

Project Title: Adopting the Utah Wildland-Urban Interface Code

Petition No.: PLNPCM2025-00554

Version: Planning Commission Draft

Date Prepared: 7/30/2025

Planning Commission Action: TBD

APPROVED AS TO FORM

Salt Lake City Attorney's Office

Date: _____

By: _____
Katherine D. Pasker, *Senior City Attorney*

This proposed ordinance makes the following amendments (for summary purposes only):

- Sections 1 and 2: Establishes the adoption of the International Wildland-Urban Interface Code, as adopted by the State of Utah;
- Section 3: Adopts the Salt Lake City Wildland-Urban Interface Map by reference in 18.44 International Fire Code and Standards Adopted;
- Section 4: Updates 21A.34.010 by adding a new section that give precedence to the Salt Lake City Wildland Urban Interface Code over any conflicting provision of an overlay zoning district; and
- Section 5: Modifies 21A.36.010 to give precedence to the Salt Lake City Wildland Urban Interface Code over any conflicting provision found in Title 21A.

Underlined text is new; text with strikethrough is proposed to be deleted. Modifications made as part of the Planning Commission recommendation are highlighted in yellow. All other text is existing with no proposed change.

Planning Note: The proposed text amendment relies on the adoption of the Commercial and Mixed-Use Zoning District Consolidation text amendment. If the Commercial and Mixed-Use District Consolidation proposal is not adopted or if the proposed text amendment language is modified, the proposed language in this text amendment will be modified accordingly.

1. Adopts the International Wildland-Urban Interface Code amending Section 18.04.040 as follows:

18.04.040: BUILDING AND CONSTRUCTION CODES ADOPTED:

The following codes, as adopted by the State of Utah, along with any adopted appendices are hereby adopted as part of the code of Salt Lake City:

The International Building Code, as promulgated by Title 15A of the Utah State Code;

The International Residential Code, as promulgated by Title 15A of the Utah State Code;

The International Fire Code;

International Wildland-Urban Interface Code, as promulgated by Title 15A of the Utah State Code

International Existing Building Code;

International Energy Conservation Code;
International Fuel Gas Code;
National Electrical Code;
The International Mechanical Code;
The International Plumbing Code;
The International Swimming Pool and Spa Code;
Rule R156-56 of the Utah Administrative Code;
ICC/MBI 1205-2021 Standard for Off-Site Construction: Inspection and Regulatory Compliance, or its successor, and
1997 Uniform Code for the Abatement of Dangerous Buildings.

2. *Adopts the International Wildland-Urban Interface Code adopted by the State of Utah into the fire prevention standards administered by the Fire Department, by amending Section 18.44.010 as follows:*

18.44.010: INTERNATIONAL FIRE CODE AND STANDARDS ADOPTED:

A. The edition of the international fire code as adopted by section 15A-5-103, Utah Code Annotated, or its successor section is adopted by Salt Lake City as the fire code ordinance, rules and regulations of the city. Appendices A, B, C, E, F, G of the international fire code are specifically adopted by Salt Lake City as part of the fire code of the city. Appendix D of the international fire code, including the amendments to subsection D105.3 provided in Salt Lake City Code section 18.44.020, is also specifically adopted by Salt Lake City as part of the fire code of the city. Hereafter, all references in this code to the fire code shall mean the edition adopted by section 15A-5-103, Utah Code Annotated, or its successor section, together with its appendices. One copy of the international fire code shall be filed for use and examination by the public in the office of the city recorder.

B. The Utah Wildland Urban Interface Code as adopted by Utah Code Section 15A-2-103, or its successor, is adopted by Salt Lake City as the Salt Lake City Wildland Urban Interface Code as part of the fire code of the city. The Salt Lake City Wildland Urban Interface Code applies to property shown on the "Salt Lake City Wildland Urban Interface Map," a copy of which shall be maintained on file with the Salt Lake City Recorder's Office.

3. *Adopts the Salt Lake City Wildland Urban Interface Map as referenced in proposed Subsection 18.44.010.B and as shown in attachment A. This map declares the wildland urban interface areas within the city and is based on the following findings of fact:*

A. The Salt Lake City Wildland-Urban Interface Map is based on an assessment of fuel types and physical characteristics affecting likely wildland fire behavior within the city;

B. That the city is situated on or near two fault lines the Wasatch Fault and the West Valley Fault, both capable of generating earthquakes of significant magnitude. These faults are subject to becoming active at any time; the city is particularly vulnerable to devastation should such an earthquake occur. The potential effects of earthquake activity include restricting or eliminating

49 *internal circulation due to the potential for collapsing of highway overpasses and underpasses, earth*
50 *slides, and the potential for vertical movement rendering surface travel unduly burdensome or*
51 *impossible. Additional potential situations inherent in such an occurrence include loss of the city's*
52 *water sources, including local reservoirs, water mains, and storage facilities; broken natural gas*
53 *mains causing structure and other fires; leakage of hazardous materials; the need for rescues from*
54 *collapsed structures; and the rendering of first aid and other medical attention to large numbers of*
55 *people. The protection of human life and the preservation of property in the event of such an*
56 *occurrence support the imposition of fire-protection requirements greater than those set forth in the*
57 *International Building Code or International Fire Code.*

58 *C. Seasonal climatic conditions during the summer and fall create numerous serious difficulties*
59 *regarding the control of and protection against fires in the city. The hot, dry weather typical of this*
60 *area, coupled with very wet winter and spring conditions that can create abundant grass and shrub*
61 *fuels that can elevate fire risk, results in wildfires that threaten or could threaten the city. Although*
62 *some code requirements, such as fire-resistive roof classification, have a direct bearing on building*
63 *survival in a wildland fire situation, others, such as residential automatic sprinklers, may also have a*
64 *positive effect. In the city's dry and generally low humidity climate, many materials are much more*
65 *easily ignited. More fires are likely to occur and any fire, once started, can expand extremely rapidly.*
66 *Residential automatic sprinklers can arrest a fire starting within a structure before the fire is able to*
67 *spread to adjacent brush and structures. The aforementioned problems support the imposition of fire*
68 *protection requirements greater than those set forth in the International Building Code or*
69 *International Fire Code.*

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71 4. *Amends Section 21A.34.010 only as to include a new subsection "c" as follows:*

72 C. The provisions of the Salt Lake City Wildland Urban Interface Code, as adopted in Title 18, shall take
73 precedence over any conflicting provision of an overlay zoning district in this chapter as to those
74 properties shown on the Salt Lake City Wildland Urban Interface Map.

75 5. *Amends Section 21A.36.010 Use of Lands and Buildings only by adding a new subsection F to*
76 *indicate that the Salt Lake City Wildland Urban Interface Code takes precedence over any conflicting*
77 *provision found in title 21A.*

78 F. Regulations Conflicting with the Salt Lake City Wildland Urban Interface Code. The Salt Lake City
79 Wildland Urban Interface Code as adopted in Title 18 shall take precedence when a provision of Title
80 21A conflicts with a provision of the Salt Lake City Wildland Urban Interface Code, but only as to those
81 properties shown on the Salt Lake City Wildland Urban Interface Map.

6. *Effective Date: This ordinance, if passed, shall become effective on the date of its first publication*
and shall be recorded with the Salt Lake City Recorder.