITY	\$1,568,800.83	\$1,468,001.84

Interlaken Town

Statement of Revenue and Expense

July 2025 - February 2026

	TOTAL	
	JUL 2025 - FEB 2026	JUL 2024 - FEB 2025 (PY)
Income		
Miscellaneous Revenue	250.00	0.00
60000 Base Usage Water Revenue	85,150.74	38,719.82
60100 Overage Usage Water Revenue	15,646.80	3,631.37
60101 Wasatch County Tax Assessment	213,387.44	198,956.25
60102 State Sales Tax Revenue	21,501.68	19,842.43
60103 B and C Road Tax Revenue	22,795.31	27,649.28
60104 Lot Transfer Fees	600.00	450.00
60105 Late Fees	165.00	1,000.00
60106 Revenue from RMA Agreement	11,219.93	34,056.00
60110 Permit fees for town engineer	736.75	0.00
60200 Building Fee	12,065.08	11,277.63
60201 Application Fee	2,497.30	2,100.00
60202 Water connection Fee	2,300.00	700.00
60203 Road Impact Fee	5,500.00	6,500.00
Total 60200 Building Fee	22,362.38	20,577.63
60800 Interest Income	2,368.76	1,870.00
60801 Municipal Fines	0.00	4,900.00
Total Miscellaneous Revenue	396,184.79	351,652.78
Total Income	\$396,184.79	\$351,652.78
GROSS PROFIT	\$396,184.79	\$351,652.78
Expenses		
70000 Administrative Expenditures	0.00	0.00
70100 Animal Control	2,559.77	1,654.25
70101 Council, Commissions, Appointee Stipends	3,400.00	0.00
70102 Town Council Equip and Supplies	375.29	0.00
70103 Accounting and Bookkeeping Fees	15,713.35	14,778.55
70104 Bank Charges, Checks	(24.11)	290.99
70105 Plan Review & Inspections	8,577.50	8,514.03
70108 Town Attorney Legal Fees	1,333.44	1,738.50
70110 Office Expense	51.73	2,548.78
70111 Town Administrator and Clerk	76,037.00	68,791.50
70114 Web Hosting and IT Services	2,252.54	1,337.79
70115 Misc. Admin Expenses	64.34	51.78
70116 Association Memberships	690.00	(171.00)
70117 Road Signage	0.00	3,962.51
70119 Meeting Advertising	0.00	18.50
70120 Insurance	5,476.14	5,066.40
70125 Safety and Enforcement	69.90	627.12

Interlaken Town
Statement of Revenue and Expense
July 2025 - February 2026

	TOTAL	
	JUL 2025 - FEB 2026	JUL 2024 - FEB 2025 (PY)
70130 Public Works Manager	11,987.50	2,175.00
Total 70000 Administrative Expenditures	128,564.39	111,384.70
70303 Payroll Expenses	0.00	21,710.00
Taxes	1,659.08	0.00
Wages	20,992.00	0.00
Total 70303 Payroll Expenses	22,651.08	21,710.00
Road Maintenance Expenditures	0.00	0.00
70118 Annual DPW Site Maintenance Exp	0.00	85.41
70201 Annual Road Repair	2,070.00	2,578.37
70203 Road Maint. supplies, salt, sand	0.00	1,696.54
70204 Snow Removal	67,500.00	65,000.00
70205 Brush Removal and Fire Mitigation	13,000.00	12,500.00
70207 Additional Contract Services	16,925.30	7,311.40
71000 Depr. Expense-Roads	26,212.00	314,594.67
Total Road Maintenance Expenditures	125,707.30	403,766.39
Water System Expenditures	0.00	0.00
70300 Interest Expense	19.03	0.00
70301 Chemicals and Monitoring	2,635.33	445.00
70302 Meter Repair/Replacement (deleted)	22,699.37	35,388.76
70304 Telemetry System	0.00	69,201.79
70305 Utilities Gas and Electric	5,937.93	5,802.84
70306 Water Share Fee, Education	363.00	904.00
70308 Water System Maint and Repair	23,524.07	8,512.48
70309 Misc. Water Expense	1,067.13	1,136.73
70310 Annual Memberships	50.00	0.00
70311 Water system contract services	34,774.00	1,536.98
71001 Depr. Expense- Water System	7,170.63	0.00
Total Water System Expenditures	98,240.49	122,928.58
Total Expenses	\$375,163.26	\$659,789.67
NET OPERATING INCOME	\$21,021.53	\$ (308,136.89)
NET INCOME	\$21,021.53	\$ (308,136.89)

Jul-Feb		Interlaken Town Statement of Revenue and Expense									
		Jul-Feb, 2026									
		GVB 7811		GVB 7862		GVB 7854		GVB 7803		GVB 7730	
		Water Revenue		Water Reserve		Road Way Reserve		Building		General	
		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Revenue - All Accounts											
5	Annual Wasatch County Tax Assessment									\$ 213,387	\$ 210,000
8	1% State Sales Tax (estimate)									\$ 21,502	\$ 34,000
all	Interest Income	\$ -	\$ 200	\$ 1,855	\$ 800	\$ 514	\$ 800	\$ -	\$ 150	\$ -	\$ 130
13	B&C Road Tax (estimate)									\$ 22,795	\$ 29,000
15a	Federal Grant Revenue									\$ -	\$ -
15b	State and Local Grant Revenue									\$ -	\$ -
15c	Miscellaneous Revenue									\$ 148	\$ -
15d	Fines for municipal code violations									\$ -	\$ 200
73a	Revenue From RMA Agreement & 3rd Party Contributions					\$ 11,220	\$ 18,000				
73b	Revenue from Federal & State Transportation System Grants					\$ -	\$ -				
92	Annual Water Utility Base Usage Fee	\$ 85,001	\$ 245,000								
95	Charge for Services: Metered Water (overages)	\$ 15,647	\$ 22,000								
95b	Water Billing Late Fees and Additional Administrative Fees	\$ 165	\$ 1,200								
95c	New Owner Transfer Fees	\$ 750	\$ 450								
95d	Misc. Water Revenue	\$ 0	\$ -								
150	Revenue from Federal & State Water System Grants			\$ -	\$ -						
169	Building Permit Application Fees							\$ 2,900	\$ 1,800		
170	Water Connect Fees							\$ 2,300	\$ 700		
171	Road Impact Fees							\$ 5,500	\$ 7,000		
172	Damage Deposits - Refundable							\$ 13,000	\$ 8,000		
173	Completion Deposits - Refundable							\$ 7,000	\$ 8,000		
173a	Plan Review & Inspections (Town Engineer)							\$ 12,549	\$ 19,000		
173b	Variance Application Fees							\$ -	\$ 240		
Total Revenue		\$ 101,563	\$ 268,850	\$ 1,855	\$ 800	\$ 11,734	\$ 18,800	\$ 43,249	\$ 44,890	\$ 257,832	\$ 273,330
General Fund - Transfer In											
19	Transfer from Building Fund (Application Fees for admin costs)									\$ -	\$ 2,000
20	Transfer from Water Revenue for Share of Admin. Expenses									\$ 100,000	\$ 200,000
21	Transfer from Transportation Reserves for Capital expenses									\$ -	\$ -
General Fund - Transfer Out											
28	Transfer of B&C Road Tax to Transportation Reserve Fund									\$ -	\$ (29,000)
29	Contribution to Capital Improvements									\$ -	\$ -
30	Transfers into Building Fund - Special Engineering Projects									\$ -	\$ -
Water Revenue Fund - Transfer In											
100	Transfer from Building Fund (Water Connect Fees)	\$ -	\$ 2,300								
101	Transfer from Bond Sinking Fund for current year Water Bond payment	\$ -	\$ -								
102	Transfer from Water System Reserves for Capital Improvements	\$ -	\$ -								
Water Revenue Fund - Transfer Out											
105	Transfer to Water System Reserve Capital Fund	\$ -	\$ (150,000)								
109	Transfer to General Fund for Share of Administrative expenses	\$ (100,000)	\$ (200,000)								
Transportation Reserve Fund - Transfer In											
77	Trfr from General Fund of B&C Road Tax to Trans. Reserve Capital Fund					\$ -	\$ 29,000				
78	Transfer from General Fund for Capital Improvement Reserves					\$ -	\$ -				
80	Transfer from Building Fund of Road Impact Fee					\$ -	\$ 20,000				
Transportation Reserve Fund - Transfer Out											
83	Transfer to General Fund for Transportation Capital Expenses					\$ -	\$ -				
Water Reserve Fund - Transfer In											
154	Trfr from Water Revenue Fund to Capital Reserves			\$ -	\$ 150,000						
154a	Trfr from Water Bond Fund to Capital Reserves			\$ -	\$ -						

Jul-Feb		Interlaken Town Statement of Revenue and Expense									
		Jul-Feb, 2026									
		GVB 7811		GVB 7862		GVB 7854		GVB 7803		GVB 7730	
		Water Revenue		Water Reserve		Road Way Reserve		Building		General	
		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
	Water Reserve Fund - Transfer Out										
161	Transfer to Water Revenue Fund for Capital Improvements			\$ -	\$ -						
	Building Fund - Transfer In										
177	Transfer from General Fund - Special Engineering Projects							\$ -	\$ -		
	Building Fund - Transfer Out										
180	Transfer to General Fund - Building Permit Application Fees							\$ -	\$ (2,000)		
181	Transfer to Water Revenue Fund - Water Connect Fees							\$ -	\$ (2,300)		
182	Transfer to Transportation Reserve Fund - Road Impact Fees							\$ -	\$ (20,000)		
	Total Transfers Between Funds	\$ (100,000)	\$ (347,700)	\$ -	\$ 150,000	\$ -	\$ 49,000	\$ -	\$ (24,300)	\$ 100,000	\$ 173,000
	General Fund Expenses										
	Administrative Expense										
37	Town Council, Commission, Appointee Stipends									\$ (3,075)	\$ (5,700)
38	Town Administrator & Clerk									\$ (71,923)	\$ (105,000)
39	Association Memberships									\$ (519)	\$ (2,000)
40	Web Hosting & IT Services (WIX, GoDaddy, Zoom, Dropbox, ViaSat, Calling Post)									\$ (2,255)	\$ (1,500)
40a	Town Council Equipment & Supplies									\$ (300)	\$ (1,000)
41	Meeting Advertising									\$ -	\$ (200)
42	Bookkeeping, Accounting & CPA fees									\$ (14,702)	\$ (18,000)
43	Bank Charges, Checks									\$ 340	\$ (500)
44	Town Attorney									\$ (1,333)	\$ (10,000)
45a	Animal Control through Interlocal Agreement w/ Heber City									\$ (2,560)	\$ (3,000)
45b	Municipal Election Balloting & Noticing, Advertisements									\$ (409)	\$ (200)
46	Misc. Admin. Expenses									\$ (64)	\$ (1,500)
47	Insurance									\$ (5,476)	\$ (5,000)
48	Office Supplies (postage + supplies)									\$ (50)	\$ (1,500)
51	Additional Consulting Fees									\$ -	\$ (2,000)
51a	Federal IRS Taxes									\$ -	\$ (5,500)
51c	Safety and Enforcement (Wasatch County Sheriff Agreement)									\$ (70)	\$ (12,000)
51d	Public Works Manager									\$ (14,110)	\$ (45,000)
	Total Administrative Expenses									\$ (116,506)	\$ (219,600)
	Annual Road Maintenance Expense from General Fund										
55	Annual Road Repair & Maintenance									\$ (84,407)	\$ (85,000)
56	Additional Contract Services - Recycling, Noxious Weed Control									\$ (9,983)	\$ (10,000)
56a	Road Signage									\$ -	\$ (5,500)
57	Contract Service (Snow Removal)									\$ (54,000)	\$ (70,000)
58	Supplies - Salt, Sand, etc									\$ -	\$ -
	Annual Fire Mitigation Expenses										
58b	Brush Removal and other Wildfire Mitigation									\$ (20,800)	\$ (20,000)
	Annual General Fund Capital Expenses										
59a	Capital Equipment Investment									\$ -	\$ -
60	Capital Investment in Roads									\$ -	\$ (3,000)
	DPW Expenses										
60b	DPW Site Construction - Capital Investment									\$ -	\$ -
60c	Annual DPW Site Maintenance Expenses									\$ -	\$ (500)
61	Total Road Maintenance, Capital Improvements, DPW Expenses									\$ (169,190)	\$ (194,000)
	Total General Fund Expenses									\$ (285,696)	\$ (413,600)

Jul-Feb		Interlaken Town Statement of Revenue and Expense									
		Jul-Feb, 2026									
		GVB 7811		GVB 7862		GVB 7854		GVB 7803		GVB 7730	
		Water Revenue		Water Reserve		Road Way Reserve		Building		General	
		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Water Revenue Fund Expenses											
Operating Expenses											
116	Payroll - Water Masters	\$ (17,440)	\$ (31,500)								
117	Bank Charges, Checks	\$ -	\$ (500)								
118	Chemicals & Monitoring	\$ (2,277)	\$ (800)								
119	Telemetry System Operating Costs	\$ -	\$ (2,700)								
120	Water Share Fee, Education, etc.	\$ (407)	\$ (450)								
121	Gas Heat	\$ (276)	\$ (800)								
122	Electricity	\$ (5,688)	\$ (7,000)								
123	Payroll Taxes - Water Masters	\$ (7,376)	\$ (4,000)								
123a	Workman's Comp Insurance for Water Masters	\$ (15)	\$ (1,200)								
123b	Misc. Water Expenses	\$ (2,293)	\$ (1,500)								
Capital Investment in Water System											
123f	Purchase of Generator and Installation	\$ -	\$ -								
123g	Water System Capital Upgrades, Replacements	\$ (29,718)	\$ -								
123h	Capital Equipment Investment - Water System	\$ -	\$ (1,000)								
Repair and Maintenance											
125	Additional Water System Contract Services	\$ (46,641)	\$ (70,000)								
126	Annual Generator Maintenance	\$ (620)	\$ (1,700)								
126a	General Water System Maintenance & Repair	\$ (23,056)	\$ -								
Total Water Revenue Fund Expenses		\$ (135,806)	\$ (123,150)								
Building Fund Expenses											
187	Refunds of Damage Deposits							\$ (10,500)	\$ (8,000)		
188	Refunds of Completion Deposits							\$ (4,000)	\$ (4,000)		
188a	Plan Review & Inspections (Town Engineer)							\$ (7,356)	\$ (10,000)		
188b	Additional Contractual Services (Town Engineer)							\$ -	\$ -		
188c	Plan Review by Planning Commission							\$ -	\$ -		
Total Building Fund Expenses								\$ (21,856)	\$ (22,000)		
Total Expenses (General, Water Revenue, Building)		\$ (135,806)	\$ (123,150)					\$ (21,856)	\$ (22,000)	\$ (285,696)	\$ (413,600)
66	General Fund Balance to be Appropriated										\$ (100,000)
85	Appropriation to Transportation Reserve Fund						\$ 100,000				
Net Change in Balance = Revenue+Transfers+Expenses+Appropriations		\$ (134,243)	\$ (202,000)	\$ 1,855	\$ 150,800	\$ 11,734	\$ 167,800	\$ 21,393	\$ (1,410)	\$ 72,136	\$ (67,270)
Starting Balance for Reporting Period		\$ 304,129	\$ 304,129	\$ 151,583	\$ 151,583	\$ 84,948	\$ 84,948	\$ 129,241	\$ 129,241	\$ 151,388	\$ 151,388
Rounding Adjustment											
Ending Balance		\$ 169,886	\$ 102,129	\$ 153,438	\$ 302,383	\$ 96,682	\$ 252,748	\$ 150,634	\$ 127,831	\$ 223,524	\$ 84,118

FY2027 Budget Task	Date
Council Meeting - Preliminary Budget Review/Discussion	7-Apr-26
Council Meeting - Tentative Budget Review and Adoption	5-May-26
Deadline to notify County Auditor & State Tax Commission of date, time, and place of the Tax Increase Public Hearing	1-Jun-26
Deadline to enter the proposed tax rates in the Certified Tax Rate System and start the TNT process	22-Jun-26
Deadline to publish TNT Notice - 1st Notice (or 2 weeks prior to public hearing)	18-Jul-26
Deadline to hold public hearing to raise water rates, and council passage after public hearing	30-Jun-26
Deadline to publish TNT Notice - 2nd Notice (or 1 week prior to public hearing)	25-Jul-26
Hold public hearing on tax increase after this date or minimum 10 days after county mailing of Valuation Notice. Send Resolution PT-800 to the Utah State Tax Commission	1-Aug-26
Council Meeting - Adopt Budget	After Public Hearing

Interlaken Permit Types	Status
New Building	Current
Remodel	Current
Demolition Permit	New
ROW Work Permit	Current
Site Disturbance Permit	Revise - excavation, landscaping, exterior rock work and walls
Solar Permit	Current
Flatwork Permit	New - non-structural concrete, asphalt

Interlaken Town Permit Fees & Deposits - Updated 1/7/25

The table below lists the maximum fees and deposits as set by *Town Resolution 2025-01-07 - Amended Fee Schedule*. Fees and deposits may be adjusted downward for projects of a smaller scope with less impact on the town's infrastructure and road system.

Project	Project Scope	Town Application Fee	New Water Connection Fee	Road Impact Fee	Damage Deposit (refundable)	Completion Deposit (refundable)	Total Town Fees/Deposits - Collected with Application	TO Engineers Fees - Review & Inspection	Comments
New Building Construction	New Construction, Excavation, Concrete	\$ 1,000	\$ 2,300	\$ 4,000	\$ 5,000	\$ 3,000	\$ 15,300	Varies with Project, Collected after Town Engineer Estimate	Water connection required
Remodel w/Demolition	Major Remodel & Demo, Excavation, Concrete	\$ 1,000	\$ 2,300	\$ 4,000	\$ 5,000	\$ 3,000	\$ 15,300	Varies with Project, Collected after Town Engineer Estimate	If water connection in place, no fee required
Exterior Remodel - no Demolition	Exterior Walls reconfigured, Concrete, Excavation	\$ 1,000	\$ -	\$ 4,000	\$ 5,000	\$ 3,000	\$ 13,000	Varies with Project, Collected after Town Engineer Estimate	Major remodel, including reconfiguration of exterior walls
Interior, Roof, Deck Remodel - no Demolition	Reconfiguration of Interior Walls, Exterior Decks, Roof, No Concrete or Excavation	\$ 1,000	\$ -	\$ -	\$ 4,000	\$ 3,000	\$ 8,000	Varies with Project, Collected after Town Engineer Estimate	Remodel without exterior wall reconfiguration
Minor Interior Remodel - no Demolition	Minor interior Makeover, room remodel, no Concrete or Excavation	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 3,000	Varies with Project, Collected after Town Engineer Estimate	Minor interior remodel
Right of Way Work Permit	Excavation in town right of way, asphalt patching	\$ 200	\$ -	\$ 4,000	\$ 5,000	\$ 3,000	\$ 12,200	\$ 250	Town Engineers Inspection Fee - Collected with Application
Site Disturbance Permit	Excavation on lot exceeding 200 ft2, including Excavation, Asphalt, Concrete, Rock Wall Construction	\$ 200	\$ -	\$ 4,000	\$ 5,000	\$ 3,000	\$ 12,200	\$ 250	Town Engineers Inspection Fee - Collected with Application
Site Disturbance Permit - Minor Landscaping	Excavation on lot exceeding 100 ft2, no Excavation, Asphalt, Concrete, or Rock Wall Construction	\$ 150	\$ -	\$ -	\$ 500	\$ 500	\$ 1,150	\$ 150	Town Engineers Inspection Fee - Collected with Application
Solar PV Array Permit	Installation must meet code requirements, section 11.06.240	\$ 200	\$ -	\$ -	\$ 500	\$ -	\$ 700	\$ 350	Town Engineers Plan Review & Inspection Fee - Collected with Application

These highlighted Fees are submitted with initial agreement/application

These highlighted Fees are collected when the Town Engineer completes their estimate for plan review and inspection fees

Interlaken Water Meter Costs - Basic Install 1.5" Meter	
Item	Cost
Equipment (Daily)	\$ 1,080
Laborer (1ea Daily)	\$ 280
Haul Off (1 load dump trailer)	\$ 175
Road Base (dump trailer)	\$ 200
Sand Bedding/Shading (dump trailer)	\$ 200
Materials - Mountainland Supply Quote	\$ 4,675
Total	\$ 6,610

Installation with Hot Tap & Pavement Cut (Full Width)	
Equipment	\$ 3,240
Labor	\$ 560
Haul Off (Dirt & Asphalt)	\$ 250
Road Base	\$ 425
Sand Bedding	\$ 250
Saw Cut	\$ 425
Hot Tap	\$ 900
Asphalt	\$ 750
Materials - Mountainland Supply Quote	\$ 4,675
Additional Materials (Saddle, corp, poly pipe)	\$ 566
Total	\$ 12,041

Subject: Re: Planning Commission Updates
Date: Wednesday, March 4, 2026 at 9:50:06 AM Mountain Standard Time
From: Dave Thacker
To: Scott Merryweather, Bart Smith
Attachments: image001.jpg, image002.png

Hi Scott and Bart,

Thank you! It would be great to meet in person and catch up. I'll get something scheduled in the next couple of weeks.

In the meantime, here are a few updates:

Lot 28 – 312 Interlaken Dr. (Clark)

The interior framing of the addition and minor electrical work have been inspected. The next inspection will cover ongoing rough framing and insulation.

Lot 189 – 339 Jung Frau Hill Rd. (Pope)

The project is nearing completion, and I am awaiting a final building inspection request. As a side note, the contractor has replaced the superintendent, so we are currently getting the new superintendent up to speed on the project.

Lot 165 – 259 St. Moritz (McClellan)

The most recent inspection occurred a few months ago and covered framing and rough electrical.

Lot 107 – 319 Jung Frau Hill Rd. (Merryweather)

The insulation inspection recently took place. It initially failed but passed upon reinspection.

263 Interlaken Drive (Duer)

The contractor has been notified that the work performed exceeded the permitted scope. We have requested structural engineering documentation for the completed work and are awaiting the engineering calculations and/or report. The contractor is working with York Engineering. I will provide additional updates once the engineering information is received. At that time, the owner/contractor will be required to update their permit or obtain a new one for the additional work.

Please feel free to reach out if you have any questions.

Thanks,

Dave Thacker

Jones & DeMille Engineering, Inc.
p: (801) 692-0219 | m: (720) 354-7842
Shaping the Quality of Life

From: Scott Merryweather <samerryweather@gmail.com>
Sent: Tuesday, March 3, 2026 4:59 PM
To: Bart Smith <admin@interlakenut.gov>
Cc: Dave Thacker <dave.t@jonesanddemille.com>
Subject: Re: Planning Commission Updates