

## CHAPTER 7-10 OVERPRESSURE ZONE

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- 7-10-101. PURPOSE.

(1) The overpressure zones are overlay zones intended to minimize the adverse impacts associated with potential accidental exposures. The property within the overpressure zones may be subject to significant overpressure waves and fragments generated from the manufacture, handling or storage of energetic material. In order to preserve the health, safety and welfare of residents in the area, this ordinance establishes certain requirements for the type and installation of windows in new construction and sets forth certain notification requirements.

(2) Though it cannot be legally mandated, it is the intent of this ordinance to also recommend and encourage owners of existing structures to replace glass with the glazing specified in Section 7-10-106.

(3) Since the purpose for this ordinance is based on Hercules' operation, if Hercules or any other person can show the Planning Commission that Hercules has changed operation such as to eliminate or reduce the danger, then this ordinance shall be reviewed by the City Council after receipt of recommendations, if any, from the Planning Commission.

### 7-10-102. OVERPRESSURE ZONES AND LAND USES.

- (1) There are three graduations of overpressure exposure as follows:
  - (a) Zone A. In areas exposed to overpressures greater than or equal to 0.5 pounds per square inch (psi) no significant structural development shall be allowed outside the boundaries of the Hercules, Inc., Bacchus East Plant except as provided in Section 7-10-103.
  - (b) Zone B. In areas between 0.5 and 0.35 psi, residential uses of various densities are allowed. In other zones, residential uses shall only be allowed if the uses are accessory to a primary commercial, industrial, or educational use. All other uses such as commercial/industrial land uses shall only be allowed as provided in Section 7-10-103 below.

(c) Zone C. In areas between 0.35 and 0.2 psi, residential uses of various densities are allowed. All other uses such as commercial/industrial land uses shall only be allowed as provided in Section 7-10-103 below.

(2) These three overpressure zones are defined by circles on the official West Valley City zoning map in the southwest quadrant of the City.

(3) Where a question exists in defining the location of an overpressure line on the ground, the provisions of the most restrictive zone shall apply to the entire structure divided by the line.

(Ord. No. 90-25 Amended 07/12/1990; Ord. No. 03-71 Amended 12/03/2003;)

7-10-103. COMMERCIAL/INDUSTRIAL USES.

Where a use other than a residential use is contemplated, calculations shall be submitted by a licensed engineer who specializes in structural engineering certifying that any proposed structures are designed to withstand up to 0.5 psi on all exterior horizontal and vertical surfaces.

7-10-104. EXISTING ZONING ORDINANCES.

(1) The requirements contained in this Chapter do not change the regulations of the existing zoning ordinances other than limiting the land to certain uses as provided in this Chapter and 7-10-103 above and adding certain notification requirements and glass requirements for windows.

(2) The provisions of Section 7-10-102 do not automatically authorize the residential uses listed. The proper zoning shall still be required and an application for a zoning change or conditional use shall still be approved or denied based on the criteria used for any other zoning change request or conditional use application.

7-10-105. NOTIFICATION REQUIREMENTS.

7-10-106. GLASS REQUIREMENTS -  
WINDOWS, DOORS AND  
SKYLIGHTS.

(1) In all new construction or any building addition requiring a building permit located in an overpressure zone, the following types and maximum sizes of glass or glass substitutes for windows, doors and skylights shall be required:

(a) In Zone B (0.35 psi to 0.50 psi), either the glass types in subsection (i) or the glass substitute in subsection (ii) as set forth below may be allowed:

(i) If glass is used, the following glass and glass types shall be required:

Maximum Area	Glass Type
6.0 SF	1/4" laminated
12.0 SF	3/8" laminated
17.5 SF	5/32" fully-tempered
26.5 SF	3/16" fully-tempered
4.0 SF	1/4" fully-tempered

Single regular (annealed) glass, heat-strengthened (partially tempered) glass, and wired glass shall not be permitted.

(ii) If a glass substitute is used, all inboard windows or all outboard windows, but not both, shall be non-lockable and shall be constructed of material conforming to federal specification FSL-P-507 and to the following minimum thicknesses:

Maximum Size	Minimum Size
3' Wide	1/4" thickness
3' to 4' Wide	3/8" thickness

No glass substitute wider than four feet shall be permitted.

(b) In Zone C (0.2 psi to 0.35 psi), either the glass types in subsection (i) or the glass substitute in subsection (ii) as set forth below may be allowed:

(i) If glass is used, the following glass and glass types shall be required:

Maximum Area	Glass Type
8.0 SF	1/4" laminated
17.0 SF	3/8" laminated
25.5 SF	5/32" fully-tempered
37.5 SF	3/16" fully-tempered

60.0 SF	1/4" fully-tempered
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Single regular (annealed) glass, heat-strengthened (partially tempered) glass, and wired glass shall not be permitted.

(ii) If a glass substitute is used, all inboard windows or all outboard windows, but not both, shall be non-lockable and shall be constructed of material conforming to federal specification F8L-P-507 and to the following minimum thickness:

Maximum Size	Minimum Thickness
3' Wide	3/16" thickness
3' to 4' Wide	1/4 " thickness

No window wider than four feet shall be permitted.

(2) All glass (inboard and outboard), whether factory-fabricated insulated glass, combinations of prime and storm windows, or combinations of prime and storm doors, shall comply with the requirements of paragraph (A). An exception is the outboard pane of any double glazed window whose top edge is 24" or less above grade. This glass may be regular (annealed) glass complying with all other applicable Uniform Building Code requirements.

(3) The laminated and fully-tempered glass shall be certified by the Safety Glazing Certification Council and be so designated on a permanent monogram.

(4) Factory fabricated insulating glass shall be certified by the Insulating Glass Certification Council and be so marked.

(5) The requirements of this section shall be met when any windows, doors or skylights are replaced or added in any structures which originally had to comply with this section.

7-10-107. PENALTY AND ENFORCEMENT.

(1) It shall constitute an infraction to violate any provision of this Chapter.

(2) In addition to criminal prosecution for violation of this Chapter, the City may utilize any other remedy provided by law including, but not limited to: injunctions and other civil remedies, revocation of any building permits and/or conditional use permits, and administrative fines and fees imposed pursuant to Title 10 of the City Code.

(Ord. No. 99-52 Amended 08/20/1999)