

## RESOLUTION 25-19

### A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL AWARDING BUILDING PLAN REVIEW AND INSPECTION CONTRACT

**WHEREAS**, as current contracts for building inspection services expired a Request for Proposals was issued March 28, 2025 to all building inspection companies located in northern Utah; and

**WHEREAS**, Beacon Code Consultants was the only company that responded; and

**WHEREAS**, an interview was conducted on April 28, 2025 by Public Works Director Mark Larson, Community Development Manager Lance Evans, and Community Development Technician Charlotte Woody; and

**WHEREAS**, City Attorney Jayme Blakesley reviews the draft service agreement along with affected staff members; and

**WHEREAS**, City Council has had time to read the proposed agreement and will add Beacon Code Consultants to the pool of qualified building plan reviewers and inspectors;

**NOW THEREFORE BE IT RESOLVED** by the Council of South Weber City, Davis County, State of Utah, as follows:

**Section 1. Award:** The building plan review and inspection contract is hereby awarded to Beacon Code Consultants as attached in **Exhibit 1**.


**Section 2: Repealer Clause:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

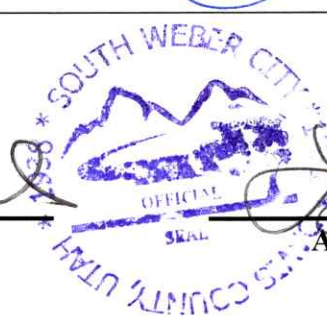
**PASSED AND ADOPTED** by the City Council of South Weber, Davis County, on the 10<sup>th</sup> day of June 2025.

Roll call vote is as follows:

Council Member Halverson	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Dills	FOR	AGAINST
Council Member Davis	FOR	AGAINST
Council Member Winsor	FOR	AGAINST

  
Rod Westbrook, Mayor

  
Attest: Lisa Smith, Recorder



## **PROFESSIONAL SERVICES AGREEMENT PLANS EXAMINERS & INSPECTOR SERVICES**

This Professional Services Agreement for Plan Examiners & Inspector Services (the "Agreement") is entered into on the 10th day of June, 2025, by and between **SOUTH WEBER CITY**, a political subdivision of the State of Utah (the "City"), and **BEACON CODE CONSULTANTS** (the "Consultant"). The City and the Consultant may be hereafter referred to individually as a "party" and collectively as the "parties."

### **RECITALS**

WHEREAS, City requested Request for Proposals from various qualified firms on March 28, 2025; and

WHEREAS, City selected Consultant to be in a pool of firms approved to provide Plans Examiners & Inspector Services; and

WHEREAS, City will determine, at its sole discretion, when a need for work exists under this Agreement; and

NOW, THEREFORE, for good and valuable consideration, including the mutual promises set forth in this Agreement, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. **Performance of Services.** As a need arises, City agrees to engage Consultant. Consultant agrees to perform services on an individual Work Order basis in accordance with the description of the scope of services set forth in the RFQ (**Exhibit "A"**) and Response to RFQ (**Exhibit "B"**), attached hereto as incorporated in this Agreement.
2. **Compensation.** The compensation for any work requested under this Agreement shall be given on an hourly rate as specified in **Exhibit "C"**. Said total shall constitute full payment for all services rendered and costs incurred by Consultant in performing this Agreement.
3. **Requests for Payment.** Invoices for progress payment may be submitted to the City (Accounts Payable) on a frequency not exceeding monthly. Invoice content shall, at a minimum, contain the following: reference to the associated Work Order; scope budget; percentage completed; and a detailed breakdown of hourly rates, specific employees, and dates worked. City agrees, within 30 days after receipt of each payment request, either to process the request or return it to the Consultant indicating the reasons for

refusing to approve payment. Once corrected and approved, the City agrees, within 30 days, the approved amount will be paid.

4. **Consultant's Standard of Care.** The Consultant shall perform its services under this Agreement in accordance with the degree of skill and diligence ordinarily employed by professional consultants performing the same or similar services at the time such services are performed. The Consultant shall without delay correct any problem or deficiency arising out of its failure to meet this standard of care without additional cost to the City.
5. **Default.** Either party shall be considered to be in default under this Agreement if: (1) it has substantially failed to perform its obligations under this Agreement through no fault of the other party; and (2) after thirty (30) days' written notice from the other party of such substantial failure to perform.
6. **Term and Renewal.** The term of this Agreement is for five (5) years. Upon review by City the Agreement may be extended for two (2) additional years.
7. **Termination.** Either party may terminate this Agreement for cause upon the default of the other party as defined in paragraph 5. City may, in its sole discretion, terminate this Agreement for convenience upon thirty (30) days' written notice. Upon termination of this Agreement for any reason, Consultant shall deliver all of its work-in-progress, including calculations, assumptions, interpretations or regulations in performing this Agreement, to the City, and such work-in-progress shall become the property of the City.
8. **Consultant's Working Files and Accounting Records.**
  - a) **Working Files.** Consultant shall maintain files containing all work documentation, including calculations, assumptions, interpretations or regulations, sources of information, and raw data generated, produced, created or required in performing this Agreement. Consultant shall provide City copies of information contained in Consultant's working files upon City's request, and such copies shall become property of the City upon delivery.
  - b) **Accounting Records.** Consultant shall maintain accounting records, in accordance with generally accepted accounting principles and practices, to substantiate all amounts invoiced under paragraph 2. Consultant shall retain and make such records available to City for its examination during Consultant's normal business hours for a period of three (3) years after Consultant submits its final invoice to City.
  - c) **Audit.** City may, in its sole discretion, audit any invoice or statement of cost submitted by Consultant, at any time, as long as the City gives Consultant written

notice of its intent to conduct the audit. An audit may take place within the current term and up to three (3) years after Consultant submits its final invoice to City.

9. **Insurance.** Consultant shall maintain insurance in accordance with generally accepted coverage to meet the requirements of the provisions of this Agreement and in compliance with State Law.
10. **Independent Contractor.** Consultant shall perform all services under this Agreement, including all attachments, as an independent contractor, and not as an agent or employee of the City. Neither this Agreement nor the parties' respective obligations under this Agreement shall be construed to create a partnership or joint venture, or other business between the parties. In performing its services under this Agreement, Consultant shall comply with all federal, state, and local laws and regulations, and all orders under any applicable law, and all policies of City for independent contractors, as adopted from time to time by City.
11. **Non-Guarantee of Work.** City will determine, in its sole discretion, when a need for work exists under this Agreement. City may have qualified more than one Consultant for a particular type of work and City does not guarantee a specific quantity of work to any Consultant either in terms of the number or value of Work Orders. In some instances, City may determine that work which could be performed under this Agreement should be put out for separate bid or that a request for proposal will be issued to Consultants in the pool. In that event, and if Consultant is awarded work, the work will be performed pursuant to such separate bid or request for proposal.
12. **Suspension, Delay, or Interruption of Work.** City may, in its sole discretion, suspend, delay, or interrupt Consultant's services for the convenience of City. In the event of force majeure or such suspension, delay, or interruption, an Equitable Adjustment will be made in the schedule and compensation under this Agreement.
13. **Official Representatives.** The parties respectively designate the following persons to act as their authorized representatives in matters and decisions pertaining to the timely performance of this Agreement.

City

South Weber City  
Mark Larsen, Public Works Director  
1600 E. South Weber Drive  
South Weber, UT 84405  
801-479-3177  
[mlarsen@southwebercity.com](mailto:mlarsen@southwebercity.com)

Consultant

BEACON CODE CONSULTANTS  
Tyler Seaman, Owner  
801-721-1138  
Beacon Code Consultants

The authorized representative(s) shall have full power to bind City and Consultant in decisions related to a Work Order and not requiring approval of City's elected

representatives, unless otherwise required by City's Purchasing Policy. Each party may designate an authorized representative upon written notice to the other party.

14. **Equal Opportunity.** To the extent applicable hereto, Consultant will in the performance of this Agreement comply with The Fair Labor Standards Act of 1939 (29 U.S.C. 201-219); the Walsh-Healey Public Contracts Act (41 U.S.C. 35-45); the Contract Work Hours Standards Act-Overtime Compensation (40 U.S.C. 327-330); laws restraining the use of convict labor; Utilization of Small Business and Small Disadvantaged Business Concerns (Public Law 95-507); all other federal, state, and local laws; and all regulations and orders issued under any applicable law, including but not limited to, Title 41, Code of Federal Regulations, Part 60, Subsections 1.7 and 1.8 and shall, if applicable, submit a Certificate of Non-Segregated Facilities conforming to Title 48, CFR, Part 52, Subsection 222-21 before execution of this Agreement.

- 1) The Equal Employment Opportunity clause in Section 202 of Executive Order (E.O.) 11246, as amended, and the implementing rules and regulations (41 CFR Part 60) are incorporated herein by reference, unless this order is exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of E.O. of provisions of any superseding E.O. As used in this clause, "Contractor" means Consultant.
- 2) The Affirmative Action for Handicapped Worker clause in Title 48, Code of Federal Regulations, Part 52, Subsection 222-36 and the implementing rules and regulations of the Department of Labor associated therewith are incorporated herein by reference unless this order is under \$2,500,000. As used in said clause, "Contractor" means Consultant.
- 3) The Affirmative Action for Disabled Veterans and Veterans of the Vietnam Era clause of Title 48, Code of Federal Regulations, Part 52, Subsection 222-35 and the implementing rules and regulations of the Department of Labor associated therewith are incorporated herein by reference, unless this order is under \$10,000. As used in said clause, "Contractor" means Consultant and "Contract" means this Agreement.

15. **Conflict of Interest.** None of City's elected representatives or its employees, shall be admitted to any share or part of this Agreement, or to any benefit that may arise therefrom. Consultant presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of the services hereunder. Consultant further agrees that in the performance of this Agreement no person have such interest shall be employed.

16. **Notice.** All written notices required to be given under this Agreement shall be hand delivered, or certified registered mail, return receipt requested, or verifiable electronic transmission to the parties at their respective addresses set forth in paragraph 13

above. Notice shall be deemed to be received upon actual receipt or three (3) days after mailing, whichever occurs first.

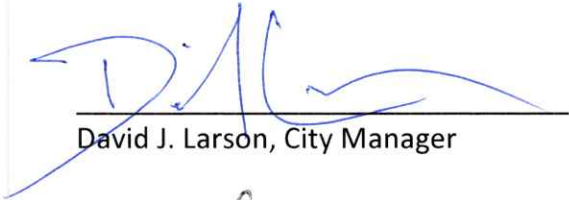
17. **Entire Agreement.** This Agreement and the attached Exhibits constitute the entire agreement and understanding of the parties with respect to the subject matter of this Agreement, and they supersede all previous or contemporaneous representations or agreements of the parties regarding the subject matter of this Agreement
18. **Assignment.** This Agreement shall not be assignable by either party without the prior written consent of the other party. Subject to this limitation on assignment, this Agreement shall be binding upon and shall inure to the benefit of the parties' respective successors, agents and assigns.
19. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Utah. The parties hereby consent to the jurisdiction of the courts of the State of Utah, or the courts of the United States of America located in the State of Utah, as the case may be, as the sole forum for any litigation arising out of this Agreement.
20. **Arbitration.** Any difference, dispute, claim or controversy arising out of or relating to this Agreement shall be referred to and finally settled by arbitration in South Weber City, Utah pursuant to the Commercial Arbitration Rules of the American Arbitration Association. The arbitration award shall be binding upon the parties and judgment on the award may be entered in any court of competent jurisdiction.
21. **Modification.** No modification of this Agreement shall be valid or binding, unless made in writing and signed by both parties.
22. **Waiver.** Acceptance by either party of any performance less than that required by this Agreement shall not be deemed to be a waiver of that party's rights under this Agreement. No waiver of any provision of this Agreement shall be deemed to be a waiver of any other provision, nor shall any waiver constitute a continued waiver. Any waiver of any provision of this Agreement shall be in writing and shall be signed by the party waiving the provision.
23. **No third-Party Beneficiaries.** This Agreement is solely between the parties and gives no rights or benefits to anyone other than the parties and has no third-party beneficiaries.
24. **Severability.** The provisions of this Agreement are severable, and the invalidity or unenforceability of any provision of this Agreement shall not affect the validity or the enforceability of the remaining provisions.
25. **Attorneys' Fees.** In the event of a dispute over or relating to the terms of this Agreement, or any party's performance under this Agreement, the prevailing party in

any proceeding brought in connection with the dispute shall be entitled to recover from the other party its costs, including reasonable attorneys' fees, whether incurred in arbitration or otherwise.

26. **Certification of Eligibility.** Consultant certifies that neither the Consultant nor any of its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any program or project which is 100 percent of partially funded with state or federal funds.

IN WITNESS WHEREOF, the parties execute this Agreement on the day and year first written above:

**SOUTH WEBER CITY CORPORATION**

  
\_\_\_\_\_  
David J. Larson, City Manager

Date: June 10, 2025

  
\_\_\_\_\_  
Attest: City Recorder, Lisa Smith

**BEACON CODE CONSULTANTS**

\_\_\_\_\_  
Tyler Seaman, Owner

Date: \_\_\_\_\_

## **EXHIBIT A – Request for Proposals & Addenda**



**SOUTH WEBER CITY  
BUILDING INSPECTOR  
ADVERTISEMENT FOR REQUEST FOR QUALIFICATIONS**

Proposals for the **SOUTH WEBER CITY BUILDING INSPECTOR** will be received by email to the Public Works Director, Mark Larsen, [mlarsen@southwebercity.com](mailto:mlarsen@southwebercity.com), until 4:00 PM local time on April 17, 2025.

The purpose of this RFQ is to create a pool of pre-qualified Inspectors to review and recommend approval of Building plans submitted to the City and perform all required inspections to certify the building as safe to occupy.

The Issuing Office for the Request for Qualification is: South Weber City, 1600 E. South Weber Drive, South Weber, UT 84405. The contact person is Lance Evans, 801-479-3177x2221.

Prospective Proposers may examine and obtain the Request for Proposals documents at no cost online at [www.southwebercity.com](http://www.southwebercity.com).

Owner reserves the right to reject any or all Proposals, to waive any informality in a Proposal, and to make awards in the best interests of the Owner.

Owner: South Weber City

By: Lisa Smith

Title: City Recorder

Date: March 28, 2025

# **Request for Qualifications**

## **Building Inspector**

South Weber City, Utah (“City”), is soliciting proposals from qualified Building Inspectors (“Consultant”) to become part of a pre-qualified pool for new buildings being proposed for construction in the City. Consultants may elect to provide qualifications on one or both of the services requested. The City reserves the right to cancel and/or withdraw this Request for Qualifications (“RFQ”) at any time and to reject any and all proposal submitted, for any reason, at its sole discretion.

### **Background & Purpose of the Project**

The South Weber City Building Official and Fire Chief are responsible for overseeing the approval of and inspection of all buildings within the City. The City is currently experiencing an increase in land use development and construction, including residential, mixed-use, multi-family, and commercial developments. In order to maintain the expected level of customer service, the City is seeking Consultants to become part of a pre-qualified pool to provide plan reviews and/or inspections. Additionally, new Utah State Code requires that the city provide two alternative options for inspections

Such work will be on an as-needed basis, and may be in conjunction with reviews being done or completed by City personnel. The response time for inspections shall be within one (1) business day of request. When an inspection is required, the City will make a work request via email to those within the pre-qualified pool, outlining the needs and expected time frame for completion. The Consultant for each request will be selected based on the ability to complete the work needed within the specified timeframe and the associated pricing.

### **Duration of Pre-Qualification Pool**

The pre-qualified pool of Consultants shall be valid for five (5) years. During this time, should the City deem pre-qualified Consultants no longer meet the qualifications, the City shall give written notice to the Consultant and remove them from the pre-qualified pool. At the discretion of the City, the pre-qualified pool of Consultants may be renewed for an additional (2) years.

### **Scope of Services**

#### **Building / Fire Inspection**

The City will provide electronic copies of the Approved plans and applicable documents for completion of the work order(s).

The Consultant shall provide the following services:

- Provide inspections during the course of construction to enforce compliance with:
  - Conditions of approval
  - City’s Building Code
  - City’s Fire Code
  - State & Federal Laws
- Inspections shall be completed within one (1) business day of City issued work-order.

- Provide any necessary tools required to successfully complete an inspection.

### Obtaining the Request for Qualifications

The RFQ documents are available for free download at [www.southwebercity.com](http://www.southwebercity.com). The City will not provide any printed copies of the RFQ documents.

### Communications

Communications and/or questions regarding the RFQ document shall be directed to:

South Weber City  
Community Development Director  
Lance Evans  
1600 E. South Weber Drive  
South Weber, UT 84405

Phone: (801) 479-3177x 2221

Email: [levans@southwebercity.com](mailto:levans@southwebercity.com)

\*Questions and answers will be shared with all bidders.

### Costs of Preparing Proposals

All costs associated with preparing Proposals are the sole responsibility of the Proposer.

### Modifications to Proposals

Proposals submitted may be modified in writing at any time before the proposal due date. Any modification to a Proposal must be signed by the person or officer of the entity authorized to do so.

### Submission of Proposals

Proposals will be received via email to: [mlarsen@southwebercity.com](mailto:mlarsen@southwebercity.com)

Proposals will be **accepted until 4:00 p.m. local time, on April 17, 2025.** Each Proposal should be prepared simply and be straightforward and concise. Emphasis should be on completeness, clarity of content, responsiveness to the requirements, and an understanding of the City's needs. A full list of requirements can be found in the Requirements & Qualifications Section below.

The City reserves the right to request that the Proposer clarify any part of its proposal. Responses to such requests must be made in writing and will become part of the proposal. Unsolicited supplementary information and materials received after the proposal deadline will not be considered in the evaluation. All proposals will become and remain property of the City.

### Public Record

In accordance with State Law, proposals are public record and are subject to public review upon request. However, a Proposer may request that any part of its proposal be designated a protected record and not be available for public release by complying with Utah Law, 63G-2-309(1). To do this, the Proposer must provide the City with a written claim of business confidentiality and a concise statement of the reasons supporting this claim. The information must be submitted together with the proposal to be considered.

## Requirements & Qualifications

It is very important that the submittals be clear and in the recommended format so they may be evaluated in an objective manner by the City.

### Cover Letter

- Signed by an officer authorized to bind the Consultant contractually
  - Include name, title, address, telephone, and email of individual authorized to negotiate with the City and contractually bind the Consultant.
- Confirm receipt of the RFQ and any associated addenda.
- Proposal shall be valid for ninety (90) days.

### Title Page

The title page must identify the document as a RFQ for Building Inspector and include the name of the Proposer submitting the proposal and date of submittal.

### Executive Summary\*

A brief summary containing highlights of Consultant's proposed approach to the services described in the RFQ, including a clear statement of its understanding of the project and services required. \*If the Qualifications is not long and complex, an Executive Summary is not essential and will not be counted against the Proposer.

### Qualifications

- Provide a general description of the Company
  - Structure, legal name, type of entity
  - Overview & brief history of the company
  - Number of years in business
  - Number of employees
  - Location
- Describe the Proposer's overall project team organization and specify the main point of contact.
  - If Sub-Consultants are a proposed part of the project team organization, specify each sub-consultant's role and provide qualifications for each.
- List qualifications of all team members and the role of each individual, provide resumes for each. \*Qualifications shall be based on the resume of individuals and not the general qualifications of the Firm.
  - Resumes should include
    - Professional License Number(s) / Registration Number and expiration or renewal date issued for the State of Utah.
    - Relevant experience working with public entities (specific role and responsibility)

- Number and type (including level of complexity) of reviews demonstrating the qualifications requested have been completed within the last five (5) years.
    - A minimum of five (5) years of experience is required
  - Three (3) reference (include name, email, phone, name of project completed)
- Identify any special knowledge or skills that may be related or helpful to the services requested herein.
- Current work-load and ability to meet the specified turnaround times and format.
- Ability to provide high-level customer service and professionalism.
- Provide a Management Plan that includes:
  - Organization chart for a plan review and/or for inspection demonstrating how the Consultant will work with applicable entities
  - Quality control and assurance
  - Cost saving and reduction
  - Task Schedule / Responsiveness
    - Allow five (5) business days for any City-related task
    - Cost per hour for each task and/or personnel assigned (travel and mileage costs should be part of overhead and not included separately)
    -
- Ability to meet City's standard insurance requirements (See Attached Sample Agreement).
- Acceptance of the Standard Terms and Conditions (See Attached Sample Agreement).
- The City of South Weber is an Equal Opportunity Employer. Firms that are selected as part of this process shall comply with all applicable laws.

### Experience & References

Detail experience in providing the services requested herein for similar clients of similar size, with dates of performance and/or completion, client name, contact person, and telephone number(s).

### Format Requirements

- All documents shall be submitted electronically as one PDF document.
- Font Size: Minimum of 10
- Page limit: 25
  - Cover Letter, Title Page, and Resumes are not included in the final page count.
  - Resumes shall be limited to 1 page per person
  - No external links to provide additional information outside of the page limit
    - Listing your website is acceptable

### Evaluation of Proposals & Selection

The City's Selection Committee will evaluate and score each proposal individually and then discuss as a collective team to determine a final recommendation. The top five (5) applicants will be placed on the City's approved pool.

Proposals will be ranked on each of the proposal requirements as follows:

Item	Does Not Meet Requirements	Meets Requirements	Exceeds Requirements	Total Possible Points
Cover Letter	0	5	-	5
Title Page	0	5	-	5
Qualifications	0	1-25	26-50	50
Experience & References	0	1-20	21-40	40
Total Possible Points				100

### Other

The City may reject any proposal not in compliance with all prescribed public bidding procedures and requirements, and may, for good cause, reject all proposals upon finding by the City it is in the public interest to do so. The City reserves the right to accept or reject any or all proposal documents or portions thereof and to waive any informality or irregularity in any proposal, at the sole discretion of the City, which is determined to serve the best interest of the City. The City shall be the sole judge of the merits of the respective proposals received.

Please be advised that failure to comply with any of the requirements of this submittal will be grounds for disqualification.

## **EXHIBIT B – Response to Request for Proposals**

## COVER LETTER

April 10, 2025

Mr. Mark Larsen:

Beacon Code Consultants is pleased to be able to present this quote to South Weber City for Building Inspection and Plan Review Services. We believe our quality and approach will surely bring a rising tide and raise up the ships (or dwellings!) in South Weber for code compliance.

Our team is fully equipped with the resources and experience required to guarantee success working with the City of South Weber. We are excited to have this opportunity to demonstrate our ability to provide inspection services to South Weber. Our Utah based staff - working in partnership with our entire corporate team - will ensure that all model building codes adopted by the State of Utah and the City are adhered to.

Our team is experienced in residential, commercial, and industrial projects. We believe we can meet and exceed all of your significant needs while maintaining the proper rules and regulations within South Weber's community development department.

At Beacon Code Consultants, we believe that no construction project - whether residential, commercial, or industrial, should get delayed due to plan review or construction bottlenecks. Our value lies in enforcing construction codes for public safety - while helping contractors, architects, and owners meet their construction goals. Our experienced ICC certified team is knowledgeable in the various codes required in diverse industries, and we are proud of our quality and consistency of work.

We look forward to working with you in the future. Working together, we hope to decrease your workload, especially during busy times while maintaining the same quality that you provide. We are committed to this purpose and are delighted at the prospect of building a lasting relationship.

We would like to confirm receipt of this RFQ and the associated addenda and look forward to meeting with South Weber City Staff.

Please let us know if we can answer any questions and/or clarify any item addressed in this proposal. Tyler D. Seaman is the point of contact and owner of Beacon Code Consultants. Contact information is below.

Sincerely,



Tyler Seaman, Owner (Point of Contact)

Beacon Code Consultants

801-721-1138

beaconcodeconsultants@gmail.com

**www.beaconinspected.com**

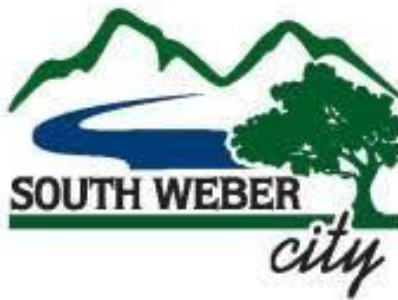
***Proposal shall be valid for (ninety) 90 days after bid closing, April 17, 2025.***







## **Request for Qualifications (RFQ): Building Inspector**



Proposer: Tyler D. Seaman

Proposal Date: April 10, 2025



## Executive Summary

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### **Beacon Code Consultants – Building & Fire Inspection Services for South Weber City**

Beacon Code Consultants is pleased to present its proposed partnership with South Weber City to provide Building and Fire Inspection services. This collaboration supports the City's commitment to safe, efficient, and code-compliant development by ensuring timely and thorough inspections throughout the construction process. Our team is more than capable of exceeding your expectations with our exceptional customer service and consulting approach to code enforcement. We have many professional references that would agree with our abilities to meet your needs.

Under this request for qualifications, South Weber City will provide electronic access to approved plans and all relevant project documentation. In response, Beacon Code Consultants will perform inspections to verify compliance with:

- Conditions of approval as set forth by the City
- South Weber City's adopted Building and Fire Codes
- Applicable State and Federal laws and regulations

Beacon Code Consultants will ensure that all inspections are completed within one (1) business day of receiving a City-issued work order. Our inspectors will be equipped with all necessary tools and technology to conduct thorough assessments and deliver consistent, professional service.

This partnership aims to support the City's development goals by maintaining safety, code compliance, and responsiveness throughout the construction process while maintaining the Utah State Code requirements.



## Qualifications

<ul style="list-style-type: none"> <li>• Beacon Code Consultants LLC is set up as S-Corporation.</li> <li>• Tyler created Beacon Code when he was the full-time building inspector for West Haven City. He was asked by Harrisville City if he could fill in for their building department as the interim building official while they worked through some employee issues. He was able to successfully improve their building department as a whole with implementation of software and streamline building permit processes to where Harrisville City decided to use Beacon Code as their full-time building official and inspector. With this, Tyler was in a position to quit his full-time job and move into a full-time inspection and code consulting third party business. The company has grown to many new jurisdictions and long term contracts because of the company's vision they have grown into a very strong third party provider to our local community.</li> <li>• We have been in operation as third party building inspectors since 2018.</li> <li>• We currently have six full-time employees and many sub-contractors ready to assist.</li> <li>• Our home office is in Layton, Utah.</li> </ul>	<div data-bbox="938 436 1291 598"> <p>Tyler D. Seaman, Building Official, Owner Combination Inspector DOPL #10133755-5601</p> </div> <div data-bbox="959 640 1258 756"> <p>Daniel Beynon, Combination Inspector DOPL #4796490-5602</p> </div> <div data-bbox="954 798 1263 913"> <p>Brian Hall, Combination Inspector, DOPL #12535331-5602</p> </div> <div data-bbox="954 955 1263 1071"> <p>Shibu Stephen Building Inspector, DOPL #13719366-5602</p> </div> <div data-bbox="954 1113 1263 1228"> <p>Jeremy Rushton Building Inspector, DOPL #13863347-5602</p> </div> <div data-bbox="954 1270 1263 1386"> <p>Micah Rushton Building Inspector, DOPL #14185922-5602</p> </div> <div data-bbox="979 1428 1239 1585"> <p>Robyn VanCampen, Permit Technician ICC Certification #9959595</p> </div> <div data-bbox="992 1627 1226 1785"> <p>Jenn Freeborn Point of Contact, Scheduler Permit Technician</p> </div>
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## Qualifications Continued

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Our team is made up of four full-time inspectors, two part-time inspectors, one permit technician over the day to day scheduling and phone calls, one permit technician over the back office operations and record keeping, and many subcontractor plan reviewers.

### Resumes

**Tyler Seaman** has more than 16 years of experience in the construction industry with commercial and residential plan examination. He is ICC certified in various disciplines and has worked as a building official for 9 years. He has worked for various building departments as Plan Examiner, Code Enforcement Manager, Building Inspector, and Community Development Director. He is an expert in managing permitting processes from submission to occupancy and is recognized for his effective communication with Contractors, Owners, Design Professionals, Citizens, Planners, Community Development Director, elected officials and all other municipal divisions.

- B.S. Construction Management
- DOPL Combination Inspector #10133755-5601
- Expires 11/30/2025
- ICC Residential Plumbing Inspector
- ICC Commercial Mechanical Inspector
- ICC Commercial Electrical Inspector
- ICC Residential Electrical Inspector
- ICC Commercial Plumbing Inspector
- ICC Commercial Building Inspector
- ICC Residential Building Inspector
- ICC Residential Mechanical Inspector
- ICC Electrical Inspector
- ICC Building Inspector
- ICC Plumbing Inspector
- ICC Mechanical Inspector
- ICC Residential Combination Inspector
- ICC Combination Inspector
- ICC Commercial Combination Inspector

#### Plan Reviews

Tyler has been the primary plan reviewer for Beacon Code Consultants. He has completed 200 to 300 reviews in the last 5 years.

Types: Hospital, class A office, restaurants, industrial projects including the 2 million square feet building in Garland, Dwellings, Townhomes, multiple family apartments, hotels, municipal buildings, tenant improvements, movie theater, fuel stations, remodels and many other types.

Complexity: The most complex plan review I have completed was the Ogden Regional Medical Building. This was a 4 story building connected to the main hospital. It had an acute heart rehab floor with extremely technical code requirements.



## Qualifications Continued

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**Daniel Beynon** has more than 21 years of experience in the construction industry with 5 years as a commercial and residential inspector. He is ICC certified in various disciplines. Daniel is a full-time employee for Granite School District as a project manager for them. In this role he has focused on education occupancies and become a successful accessibility, building code and fire code expert. He is a great asset to Beacon Code Consultants. Daniel was a general contractor in the commercial and residential construction industry for many years before jumping into the regulatory building side. Daniel is an excellent inspector and consultant within code compliance.

- Licensed General Contractor
- DOPL Combination Inspector #4796490-5602
- Expires 11/30/2025
- ICC Residential Plumbing Inspector
- ICC Commercial Mechanical Inspector
- ICC Commercial Electrical Inspector
- ICC Residential Electrical Inspector
- ICC Commercial Plumbing Inspector
- ICC Commercial Building Inspector
- ICC Residential Building Inspector
- ICC Residential Mechanical Inspector
- ICC Electrical Inspector
- ICC Building Inspector
- ICC Plumbing Inspector
- ICC Mechanical Inspector
- ICC Residential Combination Inspector
- ICC Combination Inspector
- ICC Commercial Combination Inspector
- ICC ADA inspector
- NFPA Fire inspector

Reviews:

Type: Dwellings, townhomes, remodels of residential.

Complexity: Dwellings over 10,000 square feet with fire sprinklers, townhomes with 7 attached units.

**Brian Hall** has been a certified building inspector for the last 4 years. Brian is a part-time inspector for Beacon Code Consultants. He has been in the construction industry for many years and excels with customer service and consulting abilities within code compliance.

- DOPL Combination Inspector #12535331-5602
- Expires 11/30/2025
- ICC Residential Plumbing Inspector
- ICC Residential Electrical Inspector
- ICC Residential Building Inspector
- ICC Residential Mechanical Inspector
- ICC Commercial Mechanical Inspector
- ICC Commercial Plumbing Inspector



## Qualifications Continued

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- ICC Commercial Building Inspector
- ICC Commercial Electrical Inspector

Reviews:

Type: Dwellings, townhomes, remodels of residential.

Complexity: Dwellings and townhomes with 7 attached units.

**Jeremy Rushton** has been certified in residential inspections for the last 2 years. He is an ICC Certified Residential Building Inspector and Commercial Inspector. Jeremy spent his early career as a manager for Clearfield Job Corps. He learned many incredible skills for de-escalation and proper leadership. He is an excellent leader and shows it by his constant service oriented attitude.

- DOPL Building Inspector #13863347-5602
- Expires 11/30/2025
- ICC Residential Plumbing Inspector
- ICC Residential Mechanical Inspector
- ICC Residential Electrical Inspector
- ICC Residential Building Inspector
- ICC Commercial Building Inspector

**Shibu Stephen** has been certified in residential inspections for 2 years. He is an ICC Certified Residential Building Inspector and Commercial Inspector. Shibu has an incredible temperament with contractors and citizens. He continues to excel as a code expert.

- DOPL Building Inspector #13719366-5602
- Expires 11/30/2025
- ICC Residential Plumbing Inspector
- ICC Residential Electrical Inspector
- ICC Residential Building Inspector
- ICC Residential Mechanical Inspector
- ICC Commercial Building Inspector
- ICC Commercial Plumbing Inspector

Reviews:

Type: Dwellings, townhomes, remodels of residential.

Complexity: Dwellings and townhomes with 7 attached units.

**Micah Rushton** has been certified in residential inspections for 1 year. He is an ICC Certified Residential Building Inspector. He is dedicated to the building code industry and is excited to continue to grow building inspection into a life-long career.



## Qualifications Continued

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- DOPL Building Inspector #14185922-5602
- Expires 11/30/2025
- ICC Residential Plumbing Inspector
- ICC Residential Electrical Inspector
- ICC Residential Building Inspector
- ICC Residential Mechanical Inspector

**Robyn VanCampen** has more than 6 years of experience in the permitting process for cities. She is certified as a permit technician with the ICC. Robyn is on the Utah ICC Chapter Board for Permit Technicians. She is an excellent problem solver. Robyn is successful in record keeping and compliance within State Code.

- Permit Technician Certification #9959595
- ICC Permit Technician Certified

**Jenn Freeborn** has more than 3 years of experience as a Permit/Planning Technician. She excels at her ability to multi-task on the phone and manage the inspector schedules. She is exceptional at keeping the permit records current. Jenn is incredibly service oriented and always wants to take ownership of our clients problems.

## Key Organizational Information

Beacon Code Consultants day to day operations are managed by Tyler. Tyler is the point of contact for the jurisdictions when needs arise. Tyler is responsible for the building official duties. Tyler assigns the plan reviews and makes sure they stay within the required timelines per State Code. Tyler reviews and finalizes all plan reviews before final review is completed for compliance.

Jeremy manages the inspectors during the day. He is responsible for making sure all inspections are completed within the timeframe requested. When escalations arise with inspectors and permittees, he is responsible to de-escalate the situation.

We are set up to run efficiently during the day which ultimately saves your jurisdiction. Jeremy has fantastic attention to detail and manages the schedule to make us very efficient.

Our permit technicians are the life blood of our company. They are extremely prompt with taking care of needs during the day. They are skilled at getting permittees taken care of quickly and extremely efficiently.

Beacon Code Consultants will provide comprehensive building department services for compliance with all International Building Codes along with any local amendments enforced by the State of Utah and the City. Our staff includes experienced permit technician, plans examiners, building officials, and inspectors – all ICC certified and/or licensed in their fields - with decades of combined experience in residential,



## Qualifications Continued

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multi-family, commercial, municipal, and industrial projects. Our current Staff is ready to provide inspection services and is willing to offer same day inspection services. Our team gained a new inspector this last winter to prepare for growth.

Here is a list of what we will provide to you:

Beacon Code Consultants Inspectors will:

- Maintain all necessary certificates and licenses.
- All inspections will be conducted within the normal business hours of 8 a.m. to 5 p.m., Monday through Friday, unless workload demands otherwise.
- Perform inspections under the direction of the City Building Official or designee.
- Complete inspections timely and courteously within the 3-business day state law and preferably next business day.
- Represent the City in a professional manner.
- Coordinate inspections with other City departments as necessary.
- Maintain specific records of completed inspections and inspection reports and transmit them in real time to the City through software we provide, or you provide.
- Provide an online platform for permit processing allowing for South Weber building permit records to be submitted and issued through our software platform, if necessary.
- Will assist in complaint investigations, hazardous building inspections, and assist the City in prosecuting violations.
- Provide inspection services for home occupation permits, as well as prospective places of business are compliant with building codes.
- Our staff will be available to answer any questions and/or concerns between the normal business hours of 8 a.m. to 5 p.m. Monday through Friday.
- Inspections – within 3 business days and/or through the best fit for South Weber and Contractors within the City of South Weber.
- Residential Permit Examination – first comments within 5 business days.
- Commercial Permit Examination – first comments within 10 business days.
- Monthly Building Permits and State Required reports will be provided.

Beacon Code Consultants currently has the following insurances:

- **Errors and Omission**
- **General Liability**
- **Worker's Compensation**





## Qualifications Continued

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We can meet or will increase, as needed for the duration of the contract, the policy limits required upon issuance of a contract for services and prior to work commencing. Currently all of our employees are covered under Beacon Code Consultants LLC Policy. We currently carry \$5,000,000 Errors and Omissions and \$2,000,000 General Liability.

Acceptance of the Standard Terms and Conditions (See Attached Sample Agreement).

The City of South Weber is an Equal Opportunity Employer. Firms that are selected as part of this process shall comply with all applicable laws.

## Experience and References

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### **Garland City, Utah**

Scope: Plan Review, Building Department Services, Inspections, Building official  
Contract status: Current  
Project(s): Townhomes, single family, 2,000,000 sqft industrial building, school.  
Client Contact: Valerie Claussen  
72 N. Main  
Garland, UT 84312  
385-432-6262  
[val@planningoutpost.com](mailto:val@planningoutpost.com)

### **City of Washington Terrace, Utah**

Scope: Plan Review, Inspection Services, Planning, Building Official, Planner  
Contract status: Current  
Project(s): Goldenwest Credit Union (Five story 99,000 sq ft campus), Ogden Regional Medical, Single-family, townhomes, commercial.  
Client Contact: Tom Hanson, City Manager  
5249 South 400 East  
Washington Terrace, UT 84405  
801-940-8664  
[tomh@washingtonterracecity.org](mailto:tomh@washingtonterracecity.org)

### **City of Harrisville, Utah**

Scope: Plan Review, Inspection Services, Building Official  
Contract status: Current  
Projects(s): Single family, townhomes, commercial.  
Client Contact: Cynthia Benson, City Recorder  
363 West Independence Blvd.  
Harrisville, UT 84404  
801-782-4100 ext. 1004  
[cbenson@cityofharrisville.com](mailto:cbenson@cityofharrisville.com)



## Experience and References Continued

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### City of Sunset, Utah

Scope: Plan Review, Inspection Services, Building Official  
Contract status: Current  
Project(s): 5 story apartment building, townhomes, commercial.  
Client Contact: Nicole Supp  
200 West 1300 North  
Clinton, UT 84015  
801-675-7215  
[nsupp@sunset-utah.com](mailto:nsupp@sunset-utah.com)

### City of Garden City, Utah

Scope: Plan Review, Inspection Services, Building Official  
Contract status: Current  
Project(s): Condominium buildings, single-family, townhomes.  
Client Contact: Dan Kerick, Commercial Inspector  
P.O. Box 207  
Garden City, UT 84028  
208-339-2026  
[buildingofficial@gardencityut.us](mailto:buildingofficial@gardencityut.us)

### City of West Point, Utah

Scope: Plan Review, Inspection Services, Building Official  
Contract status: Current  
Project(s): Single-family, townhomes, commercial.  
Client Contact: Bryn McDonald, Community Development Director  
3200 West 300 North  
West Point, UT 84015  
801-776-0970  
[bmcdonald@westpointcity.org](mailto:bmcdonald@westpointcity.org)

### City of South Ogden, Utah

Scope: Plan Review and Inspection Services  
Contract status: Current  
Project(s): Single-family, townhomes, commercial.  
Client Contact: Tyson Egbert, Building Official  
3950 South Adams Ave  
South Ogden, UT 84403  
801-564-3426  
[tegbert@southogdencity.org](mailto:tegbert@southogdencity.org)

## Experience and References Continued

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### City of Syracuse, Utah

Scope: Inspection Services  
Contract status: Current  
Client Contact: Brian Lemmons, Building Official  
1979 West 1900 South  
Syracuse, UT 84075  
801-614-9676  
[blemmons@syracuseut.gov](mailto:blemmons@syracuseut.gov)

### Rich County, Utah

Scope: Plan Review, Inspection Services, Building Official  
Contract status: Current  
Project(s): Single-family, townhomes, commercial.  
Client Contact: LouJean Argyle, Treasurer  
P.O. Box 186  
Randolph, UT 84064  
435-793-5515  
[largyle@richcountyut.org](mailto:largyle@richcountyut.org)

### City of West Haven, Utah

Scope: Permit Review, Inspections.  
Project(s): Single-family, townhomes, commercial.  
Contract status: Current  
Client Contact: Robyn VanCampen, Permit Technician  
4150 South 3900 West  
West Haven, UT 84401  
(801) 726-1606  
[robynv@westhavencity.com](mailto:robynv@westhavencity.com)

### Clearfield City, Utah

Scope: Building inspection, plan review  
Project(s): Apartment buildings, commercial.  
Contract status: Current  
Client Contact: Elizabeth Dean, Building Official  
55 S State Street  
Clearfield UT, 84015  
(801)525-2700  
[Elizabeth.Dean@clearfieldcity.org](mailto:Elizabeth.Dean@clearfieldcity.org)

## Experience and References Continued

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### **Tremonton City, Utah**

Scope: Plan Review, Inspection Services, Building Official  
Project(s): Apartments, single-family, townhomes, industrial, medical, commercial  
Contract Status: Current  
Client Contact: Jeff Seedall, Community Development Director  
102 S Tremont Street  
Tremonton, UT 84337  
(435) 257-9500  
[jseedall@tremontoncity.com](mailto:jseedall@tremontoncity.com)



## RES 25-19 Exhibit C

### PROFESSIONAL SERVICE FEES

Beacon Code Consultants prides itself on providing industry-leading service at extremely competitive prices. As a small business, we do not have the expense burden of multiple management layers and we are not beholden to the pressure of public shareholders demanding a quick short-term return on investment. We invest in building long-term relationships with our clients and providing the cost savings that municipalities and their citizens deserve. We can operate in a flexible, lean, efficient, and responsible manner and we choose to share these savings with our clients. Partnering with Beacon Code Consultants, you are only one phone call away from talking directly to the owner, Tyler.

#### Schedule of Hourly Billing Rates for Services

DOPL Certified Combination Inspector	\$45.00/per inspection
Inspector Plans Examination	\$70.00