

Moving a Building Permit Application

Standards for Moving a Building

Approval Procedures.

It is the purpose of this code to prevent the degradation of neighborhoods by prohibiting the moving in of unsightly or unsafe buildings. In considering the request for the moving of buildings, the DRC and the Planning Commission shall consider the following in addition to the requirements above

1. That the building will have no negative effect on the surrounding area and property values in the area to which the building is to be moved.
2. The building is in conformity with the type and quality of the buildings existing in the area to which the building is to be moved.
3. That the building and the property on which the building is proposed to be located comply fully with all the provisions of this Code and the Uniform Building Code.
4. The building and its proposed location do not in any way adversely affect existing buildings, uses, or property in the area.
5. All approvals, dedications, and improvements required by the Town are provided in conformity with the standards of the Fairfield Town Code. Upon finding compliance with the items listed and any other items the Planning Commission considers, the Planning Commission may approve the application for the moving of buildings.

Permits and Guarantees Required.

Before any required building permits can be issued, and as a condition of approval of the application for the moving of buildings, the Planning Commission shall require, and the applicant shall post a bond as determined by the Planning Commission to adequately cover the installation of all improvements required by the City in approving the application.

Certificate of Occupancy.

Prior to the issuance of any Certificate of Occupancy, the Building Department will ensure that the building complies with all requirements of this Code, the Uniform Building Code, and other codes as adopted by the Town and shall require that all conditions of approval of the application for the moving of buildings have been complied with.

Restoration of Old Site.

When the site to be vacated by the moving building or structure is located within the City, the Planning Commission shall require a bond for all costs to restore the vacated site to a safe and satisfactory condition.

Effective Time Period of Approval.

The approval of a Moving of Building Application shall be effective for a period of one (1) year from the date of Town approval, at the end of which time the applicant must have established the building in its new location and completed the improvements. If the building is not established within the one (1) year period, the permit shall be void, and the applicant shall be required to submit a new application for review and approval subject to the then-existing provisions of this Code and the General Plan.

For additional information, see Title 10.7.200. Moved Buildings.

Moving a Building Checklist

It is the purpose of this code to prevent the degradation of neighborhoods by prohibiting the moving in of unsightly or unsafe buildings. As a special exception to the code, the Land Use Authority may authorize a building permit to be issued to move a building onto a lot upon compliance with the following conditions. In addition to any of the above criteria that apply, an Application to Move a Building shall also include the following:

- ☐ Pre-inspection. No permit shall be issued, nor approval given, for the moving of any building from one site within the Town to another site within the Town or from a site outside of the Town to a site within the Town without a prior building inspection being made to determine whether or not the building complies with the standards of the building codes adopted by Fairfield. The applicant shall submit, along with his or her application, a report from an independent building inspector who is licensed by the State of Utah to inspect the type of building to be moved and a report from an independent structural engineer who is licensed by the State of Utah. These reports must state whether the building complies with the current codes and, if not, a list of those things that need to be done to meet the current standards of the code. Furthermore, the applicant shall obtain site plan approval.
- ☐ Location and address of the old and new site;
- ☐ Plot plan of the new location, also showing adjacent lots on all sides of the property and indicating all structures and improvements on said lots; and
- ☐ Plans and specifications for the proposed improvements of the new location, including compliance with any applicable requirements above.
- ☐ Flood Protection. No dwelling or other building used for human habitation shall be constructed within one hundred (100) feet of the banks of a stream, gully, or other flood channel in accordance with FEMA standards. No use or structure (except flood control works or irrigation diversion dams) shall be permitted in any flood channel.
- ☐ Fencing. All zones in the Town of Fairfield are fence-in zones, "NOT" fence-out zones. A developer or adjacent landowner (known as the remover) shall not remove a fence for construction or any other reason without a written agreement with the adjoining landowner. The fence that is removed must be re-erected within an agreed-upon time frame. It must be re-erected in the exact location with new materials equal or superior in quality. If there is a need for an extended period, the remover must pay the adjacent landowner any expenses per day that are required due to the unusable land without a fence. If these conditions are not met, the Town has the authority to place a stop work order on the project. See Title 9 and Title 10 for more information.
- ☐ Traffic Closure Application
- ☐ Abandoned Water Permit Application
- ☐ Application For Closure of Town Street Application

For Office Use Only

Date: ____/____/____

- ☐ Application fees paid
- ☐ Fire Inspection completed: Date _____ By: _____
- ☐ Fire Inspection fee paid
- ☐ Utah County Health Department Approval Number _____
- ☐ Zoning: _____
- ☐ Closure of Town Street Permit #: _____ By: _____
- ☐ Water Department: Approved: _____ Denied: _____ Date: _____
- Comments: _____
- _____
- _____

- ☐ Road Department: Approved: _____ Denied: _____ Date: _____
- Comments: _____
- _____
- _____

- ☐ **Total Fees:** _____ **Paid:** _____
- ☐ **Check #:** _____
- ☐ **License #:** _____

Title

Signature

Date