

## ORDINANCE NO. 010-2025

**AN ORDINANCE DESIGNATED TO PROVIDING FOR FIRE PROTECTION IN RESIDENTIAL SUBDIVISIONS; PROVIDING FOR STANDARDS AND SPECIFICATIONS; PROVIDING FOR ENFORCEMENT AND PENALTIES; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the North Tooele Fire District (NTFD) is committed to protecting the lives and property of its residents; and

**WHEREAS**, the availability of adequate water supply is essential for effective fire suppression; and

**WHEREAS**, in areas where fire hydrants are not available, alternative fire protection measures are necessary;

**NOW, THEREFORE**, be it ordained by the Board of Trustees of the North Tooele Fire District as follows:

### **Section 1. Title.**

This Ordinance shall be known as the "Residential Fire Protection Ordinance of the North Tooele Fire District."

### **Section 2. Purpose.**

The purpose of this Ordinance is to establish minimum requirements for fire protection in residential subdivisions to ensure adequate water supply for fire suppression and to protect the public health, safety, and welfare.

### **Section 3. Applicability.**

This Ordinance shall apply to all new residential subdivisions consisting of four (4) or more parcels within the North Tooele Fire District.

### **Section 4. Definitions.**

For the purposes of this Ordinance, the following definitions shall apply:

- a. "Fire Hydrant" means a valved connection on a water main or pipe system with a fire hose connection for fire-fighting purposes.
- b. "Fire Hydrant System" means a system of interconnected water mains, pipes, valves, and fire hydrants designed to provide an adequate water supply for fire suppression.
- c. "Parcel" means a contiguous lot or tract of land under single ownership intended for residential use.

d. "Residential Subdivision" means the division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other divisions of land for the purpose, whether immediate or future, of sale or building development for residential purposes.

e. "Residential Sprinkler System" means an automatic fire sprinkler system designed and installed in accordance with NFPA 13D.

f. "Individual Water Storage Tank" means an on-site water storage tank dedicated to a single residential structure, with a minimum capacity of 750 gallons, designed for fire department use and accessible for drafting by fire department apparatus.

## **Section 5. Fire Protection Requirements.**

a. Fire Hydrant Systems. All residential subdivisions consisting of four (4) or more parcels where a pressurized, piped water distribution system with fire hydrants is available shall be equipped with a fire hydrant system that meets the following requirements:

i. Fire hydrant locations shall comply with the requirements of the International Fire Code (IFC), Section 507.

ii. The system shall be capable of providing the required fire flow for the subdivision, as determined by the IFC.

iii. The system shall be connected to a water supply source approved by the North Tooele Fire District.

b. Alternative Compliance: Residential Sprinkler Systems and Individual Water Storage Tanks.

In areas where a pressurized, piped water distribution system with fire hydrants is not available, as determined by the North Tooele Fire District, the following requirements shall apply:

i. All new residential structures within such subdivisions shall be equipped with a residential sprinkler system designed and installed in accordance with NFPA 13D.

ii. Each residential structure shall be equipped with an individual water storage tank with a minimum capacity of 750 gallons.

## **Section 6. Plans and Specifications.**

a. Prior to the issuance of any building permit or subdivision approval, the applicant shall submit to the North Tooele Fire District for review and approval three (3) sets of complete plans and specifications for the proposed fire protection system.

b. The plans and specifications shall include, but not be limited to, the following information:

- i. A site plan showing the location of all fire hydrants, water mains, valves, and other components of the system (if applicable).
  - ii. Hydraulic calculations demonstrating that the fire hydrant system meets the fire flow requirements of the IFC (if applicable).
  - iii. Details of the water supply source and connection to the fire hydrant system (if applicable).
  - iv. Plans and specifications for residential sprinkler systems and individual water storage tanks, including tank location (if applicable).
  - v. Specifications for all materials and equipment to be used in the system.
- c. No construction shall commence until the plans and specifications have been approved by the North Tooele Fire District.

### **Section 7. Inspections.**

- a. The North Tooele Fire District shall inspect the installation of the fire protection system at various stages of construction to ensure compliance with this Ordinance and the approved plans and specifications.
- b. The applicant shall notify the North Tooele Fire District at least twenty-four (24) hours prior to the commencement of any work requiring inspection.
- c. No work shall be concealed or covered until it has been inspected and approved by the North Tooele Fire District.

### **Section 8. Maintenance.**

- a. The owner of the fire hydrant system shall be responsible for the ongoing maintenance and repair of the system (if applicable).
- b. The homeowner shall be responsible for the ongoing maintenance and repair of residential sprinkler systems and individual water storage tanks, ensuring the tanks remain full (if applicable).

### **Section 9. Enforcement.**

- a. The Fire Marshal or his/her designee is hereby authorized to enforce the provisions of this Ordinance.
- b. Any person who violates any provision of this Ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not to exceed \$1000.00.
- c. Each day that a violation continues shall constitute a separate offense.

d. In addition to any other penalties provided by law, the North Tooele Fire District may institute legal proceedings to enjoin any violation of this Ordinance.

**Section 10. Severability.**

If any provision of this Ordinance is held to be invalid, such invalidity shall not affect the remaining provisions of this Ordinance.

**Section 11. Effective Date.**

This Ordinance shall take effect immediately upon its passage and publication as provided by law.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the Board of Trustees of the North Tooele Fire Protection Service District, Tooele County, Utah.

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Rick Pollock  
Board Chair  
North Tooele Fire District

Attest:

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Cassandra Ray  
Administrative Chief  
North Tooele Fire District