THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 26-15

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE; AMENDING SECTION 10-1-7 (ADOPTING AND UPDATING THE INTERNATIONAL FIRE CODE)

WHEREAS, the City of West Jordan ("**City**") adopted West Jordan City Code ("**City Code**") in 2009; and the City Council of the City ("**Council**" or "**City Council**") desires to amend City Code Section 10-1-7 (adopting and updating the International Fire Code), to be collectively referred to as "**proposed City Code amendments**"; and

WHEREAS, the Planning Commission of the City ("**Planning Commission**") held a public hearing and provided a recommendation on February 17, 2026, regarding the proposed City Code amendments; and determined the following, pursuant to City Code Section 13-7D-6B:

1. The proposed City Code amendments conform to the General Plan and are consistent with the adopted goals, objectives and policies described therein;

2. The proposed City Code amendments are appropriate given the context of the request and there is sufficient justification for a modification to the land use titles;

3. The proposed City Code amendments will not create a conflict with any other section or part of the land use titles or the General Plan; and

4. The proposed City Code amendments do not relieve a particular hardship, nor do they confer any special privileges to a single property owner or cause, and they are only necessary to make a modification to the land use titles in light of corrections or changes in public policy; and

WHEREAS, the City Council held a public hearing on March 10, 2026, regarding the proposed City Code amendments, and finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the proposed City Code amendments.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH AS FOLLOWS:

Section 1. Approval of proposed City Code amendments. The proposed City Code amendments are approved, as shown in Attachments A (legislative version) and B (clean version) to this Ordinance.

Section 2. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 10TH DAY OF MARCH 2026.

(*Continued on the following pages*)

CITY OF WEST JORDAN

By: Bob Bedore (Mar 13, 2026 15:42:03 MDT)
Bob Bedore
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Chair Bob Bedore	☒	☐
Vice Chair Jessica Wignall	☒	☐
Council Member Annette Harris	☒	☐
Council Member Zach Jacob	☒	☐
Council Member Chad Lamb	☒	☐
Council Member Kent Shelton	☒	☐
Council Member Kayleen Whitelock	☒	☐

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON MARCH 13, 2026

Mayor's Action: X Approve _____ Veto

By: _____ Mar 21, 2026
Mayor Dirk Burton Date

ATTEST:

Tangee Sloan, MMC, UCC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

X The Mayor approved and signed Ordinance No. 26-15.

_____ The Mayor vetoed Ordinance No. 26-15 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-15 became effective by operation of law without the Mayor's approval or disapproval.

Tangee Sloan, MMC, UCC
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the 30 day of March 2026. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

Tangee Sloan, MMC, UCC
City Recorder

[Attachments on the following pages.]

Attachments A and B to

ORDINANCE NO. 26-15

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE; AMENDING SECTION 10-1-7 (ADOPTING AND UPDATING THE INTERNATIONAL FIRE CODE)

Attachment A – Legislative Version

Attachment B - Clean Version

[See the following pages.]

Attachment A – to Ordinance No. 26-15

Legislative Version

10-1-7: INTERNATIONAL FIRE CODE:

A. Adoption Of International Fire Code And Appendices: For the purpose of prescribing regulations governing conditions hazardous to life and property from fire and explosion, the City hereby adopts the entire ~~2015~~ 2024 edition of the International Fire Code (IFC), ~~is hereby adopted~~ as recommended by the International Code Council, Inc., including appendices B, ~~and~~ C, and D thereof, together with all amendments and additions adopted in the State Fire Code. ~~As subsequent editions and amendments of this code are enacted by the State Legislature, in Utah Code Annotated section 15A-2-101 et seq., or otherwise, said subsequent editions and amendments shall be deemed to be automatically adopted by the City . The IFC, as adopted above, is hereby fully incorporated as if set out at length herein, and the provisions thereof shall be controlling within the corporate limits of the City.~~ To ensure consistency with nationally recognized fire safety standards and state requirements, the most current edition of the IFC, including appendices B, C, and D, together with all amendments and additions adopted in the State Fire Code, are hereby automatically adopted when such editions become effective under Utah law unless otherwise amended or modified by City ordinance.

B. Filing With City Recorder: Pursuant to Utah Code Annotated section 10-3-711, as amended, one copy of the IFC ~~International Fire Code~~ has been filed for use and examination by the public in the City Recorder's Office, with an additional copy available with the Fire Department ~~Development Department Secretary~~.

C. Substitution Of Terms: The words and phrases used in the IFC ~~International Fire Code~~ shall be construed to be consistent with this title.

D. Definitions:

1. Wherever the word "jurisdiction" is used in the IFC ~~International Fire Code~~, it shall be held to mean the City of West Jordan, Utah.

2. Wherever the words "Department of Fire Prevention" are used, they shall be held to mean all West Jordan Fire Department personnel assigned by the Fire Chief to assist with inspections and enforcement of the IFC. The Fire Chief shall serve as the Code official for the IFC. The Fire Chief designee shall serve as the deputy Code official.

3. "Intentionally caused fire/hazardous materials emergency" means a fire/hazardous materials emergency deliberately or recklessly set or caused by any person or entity and which presents a direct and immediate threat to property or public safety and requires immediate action to mitigate the threat.

4. "Negligently caused fire/hazardous materials emergency" means a fire/hazardous materials emergency caused by the negligence of any person or entity and which presents a direct and immediate threat to property or public safety and requires immediate action to mitigate the threat.

5. "Hazardous materials" are those chemicals or substances which are physical hazards or health hazards as defined and classified in the IFC ~~International Fire Code~~, whether the materials are in usable or waste condition.

6. "Hazardous materials emergency" means a sudden and unexpected release of any substance that because of its quantity, concentration or physical, chemical or infectious characteristics presents a direct and immediate threat to public safety or the environment and requires immediate action to mitigate the threat.

7. "Expenses" means the actual labor costs of government and volunteer personnel, including workers' compensation benefits, fringe benefits, administrative overhead, costs of equipment, costs of equipment operation, costs of materials, costs of disposal, the cost of any contract labor, equipment or materials, and the similar costs incurred by the City of West Jordan, or any assisting agencies.

8. "Person", for the purposes of this chapter, shall have the same meaning as defined in the IFC ~~International Fire Code~~.

E. Fees For Services: The City Council shall annually adopt, by resolution, a fee schedule setting forth the amount of the fees for services performed by the Fire Chief or designee. The City Administrator or designee shall assess, collect and properly account for the fees in accordance with the most recent resolution.

F. Fire/Hazardous Materials Emergency Expense Recovery:

1. Recovery Authorization And Procedure: The City is hereby empowered to recover expenses from any person whose intentional or negligent act caused the City and/or assisting agencies to incur any expenses directly associated with responding to an intentionally or negligently caused fire/hazardous materials emergency, regardless of whether or not such person actually caused the fire/hazardous materials emergency. These expenses shall be collected as follows:

a. The City shall determine responsibility for the emergency and notify the responsible party in person or by mail of the City's determination of responsibility and the expenses to be recovered.

b. The notice shall specify that the determined responsible party may appeal the City's determination, in writing, to the Mayor, who may designate a Hearing Officer to hear the appeal.

c. Any appeal must be filed, in writing, with the Mayor not more than ~~fifteen (~~15~~)~~ days from the date the notice was received by the determined responsible party.

d. In the event the determined responsible party appeals the determination, the Hearing Officer shall hold a public hearing to consider any issues raised by the appeal. Both the appealing party and the City shall be entitled to present evidence in support of their respective positions to the Hearing Officer.

e. Following the hearing, the Hearing Officer shall make a recommendation to the Mayor, who shall issue a final decision assessing responsibility and expenses.

2. Payment Does Not Admit Liability: The payment of expenses determined owing under this section does not constitute an admission of liability or negligence in any legal action for damages.

3. Action To Recover Expenses:

a. Subsequent to a final decision of the Mayor, pursuant to this section, and upon certification of expenses by the Fire Chief to the Mayor, the Mayor may authorize the Finance or Administrative Services Director to recover the expenses directly associated with responding to a fire/hazardous materials emergency from those persons determined by the Mayor to have directly or indirectly caused the emergency expenses.

b. In the event the person determined to be responsible for the payment of intentional or negligently caused fire/hazardous materials emergency expenses fails to make payment to the City and/or assisting agencies within ~~thirty (~~30~~)~~ days after a determination of any appeal to the Mayor, or ~~thirty (~~30~~)~~ days from the deadline for appeal in the event no appeal is filed, the City and/or assisting agency may initiate legal action to recover from the determined responsible person the expenses determined to be owing, including the reasonable attorney fees and costs of such recovery. (2001 Code §§ 18-2-601 - 18-2-604; amd. 2009 Code; Ord. 10-16, 6-23-2010; Ord. 13-25, 7-31-2013; Ord. 17-59, 10-25-2017; Ord. 19-11, 2-27-2019; Ord. 21-11, 3-24-2021)

Attachment B to Ordinance No. 26-15

Clean Version

10-1-7: INTERNATIONAL FIRE CODE:

A. Adoption Of International Fire Code And Appendices: For the purpose of prescribing regulations governing conditions hazardous to life and property from fire and explosion, the City hereby adopts the entire 2024 edition of the International Fire Code (IFC), as recommended by the International Code Council, Inc., including appendices B, C, and D thereof, together with all amendments and additions adopted in the State Fire Code. To ensure consistency with nationally recognized fire safety standards and state requirements, the most current edition of the IFC, including appendices B, C, and D, together with all amendments and additions adopted in the State Fire Code, are hereby automatically adopted when such editions become effective under Utah law unless otherwise amended or modified by City ordinance.

B. Filing With City Recorder: Pursuant to Utah Code Annotated section 10-3-711, as amended, one copy of the IFC has been filed for use and examination by the public in the City Recorder's Office, with an additional copy available with the Fire Department.

C. Substitution Of Terms: The words and phrases used in the IFC shall be construed to be consistent with this title.

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characteristics presents a direct and immediate threat to public safety or the environment and requires immediate action to mitigate the threat.

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8. "Person", for the purposes of this chapter, shall have the same meaning as defined in the IFC.

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c. Any appeal must be filed, in writing, with the Mayor not more than 15 days from the date the notice was received by the determined responsible party.

d. In the event the determined responsible party appeals the determination, the Hearing Officer shall hold a public hearing to consider any issues raised by the appeal. Both the appealing party and the City shall be entitled to present evidence in support of their respective positions to the Hearing Officer.

e. Following the hearing, the Hearing Officer shall make a recommendation to the Mayor, who shall issue a final decision assessing responsibility and expenses.

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b. In the event the person determined to be responsible for the payment of intentional or negligently caused fire/hazardous materials emergency expenses fails to make payment to the City and/or assisting agencies within 30 days after a determination of any appeal to the Mayor, or 30 days from the deadline for appeal in the event no appeal is filed, the City and/or assisting agency may initiate legal action to recover from the determined responsible person the expenses determined to be owing, including the reasonable attorney fees and costs of such recovery. (2001 Code §§ 18-2-601 - 18-2-604; amd. 2009 Code; Ord. 10-16, 6-23-2010; Ord. 13-25, 7-31-2013; Ord. 17-59, 10-25-2017; Ord. 19-11, 2-27-2019; Ord. 21-11, 3-24-2021)

Ordinance No. 26-15 International Fire Code 10-1-7

Final Audit Report 2026-03-30

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