



## DRAPER CITY HALL

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Community Development | 1020 E. Pioneer Rd. Draper, UT 84020

June 6, 2022

***Draper City Planning Division  
Administrative Interpretation***

***RE: Concrete Materials***

This letter answers a question that has arisen among Draper City Planning staff concerning different types of concrete building materials that are listed in Draper City Municipal Code (DCMC) Section 9-22-040(F) and what the difference between each material is.

DCMC Section 9-22-040(F) lists four types of concrete materials, and provides differing standards for each. The four materials are Architectural Precast Concrete, Tilt-up Concrete, Exposed Concrete, and Concrete Masonry Units.

**9-22-040(F): Materials:**

3. Primary Materials: Brick, stone, ceramic tile, wood or concrete fiber composite siding, concrete masonry units (CMU), metal composite material, and architectural precast concrete are acceptable primary materials. CMU must be colored and feature decorative or architectural finishes such as honed, scored, offset or split face. Gray CMU block is not an acceptable finished building material and shall not be permitted on any finished building elevation with the exception of minimal foundation exposure.
4. Secondary Materials: Secondary materials may include stucco; EIFS, including specialty finishes; metal, excluding corrugated sheet metal; exposed concrete; vinyl; shake shingles or wood siding. Materials such as awnings, wood timbers and other similar features will be considered accent and not figured into the totals of secondary materials.
5. Tilt-Up Concrete: Exposed tilt-up concrete may be used as a primary material on buildings located in all manufacturing zones and in the CBP zoning classification. Some variation in materials along the base and near the entrances of concrete tilt-ups is required.

These material types are not listed in the definitions section of DCMC Section 9-3-040. Per DCMC Section 9-3-030 words that are not technical shall have the common use and

understanding of the word and technical terms shall be constructed and understood based on their peculiar and appropriate meaning.

**9-3-030: Rules of Construction:**

E. Nontechnical And Technical Words: Words and phrases shall be construed according to the common use and understanding of the language, but technical words and phrases and such others as may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.

The International Building Code (IRC) contains a definition for Precast Concrete, but does not have definitions for the other terms. Precast Concrete is defined as follows:

“A structural concrete element cast elsewhere than its final position in the structure”

Given the lack of definitions found within DCMC and the IRC, the Zoning Administrator has searched for definitions provided by industry leaders.

Architectural Precast Concrete are concrete panels that have been altered with form, color, or texture to provide a decorative finish. According to the National Precast Concrete Association, “Architectural precast concrete is generally defined as any precast product that contributes to the aesthetic and architectural value of the structure.” Common ways to provide an aesthetic finish include board form, acid etching, sand blasting, exposing aggregate, brushing, hammering, or integral pigmenting or staining. The Portland Cement Association, states that architectural precast concrete provides “an aesthetic finish to the building [and] also serves a structural function.” Architectural precast concrete typically come in large panels that are installed similar to tilt-up concrete.

Tilt-up Concrete “is a method of construction whereby large concrete panels are cast onsite and then raised into position with a crane” according to the Tilt-up Concrete Association. These panels are typically plain concrete and do not contain any decorative or aesthetic finishes.

Exposed Concrete is typically untreated/unfinished concrete that is not covered with another material, often found at the base of a building. Sometimes concrete can be polished to highlight its aggregate composition or stained to give it a finished appearance. Treated Exposed Concrete is considered different than the Architectural Precast Concrete because it is not a precast product. Merriam-Webster defines the term precast as “being concrete that is cast in the form of a structural element (such as a panel or beam) before being placed in final position.”

Concrete Masonry Units or CMU are a compacted and molded concrete block typically 8”x8”x16” that is then assembled through masonry. CMU comes in several finishes, such as

scorned or spilt faced.

It is the Zoning Administrators position that all four concrete materials listed within DCMC Section 9-22-040(F) are different materials based on their different construction methods and finishes as listed above.

There are a couple options available to you if you wish to pursue this matter further. You may seek a text amendment in order to change the code, or you may appeal this determination. An appeal is subject to DCMC Section 9-5-180 and shall be made within 10 days of the decision which is appealed. Applications for all options can be found on the city's website.

If you have further questions, please contact me at [jennifer.jastremsky@draperutah.gov](mailto:jennifer.jastremsky@draperutah.gov) or at 801-576-6328.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jennifer Jastremsky', written over a horizontal line.

Jennifer Jastremsky, AICP  
Planning Manager / Zoning Administrator  
Community Development Department