

BUILDING CODE AMENDMENTS

2020 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Mike Schultz

Senate Sponsor: Curtis S. Bramble

LONG TITLE

General Description:

This bill amends construction provisions in Title 10, Utah Municipal Code, Title 15A, State Construction and Fire Codes Act, and Title 17, Counties.

Highlighted Provisions:

This bill:

- ▶ amends provisions related to construction plans for a town, city, and county;
- ▶ permits certain structures to be exempt from requirements of the State Construction Code;
- ▶ adopts and amends the residential provisions of the 2018 edition of the International Swimming Pool and Spa Code;
- ▶ under certain conditions, exempts airport hangars from having a fire-resistance exterior wall rating of not less than two hours;
- ▶ deletes a provision for an emergency elevator communication system;
- ▶ amends provisions in the International Residential Code;
- ▶ amends citations in amendments to the International Plumbing Code;
- ▶ amends a citation in an amendment to the International Mechanical Code;
- ▶ amends provisions in the International Existing Building Code; and
- ▶ makes technical and conforming changes.

Money Appropriated in this Bill:

None

Other Special Clauses:

29 None

30 **Utah Code Sections Affected:**

31 AMENDS:

- 32 **10-5-132**, as last amended by Laws of Utah 2019, Chapter 20
- 33 **10-6-160**, as last amended by Laws of Utah 2018, Chapter 236
- 34 **15A-1-202**, as last amended by Laws of Utah 2019, Chapter 20
- 35 **15A-1-204**, as last amended by Laws of Utah 2017, Chapter 18
- 36 **15A-2-102**, as last amended by Laws of Utah 2016, Chapter 249
- 37 **15A-2-103**, as last amended by Laws of Utah 2019, Chapters 20 and 436
- 38 **15A-3-103**, as last amended by Laws of Utah 2019, Chapter 20
- 39 **15A-3-112**, as last amended by Laws of Utah 2019, Chapter 20
- 40 **15A-3-202**, as last amended by Laws of Utah 2019, Chapter 20
- 41 **15A-3-304**, as last amended by Laws of Utah 2019, Chapter 20
- 42 **15A-3-313**, as last amended by Laws of Utah 2016, Chapter 249
- 43 **15A-3-402**, as enacted by Laws of Utah 2017, Chapter 14
- 44 **15A-3-801**, as last amended by Laws of Utah 2019, Chapter 20
- 45 **17-36-55**, as last amended by Laws of Utah 2019, Chapter 20

46 ENACTS:

47 **15A-3-1001**, Utah Code Annotated 1953



49 *Be it enacted by the Legislature of the state of Utah:*

50 Section 1. Section **10-5-132** is amended to read:

51 **10-5-132. Fees collected for construction approval -- Approval of plans.**

52 (1) As used in this section:

53 (a) "Construction project" means the same as that term is defined in Section **38-1a-102**.

54 (b) "Lodging establishment" means a place providing temporary sleeping

55 accommodations to the public, including any of the following:

56 (i) a bed and breakfast establishment;

57 (ii) a boarding house;

58 (iii) a dormitory;

59 (iv) a hotel;

60 (v) an inn;

61 (vi) a lodging house;

62 (vii) a motel;

63 (viii) a resort; or

64 (ix) a rooming house.

65 (c) "Planning review" means a review to verify that a town has approved the following
66 elements of a construction project:

67 (i) zoning;

68 (ii) lot sizes;

69 (iii) setbacks;

70 (iv) easements;

71 (v) curb and gutter elevations;

72 (vi) grades and slopes;

73 (vii) utilities;

74 (viii) street names;

75 (ix) defensible space provisions and elevations, if required by the Utah Wildland Urban
76 Interface Code adopted under Section [15A-2-103](#); and

77 (x) subdivision.

78 (d) (i) "Plan review" means all of the reviews and approvals of a plan that a town
79 requires to obtain a building permit from the town with a scope that may not exceed a review to
80 verify:

81 (A) that the construction project complies with the provisions of the State Construction
82 Code under Title 15A, State Construction and Fire Codes Act;

83 (B) that the construction project complies with the energy code adopted under Section
84 15A-2-103;

85 (C) that the construction project received a planning review;

86 (D) that the applicant paid any required fees;

87 (E) that the applicant obtained final approvals from any other required reviewing
88 agencies;

89 (F) that the construction project complies with federal, state, and local storm water
90 protection laws;

91 (G) that the construction project received a structural review;

92 (H) the total square footage for each building level of finished, garage, and unfinished
93 space; and

94 (I) that the plans include a printed statement indicating that the actual construction will
95 comply with applicable local ordinances and the state construction codes.

96 (ii) "Plan review" does not mean a review of a document:

97 (A) required to be re-submitted for additional modifications or substantive changes
98 identified by the plan review;

99 (B) submitted as part of a deferred submittal when requested by the applicant and
100 approved by the building official; or

101 (C) that, due to the document's technical nature or on the request of the applicant, is
102 reviewed by a third party.

103 (e) "State Construction Code" means the same as that term is defined in Section
104 15A-1-102.

105 (f) "State Fire Code" means the same as that term is defined in Section 15A-1-102.

106 (g) "Structural review" means:

107 (i) a review that verifies that a construction project complies with the following:

108 (A) footing size and bar placement;

109 (B) foundation thickness and bar placement;

110 (C) beam and header sizes;
111 (D) nailing patterns;
112 (E) bearing points;
113 (F) structural member size and span; and
114 (G) sheathing; or
115 (ii) if the review exceeds the scope of the review described in Subsection (1)~~(f)~~(g)(i),
116 a review that a licensed engineer conducts.

117 (h) "Technical nature" means a characteristic that places an item outside the training
118 and expertise of an individual who regularly performs plan reviews.

119 (2) (a) If a town collects a fee for the inspection of a construction project, the town
120 shall ensure that the construction project receives a prompt inspection.

121 (b) If a town cannot provide a building inspection within ~~a reasonable time~~ three
122 business days after the day on which the town receives the request for the inspection, the town
123 shall promptly engage an independent inspector with fees collected from the applicant.

124 (c) If an inspector identifies one or more violations of the State Construction Code or
125 State Fire Code during an inspection, ~~on the day on which the inspection occurs;~~ the inspector
126 shall give the permit holder written notification ~~of each violation~~ that:

127 ~~[(i) is delivered in hardcopy or by electronic means; and]~~

128 (i) identifies each violation;

129 (ii) upon request by the permit holder, includes a reference to each applicable provision
130 of the State Construction Code or State Fire Code~~[-];~~ and

131 (iii) is delivered:

132 (A) in hardcopy or by electronic means; and

133 (B) the day on which the inspection occurs.

134 (3) (a) A town shall complete a plan review of a construction project for a one to two
135 family dwelling or townhome by no later than 14 business days after the day on which the plan
136 is submitted to the town.

137 (b) A town shall complete a plan review of a construction project for a residential
138 structure built under the International Building Code, not including a lodging establishment, by
139 no later than 21 business days after the day on which the plan is submitted to the town.

140 (c) (i) Subject to Subsection (3)(c)(ii), if a town does not complete a plan review before
141 the time period described in Subsection (3)(a) or (b) expires, an applicant may request that the
142 town complete the plan review.

143 (ii) If an applicant makes a request under Subsection (3)(c)(i), the town shall perform
144 the plan review no later than:

145 (A) for a plan review described in Subsection (3)(a), 14 days from the day on which the
146 applicant makes the request; or

147 (B) for a plan review described in Subsection (3)(b), 21 days from the day on which the
148 applicant makes the request.

149 (d) An applicant may:

150 (i) waive the plan review time requirements described in this Subsection (3); or

151 (ii) with the town's consent, establish an alternative plan review time requirement.

152 (4) (a) A town may not enforce a requirement to have a plan review if:

153 (i) the town does not complete the plan review within the time period described in
154 Subsection (3)(a) or (b); and

155 (ii) a licensed architect or structural engineer, or both when required by law, stamps the
156 plan.

157 (b) A town may attach to a reviewed plan a list that includes:

158 (i) items with which the town is concerned and may enforce during construction; and

159 (ii) building code violations found in the plan.

160 (c) A town may not require an applicant to redraft a plan if the town requests minor
161 changes to the plan that the list described in Subsection (4)(b) identifies.

162 (5) An applicant shall ensure that each construction project plan submitted for a plan
163 review under this section has a statement indicating that actual construction will comply with

164 applicable local ordinances and building codes.

165 Section 2. Section **10-6-160** is amended to read:

166 **10-6-160. Fees collected for construction approval -- Approval of plans.**

167 (1) As used in this section:

168 (a) "Construction project" means the same as that term is defined in Section [38-1a-102](#).

169 (b) "Lodging establishment" means a place providing temporary sleeping

170 accommodations to the public, including any of the following:

171 (i) a bed and breakfast establishment;

172 (ii) a boarding house;

173 (iii) a dormitory;

174 (iv) a hotel;

175 (v) an inn;

176 (vi) a lodging house;

177 (vii) a motel;

178 (viii) a resort; or

179 (ix) a rooming house.

180 (c) "Planning review" means a review to verify that a city has approved the following

181 elements of a construction project:

182 (i) zoning;

183 (ii) lot sizes;

184 (iii) setbacks;

185 (iv) easements;

186 (v) curb and gutter elevations;

187 (vi) grades and slopes;

188 (vii) utilities;

189 (viii) street names;

190 (ix) defensible space provisions and elevations, if required by the Utah Wildland Urban

191 Interface Code adopted under Section 15A-2-103; and

192 (x) subdivision.

193 (d) (i) " Plan review" means all of the reviews and approvals of a plan that a city
194 requires to obtain a building permit from the city with a scope that may not exceed a review to
195 verify:

196 (A) that the construction project complies with the provisions of the State Construction
197 Code under Title 15A, State Construction and Fire Codes Act;

198 (B) that the construction project complies with the energy code adopted under Section
199 15A-2-103;

200 (C) that the construction project received a planning review;

201 (D) that the applicant paid any required fees;

202 (E) that the applicant obtained final approvals from any other required reviewing
203 agencies;

204 (F) that the construction project complies with federal, state, and local storm water
205 protection laws;

206 (G) that the construction project received a structural review; ~~and~~

207 (H) the total square footage for each building level of finished, garage, and unfinished
208 space[-]; and

209 (I) that the plans include a printed statement indicating that the actual construction will
210 comply with applicable local ordinances and the state construction codes.

211 (ii) "Plan review" does not mean a review of a document:

212 (A) required to be re-submitted for additional modifications or substantive changes
213 identified by the plan review;

214 (B) submitted as part of a deferred submittal when requested by the applicant and
215 approved by the building official; or

216 (C) that, due to the document's technical nature or on the request of the applicant, is
217 reviewed by a third party.

218 (e) "State Construction Code" means the same as that term is defined in Section
219 15A-1-102.

220 (f) "State Fire Code" means the same as that term is defined in Section 15A-1-102.

221 [~~(e)~~] (g) "Structural review" means:

222 (i) a review that verifies that a construction project complies with the following:

223 (A) footing size and bar placement;

224 (B) foundation thickness and bar placement;

225 (C) beam and header sizes;

226 (D) nailing patterns;

227 (E) bearing points;

228 (F) structural member size and span; and

229 (G) sheathing; or

230 (ii) if the review exceeds the scope of the review described in Subsection (1)[~~(e)~~](g)(i),
231 a review that a licensed engineer conducts.

232 [~~(f)~~] (h) "Technical nature" means a characteristic that places an item outside the
233 training and expertise of an individual who regularly performs plan reviews.

234 (2) (a) If a city collects a fee for the inspection of a construction project, the city shall
235 ensure that the construction project receives a prompt inspection.

236 (b) If a city cannot provide a building inspection within three business days after the
237 day on which the city receives the request for the inspection, the city shall promptly engage an
238 independent inspector with fees collected from the applicant.

239 (c) If an inspector identifies one or more violations of the State Construction Code or
240 State Fire Code during an inspection, the inspector shall give the permit holder written
241 notification that:

242 (i) identifies each violation;

243 (ii) upon request by the permit holder, includes a reference to each applicable provision
244 of the State Construction Code or State Fire Code; and

245 (iii) is delivered:

246 (A) in hardcopy or by electronic means; and

247 (B) the day on which the inspection occurs.

248 (3) (a) A city shall complete a plan review of a construction project for a one to two
249 family dwelling or townhome by no later than 14 business days after the day on which the plan
250 is submitted to the city.

251 (b) A city shall complete a plan review of a construction project for a residential
252 structure built under the International Building Code, not including a lodging establishment, by
253 no later than 21 business days after the day on which the plan is submitted to the city.

254 (c) (i) Subject to Subsection (3)(c)(ii), if a city does not complete a plan review before
255 the time period described in Subsection (3)(a) or (b) expires, an applicant may request that the
256 city complete the plan review.

257 (ii) If an applicant makes a request under Subsection (3)(c)(i), the city shall perform the
258 plan review no later than:

259 (A) for a plan review described in Subsection (3)(a), 14 days from the day on which the
260 applicant makes the request; or

261 (B) for a plan review described in Subsection (3)(b), 21 days from the day on which the
262 applicant makes the request.

263 (d) An applicant may:

264 (i) waive the plan review time requirements described in this Subsection (3); or

265 (ii) with the city's consent, establish an alternative plan review time requirement.

266 (4) (a) A city may not enforce a requirement to have a plan review if:

267 (i) the city does not complete the plan review within the time period described in
268 Subsection (3)(a) or (b); and

269 (ii) a licensed architect or structural engineer, or both when required by law, stamps the
270 plan.

271 (b) A city may attach to a reviewed plan a list that includes:

272 (i) items with which the city is concerned and may enforce during construction; and
273 (ii) building code violations found in the plan.

274 (c) A city may not require an applicant to redraft a plan if the city requests minor
275 changes to the plan that the list described in Subsection (4)(b) identifies.

276 (5) An applicant shall ensure that each construction project plan submitted for a plan
277 review under this section has a statement indicating that actual construction will comply with
278 applicable local ordinances and building codes.

279 Section 3. Section **15A-1-202** is amended to read:

280 **15A-1-202. Definitions.**

281 As used in this chapter:

282 (1) "Agricultural use" means a use that relates to the tilling of soil and raising of crops,
283 or keeping or raising domestic animals.

284 (2) (a) "Approved code" means a code, including the standards and specifications
285 contained in the code, approved by the division under Section **15A-1-204** for use by a
286 compliance agency.

287 (b) "Approved code" does not include the State Construction Code.

288 (3) "Building" means a structure used or intended for supporting or sheltering any use
289 or occupancy and any improvements attached to it.

290 (4) "Code" means:

291 (a) the State Construction Code; or

292 (b) an approved code.

293 (5) "Commission" means the Uniform Building Code Commission created in Section
294 **15A-1-203**.

295 (6) "Compliance agency" means:

296 (a) an agency of the state or any of its political subdivisions which issues permits for
297 construction regulated under the codes;

298 (b) any other agency of the state or its political subdivisions specifically empowered to

299 enforce compliance with the codes; or

300 (c) any other state agency which chooses to enforce codes adopted under this chapter
301 by authority given the agency under a title other than this part and Part 3, Factory Built
302 Housing and Modular Units Administration Act.

303 (7) "Construction code" means standards and specifications published by a nationally
304 recognized code authority for use in circumstances described in Subsection [15A-1-204\(1\)](#),
305 including:

306 (a) a building code;

307 (b) an electrical code;

308 (c) a residential one and two family dwelling code;

309 (d) a plumbing code;

310 (e) a mechanical code;

311 (f) a fuel gas code;

312 (g) an energy conservation code; [~~and~~]

313 (h) a swimming pool and spa code; and

314 [~~(h)~~] (i) a manufactured housing installation standard code.

315 (8) "Executive director" means the executive director of the Department of Commerce.

316 (9) "Legislative action" includes legislation that:

317 (a) adopts a new State Construction Code;

318 (b) amends the State Construction Code; or

319 (c) repeals one or more provisions of the State Construction Code.

320 (10) "Local regulator" means a political subdivision of the state that is empowered to
321 engage in the regulation of construction, alteration, remodeling, building, repair, and other
322 activities subject to the codes.

323 (11) "Not for human occupancy" means use of a structure for purposes other than
324 protection or comfort of human beings, but allows people to enter the structure for:

325 (a) maintenance and repair; and

326 (b) the care of livestock, crops, or equipment intended for agricultural use which are
327 kept there.

328 (12) "Opinion" means a written, nonbinding, and advisory statement issued by the
329 commission concerning an interpretation of the meaning of the codes or the application of the
330 codes in a specific circumstance issued in response to a specific request by a party to the issue.

331 (13) "State regulator" means an agency of the state which is empowered to engage in
332 the regulation of construction, alteration, remodeling, building, repair, and other activities
333 subject to the codes adopted pursuant to this chapter.

334 Section 4. Section **15A-1-204** is amended to read:

335 **15A-1-204. Adoption of State Construction Code -- Amendments by commission**
336 **-- Approved codes -- Exemptions.**

337 (1) (a) The State Construction Code is the construction codes adopted with any
338 modifications in accordance with this section that the state and each political subdivision of the
339 state shall follow.

340 (b) A person shall comply with the applicable provisions of the State Construction
341 Code when:

342 (i) new construction is involved; and

343 (ii) the owner of an existing building, or the owner's agent, is voluntarily engaged in:

344 (A) the repair, renovation, remodeling, alteration, enlargement, rehabilitation,
345 conservation, or reconstruction of the building; or

346 (B) changing the character or use of the building in a manner that increases the
347 occupancy loads, other demands, or safety risks of the building.

348 (c) On and after July 1, 2010, the State Construction Code is the State Construction
349 Code in effect on July 1, 2010, until in accordance with this section:

350 (i) a new State Construction Code is adopted; or

351 (ii) one or more provisions of the State Construction Code are amended or repealed in
352 accordance with this section.

353 (d) A provision of the State Construction Code may be applicable:

354 (i) to the entire state; or

355 (ii) within a county, city, or town.

356 (2) (a) The Legislature shall adopt a State Construction Code by enacting legislation
357 that adopts a nationally recognized construction code with any modifications.

358 (b) Legislation described in Subsection (2)(a) shall state that the legislation takes effect
359 on the July 1 after the day on which the legislation is enacted, unless otherwise stated in the
360 legislation.

361 (c) Subject to Subsection (6), a State Construction Code adopted by the Legislature is
362 the State Construction Code until, in accordance with this section, the Legislature adopts a new
363 State Construction Code by:

364 (i) adopting a new State Construction Code in its entirety; or

365 (ii) amending or repealing one or more provisions of the State Construction Code.

366 (3) (a) Except as provided in Subsection (3)(b), for each update of a nationally
367 recognized construction code, the commission shall prepare a report described in Subsection
368 (4).

369 (b) For the provisions of a nationally recognized construction code that apply only to
370 detached one- and two-family dwellings and townhouses not more than three stories above
371 grade plane in height with separate means of egress and their accessory structures, the
372 commission shall:

373 (i) prepare a report described in Subsection (4) in 2021 and, thereafter, for every
374 second update of the nationally recognized construction code; and

375 (ii) not prepare a report described in Subsection (4) in 2018.

376 (4) (a) In accordance with Subsection (3), on or before September 1 of the same year as
377 the year designated in the title of a nationally recognized construction code, the commission
378 shall prepare and submit, in accordance with Section [68-3-14](#), a written report to the Business
379 and Labor Interim Committee that:

380 (i) states whether the commission recommends the Legislature adopt the update with
381 any modifications; and

382 (ii) describes the costs and benefits of each recommended change in the update or in
383 any modification.

384 (b) After the Business and Labor Interim Committee receives the report described in
385 Subsection (4)(a), the Business and Labor Interim Committee shall:

386 (i) study the recommendations; and

387 (ii) if the Business and Labor Interim Committee decides to recommend legislative
388 action to the Legislature, prepare legislation for consideration by the Legislature in the next
389 general session.

390 (5) (a) (i) The commission shall, by no later than September 1 of each year in which
391 the commission is not required to submit a report described in Subsection (4), submit, in
392 accordance with Section 68-3-14, a written report to the Business and Labor Interim
393 Committee recommending whether the Legislature should amend or repeal one or more
394 provisions of the State Construction Code.

395 (ii) As part of a recommendation described in Subsection (5)(a)(i), the commission
396 shall describe the costs and benefits of each proposed amendment or repeal.

397 (b) The commission may recommend legislative action related to the State
398 Construction Code:

399 (i) on its own initiative;

400 (ii) upon the recommendation of the division; or

401 (iii) upon the receipt of a request by one of the following that the commission
402 recommend legislative action related to the State Construction Code:

403 (A) a local regulator;

404 (B) a state regulator;

405 (C) a state agency involved with the construction and design of a building;

406 (D) the Construction Services Commission;

- 407 (E) the Electrician Licensing Board;
- 408 (F) the Plumbers Licensing Board; or
- 409 (G) a recognized construction-related association.

410 (c) If the Business and Labor Interim Committee decides to recommend legislative
411 action to the Legislature, the Business and Labor Interim Committee shall prepare legislation
412 for consideration by the Legislature in the next general session.

413 (6) (a) Notwithstanding the provisions of this section, the commission may, in
414 accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, amend the State
415 Construction Code if the commission determines that waiting for legislative action in the next
416 general legislative session would:

- 417 (i) cause an imminent peril to the public health, safety, or welfare; or
- 418 (ii) place a person in violation of federal or other state law.

419 (b) If the commission amends the State Construction Code in accordance with this
420 Subsection (6), the commission shall file with the division:

- 421 (i) the text of the amendment to the State Construction Code; and
- 422 (ii) an analysis that includes the specific reasons and justifications for the commission's
423 findings.

424 (c) If the State Construction Code is amended under this Subsection (6), the division
425 shall:

426 (i) publish the amendment to the State Construction Code in accordance with Section
427 [15A-1-205](#); and

428 (ii) prepare and submit, in accordance with Section [68-3-14](#), a written notice to the
429 Business and Labor Interim Committee containing the amendment to the State Construction
430 Code, including a copy of the commission's analysis described in Subsection (6)(b)(ii).

431 (d) If not formally adopted by the Legislature at the next annual general session, an
432 amendment to the State Construction Code under this Subsection (6) is repealed on the July 1
433 immediately following the next annual general session that follows the adoption of the

434 amendment.

435 (7) (a) The division, in consultation with the commission, may approve, without
436 adopting, one or more approved codes, including a specific edition of a construction code, for
437 use by a compliance agency.

438 (b) If the code adopted by a compliance agency is an approved code described in
439 Subsection (7)(a), the compliance agency may:

440 (i) adopt an ordinance requiring removal, demolition, or repair of a building;

441 (ii) adopt, by ordinance or rule, a dangerous building code; or

442 (iii) adopt, by ordinance or rule, a building rehabilitation code.

443 (8) Except as provided in Subsections (6), (7), (9), and (10), or as expressly provided in
444 state law, a state executive branch entity or political subdivision of the state may not, after
445 December 1, 2016, adopt or enforce a rule, ordinance, or requirement that applies to a subject
446 specifically addressed by, and that is more restrictive than, the State Construction Code.

447 (9) A state executive branch entity or political subdivision of the state may:

448 (a) enforce a federal law or regulation;

449 (b) adopt or enforce a rule, ordinance, or requirement if the rule, ordinance, or
450 requirement applies only to a facility or construction owned or used by a state entity or a
451 political subdivision of the state; or

452 (c) enforce a rule, ordinance, or requirement:

453 (i) that the state executive branch entity or political subdivision adopted or made
454 effective before July 1, 2015; and

455 (ii) for which the state executive branch entity or political subdivision can demonstrate,
456 with substantial evidence, that the rule, ordinance, or requirement is necessary to protect an
457 individual from a condition likely to cause imminent injury or death.

458 (10) The Department of Health or the Department of Environmental Quality may
459 enforce a rule or requirement adopted before January 1, 2015.

460 (11) (a) Except as provided in Subsection (11)(b), a structure used solely in

461 conjunction with agriculture use, and not for human occupancy, or a structure that is no more
462 than 1,500 square feet and used solely for the type of sales described in Subsection
463 59-12-104(20), is exempt from the [permit] requirements of the State Construction Code.

464 (b) (i) Unless exempted by a provision other than Subsection (11)(a), a plumbing,
465 electrical, and mechanical permit may be required when that work is included in a structure
466 described in Subsection (11)(a).

467 (ii) Unless located in whole or in part in an agricultural protection area created under
468 Title 17, Chapter 41, Agriculture, Industrial, or Critical Infrastructure Materials Protection
469 Areas, a structure described in Subsection (11)(a) is not exempt from a permit requirement if
470 the structure is located on land that is:

- 471 (A) within the boundaries of a city or town, and less than five contiguous acres; or
- 472 (B) within a subdivision for which the county has approved a subdivision plat under
473 Title 17, Chapter 27a, Part 6, Subdivisions, and less than two contiguous acres.

474 Section 5. Section 15A-2-102 is amended to read:

475 **15A-2-102. Definitions.**

476 As used in this chapter and Chapter 3, Statewide Amendments Incorporated as Part of
477 State Construction Code, and Chapter 4, Local Amendments Incorporated as Part of State
478 Construction Code:

479 (1) "HUD Code" means the Federal Manufactured Housing Construction and Safety
480 Standards Act, as issued by the Department of Housing and Urban Development and published
481 in 24 C.F.R. Parts 3280 and 3282 (as revised April 1, 1990).

482 (2) "IBC" means the edition of the International Building Code adopted under Section
483 15A-2-103.

484 (3) "IEBC" means the edition of the International Existing Building Code adopted
485 under Section 15A-2-103.

486 (4) "IECC" means the edition of the International Energy Conservation Code adopted
487 under Section 15A-2-103.

488 (5) "IFGC" means the edition of the International Fuel Gas Code adopted under
489 Section [15A-2-103](#).

490 (6) "IMC" means the edition of the International Mechanical Code adopted under
491 Section [15A-2-103](#).

492 (7) "IPC" means the edition of the International Plumbing Code adopted under Section
493 [15A-2-103](#).

494 (8) "IRC" means the edition of the International Residential Code adopted under
495 Section [15A-2-103](#).

496 (9) "ISPSC" means the edition of the International Swimming Pool and Spa Code
497 adopted under Section [15A-2-103](#).

498 [~~(9)~~] (10) "NEC" means the edition of the National Electrical Code adopted under
499 Section [15A-2-103](#).

500 [~~(10)~~] (11) "UWUI" means the edition of the Utah Wildland Urban Interface Code
501 adopted under Section [15A-2-103](#).

502 Section 6. Section **15A-2-103** is amended to read:

503 **15A-2-103. Specific editions adopted of construction code of a nationally**
504 **recognized code authority.**

505 (1) Subject to the other provisions of this part, the following construction codes are
506 incorporated by reference, and together with the amendments specified in Chapter 3, Statewide
507 Amendments Incorporated as Part of State Construction Code, and Chapter 4, Local
508 Amendments Incorporated as Part of State Construction Code, are the construction standards to
509 be applied to building construction, alteration, remodeling, and repair, and in the regulation of
510 building construction, alteration, remodeling, and repair in the state:

511 (a) the 2018 edition of the International Building Code, including Appendix J, issued
512 by the International Code Council;

513 (b) the 2015 edition of the International Residential Code, issued by the International
514 Code Council;

515 (c) Appendix Q of the 2018 edition of the International Residential Code, issued by the
516 International Code Council;

517 (d) the 2018 edition of the International Plumbing Code, issued by the International
518 Code Council;

519 (e) the 2018 edition of the International Mechanical Code, issued by the International
520 Code Council;

521 (f) the 2018 edition of the International Fuel Gas Code, issued by the International
522 Code Council;

523 (g) the 2017 edition of the National Electrical Code, issued by the National Fire
524 Protection Association;

525 (h) the residential provisions of the 2015 edition of the International Energy
526 Conservation Code, issued by the International Code Council;

527 (i) the commercial provisions of the 2018 edition of the International Energy
528 Conservation Code, issued by the International Code Council;

529 (j) the 2018 edition of the International Existing Building Code, issued by the
530 International Code Council;

531 (k) subject to Subsection 15A-2-104(2), the HUD Code;

532 (l) subject to Subsection 15A-2-104(1), Appendix E of the 2015 edition of the
533 International Residential Code, issued by the International Code Council;

534 (m) subject to Subsection 15A-2-104(1), the 2005 edition of the NFPA 225 Model
535 Manufactured Home Installation Standard, issued by the National Fire Protection Association;
536 ~~and~~

537 (n) subject to Subsection (3), for standards and guidelines pertaining to plaster on a
538 historic property, as defined in Section 9-8-302, the U.S. Department of the Interior Secretary's
539 Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings[-]; and

540 (o) the residential provisions of the 2018 edition of the International Swimming Pool
541 and Spa Code, issued by the International Code Council.

542 (2) Consistent with Title 65A, Chapter 8, Management of Forest Lands and Fire
543 Control, the Legislature adopts the 2006 edition of the Utah Wildland Urban Interface Code,
544 issued by the International Code Council, with the alternatives or amendments approved by the
545 Utah Division of Forestry, as a construction code that may be adopted by a local compliance
546 agency by local ordinance or other similar action as a local amendment to the codes listed in
547 this section.

548 (3) The standards and guidelines described in Subsection (1)(n) apply only if:

549 (a) the owner of the historic property receives a government tax subsidy based on the
550 property's status as a historic property;

551 (b) the historic property is wholly or partially funded by public money; or

552 (c) the historic property is owned by a government entity.

553 Section 7. Section **15A-3-103** is amended to read:

554 **15A-3-103. Amendments to Chapters 4 through 6 of IBC.**

555 (1) IBC Section 403.5.5 is deleted.

556 (2) In IBC, Section 407.2.5, the words "and assisted living facility" are added in the
557 title and first sentence after the words "nursing home."

558 (3) In IBC, Section 407.2.6, the words "and assisted living facility" are added in the
559 title after the words "nursing home."

560 (4) In IBC, Section 407.11, a new exception is added as follows: "Exception: An
561 essential electrical system is not required in assisted living facilities."

562 (5) In IBC, Section 412.3.1, a new exception is added as follows: "Exception: Aircraft
563 hangars of Type I or II construction that are less than 5,000 square feet (464.5m²) in area."

564 [~~5~~] (6) A new IBC, Section 422.2.1 is added as follows: " 422.2.1 Separations:
565 Ambulatory care facilities licensed by the Department of Health shall be separated from
566 adjacent tenants with a fire partition having a minimum one hour fire-resistance rating. Any
567 level below the level of exit discharge shall be separated from the level of exit discharge by a
568 horizontal assembly having a minimum one hour fire-resistance rating.

569 Exception: A fire barrier is not required to separate the level of exit discharge when:

570 1. Such levels are under the control of the Ambulatory Care Facility.

571 2. Any hazardous spaces are separated by horizontal assembly having a minimum one hour
572 fire-resistance rating."

573 [~~6~~] (7) A new IBC Section 429, Day Care, is added as follows:

574 " 429.1 Detailed Requirements. In addition to the occupancy and construction requirements in
575 this code, the additional provisions of this section shall apply to all Day Care in accordance
576 with Utah Administrative Code R710-8 Day Care Rules.

577 429.2 Definitions.

578 429.2.1 Authority Having Jurisdiction (AHJ): State Fire Marshal, his duly authorized deputies,
579 or the local fire enforcement authority code official.

580 429.2.2 Day Care Facility: Any building or structure occupied by clients of any age who
581 receive custodial care for less than 24 hours by individuals other than parents, guardians,
582 relatives by blood, marriage or adoption.

583 429.2.3 Day Care Center: Providing care for five or more clients in a place other than the home
584 of the person cared for. This would also include Child Care Centers, Out of School Time or
585 Hourly Child Care Centers licensed by the Department of Health.

586 429.2.4 Family Day Care: Providing care for clients listed in the following two groups:

587 429.2.4.1 Type 1: Services provided for five to eight clients in a home. This would also
588 include a home that is certified by the Department of Health as Residential Certificate Child
589 Care or licensed as Family Child Care.

590 429.2.4.2 Type 2: Services provided for nine to sixteen clients in a home with sufficient
591 staffing. This would also include a home that is licensed by the Department of Health as
592 Family Child Care.

593 429.2.5 R710-8: Utah Administrative Code, R710-8, Day Care Rules, as enacted under the
594 authority of the Utah Fire Prevention Board.

595 429.3 Family Day Care.

596 429.3.1 Family Day Care units shall have on each floor occupied by clients, two separate
597 means of egress, arranged so that if one is blocked the other will be available.

598 429.3.2 Family Day Care units that are located in the basement or on the second story shall be
599 provided with two means of egress, one of which shall discharge directly to the outside.

600 429.3.2.1 Residential Certificate Child Care and Licensed Family Child Care with five to eight
601 clients in a home, located on the ground level or in a basement, may use an emergency escape
602 or rescue window as allowed in IFC, Chapter 10, Section 1030.

603 429.3.3 Family Day Care units shall not be located above the second story.

604 429.3.4 In Family Day Care units, clients under the age of two shall not be located above or
605 below the first story.

606 429.3.4.1 Clients under the age of two may be housed above or below the first story where
607 there is at least one exit that leads directly to the outside and complies with IFC, Section 1011
608 or Section 1012 or Section 1027.

609 429.3.5 Family Day Care units located in split entry/split level type homes in which stairs to
610 the lower level and upper level are equal or nearly equal, may have clients housed on both
611 levels when approved by the AHJ.

612 429.3.6 Family Day Care units shall have a portable fire extinguisher on each level occupied by
613 clients, which shall have a classification of not less than 2A:10BC, and shall be serviced in
614 accordance with NFPA, Standard 10, Standard for Portable Fire Extinguishers.

615 429.3.7 Family Day Care units shall have single station smoke detectors in good operating
616 condition on each level occupied by clients. Battery operated smoke detectors shall be
617 permitted if the facility demonstrates testing, maintenance, and battery replacement to insure
618 continued operation of the smoke detectors.

619 429.3.8 Rooms in Family Day Care units that are provided for clients to sleep or nap, shall
620 have at least one window or door approved for emergency escape.

621 429.3.9 Fire drills shall be conducted in Family Day Care units quarterly and shall include the
622 complete evacuation from the building of all clients and staff. At least annually, in Type I

623 Family Day Care units, the fire drill shall include the actual evacuation using the escape or
624 rescue window, if one is used as a substitute for one of the required means of egress.

625 429.4 Day Care Centers.

626 429.4.1 Day Care Centers shall comply with either I-4 requirements or E requirements of the
627 IBC, whichever is applicable for the type of Day Care Center.

628 429.4.2 Emergency Evacuation Drills shall be completed as required in IFC, Chapter 4, Section
629 405.

630 429.4.3 Location at grade. Group E child day care centers shall be located at the level of exit
631 discharge.

632 429.4.3.1 Child day care spaces for children over the age of 24 months may be located on the
633 second floor of buildings equipped with automatic fire protection throughout and an automatic
634 fire alarm system.

635 429.4.4 Egress. All Group E child day care spaces with an occupant load of more than 10 shall
636 have a second means of egress. If the second means of egress is not an exit door leading
637 directly to the exterior, the room shall have an emergency escape and rescue window
638 complying with Section 1030.

639 429.4.5 All Group E Child Day Care Centers shall comply with Utah Administrative Code,
640 R430-100 Child Care Centers, R430-60 Hourly Child Care Centers, and R430-70 Out of
641 School Time.

642 429.5 Requirements for all Day Care.

643 429.5.1 Heating equipment in spaces occupied by children shall be provided with partitions,
644 screens, or other means to protect children from hot surfaces and open flames.

645 429.5.2 A fire escape plan shall be completed and posted in a conspicuous place. All staff shall
646 be trained on the fire escape plan and procedure."

647 ~~[(7) In IBC, Section 504.4, a new section is added as follows: "504.4.1~~

648 ~~Notwithstanding the exceptions to Section 504.2, Group I-2 Assisted Living Facilities shall be~~
649 ~~allowed on each level of a two-story building of Type V-A construction when all of the~~

650 following apply:]

651 [~~1. All secured units are located at the level of exit discharge in compliance with Section~~
 652 ~~1010.1.9.3 as amended;~~]

653 [~~2. The total combined area of both stories shall not exceed the total allowable area for a~~
 654 ~~one-story building; and]~~

655 [~~3. All other provisions that apply in Section 407 have been provided."~~]

656 (8) In IBC, Section 504.4, a new section is added as follows: [~~"504.4.2]~~ "504.4.1
 657 Group I-2 Assisted Living Facilities. Notwithstanding the allowable number of stories
 658 permitted by Table 504.4 Group I-2 Assisted Living Facilities of type VA, construction shall be
 659 allowed on each level of a two-story building when all of the following apply:

660 1. The total combined area of both stories does not exceed the total allowable area for a
 661 one-story, above grade plane building equipped throughout with an automatic sprinkler system
 662 installed in accordance with Section 903.3.1.1.

663 2. All other provisions that apply in Section 407 have been provided."

664 (9) A new IBC, Section 504.5, is added as follows: "504.5 Group 1-2 Secured areas in
 665 Assisted Living Facilities. In Type IIIB, IV, and V construction, all areas for the use and care of
 666 residents required to be secured shall be located on the level of exit discharge with door
 667 operations in compliance with Section 1010.1.9.7, as amended."

668 Section 8. Section **15A-3-112** is amended to read:

669 **15A-3-112. Amendments to Chapters 29 through 31 of IBC.**

670 (1) In IBC [P] Table 2902.1 the following changes are made:

671 (a) In the row for "E" occupancy in the field for "OTHER" a new footnote i is added.

672 (b) In the row for "I-4" occupancy in the field for "OTHER" a new footnote i is added.

673 (c) A new footnote h is added as follows: "FOOTNOTE: g. When provided, subject to
 674 footnote i, in public toilet facilities there shall be an equal number of diaper changing facilities
 675 in male toilet rooms and female toilet rooms."

676 (d) A new footnote h is added to the table as follows: "FOOTNOTE h: Non-residential

677 child care facilities shall comply with additional sink requirements of Utah Administrative
678 Code, R381-60-9, Hourly Child Care Centers, R381-70-9, Out of School Time Child Care
679 Programs, and R381-100-9, Child Care Centers."

680 (e) A new footnote i is added to the table as follows: "FOOTNOTE i: A building
681 owned by a state government entity or by a political subdivision of the state that allows access
682 to the public shall provide diaper changing facilities in accordance with footnote h if:

- 683 1. the building is newly constructed; or
684 2. a bathroom in the building is renovated."

685 (f) Footnote f is deleted and replaced with the following: "FOOTNOTE f: The required
686 number and type of plumbing fixtures for outdoor public swimming pools shall be in
687 accordance with Utah Administrative Code, R392-302, Design, Construction and Operation of
688 Public Pools."

689 (2) A new IBC, Section [P]2902.7, is added as follows:

690 "[P]2902.7 Toilet Facilities for Workers.

691 Toilet facilities shall be provided for construction workers and such facilities shall be
692 maintained in a sanitary condition. Construction worker toilet facilities of the nonsewer type
693 shall conform to ANSI Z4.3."

694 (3) IBC, Section 3001.2, is deleted.

695 ~~[(3)]~~ (4) In IBC, Section 3006.5, a new exception is added as follows: "Exception:
696 Hydraulic elevators and roped hydraulic elevators with a rise of 50 feet or less."

697 (5) In IBC, Section 3109.1, the words "the International Swimming Pool and Spa
698 Code" at the end of the section are deleted and replaced with the words "Utah Administrative
699 Code, R392-302, Design, Construction and Operation of Public Pools."

700 Section 9. Section **15A-3-202** is amended to read:

701 **15A-3-202. Amendments to Chapters 1 through 5 of IRC.**

702 (1) In IRC, Section R102, a new Section R102.7.2 is added as follows: "R102.7.2

703 Physical change for bedroom window egress. A structure whose egress window in an existing

704 bedroom is smaller than required by this code, and that complied with the construction code in
705 effect at the time that the bedroom was finished, is not required to undergo a physical change to
706 conform to this code if the change would compromise the structural integrity of the structure or
707 could not be completed in accordance with other applicable requirements of this code,
708 including setback and window well requirements."

709 (2) In IRC, Section R108.3, the following sentence is added at the end of the section:
710 "The building official shall not request proprietary information."

711 [~~2~~] (3) In IRC, Section 109:

712 (a) A new IRC, Section 109.1.5, is added as follows: "R109.1.5 Weather-resistant
713 exterior wall envelope inspections. An inspection shall be made of the weather-resistant
714 exterior wall envelope as required by Section R703.1 and flashings as required by Section
715 R703.8 to prevent water from entering the weather-resistive barrier."

716 (b) The remaining sections are renumbered as follows: R109.1.6 Other inspections;
717 R109.1.6.1 Fire- and smoke-resistance-rated construction inspection; R109.1.6.2 Reinforced
718 masonry, insulating concrete form (ICF) and conventionally formed concrete wall inspection;
719 and R109.1.7 Final inspection.

720 [~~3~~] (4) IRC, Section R114.1, is deleted and replaced with the following: "R114.1
721 Notice to owner. Upon notice from the building official that work on any building or structure
722 is being prosecuted contrary to the provisions of this code or other pertinent laws or ordinances
723 or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop
724 work order shall be in writing and shall be given to the owner of the property involved, or to
725 the owner's agent or to the person doing the work; and shall state the conditions under which
726 work will be permitted to resume."

727 [~~4~~] (5) In IRC, Section R202, the following definition is added: "CERTIFIED
728 BACKFLOW PREVENTER ASSEMBLY TESTER: A person who has shown competence to
729 test Backflow prevention assemblies to the satisfaction of the authority having jurisdiction
730 under Utah Code, Subsection 19-4-104(4)."

731 [~~(5)~~] (6) In IRC, Section R202, the definition of "Cross Connection" is deleted and
732 replaced with the following: "CROSS CONNECTION. Any physical connection or potential
733 connection or arrangement between two otherwise separate piping systems, one of which
734 contains potable water and the other either water of unknown or questionable safety or steam,
735 gas, or chemical, whereby there exists the possibility for flow from one system to the other,
736 with the direction of flow depending on the pressure differential between the two systems (see
737 "Backflow, Water Distribution")."

738 [~~(6)~~] (7) In IRC, Section 202, in the definition for gray water a comma is inserted after
739 the word "washers"; the word "and" is deleted; and the following is added to the end: "and
740 clear water wastes which have a pH of 6.0 to 9.0; are non-flammable; non-combustible;
741 without objectionable odors; non-highly pigmented; and will not interfere with the operation of
742 the sewer treatment facility."

743 [~~(7)~~] (8) In IRC, Section R202, the definition of "Potable Water" is deleted and
744 replaced with the following: "POTABLE WATER. Water free from impurities present in
745 amounts sufficient to cause disease or harmful physiological effects and conforming to the
746 Utah Code, Title 19, Chapter 4, Safe Drinking Water Act, and Title 19, Chapter 5, Water
747 Quality Act, and the regulations of the public health authority having jurisdiction."

748 [~~(8)~~] (9) IRC, Figure R301.2(5), is deleted and replaced with R301.2(5) as follows:

749 "TABLE R301.2(5)

750 GROUND SNOW LOADS FOR SELECTED LOCATIONS IN UTAH

751 City/Town	751 County	751 Ground Snow Load (lb/ft ²)	751 Elevation (ft)
752 Beaver	752 Beaver	752 35	752 5886
753 Brigham City	753 Box Elder	753 42	753 4423
754 Castle Dale	754 Emery	754 32	754 5669
755 Coalville	755 Summit	755 57	755 5581
756 Duchesne	756 Duchesne	756 39	756 5508

757	Farmington	Davis	35	4318
758	Fillmore	Millard	30	5138
759	Heber City	Wasatch	60	5604
760	Junction	Piute	27	6030
761	Kanab	Kane	25	4964
762	Loa	Wayne	37	7060
763	Logan	Cache	43	4531
764	Manila	Daggett	26	6368
765	Manti	Sanpete	37	5620
766	Moab	Grand	21	4029
767	Monticello	San Juan	67	7064
768	Morgan	Morgan	52	5062
769	Nephi	Juab	39	5131
770	Ogden	Weber	37	4334
771	Panguitch	Garfield	41	6630
772	Parowan	Iron	32	6007
773	Price	Carbon	31	5558
774	Provo	Utah	31	4541
775	Randolph	Rich	50	6286
776	Richfield	Sevier	27	5338
777	St. George	Washington	21	2585
778	Salt Lake City	Salt Lake	28	4239
779	Tooele	Tooele	35	5029
780	Vernal	Uintah	39	5384

Note: To convert lb/ft² to kN/m², multiply by 0.0479. To convert feet to meters, multiply by 0.3048.

1. Statutory requirements of the Authority Having Jurisdiction are not included in this state ground snow load table.

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2. For locations where there is substantial change in altitude over the city/town, the load applies at and below the cited elevation, with a tolerance of 100 ft (30 m).

3. For other locations in Utah, see Bean, B., Maguire, M., Sun, Y. (2018), "The Utah Snow Load Study," Utah State University Civil and Environmental Engineering Faculty Publications, Paper 3589, <http://utahsnowload.usu.edu/>, for ground snow load values.

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~~[(9)]~~ (10) IRC, Section R301.6, is deleted and replaced with the following: "R301.6

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Utah Snow Loads. The snow loads specified in Table R301.2(5b) shall be used for the

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jurisdictions identified in that table. Otherwise, for other locations in Utah, see Bean, B.,

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Maguire, M., Sun, Y. (2018), "The Utah Snow Load Study," Utah State University Civil and

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Environmental Engineering Faculty Publications, Paper 3589, <http://utahsnowload.usu.edu/>, for

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ground snow load values."

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~~[(10)]~~ (11) In IRC, Section R302.2, the following sentence is added after the second

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sentence: "When an access/maintenance agreement or easement is in place, plumbing,

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mechanical ducting, schedule 40 steel gas pipe, and electric service conductors including

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feeders, are permitted to penetrate the common wall at grade, above grade, or below grade."

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~~[(11)]~~ (12) In IRC, Section R302.5.1, the words "self-closing device" are deleted and

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replaced with "self-latching hardware."

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~~[(12)]~~ (13) IRC, Section R302.13, is deleted.

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~~[(13)]~~ (14) In IRC, Section R303.4, the number "5" is changed to "3" in the first

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sentence.

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~~[(14)]~~ (15) IRC, Sections R311.7.4 through R311.7.5.3, are deleted and replaced with

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the following: "R311.7.4 Stair treads and risers. R311.7.5.1 Riser height. The maximum riser

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height shall be 8 inches (203 mm). The riser shall be measured vertically between leading

800 edges of the adjacent treads. The greatest riser height within any flight of stairs shall not
801 exceed the smallest by more than 3/8 inch (9.5 mm).

802 R311.7.5.2 Tread depth. The minimum tread depth shall be 9 inches (228 mm). The tread
803 depth shall be measured horizontally between the vertical planes of the foremost projection of
804 adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within
805 any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Winder
806 treads shall have a minimum tread depth of 10 inches (254 mm) measured as above at a point
807 12 inches (305 mm) from the side where the treads are narrower. Winder treads shall have a
808 minimum tread depth of 6 inches (152 mm) at any point. Within any flight of stairs, the
809 greatest winder tread depth at the 12-inch (305 mm) walk line shall not exceed the smallest by
810 more than 3/8 inch (9.5 mm).

811 R311.7.5.3 Profile. The radius of curvature at the leading edge of the tread shall be no greater
812 than 9/16 inch (14.3 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1 1/4
813 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection
814 shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two
815 stories, including the nosing at the level of floors and landings. Beveling of nosing shall not
816 exceed 1/2 inch (12.7 mm). Risers shall be vertical or sloped from the underside of the leading
817 edge of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open
818 risers are permitted, provided that the opening between treads does not permit the passage of a
819 4-inch diameter (102 mm) sphere.

820 Exceptions.

- 821 1. A nosing is not required where the tread depth is a minimum of 10 inches (254 mm).
- 822 2. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches
823 (762 mm) or less."

824 [~~(15)~~] (16) IRC, Section R312.2, is deleted.

825 [~~(16)~~] (17) IRC, Sections R313.1 through R313.2.1, are deleted and replaced with the
826 following: "R313.1 Design and installation. When installed, automatic residential fire

827 sprinkler systems for townhouses or one- and two-family dwellings shall be designed and
828 installed in accordance with Section P2904 or NFPA 13D."

829 ~~[(17)]~~ (18) In IRC, Section 315.3, the following words are added to the first sentence
830 after the word "installed": "on each level of the dwelling unit and."

831 ~~[(18)]~~ (19) In IRC, Section R315.5, a new exception, 3, is added as follows:
832 "3. Hard wiring of carbon monoxide alarms in existing areas shall not be required where the
833 alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing
834 the structure, unless there is an attic, crawl space or basement available which could provide
835 access for hard wiring, without the removal of interior finishes."

836 ~~[(19)]~~ (20) A new IRC, Section R315.7, is added as follows: " R315.7 Interconnection.
837 Where more than one carbon monoxide alarm is required to be installed within an individual
838 dwelling unit in accordance with Section R315.1, the alarm devices shall be interconnected in
839 such a manner that the actuation of one alarm will activate all of the alarms in the individual
840 unit. Physical interconnection of smoke alarms shall not be required where listed wireless
841 alarms are installed and all alarms sound upon activation of one alarm.

842 Exception: Interconnection of carbon monoxide alarms in existing areas shall not be required
843 where alterations or repairs do not result in removal of interior wall or ceiling finishes exposing
844 the structure, unless there is an attic, crawl space or basement available which could provide
845 access for interconnection without the removal of interior finishes."

846 (21) In IRC, Section R317.1.5, the period is deleted and the following language is
847 added to the end of the paragraph: "or treated with a moisture resistant coating."

848 (22) In IRC, Section 326.1, the words "residential provisions of the" are added after the
849 words "pools and spas shall comply with".

850 ~~[(20)]~~ (23) In IRC, Section R403.1.6, a new Exception 3 is added as follows: " 3.
851 When anchor bolt spacing does not exceed 32 inches (813 mm) apart, anchor bolts may be
852 placed with a minimum of two bolts per plate section located not less than 4 inches (102 mm)
853 from each end of each plate section at interior bearing walls, interior braced wall lines, and at

854 all exterior walls."

855 ~~[(21)]~~ (24) In IRC, Section R403.1.6.1, a new exception is added at the end of Item 2
856 and Item 3 as follows: "Exception: When anchor bolt spacing does not exceed 32 inches (816
857 mm) apart, anchor bolts may be placed with a minimum of two bolts per plate section located
858 not less than 4 inches (102 mm) from each end of each plate section at interior bearing walls,
859 interior braced wall lines, and at all exterior walls."

860 ~~[(22)]~~ (25) In IRC, Section R404.1, a new exception is added as follows: "Exception:
861 As an alternative to complying with Sections R404.1 through R404.1.5.3, concrete and
862 masonry foundation walls may be designed in accordance with IBC Sections 1807.1.5 and
863 1807.1.6 as amended in Section 1807.1.6.4 and Table 1807.1.6.4 under these rules."

864 ~~[(23)]~~ (26) In IRC, Section R405.1, a new exception is added as follows: "Exception:
865 When a geotechnical report has been provided for the property, a drainage system is not
866 required unless the drainage system is required as a condition of the geotechnical report. The
867 geological report shall make a recommendation regarding a drainage system."

868 Section 10. Section **15A-3-304** is amended to read:

869 **15A-3-304. Amendments to Chapter 4 of IPC.**

870 (1) In IPC, Table 403.1, the following changes are made:

871 (a) In row number "3", for in the field for "OTHER", a new footnote h is added.

872 (b) In row number "5", for "Adult day care and child day care" occupancy, in the field
873 for "OTHER", a new footnote h is added.

874 (c) Footnote f is deleted and replaced with the following: "FOOTNOTE f: The required
875 number and type of plumbing fixtures for outdoor public swimming pools shall be in
876 accordance with Utah Administrative Code, R392-302 Design, Construction and Operation of
877 Public Pools."

878 (d) A new footnote g is added as follows: "FOOTNOTE: g: When provided, in public
879 toilet facilities, there shall be an equal number of diaper changing facilities in male toilet rooms
880 and female toilet rooms. Diaper changing facilities shall meet the requirements of ASTM

881 F2285-04 (2010) Standard Consumer Safety Performance Specifications for Diaper Changing
882 Tables for Commercial Use."

883 (e) A new footnote h is added to the table as follows: "FOOTNOTE h: Non-residential
884 child care facilities shall comply with the additional sink requirements of Utah Administrative
885 Code, R381-60-9, Hourly Child Care Centers, R381-70-9, Out of School Time Child Care
886 Programs, and R381-100-9, Child Care Centers."

887 (2) A new IPC, Section 406.3, is added as follows: "406.3 Automatic clothes washer
888 safe pans. Safe pans, when installed under automatic clothes washers, shall be installed in
889 accordance with Section 504.7."

890 (3) A new IPC, Section 413.5, is added as follows: "413.5 Public toilet rooms. All
891 public toilet rooms shall be equipped with at least one floor drain."

892 (4) A new IPC, Section [~~412.6~~ 413.6], is added as follows: "Prohibition of motor
893 vehicle waste disposal wells. New and existing motor vehicle waste disposal wells are
894 prohibited. A motor vehicle waste disposal well associated with a single family residence is not
895 subject to this prohibition."

896 (5) IPC, Section 423.3, is deleted.

897 Section 11. Section **15A-3-313** is amended to read:

898 **15A-3-313. Amendments to Chapter 13 of IPC.**

899 (1) A new IPC, Section 1301.4.1, is added as follows:

900 "1301.4.1 Recording.

901 The existence of a nonpotable water system shall be recorded on the deed of ownership for the
902 property. The certificate of occupancy shall not be issued until the documentation for the
903 recording required under this section is completed by the property owner."

904 (2) IPC, Section 1301.5, is deleted and replaced with the following:

905 "1301.5 Potable water connections.

906 Where a potable water system is connected to a nonpotable water system, the potable water
907 supply shall be protected against backflow by a reduced pressure backflow prevention

908 assembly or an air gap installed in accordance with Section 608."

909 (3) IPC, Section [~~1301.9.5~~] 1301.9.4, is deleted and replaced with the following:

910 "[~~1301.9.5~~] 1301.9.4 Makeup water.

911 Where an uninterrupted supply is required for the intended application, potable or reclaimed
912 water shall be provided as a source of makeup water for the storage tank. The makeup water
913 supply shall be protected against backflow by a reduced pressure backflow prevention
914 assembly or an air gap installed in accordance with Section 608. A full-open valve located on
915 the makeup water supply line to the storage tank shall be provided. Inlets to the storage tank
916 shall be controlled by fill valves or other automatic supply valves installed to prevent the tank
917 from overflowing and to prevent the water level from dropping below a predetermined point.
918 Where makeup water is provided, the water level shall not be permitted to drop below the
919 source water inlet or the intake of any attached pump."

920 (4) IPC, Section 1302.12.4, is deleted and replaced with the following:

921 "1302.12.4 Inspection and testing of backflow prevention assemblies.

922 Testing of a backflow preventer shall be conducted in accordance with Sections 312.10.1,
923 312.10.2, and 312.10.3."

924 (5) IPC, Section 1303.15.6, is deleted and replaced with the following:

925 "1303.15.6 Inspection and testing of backflow prevention assemblies.

926 Testing of a backflow prevention assembly shall be conducted in accordance with Sections
927 312.10.1, 312.10.2, and 312.10.3."

928 (6) IPC, Section 1304.4.2, is deleted and replaced with the following:

929 "1304.4.2 Inspection and testing of backflow prevention assemblies.

930 Testing of a backflow preventer or backwater valve shall be conducted in accordance with
931 Sections 312.10.1, 312.10.2, and 312.10.3."

932 Section 12. Section **15A-3-402** is amended to read:

933 **15A-3-402. Amendments to Chapters 1 through 5 of IMC.**

934 (1) In IMC, Table [~~403.3~~] 403.3.1.1, note h is deleted and replaced with the following:

935 "h. 1. A nail salon shall provide each manicure station where a nail technician files or
936 shapes an acrylic nail, as defined by rule by the Division of Occupational and Professional
937 Licensing, in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act,
938 with:

939 a. a source capture system equipped with, at minimum, a MERV 8 particulate filter and
940 an activated carbon filter that is capable of filtering and recirculating air to inside space at a
941 rate not less than 50 cfm per station; or

942 b. a source capture system capable of exhausting not less than 50 cfm per station.

943 c. A nail salon that complies with Note h.1.a or h.1.b is not required to comply with the
944 labeling, listing, or testing requirements described in International Mechanical Code sections
945 301.7 or 301.8.

946 2. For a source capture system described in paragraph 1, the source capture system
947 inlets for exhausting or recirculating air shall be located in accordance with Section 502.20.

948 3. Where one or more exhausting source capture systems described in paragraph 1
949 operate continuously during occupancy, the source capture system exhaust rate shall be
950 permitted to be applied to the exhaust flow rate required by Table 403.3.1.1 for the nail salon.

951 4. The requirements of this note apply to:

952 a. an existing nail salon that remodels the nail salon after July 1, 2017;

953 b. a new nail salon that begins construction after July 1, 2017; and

954 c. all nail salons beginning on July 1, 2020."

955 (2) In IMC, Section 502.20 is deleted and rewritten as follows:

956 "502.20 Manicure stations. A nail salon that files or shapes an acrylic nail shall provide
957 each manicure station with a source capture system in accordance with Table 403.3.1.1, note h.
958 For a manicure table that does not have factory-installed source capture system inlets for
959 recirculating or exhausting air, a nail salon shall provide the manicure table with inlets for
960 recirculating or exhausting air located not more than 12 inches (305 mm) horizontally and
961 vertically from the point of any acrylic chemical application.

962 Exception: Section 502.20 applies to a manicure station in:

963 a. an existing nail salon that remodels the nail salon after July 1, 2017;

964 b. a new nail salon that begins construction after July 1, 2017; and

965 c. all nail salons beginning on July 1, 2020."

966 Section 13. Section **15A-3-801** is amended to read:

967 **15A-3-801. General provisions.**

968 The following are adopted as amendments to the IEBC and are applicable statewide:

969 (1) In Section 202, the following definition is added: "BUILDING OFFICIAL. See
970 Code Official."

971 (2) In Section 202, the definition for "code official" is deleted and replaced with the
972 following:

973 "CODE OFFICIAL. The officer or other designated authority having jurisdiction (AHJ)
974 charged with the administration and enforcement of this code."

975 (3) In Section 202, the definition for existing buildings is deleted and replaced with the
976 following:

977 "EXISTING BUILDING. A building that is not a dangerous building and that was either
978 lawfully erected under a prior adopted code, or deemed a legal non-conforming building by the
979 code official."

980 (4) In Section 301.3, the exception is deleted.

981 (5) In Section 305.4.2, number 7 is added after number 6 as follows: "7. When a
982 change of occupancy in a building or portion of a building results in a Group R-2 occupancy,
983 not less than 20% of the dwelling or sleeping units shall be Type-B dwelling or sleeping units.
984 These dwelling or sleeping units may be located on any floor of the building provided with an
985 accessible route. Two percent, but not less than one unit, of the dwelling or sleeping units shall
986 be Type-A dwelling units."

987 [~~5~~] (6) Section 503.6 is deleted and replaced with the following:

988 "503.6 Bracing for unreinforced masonry parapets and other appendages upon reroofing.

989 Where the intended alteration requires a permit for reroofing and involves removal of roofing
990 materials from more than 25% of the roof area of a building assigned to Seismic Design
991 Category D, E, or F that has parapets constructed of unreinforced masonry or appendages such
992 as cornices, spires, towers, tanks, signs, statuary, etc., the work shall include installation of
993 bracing to resist out-of-plane seismic forces, unless an evaluation demonstrates compliance of
994 such items. Reduced seismic forces are permitted for design purposes."

995 [~~(6)~~] (7) In Section 705.1, Exception number 3, the following is added at the end of the
996 exception:

997 "This exception does not apply if the existing facility is undergoing a change of occupancy
998 classification."

999 [~~(7)~~] (8) Section 706.3.1 is deleted and replaced with the following:

1000 "706.3.1 Bracing for unreinforced masonry bearing wall parapets and other appendages.
1001 Where a permit is issued for reroofing more than 25 percent of the roof area of a building
1002 assigned to Seismic Design Category D, E, or F that has parapets constructed of unreinforced
1003 masonry or appendages such as cornices, spires, towers, tanks, signs, statuary, etc., the work
1004 shall include installation of bracing to resist the reduced International Building Code level
1005 seismic forces as specified in Section 303 of this code unless an evaluation demonstrates
1006 compliance of such items."

1007 [~~(8)~~] (9) Section 906.6 is deleted and replaced with the following:

1008 "906.6 Bracing for unreinforced masonry parapets and other appendages upon
1009 reroofing.

1010 Where the intended alteration requires a permit for reroofing and involves removal of
1011 roofing materials from more than 25% of the roof area of a building assigned to Seismic
1012 Design Category D, E, or F that has parapets constructed of unreinforced masonry or
1013 appendages such as cornices, spires, towers, tanks, signs, statuary, etc., the work shall include
1014 installation of bracing to resist out-of-plane seismic forces, unless an evaluation demonstrates
1015 compliance with such items. Reduced seismic forces are permitted for design purposes."

1016 ~~[(9)]~~ (10) (a) Section 1006.3 is deleted and replaced with the following:
1017 "1006.3 Seismic Loads. Where a change of occupancy results in a building being
1018 assigned to a higher risk category, or when a change of occupancy results in a design occupant
1019 load increase of 100% or more, the building shall satisfy the requirements of Section 1613 of
1020 the International Building Code using full seismic forces."

1021 (b) Section 1006.3, exceptions 1 through 3 remain unchanged.

1022 (c) In Section 1006.3, add a new exception 4 as follows:
1023 "4. Where the design occupant load increase is less than 25 occupants and the occupancy
1024 category does not change."

1025 ~~[(10)]~~ (11) In Section 1012.7.3, exception 2 is deleted.

1026 ~~[(11) In Section 1012.8.2, number 7 is added as follows:]~~
1027 [~~"7. When a change of occupancy in a building or portion of a building results in a Group R-2~~
1028 ~~occupancy, not less than 20% of the dwelling or sleeping units shall be Type B dwelling or~~
1029 ~~sleeping units. These dwelling or sleeping units may be located on any floor of the building~~
1030 ~~provided with an accessible route. Two percent, but not less than one unit, of the dwelling or~~
1031 ~~sleeping units shall be Type A dwelling units."]~~

1032 Section 14. Section **15A-3-1001** is enacted to read:

1033 **Part 10. Statewide Amendments to International Swimming Pool and Spa Code**
1034 **15A-3-1001. General provisions.**

1035 (1) In ISPSC, Section 202, the following definition is added for private residential
1036 swimming pool: "PRIVATE RESIDENTIAL SWIMMING POOL. A swimming pool, spa
1037 pool, or wading pool used only by an individual, family, or living unit members and guests, but
1038 not serving any type of multiple unit housing complex of four or more living units."

1039 (2) In ISPSC, Section 320.1, the following changes are made:

1040 (a) the words "or storm" are deleted;

1041 (b) the words "onsite waste water" are added before the word "disposal"; and

1042 (c) the words "or shall be disposed of by other means approved by the state or local

1043 authority" are deleted.

1044 Section 15. Section **17-36-55** is amended to read:

1045 **17-36-55. Fees collected for construction approval -- Approval of plans.**

1046 (1) As used in this section:

1047 (a) "Construction project" means the same as that term is defined in Section **38-1a-102**.

1048 (b) "Lodging establishment" means a place providing temporary sleeping

1049 accommodations to the public, including any of the following:

1050 (i) a bed and breakfast establishment;

1051 (ii) a boarding house;

1052 (iii) a dormitory;

1053 (iv) a hotel;

1054 (v) an inn;

1055 (vi) a lodging house;

1056 (vii) a motel;

1057 (viii) a resort; or

1058 (ix) a rooming house.

1059 (c) "Planning review" means a review to verify that a county has approved the

1060 following elements of a construction project:

1061 (i) zoning;

1062 (ii) lot sizes;

1063 (iii) setbacks;

1064 (iv) easements;

1065 (v) curb and gutter elevations;

1066 (vi) grades and slopes;

1067 (vii) utilities;

1068 (viii) street names;

1069 (ix) defensible space provisions and elevations, if required by the Utah Wildland Urban

1070 Interface Code adopted under Section 15A-2-103; and
1071 (x) subdivision.
1072 (d) (i) "Plan review" means all of the reviews and approvals of a plan that a county
1073 requires to obtain a building permit from the county with a scope that may not exceed a review
1074 to verify:
1075 (A) that the construction project complies with the provisions of the State Construction
1076 Code under Title 15A, State Construction and Fire Codes Act;
1077 (B) that the construction project complies with the energy code adopted under Section
1078 15A-2-103;
1079 (C) that the construction project received a planning review;
1080 (D) that the applicant paid any required fees;
1081 (E) that the applicant obtained final approvals from any other required reviewing
1082 agencies;
1083 (F) that the construction project complies with federal, state, and local storm water
1084 protection laws;
1085 (G) that the construction project received a structural review; ~~and~~
1086 (H) the total square footage for each building level of finished, garage, and unfinished
1087 space[-]; and
1088 (I) that the plans include a printed statement indicating that the actual construction will
1089 comply with applicable local ordinances and the state construction codes.
1090 (ii) "Plan review" does not mean a review of a document:
1091 (A) required to be re-submitted for additional modifications or substantive changes
1092 identified by the plan review;
1093 (B) submitted as part of a deferred submittal when requested by the applicant and
1094 approved by the building official; or
1095 (C) that, due to the document's technical nature or on the request of the applicant, is
1096 reviewed by a third party.

- 1097 (e) "State Construction Code" means the same as that term is defined in Section
1098 15A-1-102.
- 1099 (f) "State Fire Code" means the same as that term is defined in Section 15A-1-102.
- 1100 (g) "Structural review" means:
- 1101 (i) a review that verifies that a construction project complies with the following:
- 1102 (A) footing size and bar placement;
- 1103 (B) foundation thickness and bar placement;
- 1104 (C) beam and header sizes;
- 1105 (D) nailing patterns;
- 1106 (E) bearing points;
- 1107 (F) structural member size and span; and
- 1108 (G) sheathing; or
- 1109 (ii) if the review exceeds the scope of the review described in Subsection (1)(g)(i), a
1110 review that a licensed engineer conducts.
- 1111 (h) "Technical nature" means a characteristic that places an item outside the training
1112 and expertise of an individual who regularly performs plan reviews.
- 1113 (2) (a) If a county collects a fee for the inspection of a construction project, the county
1114 shall ensure that the construction project receives a prompt inspection.
- 1115 (b) If a county cannot provide a building inspection within three business days after the
1116 day on which the county receives the request for the inspection, the county shall promptly
1117 engage an independent inspector with fees collected from the applicant.
- 1118 (c) If an inspector identifies one or more violations of the State Construction Code or
1119 State Fire Code during an inspection, [~~on the day on which the inspection occurs,~~] the inspector
1120 shall give the permit holder written notification [~~of each violation~~] that:
- 1121 [~~(i) is delivered in hardcopy or by electronic means; and~~]
- 1122 (i) identifies each violation;
- 1123 (ii) upon request by the permit holder, includes a reference to each applicable provision

1124 of the State Construction Code or State Fire Code[-]; and

1125 (iii) is delivered:

1126 (A) in hardcopy or by electronic means; and

1127 (B) the day on which the inspection occurs.

1128 (3) (a) A county shall complete a plan review of a construction project for a one to two
1129 family dwelling or townhome by no later than 14 business days after the day on which the plan
1130 is submitted to the county.

1131 (b) A county shall complete a plan review of a construction project for a residential
1132 structure built under the International Building Code, not including a lodging establishment, by
1133 no later than 21 business days after the day on which the plan is submitted to the county.

1134 (c) (i) Subject to Subsection (3)(c)(ii), if a county does not complete a plan review
1135 before the time period described in Subsection (3)(a) or (b) expires, an applicant may request
1136 that the county complete the plan review.

1137 (ii) If an applicant makes a request under Subsection (3)(c)(i), the county shall perform
1138 the plan review no later than:

1139 (A) for a plan review described in Subsection (3)(a), 14 days from the day on which the
1140 applicant makes the request; or

1141 (B) for a plan review described in Subsection (3)(b), 21 days from the day on which the
1142 applicant makes the request.

1143 (d) An applicant may:

1144 (i) waive the plan review time requirements described in this Subsection (3); or

1145 (ii) with the county's consent, establish an alternative plan review time requirement.

1146 (4) (a) A county may not enforce a requirement to have a plan review if:

1147 (i) the county does not complete the plan review within the time period described in
1148 Subsection (3)(a) or (b); and

1149 (ii) a licensed architect or structural engineer, or both when required by law, stamps the
1150 plan.

- 1151 (b) A county may attach to a reviewed plan a list that includes:
- 1152 (i) items with which the county is concerned and may enforce during construction; and
- 1153 (ii) building code violations found in the plan.
- 1154 (c) A county may not require an applicant to redraft a plan if the county requests minor
- 1155 changes to the plan that the list described in Subsection (4)(b) identifies.
- 1156 (5) An applicant shall ensure that each construction project plan submitted for a plan
- 1157 review under this section has a statement indicating that actual construction will comply with
- 1158 applicable local ordinances and building codes.