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MEMORANDUM

September 5, 2019

To: City Council via Planning Commission
From: Community Development Department
Subject: Adoption of the 2018 International Fire Code to include Appendices B, C, D, & N CODE-08-19-5712

HEARING NOTICE: *This item has been noticed on public websites, and in the newspaper at least 10 days prior to the Public Hearing.*

REQUEST

On behalf of the Sandy City Fire Department, Robert DeKorver, Fire Marshal, is proposing to adopt the 2018 International Fire Code to include Appendices B, C, D, and N. Appendix B is regarding Fire Flow Requirements for Buildings. Appendix C is regarding Fire Hydrant Location and Distribution. Appendix D is regarding Fire Apparatus Access Roads. Appendix N is regarding Indoor Trade Shows and Exhibitions. (See Memo from Robert Dekorver and respective appendices).

BACKGROUND

In 2017, the State Legislature approved House Bill 232. This bill requires the Planning Commission to forward a recommendation to the City Council prior to adopting a new land use regulation. A land use regulation is defined as:

An ordinance, law code, map, resolution, specification, fee, or rule that governs the use or development of land; and does not include, (1) a general plan; (2) a land use decision of the legislative body acting as the land use authority, even if the decision is expressed in a resolution or ordinance; or (3) a temporary revision to an engineering specification that does not materially: (1) increase a land use applicant's cost of development compared to the existing specification; or (2) impact a land use applicant's use of land.

The adoption of this code and the appendices may be considered a land use regulation. City Staff is treating this the same way we have with our Standard Specifications and Details for Municipal Construction.

ANALYSIS

In 2018, the State Legislature adopted the 2018 International Fire Code. This new code became effective July 1, 2019. The only appendix that will change the Land Development Code is Appendix D. Associated with Appendix D, the City is proposing amendments to a few chapters of the Sandy City Land Development Code. (on this same agenda)

The Fire Marshal discussed Appendix D with the Planning Commission during an executive meeting on June 6, 2019. He also discussed the adoption of the 2018 International Fire Code and the Appendices with the City Council on July 30, 2019.

NON-CONFORMING USES

This adoption would not create any non-conforming situations.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to adopt the 2018 International Fire Code to include Appendices B, C, D, & N.

Planner:

Reviewed by:



Brian McCuistion
Planning Director