

Title 15A. State Construction and Fire Codes Act

Chapter 1 General Chapter

Part 1 General Provisions

15A-1-101 Titles.

- (1) This title is known as the "State Construction and Fire Codes Act."
- (2) This chapter is known as "General Chapter."

Enacted by Chapter 14, 2011 General Session

15A-1-102 Definitions.

As used in this title:

- (1) "Board" means the Utah Fire Prevention Board created in Section 53-7-203.
- (2) "Division" means the Division of Professional Licensing created in Section 58-1-103, except as provided in:
 - (a) Part 4, State Fire Code Administration Act; and
 - (b) Chapter 5, State Fire Code Act.
- (3) "State Construction Code" means the State Construction Code adopted by:
 - (a) Chapter 2, Adoption of State Construction Code;
 - (b) Chapter 2a, Tall Wood Buildings of Mass Timber Construction Incorporated as Part of State Construction Code;
 - (c) Chapter 3, Statewide Amendments Incorporated as Part of State Construction Code;
 - (d) Chapter 4, Local Amendments Incorporated as Part of State Construction Code; and
 - (e) Chapter 6, Additional Construction Requirements.
- (4) "State Fire Code" means the State Fire Code adopted by Chapter 5, State Fire Code Act.
- (5) "Utah Code" means the Utah Code Annotated (1953), as amended.

Amended by Chapter 415, 2022 General Session

15A-1-103 Formatting powers.

- (1) As part of the division's compliance with Section 15A-1-205, the division may modify the format of the State Construction Code to provide accessibility to users of the State Construction Code.
- (2) Consistent with Part 4, State Fire Code Administration Act, and Title 53, Chapter 7, Utah Fire Prevention and Safety Act, the State Fire Marshall Division under the direction of the board may modify the format of the State Fire Code to provide accessibility to users of the State Fire Code.

Enacted by Chapter 14, 2011 General Session

15A-1-104 Permit approval required -- Certificate of occupancy valid.

- (1) As used in this section:
 - (a) "Completed noncompliant structure" means a structure that was constructed and completed without:
 - (i) obtaining a building permit;

- (ii) passing inspections; or
- (iii) obtaining a certificate of occupancy as required by Section 15A-1-204.
- (b) "Compliance agency" means the same as that term is defined in Section 15A-1-202.
- (c) "Project" means the same as that term is defined in Section 15A-1-209.
- (2) A compliance agency for a political subdivision may not reject a permit, or withhold approval of a project whenever approval is required, for failure to comply with the applicable provisions of this title unless the compliance agency:
 - (a) cites with specificity the applicable provision with which the project has failed to comply; and
 - (b) describes how the project has failed to comply.
- (3) A municipality may not withhold a permit or project approval for a project because of a completed noncompliant structure on the same property provided that the completed noncompliant structure:
 - (a) has been completed for five years or more;
 - (b) does not pose a health, life, or safety concern;
 - (c) is unrelated to, independent from, and not affected by the project; and
 - (d) is outside the scope of work under the permit for the project.
- (4) A municipality may require additional permitting, engineering, or inspections for a completed noncompliant structure if it:
 - (a) has been completed for ten years or less; or
 - (b) poses a health, life, or safety concern.
- (5) If a compliance agency or a representative of a compliance agency issues a certificate of occupancy, the compliance agency may not withdraw the certificate of occupancy or exert additional jurisdiction over the elements of the project for which the certificate was issued unless additional changes or modifications requiring a building permit are made to elements of the project after the certificate was issued.

Amended by Chapter 505, 2024 General Session

Superseded 1/1/2026

15A-1-105 Third-party inspection firms.

- (1) As used in this section:
 - (a) "Building permit applicant" means a person who applies to a local regulator for a building permit.
 - (b) "Inspection" means a physical examination of all aspects of a structure to ensure compliance with the State Construction Code.
 - (c) "Local regulator" means the same as that terms is defined in Section 15A-1-102.
 - (d) "Third-party inspection firm" means an entity that is:
 - (i) licensed under Title 58, Chapter 56, Building Inspector and Factory Built Housing Licensing Act;
 - (ii) independent, but may include a building inspector for an adjacent city or county; and
 - (iii) included on the local regulator's third-party inspection firm list.
 - (e) "Third-party inspection firm list" means a list of:
 - (i) for a first, second, third, or fourth class county, or a municipality located within a first, second, third, or fourth class county, three or more third-party inspection firms approved by the local regulator; or
 - (ii) for a fifth or sixth class county, or a municipality located within a fifth or sixth class county, one or more third-party inspection firms approved by the local regulator.
- (2)

- (a) Subject to the provisions of this section and Subsections 10-9a-542(2) and 17-27a-537(2), after submitting a request for inspection, a building permit applicant may engage a third-party inspection firm from the local regulator's third-party inspection firm list to conduct or complete an inspection for the scope of work identified under the original request for inspection.
- (b) If a building permit applicant wishes to engage a third-party inspection firm in accordance with Subsection (2)(a), the building permit applicant shall first notify the local regulator of the third-party inspection firm the building permit applicant intends to engage.
- (c) Upon completing the inspection, the third-party inspection firm shall submit the inspection report to the local regulator.
- (d)
 - (i) The local regulator shall pay the cost of the inspection to the third-party inspection firm after the local regulator receives the third-party inspection report indicating the third-party inspection firm completed the inspection.
 - (ii) This section does not require a local regulator to pay for an inspection that exceeds the scope of work identified under the original request for inspection.
- (3)
 - (a) The local regulator shall issue a certificate of occupancy to the building permit applicant if the third-party inspection firm:
 - (i) completes the inspection; and
 - (ii) submits the inspection report to the local regulator.
 - (b) The local regulator shall promptly issue the certificate of occupancy or letter of completion after the third-party inspection firm submits the final inspection report to the local regulator as described in Subsection (3)(a)(ii).
- (4) A local regulator is not liable for any inspection performed by a third-party inspection firm.

Amended by Chapter 399, 2025 General Session

Effective 1/1/2026

15A-1-105 Third-party inspection firms.

- (1) As used in this section:
 - (a) "Building permit applicant" means an individual who applies to a local regulator for a building permit.
 - (b) "Inspection" means a physical examination of all aspects of a structure to ensure compliance with the State Construction Code.
 - (c) "Local regulator" means the same as that term is defined in Section 15A-1-202.
 - (d) "Third-party inspection firm" means an entity that:
 - (i) employs or contracts with licensed building inspectors to enforce building codes adopted in this title;
 - (ii) is independent, but may include a building inspector for an adjacent city or county; and
 - (iii) is included on the local regulator's third-party inspection firm list.
 - (e) "Third-party inspection firm list" means a list of:
 - (i) for a first, second, third, or fourth class county, or a municipality located within a first, second, third, or fourth class county, three or more third-party inspection firms approved by the local regulator; or
 - (ii) for a fifth or sixth class county, or a municipality located within a fifth or sixth class county, one or more third-party inspection firms approved by the local regulator.
- (2)

- (a) Subject to the provisions of this section and Subsections 10-9a-542(2) and 17-27a-537(2), after submitting a request for inspection, a building permit applicant may engage a third-party inspection firm from the local regulator's third-party inspection firm list to conduct or complete an inspection for the scope of work identified under the original request for inspection.
- (b) If a building permit applicant wishes to engage a third-party inspection firm in accordance with Subsection (2)(a), the building permit applicant shall first notify the local regulator of the third-party inspection firm the building permit applicant intends to engage.
- (c) Upon completing the inspection, the third-party inspection firm shall submit the inspection report to the local regulator.
- (d)
 - (i) The local regulator shall pay the cost of the inspection to the third-party inspection firm after the local regulator receives the third-party inspection report indicating the third-party inspection firm completed the inspection.
 - (ii) This section does not require a local regulator to pay for an inspection that exceeds the scope of work identified under the original request for inspection.
- (3)
 - (a) The local regulator shall issue a certificate of occupancy to the building permit applicant if the third-party inspection firm:
 - (i) completes the inspection; and
 - (ii) submits the inspection report to the local regulator.
 - (b) The local regulator shall promptly issue the certificate of occupancy or letter of completion after the third-party inspection firm submits the final inspection report to the local regulator as described in Subsection (3)(a)(ii).
- (4) A local regulator is not liable for any inspection performed by a third-party inspection firm.

Amended by Chapter 75, 2025 General Session

Part 2

State Construction Code Administration Act

15A-1-201 Title.

This part is known as the "State Construction Code Administration Act."

Enacted by Chapter 14, 2011 General Session

Superseded 1/1/2026

15A-1-202 Definitions.

As used in this chapter:

- (1) "Agricultural use" means a use that relates to the tilling of soil and raising of crops, or keeping or raising domestic animals.
- (2)
 - (a) "Approved code" means a code, including the standards and specifications contained in the code, approved by the division under Section 15A-1-204 for use by a compliance agency.
 - (b) "Approved code" does not include the State Construction Code.
- (3) "Building" means a structure used or intended for supporting or sheltering any use or occupancy and any improvements attached to it.

- (4) "Building permit applicant" means the same as that term is defined in Section 15A-1-105.
- (5) "Code" means:
 - (a) the State Construction Code; or
 - (b) an approved code.
- (6) "Commission" means the Uniform Building Code Commission created in Section 15A-1-203.
- (7) "Compliance agency" means:
 - (a) an agency of the state or any of its political subdivisions which issues permits for construction regulated under the codes;
 - (b) any other agency of the state or its political subdivisions specifically empowered to enforce compliance with the codes;
 - (c) a third-party inspection firm as defined in Section 15A-1-105; or
 - (d) any other state agency which chooses to enforce codes adopted under this chapter by authority given the agency under a title other than this part and Part 3, Factory Built Housing and Modular Units Administration Act.
- (8) "Construction code" means standards and specifications published by a nationally recognized code authority for use in circumstances described in Subsection 15A-1-204(1), including:
 - (a) a building code;
 - (b) an electrical code;
 - (c) a residential one and two family dwelling code;
 - (d) a plumbing code;
 - (e) a mechanical code;
 - (f) a fuel gas code;
 - (g) an energy conservation code;
 - (h) a swimming pool and spa code;
 - (i) a manufactured housing installation standard code; and
 - (j) Modular Building Institute Standards 1200 and 1205, issued by the International Code Council, except as specifically modified by provisions of this title governing modular units.
- (9) "Construction project" means the same as that term is defined in Section 38-1a-102.
- (10) "Executive director" means the executive director of the Department of Commerce.
- (11) "Legislative action" includes legislation that:
 - (a) adopts a new State Construction Code;
 - (b) amends the State Construction Code; or
 - (c) repeals one or more provisions of the State Construction Code.
- (12)
 - (a) "Local regulator" means a political subdivision of the state that is empowered to engage in the regulation of construction, alteration, remodeling, building, repair, installation, inspection, or other activities subject to the codes.
 - (b) "Local regulator" may include the local regulator's designee.
- (13) "Membrane-covered frame structure" means a nonpressurized building with a structure composed of a rigid framework to support a tensioned membrane that provides a weather barrier.
- (14) "Not for human occupancy" means use of a structure for purposes other than protection or comfort of human beings, but allows people to enter the structure for:
 - (a) maintenance or repair; or
 - (b) the care of livestock, crops, or equipment intended for agricultural use which are kept there.
- (15) "Opinion" means a written, nonbinding, and advisory statement issued by the commission concerning an interpretation of the meaning of the codes or the application of the codes in a specific circumstance issued in response to a specific request by a party to the issue.

- (16) "Remote yurt" means a membrane-covered frame structure that:
- (a) is no larger than 710 square feet;
 - (b) is not used as a permanent residence;
 - (c) is located in an unincorporated county area that is not zoned for residential, commercial, industrial, or agricultural use;
 - (d) does not have plumbing or electricity;
 - (e) is set back at least 300 feet from any river, stream, lake, or other body of water; and
 - (f) is registered with the local health department.
- (17) "State regulator" means an agency of the state which is empowered to engage in the regulation of construction, alteration, remodeling, building, repair, and other activities subject to the codes adopted pursuant to this chapter.

Amended by Chapter 375, 2024 General Session

Amended by Chapter 431, 2024 General Session

Effective 1/1/2026

15A-1-202 Definitions.

As used in this chapter:

- (1) "Agricultural use" means a use that relates to the tilling of soil and raising of crops, or keeping or raising domestic animals.
- (2)
- (a) "Approved code" means a code, including the standards and specifications contained in the code, approved by the division under Section 15A-1-204 for use by a compliance agency.
 - (b) "Approved code" does not include the State Construction Code.
- (3) "Building" means a structure used or intended for supporting or sheltering any use or occupancy and any improvements attached to it.
- (4) "Building permit applicant" means the same as that term is defined in Section 15A-1-105.
- (5) "Code" means:
- (a) the State Construction Code; or
 - (b) an approved code.
- (6) "Commission" means the Uniform Building Code Commission created in Section 15A-1-203.
- (7) "Compliance agency" means:
- (a) an agency of the state or any of its political subdivisions that issues permits for construction regulated under the codes;
 - (b) any other agency of the state or its political subdivisions specifically empowered to enforce compliance with the codes;
 - (c) a third-party inspection firm as defined in Section 15A-1-105; or
 - (d) any other state agency that chooses to enforce codes adopted under this chapter by authority given the agency under a title other than this part and Part 3, Factory Built Housing and Modular Units Administration Act.
- (8) "Construction code" means standards and specifications published by a nationally recognized code authority for use in circumstances described in Subsection 15A-1-204(1), including:
- (a) a building code;
 - (b) an electrical code;
 - (c) a residential one and two family dwelling code;
 - (d) a plumbing code;
 - (e) a mechanical code;
 - (f) a fuel gas code;

- (g) an energy conservation code;
 - (h) a swimming pool and spa code;
 - (i) a manufactured housing installation standard code; and
 - (j) Modular Building Institute Standards 1200 and 1205, issued by the International Code Council, except as specifically modified by provisions of this title governing modular units.
- (9) "Construction project" means the same as that term is defined in Section 38-1a-102.
- (10) "Executive director" means the executive director of the Department of Commerce.
- (11) "Legislative action" includes legislation that:
- (a) adopts a new State Construction Code;
 - (b) amends the State Construction Code; or
 - (c) repeals one or more provisions of the State Construction Code.
- (12)
- (a) "Local regulator" means a political subdivision of the state that employs or contracts a qualified building official and is empowered to engage in the regulation of construction, alteration, remodeling, building, repair, installation, inspection, or other activities subject to the codes.
 - (b) "Local regulator" includes the local regulator's designee.
- (13) "Membrane-covered frame structure" means a nonpressurized building with a structure composed of a rigid framework to support a tensioned membrane that provides a weather barrier.
- (14) "Not for human occupancy" means use of a structure for purposes other than protection or comfort of human beings, but allows people to enter the structure for:
- (a) maintenance or repair; or
 - (b) the care of livestock, crops, or equipment intended for agricultural use which are kept there.
- (15) "Opinion" means a written, nonbinding, and advisory statement issued by the commission concerning an interpretation of the meaning of the codes or the application of the codes in a specific circumstance issued in response to a specific request by a party to the issue.
- (16) "Qualified building official" means an individual who:
- (a) has at least six years of experience as an architect, engineer, inspector, plan examiner, contractor or superintendent of construction, or any combination of these;
 - (b) is actively licensed as a combination inspector in accordance with Section 58-56-9; and
 - (c) has completed 40 hours of management training as the division establishes by rule made in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, or is a certified building official.
- (17) "Remote yurt" means a membrane-covered frame structure that:
- (a) is no larger than 710 square feet;
 - (b) is not used as a permanent residence;
 - (c) is located in an unincorporated county area that is not zoned for residential, commercial, industrial, or agricultural use;
 - (d) does not have plumbing or electricity;
 - (e) is set back at least 300 feet from any river, stream, lake, or other body of water; and
 - (f) is registered with the local health department.
- (18) "State regulator" means an agency of the state that is empowered to engage in the regulation of construction, alteration, remodeling, building, repair, and other activities subject to the codes adopted pursuant to this chapter.

Amended by Chapter 75, 2025 General Session

Superseded 1/1/2026

15A-1-203 Uniform Building Code Commission -- Unified Code Analysis Council.

- (1) There is created a Uniform Building Code Commission to advise the division with respect to the division's responsibilities in administering the codes.
- (2) The commission shall consist of 13 members as follows:
 - (a) one member shall be a heating, ventilation, and air conditioning contractor licensed by the state;
 - (b) one member shall be a licensed building inspector nominated by the Utah League of Cities and Towns;
 - (c) one member shall be a licensed professional engineer;
 - (d) one member shall be a licensed architect;
 - (e) one member shall be:
 - (i) a licensed architect who specializes in residential architecture; or
 - (ii) a residential home designer;
 - (f) one member shall be a member of an association of building owners;
 - (g) one member shall be a fire official;
 - (h) four members shall be contractors licensed by the state, of which:
 - (i) two shall be general contractors, one of which shall specialize in residential construction;
 - (ii) one shall be an electrical contractor; and
 - (iii) one shall be a plumbing contractor;
 - (i) one member shall be from the general public and have no affiliation with the construction industry or real estate development industry; and
 - (j) one member shall be from the Division of Facilities Construction and Management of the Department of Government Operations.
- (3)
 - (a) The executive director shall appoint each commission member after submitting a nomination to the governor for confirmation or rejection.
 - (b)
 - (i) If the governor rejects a nominee, the executive director shall submit an alternative nominee until the governor confirms the nomination.
 - (ii) An appointment is effective after the governor confirms the nomination.
- (4)
 - (a) Except as required by Subsection (4)(b), as terms of commission members expire, the executive director shall appoint each new commission member or reappointed commission member to a four-year term.
 - (b) Notwithstanding the requirements of Subsection (4)(a), the executive director shall, at the time of appointment or reappointment, adjust the length of terms to ensure that the terms of commission members are staggered so that approximately half of the commission is appointed every two years.
- (5) When a vacancy occurs in the commission membership for any reason, the executive director shall appoint a replacement for the unexpired term.
- (6)
 - (a) A commission member may not serve more than two full terms.
 - (b) A commission member who ceases to serve may not again serve on the commission until after the expiration of two years after the day on which service ceased.
- (7) A majority of the commission members constitute a quorum and may act on behalf of the commission.

- (8) A commission member may not receive compensation or benefits for the commission member's service, but may receive per diem and travel expenses in accordance with:
 - (a) Section 63A-3-106;
 - (b) Section 63A-3-107; and
 - (c) rules made by the Division of Finance pursuant to Sections 63A-3-106 and 63A-3-107.
- (9)
 - (a) The commission shall annually designate one of the commission's members to serve as chair of the commission.
 - (b) The division shall provide a secretary to facilitate the function of the commission and to record the commission's actions and recommendations.
- (10) The commission shall:
 - (a) in accordance with Section 15A-1-204, report to the Business and Labor Interim Committee;
 - (b) act as an appeals board as provided in Section 15A-1-207;
 - (c) establish advisory peer committees on either a standing or ad hoc basis to advise the commission with respect to matters related to a code, including a committee to advise the commission regarding health matters related to a plumbing code; and
 - (d) assist the division in overseeing code-related training in accordance with Section 15A-1-209.
- (11)
 - (a) In a manner consistent with Subsection (10)(c), the commission shall jointly create with the Utah Fire Prevention Board an advisory peer committee known as the "Unified Code Analysis Council" to review fire prevention and construction code issues that require definitive and specific analysis.
 - (b) The commission and Utah Fire Prevention Board shall jointly, by rule made in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, provide for:
 - (i) the appointment of members to the Unified Code Analysis Council; and
 - (ii) procedures followed by the Unified Code Analysis Council.

Amended by Chapter 199, 2021 General Session

Amended by Chapter 344, 2021 General Session

Effective 1/1/2026

15A-1-203 Uniform Building Code Commission -- Unified Code Analysis Council.

- (1) There is created a Uniform Building Code Commission to advise the division with respect to the division's responsibilities in administering the codes.
- (2) The commission shall consist of 13 members as follows:
 - (a) one member shall be a heating, ventilation, and air conditioning contractor licensed by the state;
 - (b) one member shall be a licensed building inspector nominated by the Utah League of Cities and Towns;
 - (c) one member shall be a licensed professional engineer;
 - (d) one member shall be a licensed architect;
 - (e) one member shall be:
 - (i) a licensed architect who specializes in residential architecture; or
 - (ii) a residential home designer;
 - (f) one member shall be a member of an association of building owners;
 - (g) one member shall be a fire official;
 - (h) four members shall be contractors licensed by the state, of which:
 - (i) two shall be general contractors, one of which shall specialize in residential construction;

- (ii) one shall be an electrical contractor; and
 - (iii) one shall be a plumbing contractor;
 - (i) one member shall be from the general public and have no affiliation with the construction industry or real estate development industry; and
 - (j) one member shall be from the Division of Facilities Construction and Management of the Department of Government Operations.
- (3)
- (a) The executive director shall appoint each commission member after submitting a nomination to the governor for confirmation or rejection.
 - (b)
 - (i) If the governor rejects a nominee, the executive director shall submit an alternative nominee until the governor confirms the nomination.
 - (ii) An appointment is effective after the governor confirms the nomination.
- (4)
- (a) Except as required by Subsection (4)(b), as terms of commission members expire, the executive director shall appoint each new commission member or reappointed commission member for a four-year term.
 - (b) The executive director shall adjust, at the time of appointment or reappointment, the length of terms to ensure that the terms of commission members are staggered so that approximately half of the commission is appointed every two years.
- (5) When a vacancy occurs in the commission membership for any reason, the executive director shall appoint a replacement for the unexpired term.
- (6)
- (a) A commission member may not serve more than two full terms.
 - (b) A commission member who ceases to serve may not again serve on the commission until after the expiration of two years after the day on which service ceased.
- (7) A majority of the commission members constitute a quorum and may act on behalf of the commission.
- (8) A commission member may not receive compensation or benefits for the commission member's service, but may receive per diem and travel expenses in accordance with:
- (a) Section 63A-3-106;
 - (b) Section 63A-3-107; and
 - (c) rules made by the Division of Finance pursuant to Sections 63A-3-106 and 63A-3-107.
- (9)
- (a) The commission shall designate annually one of the commission's members to serve as chair of the commission.
 - (b) The division shall provide a secretary to facilitate the function of the commission and to record the commission's actions and recommendations.
- (10) The commission shall:
- (a) in accordance with Section 15A-1-204, report to the Business and Labor Interim Committee;
 - (b) act as an appeals board as provided in Section 15A-1-207;
 - (c) establish advisory peer committees on either a standing or ad hoc basis to advise the commission with respect to matters related to a code, including a committee to advise the commission regarding health matters related to a plumbing code;
 - (d) assist the division in overseeing code-related training in accordance with Section 15A-1-209;
 - (e) collect, with the assistance of the division, data related to the building inspection process, including building code interpretation and enforcement, throughout the state through the following methods:

- (i) surveying and interviewing stakeholders;
 - (ii) visiting building sites and building departments; and
 - (iii) any other reasonable data collection method;
- (f) use the data outlined in Subsection (10)(e) to:
- (i) issue guidance to the division for providing education using surcharges described in Subsection 15A-1-209(5);
 - (ii) issue opinions regarding the proper interpretation of commonly disputed code items;
 - (iii) send letters of concern to local regulators, building officials, third-party firms, and contractors who are found to be incorrectly interpreting, enforcing, or complying with code; and
 - (iv) issue a publicly available report annually, before October 1, on the performance of local regulators within the state on the following:
 - (A) interpreting and enforcing of the building code consistent with this chapter;
 - (B) interpreting code for all building permit applicants and all inspectors consistently and equitably;
 - (C) following consistent and equitable building inspection processes for all permit holders and across all inspectors;
 - (D) meeting inspection timelines as described in Subsection 10-6-160(2);
 - (E) responding to building permit applicants in a timely manner;
 - (F) maintaining adequate training, oversight, and use of employed and contracted qualified building inspectors; and
 - (G) employing or contracting with a qualified building inspector;
 - (g) annually make a summary of data collected in accordance with Subsection (10)(f) publicly available through the Division of Professional Licensing; and
 - (h) annually present the report described in Subsection (10)(f)(iv) and the summary required in Subsection (10)(g), to the Business and Labor Interim Committee before October 1.
- (11)
- (a) In a manner consistent with Subsection (10)(c), the commission shall create jointly with the Utah Fire Prevention Board an advisory peer committee known as the Unified Code Analysis Council to review fire prevention and construction code issues that require definitive and specific analysis.
 - (b) The commission and Utah Fire Prevention Board shall provide jointly, by rule made in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, for:
 - (i) the appointment of members to the Unified Code Analysis Council; and
 - (ii) procedures followed by the Unified Code Analysis Council.

Amended by Chapter 75, 2025 General Session

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

- (1)
- (a) The State Construction Code is the construction codes adopted with any modifications in accordance with this section that the state and each political subdivision of the state shall follow.
 - (b) A person shall comply with the applicable provisions of the State Construction Code when:
 - (i) new construction is involved; and
 - (ii) the owner of an existing building, or the owner's agent, is voluntarily engaged in:

- (A) the repair, renovation, remodeling, alteration, enlargement, rehabilitation, conservation, or reconstruction of the building; or
- (B) changing the character or use of the building in a manner that increases the occupancy loads, other demands, or safety risks of the building.
- (c) On and after July 1, 2010, the State Construction Code is the State Construction Code in effect on July 1, 2010, until in accordance with this section:
 - (i) a new State Construction Code is adopted; or
 - (ii) one or more provisions of the State Construction Code are amended or repealed in accordance with this section.
- (d) A provision of the State Construction Code may be applicable:
 - (i) to the entire state; or
 - (ii) within a county, city, or town.
- (2)
 - (a) The Legislature shall adopt a State Construction Code by enacting legislation that adopts a nationally recognized construction code with any modifications.
 - (b) Legislation described in Subsection (2)(a) shall state that the legislation takes effect on the July 1 after the day on which the legislation is enacted, unless otherwise stated in the legislation.
 - (c) Subject to Subsection (6), a State Construction Code adopted by the Legislature is the State Construction Code until, in accordance with this section, the Legislature adopts a new State Construction Code by:
 - (i) adopting a new State Construction Code in its entirety; or
 - (ii) amending or repealing one or more provisions of the State Construction Code.
- (3)
 - (a) Except as provided in Subsection (3)(b), for each update of a nationally recognized construction code, the commission shall prepare a report described in Subsection (4).
 - (b) For the provisions of a nationally recognized construction code that apply only to detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with separate means of egress and their accessory structures, the commission shall prepare a report described in Subsection (4) in 2022 and, thereafter, for every second update of the nationally recognized construction code.
- (4)
 - (a) In accordance with Subsection (3), on or before September 1 of the year after the year designated in the title of a nationally recognized construction code, the commission shall prepare and submit, in accordance with Section 68-3-14, a written report to the Business and Labor Interim Committee that:
 - (i) states whether the commission recommends the Legislature adopt the update with any modifications; and
 - (ii) describes the costs and benefits of each recommended change in the update or in any modification.
 - (b) After the Business and Labor Interim Committee receives the report described in Subsection (4)(a), the Business and Labor Interim Committee shall:
 - (i) study the recommendations; and
 - (ii) if the Business and Labor Interim Committee decides to recommend legislative action to the Legislature, prepare legislation for consideration by the Legislature in the next general session.
- (5)
 - (a)

- (i) The commission shall, by no later than September 1 of each year in which the commission is not required to submit a report described in Subsection (4), submit, in accordance with Section 68-3-14, a written report to the Business and Labor Interim Committee recommending whether the Legislature should amend or repeal one or more provisions of the State Construction Code.
 - (ii) As part of a recommendation described in Subsection (5)(a)(i), the commission shall describe the costs and benefits of each proposed amendment or repeal.
 - (b) The commission may recommend legislative action related to the State Construction Code:
 - (i) on the commission's own initiative;
 - (ii) upon the recommendation of the division; or
 - (iii) upon the receipt of a request by one of the following that the commission recommend legislative action related to the State Construction Code:
 - (A) a local regulator;
 - (B) a state regulator;
 - (C) a state agency involved with the construction and design of a building;
 - (D) the Construction Services Commission;
 - (E) the Electricians and Plumbers Licensing Board; or
 - (F) a recognized construction-related association.
 - (c) If the Business and Labor Interim Committee decides to recommend legislative action to the Legislature, the Business and Labor Interim Committee shall prepare legislation for consideration by the Legislature in the next general session.
- (6)
- (a) Notwithstanding the provisions of this section, the commission may, in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, amend the State Construction Code if the commission determines that waiting for legislative action in the next general legislative session would:
 - (i) cause an imminent peril to the public health, safety, or welfare; or
 - (ii) place a person in violation of federal or other state law.
 - (b) If the commission amends the State Construction Code in accordance with this Subsection (6), the commission shall file with the division:
 - (i) the text of the amendment to the State Construction Code; and
 - (ii) an analysis that includes the specific reasons and justifications for the commission's findings.
 - (c) If the State Construction Code is amended under this Subsection (6), the division shall:
 - (i) publish the amendment to the State Construction Code in accordance with Section 15A-1-205; and
 - (ii) prepare and submit, in accordance with Section 68-3-14, a written notice to the Business and Labor Interim Committee containing the amendment to the State Construction Code, including a copy of the commission's analysis described in Subsection (6)(b)(ii).
 - (d) If not formally adopted by the Legislature at the next annual general session, an amendment to the State Construction Code under this Subsection (6) is repealed on the July 1 immediately following the next annual general session that follows the adoption of the amendment.
- (7)
- (a) The division, in consultation with the commission, may approve, without adopting, one or more approved codes, including a specific edition of a construction code, for use by a compliance agency.

- (b) If the code adopted by a compliance agency is an approved code described in Subsection (7)
 - (a), the compliance agency may:
 - (i) adopt an ordinance requiring removal, demolition, or repair of a building;
 - (ii) adopt, by ordinance or rule, a dangerous building code; or
 - (iii) adopt, by ordinance or rule, a building rehabilitation code.
- (8) Except as provided in Subsections (6), (7), (9), and (10), or as expressly provided in state law, a state executive branch entity or political subdivision of the state may not, after December 1, 2016, adopt or enforce a rule, ordinance, or requirement that applies to a subject specifically addressed by, and that is more restrictive than, the State Construction Code.
- (9) A state executive branch entity or political subdivision of the state may:
 - (a) enforce a federal law or regulation;
 - (b) adopt or enforce a rule, ordinance, or requirement if the rule, ordinance, or requirement applies only to a facility or construction owned or used by a state entity or a political subdivision of the state; or
 - (c) enforce a rule, ordinance, or requirement:
 - (i) that the state executive branch entity or political subdivision adopted or made effective before July 1, 2015; and
 - (ii) for which the state executive branch entity or political subdivision can demonstrate, with substantial evidence, that the rule, ordinance, or requirement is necessary to protect an individual from a condition likely to cause imminent injury or death.
- (10) The Department of Health and Human Services or the Department of Environmental Quality may enforce a rule or requirement adopted before January 1, 2015.
- (11)
 - (a) Except as provided in Subsection (11)(b), a structure used solely in conjunction with agriculture use, and not for human occupancy, or a structure that is no more than 1,500 square feet and used solely for the type of sales described in Subsection 59-12-104(20), is exempt from the requirements of the State Construction Code.
 - (b)
 - (i) Unless exempted by a provision other than Subsection (11)(a), a plumbing, electrical, and mechanical permit may be required when that work is included in a structure described in Subsection (11)(a).
 - (ii) Unless located in whole or in part in an agricultural protection area created under Title 17, Chapter 41, Agriculture, Industrial, or Critical Infrastructure Materials Protection Areas, a structure described in Subsection (11)(a) is not exempt from a permit requirement if the structure is located on land that is:
 - (A) within the boundaries of a city or town, and less than five contiguous acres; or
 - (B) within a subdivision for which the county has approved a subdivision plat under Title 17, Chapter 27a, Part 6, Subdivisions, and less than two contiguous acres.
- (12)
 - (a) A remote yurt is exempt from the State Construction Code including the permit requirements of the State Construction Code.
 - (b) Notwithstanding Subsection (12)(a), a county may by ordinance require remote yurts to comply with the State Construction Code, if the ordinance requires the remote yurts to comply with all of the following:
 - (i) the State Construction Code;
 - (ii) notwithstanding Section 15A-5-104, the State Fire Code; and
 - (iii) notwithstanding Section 19-5-125, Title 19, Chapter 5, Water Quality Act, rules made under that chapter, and local health department's jurisdiction over onsite wastewater disposal.

Amended by Chapter 507, 2024 General Session

15A-1-205 Division duties -- Relationship of division to other entities.

- (1)
 - (a) The division shall administer the codes adopted or approved under Section 15A-1-204 pursuant to this chapter.
 - (b) Notwithstanding Subsection (1)(a), the division has no responsibility to:
 - (i) conduct inspections to determine compliance with the codes;
 - (ii) issue permits; or
 - (iii) assess building permit fees.
 - (c) Notwithstanding any other provision, the division, the Division of Facilities Construction and Management, the state regulator, any approved third party inspection agency as defined by Section 15A-1-302, or any approved third party inspector as defined by Section 15A-1-302 does not have the responsibility or authority to perform the duties reserved to a local regulator as set forth in Section 15A-1-304, unless designated by a local regulator to perform that duty.
- (2) As part of the administration of the codes, the division shall:
 - (a) comply with Section 15A-1-206;
 - (b) schedule appropriate hearings;
 - (c) maintain and publish for reference:
 - (i) the current State Construction Code; and
 - (ii) any approved code; and
 - (d) publish the opinions of the commission with respect to interpretation and application of the codes.
- (3)
 - (a) As part of the administration of the codes, the division shall license inspectors, including approved third party inspectors.
 - (b) The Division of Facilities Construction and Management may access a list of all licensed inspectors, including approved third party inspectors, on the division's website.

Amended by Chapter 431, 2024 General Session

15A-1-206 Code amendment process.

- (1) The division, in consultation with the commission, shall establish by rule the procedure under which a request that the commission recommend legislative action is to be:
 - (a) filed with the division;
 - (b) reviewed by the commission; and
 - (c) addressed by the commission in the commission's report to the Business and Labor Interim Committee required by Section 15A-1-204.
- (2) The division shall accept a request that the commission recommend legislative action in accordance with Section 15A-1-204 from:
 - (a) a local regulator;
 - (b) a state regulator;
 - (c) a state agency involved with the construction and design of a building;
 - (d) the Construction Services Commission;
 - (e) the Electricians and Plumbers Licensing Board; or
 - (f) a recognized construction-related association.
- (3)

- (a) If one or more requests are received in accordance with this section, the division shall hold at least one public hearing before the commission concerning the requests.
- (b) The commission shall conduct a public hearing under this Subsection (3) in accordance with the rules of the commission, which may provide for coordinating the public hearing with a meeting of the commission.
- (c) After a public hearing described in this Subsection (3), the commission shall prepare a written report of its recommendations made on the basis of the public hearing. The commission shall include the information in the written report prepared under this Subsection (3)(c) in the commission's report to the Business and Labor Interim Committee under Section 15A-1-204.
- (4) In making rules required by this chapter, the division shall comply with Title 63G, Chapter 3, Utah Administrative Rulemaking Act.

Amended by Chapter 507, 2024 General Session

15A-1-207 Compliance with codes -- Responsibility for inspections -- Appeals.

- (1) The compliance agency having jurisdiction over the project and the applicable codes has the responsibility for inspection of construction projects and enforcement of compliance with the codes.
- (2) A compliance agency shall furnish in writing to the division a finding by the compliance agency that a licensed contractor, electrician, or plumber has materially violated a code in a manner to jeopardize the public health, safety, and welfare and failed to comply with corrective orders of the compliance agency. A compliance agency shall conduct a primary investigation to determine that, in fact, there has been a material violation of a code jeopardizing the public interest and provide the report of investigation to the division.
- (3)
 - (a) A compliance agency shall establish a method of appeal by which a person disputing the application and interpretation of a code may appeal and receive a timely review of the disputed issues in accordance with the codes.
 - (b) If a compliance agency refuses to establish a method of appeal, the commission shall act as the appeals board and conduct a hearing within 45 days. The findings of the commission are binding.
- (4) An appeals board established under this section may not:
 - (a) interpret the administrative provisions of a code; or
 - (b) waive a requirement of a code.

Enacted by Chapter 14, 2011 General Session

15A-1-208 Standards for specialized buildings.

- (1) This chapter may not be implied to repeal or otherwise affect the authority granted to a state agency to make or administer standards for specialized buildings, as provided in:
 - (a) Title 26B, Chapter 2, Part 1, Human Services Programs and Facilities;
 - (b) Title 26B, Chapter 2, Part 2, Health Care Facility Licensing and Inspection;
 - (c) Title 26B, Chapter 2, Part 4, Child Care Licensing;
 - (d) Title 64, Chapter 13, Department of Corrections - State Prison; or
 - (e) another statute that grants a state agency authority to make or administer other special standards.
- (2) If a special standard conflicts with a code, the special standard prevails.
- (3) This chapter does not apply to the administration of the statutes described in Subsection (1).

Amended by Chapter 327, 2023 General Session

Superseded 1/1/2026

15A-1-209 Building permit requirements -- Geologic, fault hazard, or geotechnical report.

(1) As used in this section, "project" means a "construction project" as defined in Section 38-1a-102.

(2)

- (a) The division shall develop a standardized building permit numbering system for use by any compliance agency in the state that issues a permit for construction.
- (b) The standardized building permit numbering system described under Subsection (2)(a) shall include a combination of alpha or numeric characters arranged in a format acceptable to the compliance agency.
- (c) A compliance agency issuing a permit for construction shall use the standardized building permit numbering system described under Subsection (2)(a).
- (d) A compliance agency may not use a numbering system other than the system described under Subsection (2)(a) to define a building permit number.

(3)

- (a) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the division shall adopt a standardized building permit form by rule.
- (b) The standardized building permit form created under this Subsection (3) shall include fields for indicating the following information:
 - (i) the name and address of the owner of each parcel of property on which the project will occur;
 - (ii) the name and address of the contractor for the project;
 - (iii)
 - (A) the address of the project; or
 - (B) a general description of the project;
 - (iv) the county in which the property on which the project will occur is located;
 - (v) the tax parcel identification number of each parcel of the property; and
 - (vi) whether the permit applicant is an original contractor or owner-builder.
- (c) The standardized building permit form created under this Subsection (3) may include any other information the division considers useful.
- (d) A compliance agency shall issue a permit for construction only on a standardized building permit form approved by the division.
- (e) A permit for construction issued by a compliance agency under Subsection (3)(d) shall print the standardized building permit number assigned under Subsection (2) in the upper right-hand corner of the building permit form in at least 12-point font.
- (f)
 - (i) Except as provided in Subsection (3)(f)(ii), a compliance agency may not issue a permit for construction if the information required by Subsection (3)(b) is not completed on the building permit form.
 - (ii) If a compliance agency does not issue a separate permit for different aspects of the same project, the compliance agency may issue a permit for construction without the information required by Subsection (3)(b)(vi).
- (g) A compliance agency may require additional information for the issuance of a permit for construction.

- (4) A local regulator issuing a single-family residential building permit application shall include in the application or attach to the building permit the following notice prominently placed in at least 14-point font: "Decisions relative to this application are subject to review by the chief executive officer of the municipal or county entity issuing the single-family residential building permit and appeal under the International Residential Code as adopted by the Legislature."
- (5)
- (a) A compliance agency shall:
- (i) charge a 1% surcharge on a building permit the compliance agency issues; and
 - (ii) transmit 85% of the amount collected to the division to be used by the division in accordance with Subsection (5)(c).
- (b) The portion of the surcharge transmitted to the division shall be deposited as a dedicated credit.
- (c)
- (i) The division shall use 30% of the money received under Subsection (5)(a)(ii) to provide education to building inspectors regarding the codes and code amendments under Section 15A-1-204 that are adopted, approved, or being considered for adoption or approval.
 - (ii) The division shall use 10% of the money received under Subsection (5)(a)(ii) to provide education to individuals licensed in construction trades or related professions through a construction trade association or a related professional association.
 - (iii) The division shall transmit 60% of the money received under Subsection (5)(a)(ii) to the Office of the Property Rights Ombudsman created in Title 13, Chapter 43, Property Rights Ombudsman Act, to provide education and training regarding:
 - (A) the drafting and application of land use laws and regulations; and
 - (B) land use dispute resolution.
- (6)
- (a)
- (i) A compliance agency that receives a geologic report, fault hazard report, or geotechnical report as part of a building permitting process or another infrastructure permitting process shall submit the final report to the Utah Geological Survey within 90 days after the day the compliance agency receives the report.
 - (ii) When submitting a report, the compliance agency shall indicate what portion of the report is confidential. The Utah Geological Survey shall keep confidential those portions of the report that the compliance agency indicates are confidential in accordance with Subsection 79-3-202(2).
- (b)
- (i) If submitting a physical copy of a report, a compliance agency shall mail or deliver the physical copy of the report to the address shown on the Utah Geological Survey website.
 - (ii) The Utah Geological Survey shall return the physical copy of a report to the compliance agency submitting the report after the Utah Geological Survey completes digital scanning of the report.
- (c) If submitting a digital copy of a report, a compliance agency shall:
- (i) submit the digital copy in a form approved by the Utah Geological Survey; and
 - (ii)
 - (A) submit the digital copy through an online process approved by the Utah Geological Survey;
 - (B) email the digital copy to an email address provided on the Utah Geological Survey's public website; or
 - (C) mail or deliver the digital copy to the address described in Subsection (6)(b).

- (d) A compliance agency may include in a contract related to a geologic report, fault hazard report, or geotechnical report, a statement that:
 - (i) the compliance agency shall share a copy of the report with the Utah Geological Survey in accordance with this Subsection (6); and
 - (ii) the Utah Geological Survey may use information in the report as provided in Section 79-3-202 subject to keeping portions of the report confidential as provided in Subsection (6)(a)(ii).
- (e) A compliance agency may not be held liable for the use or reliance on a geologic report, fault hazard report, or geotechnical report shared with the Utah Geological Survey by:
 - (i) the Utah Geological Survey; or
 - (ii) a person who obtains information from the Utah Geological Survey that is based on the geologic report, fault hazard report, or geotechnical report.

Amended by Chapter 72, 2024 General Session

Effective 1/1/2026

15A-1-209 Building permit requirements -- Geologic, fault hazard, or geotechnical report.

- (1) As used in this section, "project" means a "construction project" as defined in Section 38-1a-102.
- (2)
 - (a) The division shall develop a standardized building permit numbering system for use by any compliance agency in the state that issues a permit for construction.
 - (b) The standardized building permit numbering system described under Subsection (2)(a) shall include a combination of alpha or numeric characters arranged in a format acceptable to the compliance agency.
 - (c) A compliance agency issuing a permit for construction shall use the standardized building permit numbering system described under Subsection (2)(a).
 - (d) A compliance agency may not use a numbering system other than the system described under Subsection (2)(a) to define a building permit number.
- (3)
 - (a) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the division shall adopt a standardized building permit form by rule.
 - (b) The standardized building permit form created under this Subsection (3) shall include fields for indicating the following information:
 - (i) the name and address of the owner of each parcel of property on which the project will occur;
 - (ii) the name and address of the contractor for the project;
 - (iii)
 - (A) the address of the project; or
 - (B) a general description of the project;
 - (iv) the county in which the property on which the project will occur is located;
 - (v) the tax parcel identification number of each parcel of the property; and
 - (vi) the permit applicant's role as an original contractor or owner-builder.
 - (c) The standardized building permit form created under this Subsection (3) may include any other information the division considers useful.
 - (d) A compliance agency shall issue a permit for construction only on a standardized building permit form approved by the division.

- (e) A permit for construction issued by a compliance agency under Subsection (3)(d) shall print the standardized building permit number assigned under Subsection (2) in the upper right-hand corner of the building permit form in at least 12-point font.
- (f)
 - (i) Except as provided in Subsection (3)(f)(ii), a compliance agency may not issue a permit for construction if the information required by Subsection (3)(b) is not completed on the building permit form.
 - (ii) If a compliance agency does not issue a separate permit for different aspects of the same project, the compliance agency may issue a permit for construction without the information required by Subsection (3)(b)(vi).
- (g) A compliance agency may require additional information for the issuance of a permit for construction.
- (4) A local regulator issuing a single-family residential building permit application shall include in the application or attach to the building permit the following notice prominently placed in at least 14-point font: "Decisions relative to this application are subject to review by the chief executive officer of the municipal or county entity issuing the single-family residential building permit and appeal under the International Residential Code as adopted by the Legislature."
- (5)
 - (a) A compliance agency shall:
 - (i) charge a 1% surcharge on a building permit the compliance agency issues; and
 - (ii) transmit 85% of the amount collected to the division for use in accordance with Subsection (5)(c).
 - (b) The division shall deposit the portion of the surcharge transmitted to the division as a dedicated credit.
 - (c)
 - (i) The division shall use 40% of the money received under Subsection (5)(a)(ii) to:
 - (A) provide education to building inspectors, and individuals working to become building inspectors, regarding the codes and code amendments under Section 15A-1-204 that are adopted, approved, or being considered for adoption or approval; and
 - (B) collect data as outlined in Subsection 15A-1-203(10)(e).
 - (ii) The division shall use 10% of the money received under Subsection (5)(a)(ii) to provide education to individuals licensed in construction trades or related professions through a construction trade association or a related professional association.
 - (iii) The division shall transmit 50% of the money received under Subsection (5)(a)(ii) to the Office of the Property Rights Ombudsman created in Title 13, Chapter 43, Property Rights Ombudsman Act, to provide education and training regarding:
 - (A) the drafting and application of land use laws and regulations; and
 - (B) land use dispute resolution.
- (6)
 - (a)
 - (i) A compliance agency that receives a geologic report, fault hazard report, or geotechnical report as part of a building permitting process or another infrastructure permitting process shall submit the final report to the Utah Geological Survey within 90 days after the day on which the compliance agency receives the report.
 - (ii)
 - (A) When submitting a report, the compliance agency shall indicate what portion of the report is confidential.

- (B) In accordance with Subsection 79-3-202(2), the Utah Geological Survey shall keep confidential the portions of the report that the compliance agency indicates are confidential.
- (b)
- (i) If submitting a physical copy of a report, a compliance agency shall mail or deliver the physical copy of the report to the address shown on the Utah Geological Survey website.
 - (ii) The Utah Geological Survey shall return the physical copy of a report to the compliance agency submitting the report after the Utah Geological Survey completes digital scanning of the report.
- (c) If submitting a digital copy of a report, a compliance agency shall:
- (i) submit the digital copy in a form the Utah Geological Survey approves; and
 - (ii)
 - (A) submit the digital copy through an online process the Utah Geological Survey approves;
 - (B) email the digital copy to an email address provided on the Utah Geological Survey's public website; or
 - (C) mail or deliver the digital copy to the address described in Subsection (6)(b).
- (d) A compliance agency may include in a contract related to a geologic report, fault hazard report, or geotechnical report, a statement that:
- (i) the compliance agency shall share a copy of the report with the Utah Geological Survey in accordance with this Subsection (6); and
 - (ii) the Utah Geological Survey may use information in the report as provided in Section 79-3-202 subject to keeping portions of the report confidential as provided in Subsection (6)(a)(ii).
- (e) A compliance agency may not be held liable for the use or reliance on a geologic report, fault hazard report, or geotechnical report shared with the Utah Geological Survey by:
- (i) the Utah Geological Survey; or
 - (ii) a person that obtains information from the Utah Geological Survey that is based on the geologic report, fault hazard report, or geotechnical report.

Amended by Chapter 75, 2025 General Session

15A-1-210 Review of building inspection.

- (1) As used in this section, "International Residential Code" means the International Residential Code as adopted under the State Construction Code.
- (2) Subject to Subsection (3), a city or county shall, by ordinance, provide for review of an inspection conducted by the city's or county's building inspector for a single-family residential building permit.
- (3) Upon request by a person seeking a single-family residential building permit, a chief executive officer of the municipality or county issuing the single-family residential building permit, or the chief executive officer's designee, shall, with reasonable diligence, review an inspection described in Subsection (2) to determine whether the inspection constitutes a fair administration of the State Construction Code.
- (4) A review described in this section:
 - (a) is separate and unrelated to an appeal under the International Residential Code;
 - (b) may not be used to review a matter that may be brought by appeal under the International Residential Code;
 - (c) may not result in the waiver or modification of an International Residential Code requirement or standard;

- (d) may not conflict with an appeal, or the result of an appeal, under the International Residential Code; and
 - (e) does not prohibit a person from bringing an appeal under the International Residential Code.
- (5) A person who seeks a review described in this section may not be prohibited by preclusion, estoppel, or otherwise from raising an issue or bringing a claim in an appeal under the International Residential Code on the grounds that the person raised the issue or brought the claim in the review described in this section.

Enacted by Chapter 14, 2011 General Session

Part 3

Factory Built Housing and Modular Units Administration Act

15A-1-301 Title.

This part is known as "Factory Built Housing and Modular Units Administration Act."

Enacted by Chapter 14, 2011 General Session

Superseded 1/1/2026

15A-1-302 Definitions.

As used in this part:

- (1) "Compliance agency" means the same as that term is defined in Section 15A-1-202.
- (2) "Construction documents" means the same as that term is defined by Modular Building Institute Standards 1200.
- (3) "Decal" means a form of certification, created by the Division of Facilities Construction and Management and issued by a third party inspection agency, to be permanently attached to a module, panelized system, or modular building unit indicating that the module, panelized system, or modular building unit has been constructed to meet or exceed applicable building code requirements.
- (4) "Factory built housing" means a manufactured home or mobile home.
- (5) "Factory built housing set-up contractor" means an individual licensed by the division to set up or install factory built housing on a temporary or permanent basis.
- (6) "HUD Code" means the National Manufactured Housing Construction and Safety Standards Act, 42 U.S.C. Sec. 5401 et seq.
- (7) "Local regulator" means the same as that term is defined in Section 15A-1-202.
- (8) "Manufactured home" means a transportable factory built housing unit constructed on or after June 15, 1976, according to the HUD Code, in one or more sections, that:
 - (a) in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 400 or more square feet; and
 - (b) is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.
- (9) "Manufacturing plant" means the same as that term is defined by Modular Building Institute Standards 1200.
- (10) "Mobile home" means a transportable factory built housing unit built before June 15, 1976, in accordance with a state mobile home code which existed prior to the HUD Code.

- (11) "Modular manufacturer" means the entity responsible for manufacturing a panelized system or module.
- (12) "Modular unit" or "modular building unit" means a structure:
 - (a) constructed from one or more modules or panelized systems that is manufactured in accordance with the State Construction Code and transported to a location;
 - (b) the purpose of which is for human habitation, occupancy, or use; and
 - (c) is not a factory-built house, manufactured home, or mobile home.
- (13) "Module" means a three-dimensional, volumetric section of a modular building unit designed and approved to be transported as a single section, independent of other sections, to a location for onsite construction.
- (14) "Offsite construction" means a modular building unit that:
 - (a) is designed and constructed in compliance with this part;
 - (b) is wholly or in substantial part fabricated in a manufacturing plant for installation at an onsite location; and
 - (c) has been manufactured in such a manner that all parts or processes cannot be inspected at the end site location without disassembly, potentially resulting in damage or destruction to the modular building unit.
- (15) "Onsite construction" means:
 - (a) the preparation of a location where a modular building unit will be installed, including preparation of site foundation, construction of any necessary supporting structure, and preparation to connect the modular building unit to necessary utilities; and
 - (b) assembly and installation of one or more modules or panelized systems in accordance with construction documents into a modular building unit, including completion of any site-related construction and connecting the modular building unit to necessary utilities.
- (16) "Panelized system" means a closed wall, roof, or floor component that is constructed at a manufacturing plant or by a modular manufacturer in a manner that prevents the construction from being fully inspected at an onsite location without disassembly, damage, or destruction.
- (17) "State regulator" means the same as that term is defined in Section 15A-1-202.
- (18) "Third party inspection agency" means an entity approved by the Division of Facilities Construction and Management to be qualified to inspect a module or panelized system for compliance with the construction documents, compliance control, and applicable code.
- (19) "Third party inspector" means a person who:
 - (a) is qualified to inspect a modular building unit for compliance with construction documents, compliance control, and applicable building code;
 - (b) works under the direction of a third party inspection agency;
 - (c) has been licensed by the division under Section 15A-1-307; and
 - (d) is approved by the Division of Facilities Construction and Management to conduct third party inspections, as described in Section 15A-1-307.
- (20) "Unregistered modular unit" means a modular unit that:
 - (a) has not been inspected as required by this title; or
 - (b) does not have a required decal.

Amended by Chapter 431, 2024 General Session

Effective 1/1/2026

15A-1-302 Definitions.

As used in this part:

- (1) "Compliance agency" means the same as that term is defined in Section 15A-1-202.

- (2) "Construction documents" means the same as that term is defined by Modular Building Institute Standards 1200.
- (3) "Decal" means a form of certification, created by the Division of Facilities Construction and Management and issued by a third party inspection agency, to be permanently attached to a module, panelized system, or modular building unit indicating that the module, panelized system, or modular building unit has been constructed to meet or exceed applicable building code requirements.
- (4) "Factory built housing" means a manufactured home or mobile home.
- (5) "Factory built housing set-up contractor" means an individual licensed by the division to set up or install factory built housing on a temporary or permanent basis.
- (6) "HUD Code" means the National Manufactured Housing Construction and Safety Standards Act, 42 U.S.C. Sec. 5401 et seq.
- (7) "Local regulator" means the same as that term is defined in Section 15A-1-202.
- (8) "Manufactured home" means a transportable factory built housing unit constructed on or after June 15, 1976, according to the HUD Code, in one or more sections, that:
 - (a) in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 400 or more square feet; and
 - (b) is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.
- (9) "Manufacturing plant" means the same as that term is defined by Modular Building Institute Standards 1200.
- (10) "Mobile home" means a transportable factory built housing unit built before June 15, 1976, in accordance with a state mobile home code which existed prior to the HUD Code.
- (11) "Modular manufacturer" means the entity responsible for manufacturing a panelized system or module.
- (12) "Modular unit" or "modular building unit" means a structure:
 - (a) constructed from one or more modules or panelized systems that is manufactured in accordance with the State Construction Code and transported to a location;
 - (b) the purpose of which is for human habitation, occupancy, or use; and
 - (c) is not a factory-built house, manufactured home, or mobile home.
- (13) "Module" means a three-dimensional, volumetric section of a modular building unit designed and approved to be transported as a single section, independent of other sections, to a location for onsite construction.
- (14) "Private home inspector" means an individual who:
 - (a) offers services to the public; and
 - (b) examines residential dwellings and the components of a residential dwelling to identify potential issues associated with the sale or purchase of real property.
- (15) "Offsite construction" means a modular building unit that:
 - (a) is designed and constructed in compliance with this part;
 - (b) is wholly or in substantial part fabricated in a manufacturing plant for installation at an onsite location; and
 - (c) has been manufactured in such a manner that all parts or processes cannot be inspected at the end site location without disassembly, potentially resulting in damage or destruction to the modular building unit.
- (16) "Onsite construction" means:

- (a) the preparation of a location where a modular building unit will be installed, including preparation of site foundation, construction of any necessary supporting structure, and preparation to connect the modular building unit to necessary utilities; and
- (b) assembly and installation of one or more modules or panelized systems in accordance with construction documents into a modular building unit, including completion of any site-related construction and connecting the modular building unit to necessary utilities.
- (17) "Panelized system" means a closed wall, roof, or floor component that is constructed at a manufacturing plant or by a modular manufacturer in a manner that prevents the construction from being fully inspected at an onsite location without disassembly, damage, or destruction.
- (18) "State regulator" means the same as that term is defined in Section 15A-1-202.
- (19) "Third party inspection agency" means an entity approved by the Division of Facilities Construction and Management to be qualified to inspect a module or panelized system for compliance with the construction documents, compliance control, and applicable code.
- (20) "Third party inspector" means a person who:
 - (a) is qualified to inspect a modular building unit for compliance with construction documents, compliance control, and applicable building code;
 - (b) works under the direction of a third party inspection agency;
 - (c) has been licensed by the division under Section 15A-1-307; and
 - (d) is approved by the Division of Facilities Construction and Management to conduct third party inspections, as described in Section 15A-1-307.
- (21) "Unregistered modular unit" means a modular unit that:
 - (a) has not been inspected as required by this title; or
 - (b) does not have a required decal.

Amended by Chapter 75, 2025 General Session

15A-1-303 Factory built housing units.

- (1)
 - (a) A manufactured home constructed, sold, or setup in the state shall be constructed in accordance with the HUD Code.
 - (b) A manufactured home setup in the state shall be installed in accordance with the provisions of the State Construction Code applicable to manufactured housing installation.
 - (c) A local regulator subdivision has the authority and responsibility to issue a building permit for the modification or setup of a manufactured home within that political subdivision.
 - (d) A local regulator shall conduct the inspection of a modification to or the setup of a manufactured home and give an approval within the political subdivision in which the modification or setup takes place.
 - (e) A manufactured home constructed on or after June 15, 1976, shall be identifiable by the manufacturer's data plate bearing the date the unit was manufactured and a HUD label attached to the exterior of the home certifying the home was manufactured to HUD standards.
- (2)
 - (a) A mobile home sold or setup in the state shall be constructed in accordance with the portions of the State Construction Code applicable to a mobile home at the time the mobile home was constructed.
 - (b) A mobile home setup in the state shall be installed in accordance with the portions of the State Construction Code applicable to manufactured housing installation.
 - (c) A local regulator has the authority and responsibility to issue a building permit for the setup of a mobile home within that political subdivision.

- (d) A local regulator shall conduct the inspection of a modification to or the setup of a mobile home and give the approvals given by the local regulator within the political subdivision in which the modification or setup takes place.

Enacted by Chapter 14, 2011 General Session

15A-1-304 Modular units.

Modular unit construction, installation, issuance of permits for construction or installation, and setup shall be in accordance with the following:

- (1) Construction, installation, and setup of a modular unit, module, or panelized system shall be in accordance with the State Construction Code.
- (2) A local regulator has the responsibility and exclusive authority to:
 - (a) review and approve the elements of construction documents related to onsite construction;
 - (b) issue a permit for construction of a modular building unit or a modular building unit site modification;
 - (c) perform an inspection of onsite construction of a modular building unit or modular building unit site modification;
 - (d) verify that a module or panelized system is installed in accordance with:
 - (i) the modular unit's construction documents;
 - (ii) the State Construction Code; and
 - (iii) applicable state and local requirements;
 - (e) verify that a decal has been permanently affixed to a modular building unit;
 - (f) subject to Subsection (3), establish and assess fees related to the construction and installation of modular units;
 - (g) upon discovery of visible damage to a module or panelized system, or discovery of evidence that would cause a reasonable inspector to believe that a modular building unit may not be in compliance with the State Construction Code or construction documents:
 - (i) inform the Division of Facilities Construction and Management; and
 - (ii) proceed in accordance with the guidance in Modular Building Institute Standards 1200 and 1205;
 - (h) approve any proposed alteration or change to a set of construction documents so long as the alteration or change complies with the requirements of this chapter;
 - (i) inspect any alteration to a modular unit or panelized system that occurred after installation;
 - (j) notwithstanding any other provision of state law, the construction code and standards, agency rule, or local ordinance:
 - (i) prevent the use or occupancy of a modular building unit that, in the opinion of the local regulator, contains a serious defect or presents an imminent safety hazard; and
 - (ii) report the prevention of use or occupancy of a modular building unit to the Division of Facilities Construction and Management and the division; and
 - (k) perform all other duties and responsibilities set forth in the Modular Building Institute Standards 1200 and 1205 not otherwise listed in this section.
- (3) Fees related to the construction and installation of modular building units may include building permit fees, inspection fees, impact fees, and administrative fees.
- (4)
 - (a) In addition to any immunity and protections set forth in the Utah Governmental Immunity Act, a municipality is not liable for a claim arising solely from the offsite construction of a module, panelized system, or modular building unit.

- (b) A local regulator may provide written notice with the certificate of occupancy that explains the municipality's limitations of liability pursuant to this section and the Utah Governmental Immunity Act.
- (5) An inspection of the construction, modification of, or setup of a modular unit shall conform with this chapter.
- (6) A local regulator has the responsibility to issue an approval for the political subdivision in which a modular unit is to be setup or is setup.
- (7) Nothing in this section precludes:
 - (a) a local regulator from contracting with a qualified third party to act as its designee for the inspection or plan review provided in this section; or
 - (b) the state from entering into an interstate compact for third party inspection of the construction of a modular unit.

Amended by Chapter 277, 2025 General Session

15A-1-304.1 Unregistered modular units.

- (1) Except as provided in Subsection (7), the Division of Facilities Construction and Management shall determine whether an unregistered modular unit is compliant with this chapter.
- (2) Upon discovery of an unregistered modular unit, the Division of Facilities Construction and Management shall:
 - (a) inform the local regulator, which shall:
 - (i) issue an order to the owner of the unregistered modular unit to cease use or occupancy of the unregistered modular unit until a third party inspector determines the unregistered modular unit has come into compliance; or
 - (ii) determine if the unregistered modular unit is considered compliant, as described in Subsection (7); and
 - (b) require the owner of the unregistered modular unit to:
 - (i) produce documentation of the modular unit's compliance with this chapter:
 - (A) if the unregistered modular unit is only missing a decal or had a decal but the decal is no longer visible; or
 - (B) if the unregistered modular unit is considered compliant under Subsection (7); or
 - (ii) arrange for a third party inspector to inspect the unregistered modular unit, as described in Subsection (4).
- (3) Upon receiving and verifying the documentation described in Subsection (2)(b)(i)(A), the Division of Facilities Construction and Management shall issue the owner of an unregistered modular unit a decal to be affixed to the unregistered modular unit.
- (4)
 - (a) Upon inspection of an unregistered modular unit, a third party inspector shall determine when and where the unregistered modular unit was manufactured.
 - (b) If the unregistered modular unit was manufactured in another state by a modular manufacturer approved by a regulator in that state at the time the unregistered modular unit was manufactured, the third party inspector shall:
 - (i) conduct a review of the original construction documents and the requirements of the state in which the unregistered modular unit was manufactured as of the time of manufacturing to determine the degree to which the unregistered modular unit's manufacture and installation is compliant with the requirements of this chapter;
 - (ii) in accordance with Subsection (5), conduct an inspection of the unregistered modular unit; and

- (iii) determine whether the unregistered modular unit is compliant with:
 - (A) the requirements for a modular building described in this chapter; and
 - (B) the building codes that were in effect at the time the unregistered modular building was manufactured.
- (c) If the unregistered modular unit was manufactured in another state by a modular manufacturer that was not approved by that state, or if the date of manufacture of the unregistered modular unit cannot be determined, the third party inspector shall:
 - (i) in accordance with Subsection (5), conduct an inspection of the unregistered modular unit; and
 - (ii) determine whether the unregistered modular unit is compliant with the requirements for a modular building described in this chapter.
- (d) If the third party inspector cannot determine where or when the unregistered modular unit was manufactured, or if original construction documents for the unregistered modular unit cannot be located or verified, the third party inspector shall inspect the unregistered modular unit for compliance with this chapter, including requiring disassembly of the unregistered modular unit if necessary.
- (5) If the third party inspector is able to review and verify the original construction documents for the unregistered modular unit, and the original construction documents for the unregistered modular unit are sufficient to determine whether the construction of the unregistered modular unit complies with this chapter, the third party inspector may not require disassembly of the modular unit.
- (6)
 - (a) If the third party inspector determines the unregistered modular unit is compliant with the requirements for modular units in this chapter:
 - (i) the third party inspector shall report the finding to:
 - (A) the Division of Facilities Construction and Management; and
 - (B) the local regulator; and
 - (ii) affix a decal to the unregistered modular unit.
 - (b) The report described in Subsection (6)(a)(i) shall include a description of any changes made to the unregistered modular unit.
- (7) If an unregistered modular unit installed before May 4, 2024, has a certificate of occupancy from a local regulator, the unregistered modular unit is considered compliant with the requirements for a modular unit described in this chapter so long as the unregistered modular unit remains in the jurisdiction of the local regulator that issued the certificate of occupancy.

Enacted by Chapter 431, 2024 General Session

15A-1-305 Modification of factory built housing units and modular units.

- (1) A modification to a factory built housing unit shall be made in accordance with the following:
 - (a) Modification to a manufactured home or mobile home before installation or setup of the unit for habitation shall be made in accordance with the HUD Code.
 - (b)
 - (i) Modification to a manufactured home or mobile home after installation or setup of the unit for habitation shall be made in accordance with the HUD Code if the modification does not include the addition of any space to the existing unit or the attachment of any structure to the existing unit.

- (ii) If a modification to a manufactured home or mobile home after installation or setup for the unit for habitation includes the addition of any space to the existing unit or the attachment of any structure to the unit, the modification shall be made as follows:
 - (A) modifications to the existing unit shall be in accordance with the HUD Code; and
 - (B) additional structure outside of the existing unit shall be in accordance with this chapter.
- (2) A modification to a modular housing unit shall be made in accordance with this chapter.

Enacted by Chapter 14, 2011 General Session

15A-1-306 Factory built housing and modular units -- Division responsibility -- Unlawful conduct.

- (1) The division:
 - (a) shall maintain current information on the HUD Code and the portions of the State Construction Code relevant to manufactured housing installation and will provide at reasonable cost the information to compliance agencies, local regulators, or state regulators requesting such information;
 - (b) shall provide qualified personnel to advise compliance agencies, local regulators, and state regulators regarding the standards for construction and setup, construction and setup inspection, and additions or modifications to factory built housing;
 - (c) is designated as the state administrative agency for purposes of the HUD Code;
 - (d) may inspect factory built housing units in the state during the construction process to determine compliance of the manufacturer with this chapter for those units to be installed within the state, and upon a finding of substantive deficiency, issue a corrective order to the manufacturer and provide a copy of the order to the local regulator in the state's political subdivision where the unit is to be installed;
 - (e) shall have rights of entry and inspection as specified under the HUD Code; and
 - (f) shall implement by rule a continuing education requirement for manufactured housing installation contractors.
- (2) The division may assess civil penalties payable to the state for violation of the HUD Code in an amount identical to those set forth in Section 611 of the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Sec. 5410.
- (3) The state may impose criminal sanctions for violations of the HUD Code identical to those set forth in Section 611 of the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Sec. 5410, provided that if the criminal sanction is a fine, the fine shall be payable to the state.

Amended by Chapter 262, 2013 General Session

15A-1-306.1 Division of Facilities Construction and Management duties for modular building units.

The Division of Facilities Construction and Management:

- (1) shall maintain current information on the HUD Code and the portions of the State Construction Code relevant to modular building unit installation and provide at reasonable cost the information to compliance agencies or local regulators requesting the information;
- (2) shall provide qualified personnel to advise compliance agencies and local regulators regarding the standards for:
 - (a) construction and installation of modular building units;
 - (b) construction and setup inspection of modular building units; and

- (c) additions or modifications to modular building units;
- (3) may inspect modular building units during the construction or manufacturing process to determine compliance of a modular manufacturer with this title for modular building units to be installed within the state;
- (4) upon a finding of substantive deficiency at a modular manufacturer, through inspection or based on a report from an approved third party inspection agency, may:
 - (a) suspend the manufacturer's construction of modular units to be sold or installed in the state;
 - (b) issue a corrective order to the manufacturer; or
 - (c) require an increase in third party inspections until the Division of Facilities Construction and Management is satisfied that the deficiency is resolved;
- (5) shall, if an action is taken pursuant to Subsection (4), provide notice of its action and a copy of the corrective order to the local regulator in the political subdivision where a modular unit is to be installed;
- (6) shall have rights of entry and inspection as specified under the HUD Code and Modular Building Institute Standard 1200 and Standard 1205, as applicable;
- (7) shall make rules, in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, to implement this section and Section 15A-1-307, including a continuing education requirement for modular building unit construction and installation contractors; and
- (8) shall have the authority to set and collect fees associated with the provision of decals to support the administration of the modular building unit program.

Enacted by Chapter 431, 2024 General Session

15A-1-307 Third party review - Inspection agencies.

- (1) By no later than July 1, 2024, the Division of Facilities Construction and Management shall maintain a list of third party inspection agencies that have been approved by the Division of Facilities Construction and Management to conduct:
 - (a) review of construction documents; and
 - (b) an inspection of a module or panelized system.
- (2) An approved third party inspection agency:
 - (a) shall demonstrate knowledge of applicable sections of the Utah Code and State Construction Code and other applicable laws and rules;
 - (b) shall be independent in judgment and not have any actual or potential conflict of interest;
 - (c) is not affiliated with or influenced or controlled by any producer, supplier, vendor, developer, builder, or related fields applicable to the construction of modular units in any manner that might affect its capacity to render its conclusions and inspections without bias;
 - (d) shall carry insurance in the amount set by the Division of Facilities Construction and Management to cover liabilities and losses arising or relating to possible errors and omissions from its operations, reviews, and inspections; and
 - (e) shall perform all duties set forth in the Modular Building Institute Standard 1205, Chapter 4, as amended.
- (3) An approved third party inspector:
 - (a) shall demonstrate knowledge of applicable sections of the Utah Code and State Construction Code and other applicable laws and rules;
 - (b) shall be independent in judgment and not have any actual or potential conflict of interest;
 - (c) is not affiliated with or influenced or controlled by any producer, supplier, vendor, developer, builder, or related fields applicable to the construction of modular units in any manner that might affect its capacity to render its conclusions and inspections without bias;

- (d) shall carry insurance in the amount set by the Division of Facilities Construction and Management to cover liabilities and losses arising or relating to possible errors and omissions from its operations, reviews, and inspections; and
 - (e) shall perform all duties set forth in the Modular Building Institute Standard 1205, Chapter 4, as amended.
- (4) A third party inspector at an approved third party agency shall:
- (a) be licensed and certified as a combination building inspector under Title 58, Occupations and Professions;
 - (b) meet the requirements for a third party inspector under the Modular Building Institute Standard 1205, Chapter 4; and
 - (c) be knowledgeable regarding the construction and installation of modular units.
- (5)
- (a) A modular manufacturer shall contract with one or more third party agencies or third party inspectors to perform offsite construction documents review and inspection.
 - (b) A contract described in Subsection (5)(a) does not constitute an actual or implied conflict of interest.

Enacted by Chapter 431, 2024 General Session

15A-1-308 Manufacturing plants -- Quality assurance inspections.

- (1) The Division of Facilities Construction and Management shall approve a modular manufacturer before modular building units produced by or sold by the modular manufacturer may be used for human occupancy within the state.
- (2) A modular manufacturer, or an employee of a modular manufacturer, shall meet each requirement of Modular Building Institute 1200 Standard, Chapter 5 and 1205 Standard, Chapters 4 and 5.
- (3) The quality assurance and control plan, as required in Modular Building Institute 1200 Standard, Chapter 5, and further defined per Modular Building Institute 1205 Standard, Chapter 5, shall include a conflict of interest form developed by the Division of Facilities Construction and Management.
- (4) Quality assurance personnel at the manufacturing plant shall:
 - (a) demonstrate to the Division of Facilities Construction and Management and an applicable third party inspection agency that the quality assurance personnel have adequate knowledge of the product, factory operations, and the codes and standards for the product being manufactured;
 - (b) demonstrate to the satisfaction of the Division of Facilities Construction and Management the ability of the quality assurance personnel to perform required duties, as outlined by the Division of Facilities Construction and Management by rule; and
 - (c) inspect each module and panelized system for quality control.
- (5)
 - (a) After local building permit issuance, a modular manufacturer, third party agency, or third party inspector may not amend a construction document without approval from a local regulator.
 - (b) A local regulator shall approve an amendment to a construction document unless it violates a site-specific provision of municipal code or affects the safety or the habitability of a modular unit.

Enacted by Chapter 431, 2024 General Session

15A-1-309 Decal.

A decal issued by the Division of Facilities Construction and Management and affixed by a third party inspection agency in compliance with this part shall warrant that the modular building unit has been inspected in accordance with this part and the modular building unit is:

- (1) fit for human occupancy; and
- (2) manufactured in accordance with applicable codes and the construction documents.

Enacted by Chapter 431, 2024 General Session

Part 4
State Fire Code Administration Act

15A-1-401 Title.

This part is known as the "State Fire Code Administration Act."

Enacted by Chapter 14, 2011 General Session

15A-1-402 Definitions.

As used in this part:

- (1) "Division" means the State Fire Marshal Division created in Section 53-7-103.
- (2) "Legislative action" includes legislation that:
 - (a) adopts a State Fire Code;
 - (b) amends a State Fire Code; or
 - (c) repeals one or more provisions of a State Fire Code.

Enacted by Chapter 14, 2011 General Session

15A-1-403 Adoption of State Fire Code.

- (1)
 - (a) The State Fire Code is:
 - (i) a code promulgated by a nationally recognized code authority that is adopted by the Legislature under this section with any modifications; and
 - (ii) a code to which cities, counties, fire protection districts, and the state shall adhere in safeguarding life and property from the hazards of fire and explosion.
 - (b) On and after July 1, 2010, the State Fire Code is the State Fire Code in effect on July 1, 2010, until in accordance with this section:
 - (i) a new State Fire Code is adopted; or
 - (ii) one or more provisions of the State Fire Code are amended or repealed in accordance with this section.
 - (c) A provision of the State Fire Code may be applicable:
 - (i) to the entire state; or
 - (ii) within a city, county, or fire protection district.
- (2)
 - (a) The Legislature shall adopt a State Fire Code by enacting legislation that adopts a nationally recognized fire code with any modifications.

- (b) Legislation described in Subsection (2)(a) shall state that the legislation takes effect on the July 1 after the day on which the legislation is enacted, unless otherwise stated in the legislation.
 - (c) Subject to Subsection (6), a State Fire Code adopted by the Legislature is the State Fire Code until in accordance with this section the Legislature adopts a new State Fire Code by:
 - (i) adopting a new State Fire Code in its entirety; or
 - (ii) amending or repealing one or more provisions of the State Fire Code.
- (3)
- (a) Except as provided in Subsection (3)(b), for each update of a nationally recognized fire code, the board shall prepare a report described in Subsection (4).
 - (b) For the provisions of a nationally recognized fire code that apply only to detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with separate means of egress and their accessory structures, the board shall:
 - (i) prepare a report described in Subsection (4) in 2021 and, thereafter, for every second update of the nationally recognized fire code; and
 - (ii) not prepare a report described in Subsection (4) in 2018.
- (4)
- (a) In accordance with Subsection (3), on or before September 1 of the same year as the year designated in the title of an update of a nationally recognized fire code, the board shall prepare and submit, in accordance with Section 68-3-14, a written report to the Business and Labor Interim Committee that:
 - (i) states whether the board recommends the Legislature adopt the update with any modifications; and
 - (ii) describes the costs and benefits of each recommended change in the update or in any modification.
 - (b) After the Business and Labor Interim Committee receives the report described in Subsection (4)(a), the Business and Labor Interim Committee shall:
 - (i) study the recommendations; and
 - (ii) if the Business and Labor Interim Committee decides to recommend legislative action to the Legislature, prepare legislation for consideration by the Legislature in the next general session.
- (5)
- (a)
 - (i) The board shall, by no later than September 1 of each year in which the board is not required to submit a report described in Subsection (4), submit, in accordance with Section 68-3-14, a written report to the Business and Labor Interim Committee recommending whether the Legislature should amend or repeal one or more provisions of the State Fire Code.
 - (ii) As part of a recommendation described in Subsection (5)(a)(i), the board shall describe the costs and benefits of each proposed amendment or repeal.
 - (b) The board may recommend legislative action related to the State Fire Code:
 - (i) on its own initiative; or
 - (ii) upon the receipt of a request by a city, county, or fire protection district that the board recommend legislative action related to the State Fire Code.
 - (c) Within 45 days after the day on which the board receives a request under Subsection (5)(b), the board shall direct the division to convene an informal hearing concerning the request.
 - (d) The board shall conduct a hearing under this section in accordance with the rules of the board.

- (e) The board shall decide whether to include the request in the report described in Subsection (5)(a).
 - (f)
 - (i) Within 15 days after the day on which the board conducts a hearing, the board shall direct the division to notify the entity that made the request of the board's decision regarding the request.
 - (ii) The division shall provide the notice:
 - (A) in writing; and
 - (B) in a form prescribed by the board.
 - (g) If the Business and Labor Interim Committee decides to recommend legislative action to the Legislature, the Business and Labor Interim Committee shall prepare legislation for consideration by the Legislature in the next general session that, if passed by the Legislature, would amend or repeal one or more provisions of the State Fire Code.
- (6)
- (a) Notwithstanding the provisions of this section, the board may, in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, amend a State Fire Code if the board determines that waiting for legislative action in the next general legislative session would:
 - (i) cause an imminent peril to the public health, safety, or welfare; or
 - (ii) place a person in violation of federal or other state law.
 - (b) If the board amends a State Fire Code in accordance with this Subsection (6), the board shall:
 - (i) publish the State Fire Code with the amendment; and
 - (ii) prepare and submit, in accordance with Section 68-3-14, written notice to the Business and Labor Interim Committee of the adoption, including a copy of an analysis by the board identifying specific reasons and justifications for its findings.
 - (c) If not formally adopted by the Legislature at the next annual general session, an amendment to a State Fire Code adopted under this Subsection (6) is repealed on the July 1 immediately following the next annual general session that follows the adoption of the amendment.
- (7)
- (a) Except as provided in Subsection (7)(b), a legislative body of a political subdivision may enact an ordinance in the political subdivision's fire code that is more restrictive than the State Fire Code:
 - (i) in order to meet a public safety need of the political subdivision; and
 - (ii) subject to the requirements of Subsection (7)(c).
 - (b) Except as provided in Subsections (7)(c), (10), and (11), or as expressly provided in state law, a political subdivision may not, after December 1, 2016, enact or enforce a rule or ordinance that applies to a structure built in accordance with the International Residential Code, as adopted in the State Construction Code, that is more restrictive than the State Fire Code.
- (c)
- (i) Except as provided in Subsection (7)(c)(ii), a political subdivision may adopt:
 - (A) the appendices of the International Fire Code; and
 - (B) a fire sprinkler ordinance in accordance with Section 15A-5-203.
 - (ii) If a political subdivision adopts International Fire Code Appendix B, the political subdivision may not require:
 - (A) a subdivision of structures built in accordance with the International Residential Code to have a fire flow rate that is greater than 2000 gallons per minute;
 - (B) an individual structure built in accordance with the International Residential Code to have a fire flow rate that is greater than 2000 gallons per minute; or

- (C) a one- or two-family dwelling or a town home to have a fire sprinkler system, except in accordance with Section 15A-5-203.
- (d) The board shall submit, in accordance with Section 68-3-14, to the Business and Labor Interim Committee each year with the recommendations submitted in accordance with Subsection (4), recommendations, if any, for legislative action related to an ordinance enacted under this Subsection (7).
- (8) Except as provided in Subsections (9), (10), and (11), or as expressly provided in state law, a state executive branch entity may not, after December 1, 2016, adopt or enforce a rule or requirement that:
 - (a) is more restrictive than the State Fire Code; and
 - (b) applies to detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures.
- (9) A state government entity may adopt a rule or requirement regarding a residential occupancy that is regulated by:
 - (a) the State Fire Prevention Board; or
 - (b) the Department of Health and Human Services
- (10) A state executive branch entity or political subdivision of the state may:
 - (a) enforce a federal law or regulation;
 - (b) adopt or enforce a rule, ordinance, or requirement if the rule, ordinance, or requirement applies only to a facility or construction owned or used by a state entity or a political subdivision of the state; or
 - (c) enforce a rule, ordinance, or requirement:
 - (i) that the state executive branch entity or political subdivision adopted or made effective before July 1, 2015; and
 - (ii) for which the state executive branch entity or political subdivision can demonstrate, with substantial evidence, that the rule, ordinance, or requirement is necessary to protect an individual from a condition likely to cause imminent injury or death.
- (11) The Department of Health and Human Services or the Department of Environmental Quality may enforce a rule or requirement adopted before January 1, 2015.

Amended by Chapter 209, 2023 General Session

Chapter 2

Adoption of State Construction Code

Part 1

General Provisions

15A-2-101 Title -- Adoption of code.

- (1) This chapter is known as the "Adoption of State Construction Code."
- (2) In accordance with Chapter 1, Part 2, State Construction Code Administration Act, the Legislature repeals the State Construction Code in effect on July 1, 2010, and adopts the following as the State Construction Code:

- (a) this chapter;
- (b) Chapter 3, Statewide Amendments Incorporated as Part of State Construction Code;
- (c) Chapter 4, Local Amendments Incorporated as Part of State Construction Code; and
- (d) Chapter 6, Additional Construction Requirements.

Amended by Chapter 95, 2023 General Session

15A-2-102 Definitions.

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

- (1) "HUD Code" means the Federal Manufactured Housing Construction and Safety Standards Act, as issued by the Department of Housing and Urban Development and published in 24 C.F.R. Parts 3280 and 3282 (as revised April 1, 1990).
- (2) "IBC" means the edition of the International Building Code adopted under Section 15A-2-103.
- (3) "IEBC" means the edition of the International Existing Building Code adopted under Section 15A-2-103.
- (4) "IECC" means the edition of the International Energy Conservation Code adopted under Section 15A-2-103.
- (5) "IFGC" means the edition of the International Fuel Gas Code adopted under Section 15A-2-103.
- (6) "IMC" means the edition of the International Mechanical Code adopted under Section 15A-2-103.
- (7) "IPC" means the edition of the International Plumbing Code adopted under Section 15A-2-103.
- (8) "IRC" means the edition of the International Residential Code adopted under Section 15A-2-103.
- (9) "ISPSC" means the edition of the International Swimming Pool and Spa Code adopted under Section 15A-2-103.
- (10) "NEC" means the edition of the National Electrical Code adopted under Section 15A-2-103.
- (11) "UWUI" means the edition of the Utah Wildland Urban Interface Code adopted under Section 15A-2-103.

Amended by Chapter 95, 2023 General Session

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

- (1) Subject to the other provisions of this part, the following construction codes are incorporated by reference, and together with the amendments specified in Chapter 3, Statewide Amendments Incorporated as Part of State Construction Code, and Chapter 4, Local Amendments Incorporated as Part of State Construction Code, are the construction standards to be applied to building construction, alteration, remodeling, and repair, and in the regulation of building construction, alteration, remodeling, and repair in the state:
 - (a) the 2021 edition of the International Building Code, including Appendices C and J, issued by the International Code Council;
 - (b) the 2021 edition of the International Residential Code, issued by the International Code Council;
 - (c) Appendix AQ of the 2021 edition of the International Residential Code, issued by the International Code Council;

- (d) the 2021 edition of the International Plumbing Code, issued by the International Code Council;
 - (e) the 2021 edition of the International Mechanical Code, issued by the International Code Council;
 - (f) the 2021 edition of the International Fuel Gas Code, issued by the International Code Council;
 - (g) the 2023 edition of the National Electrical Code, issued by the National Fire Protection Association;
 - (h) the 2021 edition of the International Energy Conservation Code, issued by the International Code Council;
 - (i) the 2021 edition of the International Existing Building Code, issued by the International Code Council;
 - (j) subject to Subsection 15A-2-104(2), the HUD Code;
 - (k) subject to Subsection 15A-2-104(1), Appendix AE of the 2021 edition of the International Residential Code, issued by the International Code Council;
 - (l) subject to Subsection 15A-2-104(1), the 2005 edition of the NFPA 225 Model Manufactured Home Installation Standard, issued by the National Fire Protection Association;
 - (m) subject to Subsection (3), for standards and guidelines pertaining to plaster on a historic property, as defined in Section 9-8a-302, the U.S. Department of the Interior Secretary's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings;
 - (n) the residential provisions of the 2021 edition of the International Swimming Pool and Spa Code, issued by the International Code Council; and
 - (o) Modular Building Institute Standards 1200 and 1205, issued by the International Code Council, except as modified by provisions of this title governing modular units.
- (2) Consistent with Title 65A, Chapter 8, Management of Forest Lands and Fire Control, the Legislature adopts the 2006 edition of the Utah Wildland Urban Interface Code, issued by the International Code Council, with the alternatives or amendments approved by the Utah Division of Forestry, Fire, and State Lands, as a construction code that may be adopted by a local compliance agency by local ordinance or other similar action as a local amendment to the codes listed in this section.
- (3) The standards and guidelines described in Subsection (1)(m) apply only if:
- (a) the owner of the historic property receives a government tax subsidy based on the property's status as a historic property;
 - (b) the historic property is wholly or partially funded by public money; or
 - (c) the historic property is owned by a government entity.

Amended by Chapter 532, 2025 General Session

15A-2-104 Installation standards for manufactured housing.

- (1) The following are the installation standards for manufactured housing for new installations or for existing manufactured or mobile homes that are subject to relocation, building alteration, remodeling, or rehabilitation in the state:
- (a) The manufacturer's installation instruction for the model being installed is the primary standard.
 - (b) If the manufacturer's installation instruction for the model being installed is not available or is incomplete, the following standards apply:
 - (i) Appendix E of the 2021 edition of the IRC, as issued by the International Code Council for installations defined in Section AE101 of Appendix E; or

- (ii) if an installation is beyond the scope of the 2021 edition of the IRC as defined in Section AE101 of Appendix E, the 2005 edition of the NFPA 225 Model Manufactured Home Installation Standard, issued by the National Fire Protection Association.
 - (c) A manufacturer, dealer, or homeowner is permitted to design for unusual installation of a manufactured home not provided for in the manufacturer's standard installation instruction, Appendix E of the 2021 edition of the IRC, or the 2005 edition of the NFPA 225, if the design is approved in writing by a professional engineer or architect licensed in Utah.
 - (d) For a mobile home built before June 15, 1976, the mobile home shall also comply with the additional installation and safety requirements specified in Chapter 3, Part 8, Statewide Amendments to International Existing Building Code.
- (2) Pursuant to the HUD Code Section 604(d), a manufactured home may be installed in the state that does not meet the local snow load requirements as specified in Chapter 3, Part 2, Statewide Amendments to International Residential Code, except that the manufactured home shall have a protective structure built over the home that meets the IRC and the snow load requirements under Chapter 3, Part 2, Statewide Amendments to International Residential Code.

Amended by Chapter 95, 2023 General Session

Amended by Chapter 209, 2023 General Session

15A-2-105 Scope of application.

- (1) To the extent that a construction code adopted under Section 15A-2-103 establishes a local administrative function or establishes a method of appeal which pursuant to Section 15A-1-207 is designated to be established by the compliance agency:
- (a) that provision of the construction code is not included in the State Construction Code; and
 - (b) a compliance agency may establish provisions to establish a local administrative function or a method of appeal.
- (2)
- (a) To the extent that a construction code adopted under Subsection (1) establishes a provision, standard, or reference to another code that by state statute is designated to be established or administered by another state agency, or a local city, town, or county jurisdiction:
 - (i) that provision of the construction code is not included in the State Construction Code; and
 - (ii) the state agency or local government has authority over that provision of the construction code.
 - (b) Provisions excluded under this Subsection (2) include:
 - (i) the International Property Maintenance Code;
 - (ii) the International Private Sewage Disposal Code, authority over which is reserved to the Department of Health and Human Services and the Department of Environmental Quality;
 - (iii) the International Fire Code, authority over which is reserved to the board, pursuant to Section 15A-1-403;
 - (iv) a day care provision that is in conflict with Title 26B, Chapter 2, Part 4, Child Care Licensing, authority over which is designated to the Department of Health and Human Services; and
 - (v) a wildland urban interface provision that goes beyond the authority under Section 15A-1-204, for the State Construction Code, authority over which is designated to the Division of Forestry, Fire, and State Lands or to a local compliance agency.
- (3) If a construction code adopted under Subsection 15A-2-103(1) establishes a provision that exceeds the scope described in Chapter 1, Part 2, State Construction Code Administration

Act, to the extent the scope is exceeded, the provision is not included in the State Construction Code.

Amended by Chapter 209, 2023 General Session

Amended by Chapter 327, 2023 General Session

Chapter 3

Statewide Amendments Incorporated as Part of State Construction Code

Part 1

Statewide Amendments to International Building Code

15A-3-101 General provision.

The amendments in this part are adopted as amendments to the IBC to be applicable statewide.

Enacted by Chapter 14, 2011 General Session

15A-3-102 Amendments to Chapters 1 through 3 of IBC.

- (1) IBC, Section 106, is deleted.
- (2) In IBC, Section 110, a new section is added as follows: " 110.3.13, Weather-resistant exterior wall envelope. An inspection shall be made of the weather-resistant exterior wall envelope as required by Section 1404.2, and flashing as required by Section 1404.4 to prevent water from entering the weather-resistive barrier."
- (3) IBC, Section 115.1, is deleted and replaced with the following: "115.1 Authority. Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or other pertinent laws or ordinances or is dangerous or unsafe, the building official is authorized to stop work."
- (4) In IBC, Section 202, the following definition is added for Ambulatory Surgical Center: "AMBULATORY SURGICAL CENTER. A building or portion of a building licensed by the Department of Health and Human Services where procedures are performed that may render patients incapable of self preservation where care is less than 24 hours. See Utah Administrative Code R432-13."
- (5) In IBC, Section 202, the definition for "Approved" is modified by adding the words "or independent third-party licensed engineer or architect and submitted to the building official" after the word "official."
- (6) In IBC, Section 202, the definition for "Approved Agency" is modified by deleting the words "where such agency has been approved by the building official."
- (7) In IBC, Section 202, the definition for "Approved Fabricator" is modified by adding the words "or approved by the state of Utah or a licensed engineer" after the word "code."
- (8) In IBC, Section 202, the definition for "Approved Source" is modified by adding the words "or licensed engineer" after the word "official."
- (9) In IBC, Section 202, the following definition is added for Assisted Living Facility, Residential Treatment and Support: "ASSISTED LIVING FACILITY, RESIDENTIAL TREATMENT AND SUPPORT. A residential facility that provides a group living environment for four or more residents licensed by the Department of Health and Human Services and provides a protected

living arrangement for ambulatory, non-restrained persons who are capable of achieving mobility sufficient to exit the facility without the physical assistance of another person.

ASSISTED LIVING FACILITY, TYPE I. A residential facility licensed by the Department of Health and Human Services that provides a protected living arrangement, assistance with activities of daily living, and social care to two or more ambulatory, non-restrained persons who are capable of mobility sufficient to exit the facility without the assistance of another person.

ASSISTED LIVING FACILITY, TYPE II. A residential facility licensed by the Department of Health and Human Services that provides an array of coordinated supportive personal and health care services to two or more residents who are:

- (i) Physically disabled but able to direct his or her own care; or
- (ii) Cognitively impaired or physically disabled but able to evacuate from the facility, or to a zone or area of safety, with the physical assistance of one person.

ASSISTED LIVING FACILITY, LIMITED CAPACITY. A Type I or Type II assisted living facility having two to five residents.

ASSISTED LIVING FACILITY, SMALL. A Type I or Type II assisted living facility having six to sixteen residents.

ASSISTED LIVING FACILITY, LARGE. A Type I or Type II assisted living facility having more than sixteen residents."

- (10) In IBC, Section 202, the following definition is added for Child Care Facility: "CHILD CARE FACILITY. A facility where care and supervision is provided for four or more children for less than 24 hours a day and for direct or indirect compensation in place of care ordinarily provided in their home."
- (11) In IBC, Section 202, the definition for " [A] Record Drawings" is modified by deleting the words "a fire alarm system" and replacing them with "any fire protection system."
- (12) In IBC, Section 304.1, the words "and technical colleges who also educate high school students as part of their student body" are added after the words "Educational occupancies for students above the 12th grade including higher education laboratories."
- (13) In IBC, Section 305, Sections 305.2 through 305.2.3 are deleted and replaced with the following:
 - "305.2 Group E, child care facilities. This group includes buildings and structures or portions thereof occupied by four or more children 2 years of age or older who receive educational, supervision, child care services or personal care services for fewer than 24 hours per day. See Section 429 Day Care, for special requirements for day care.
 - 305.2.1 Within places of religious worship. Rooms and spaces within places of religious worship providing such day care during religious functions shall be classified as part of the primary occupancy.
 - 305.2.2 Four or fewer children. A facility having four or fewer children receiving such day care shall be classified as part of the primary occupancy.
 - 305.2.3 Four or fewer children in a dwelling unit. A facility such as the above within a dwelling unit and having four or fewer children receiving such day care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.
 - 305.2.4 Child day care -- residential child care certificate or a license. Areas used for child day care purposes with a residential child care certificate, as described in Utah Administrative Code, R430-50, Residential Certificate Child Care, or a residential child care license, as described in Utah Administrative Code, R430-90, Licensed Family Child Care, may be located in a Group R-2 or R-3 occupancy as provided in Sections 310.3 and 310.4 or shall comply with the International Residential Code in accordance with Section R101.2.

305.2.5 Child care centers. Each of the following areas may be classified as accessory occupancies, if the area complies with Section 508.2:

1. Hourly child care center, as described in Utah Administrative Code, R381-60 Hourly Child Care Centers;
2. Child care centers, as described in Utah Administrative Code, R381-100, Child Care Centers;
3. Out-of-school-time programs, as described in Utah Administrative Code, R381-70, Out of School Time Child Care Programs; and
4. Commercial preschools, as described in Utah Administrative Code, R381-40, Commercial Preschool Programs."

(14) In IBC, Table 307.1(1), footnote "d" is added to the row for Explosives, Division 1.4G in the column titled STORAGE - Solid Pounds (cubic feet).

(15) In IBC, Section 308.2, in the list of items under "This group shall include," the words "Type-I Large and Type-II Small, see Section 308.2.5" are added after "Assisted living facilities."

(16) In IBC, Section 308.2.4, all of the words after the first International Residential Code are deleted.

(17) A new IBC, Section 308.2.5, is added as follows:

"308.2.5 Assisted living facilities. A Type I, Large assisted living facility is classified as occupancy Group I-1, Condition 1. A Type II, Small assisted living facility is classified as occupancy Group I-1, Condition 2. See Section 202 for definitions."

(18) IBC, Section 308.3, is deleted and replaced with the following:

"308.3 Institutional Group I-2. Institutional Group I-2 occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than four persons who are incapable of self-preservation. This group shall include, but not be limited to the following:

Assisted living facilities, Type-II Large, see Section 308.3.3

Child care facilities

Foster care facilities

Detoxification facilities

Hospitals

Nursing homes (both intermediate care facilities and skilled nursing facilities)

Psychiatric hospitals"

(19) In IBC, Section 308.3.2, the number "five" is deleted and replaced with the number "four" in each location.

(20) A new IBC, Section 308.3.3, is added as follows:

"308.3.3 Assisted living facilities. A Type-II, Large assisted living facility is classified as occupancy Group I-2, Condition 1. See Section 202 for definitions."

(21) In IBC, Section 308.5, the words "more than five" are deleted and replaced with the words "five or more in each location."

(22) IBC, Section 308.5.1, is deleted and replaced with the following:

"308.5.1 Classification as Group E. A child day care facility that provides care for five or more but not more than 100 children under two years of age, where the rooms in which the children are cared for are located on a level of exit discharge serving such rooms and each of these child care rooms has an exit door directly to the exterior, shall be classified as a Group E. See Section 429 for special requirements for Day Care."

(23) In IBC, Sections 308.5.3 and 308.5.4, the words "five or fewer" are deleted and replaced with the words "four or fewer" in each location and the following sentence is added at the end: "See Section 429 for special requirements for Day Care."

(24) IBC, Section 310.4, is deleted and replaced with the following:

"310.4 Residential Group R-3. Residential Group R-3 occupancies and single family dwellings complying with the International Residential Code where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Assisted Living Facilities, Type-I, limited capacity, see Section 310.5.3

Buildings that do not contain more than two dwellings

Care facilities, other than child care, that provide accommodations for five or fewer persons receiving care

Congregate living facilities (nontransient) with 16 or fewer occupants

Boarding houses (nontransient)

Convents

Dormitories

Fraternities and sororities

Monasteries

Congregate living facilities (transient) with 10 or fewer occupants

Boarding houses (transient)

Lodging houses (transient) with five or fewer guest rooms and 10 or fewer occupants"

(25) IBC, Section 310.4.1, is deleted and replaced with the following:

"310.4.1 Care facilities within a dwelling. Care facilities, other than child care, for five or fewer persons receiving care that are within a single family dwelling are permitted to comply with the International Residential Code. See Section 429 for special requirements for Child Day Care."

(26) A new IBC Section 310.4.3 is added as follows: " 310.4.3 Child Care. Areas used for child care purposes may be located in a residential dwelling unit under all of the following conditions and Section 429:

1. Compliance with Utah Administrative Code, R710-8, Day Care Rules, as enacted under the authority of the Utah Fire Prevention Board.

2. Use is approved by the Department of Health and Human Services, as enacted under the authority of the Utah Code, Title 26B, Chapter 2, Part 4, Child Care Licensing, and in any of the following categories:

a. Utah Administrative Code, R430-50, Residential Certificate Child Care.

b. Utah Administrative Code, R430-90, Licensed Family Child Care.

3. Compliance with all zoning regulations of the local regulator."

(27) A new IBC, Section 310.4.4, is added as follows: "310.4.4 Assisted living facilities. Type I assisted living facilities with two to five residents are Limited Capacity facilities classified as a Residential Group R-3 occupancy or are permitted to comply with the International Residential Code. See Section 202 for definitions."

(28) In IBC, Section 310.5, the words "Type II Limited Capacity and Type I Small, see Section 310.5.3" are added after the words "assisted living facilities."

(29) A new IBC, Section 310.5.3, is added as follows: "310.5.3 Group R-4 Assisted living facility occupancy groups. The following occupancy groups shall apply to Assisted Living Facilities: Type II Assisted Living Facilities with two to five residents are Limited Capacity Facilities classified as a Residential Group R-4, Condition 2 occupancy. Type I assisted living facilities with six to sixteen residents are Small Facilities classified as Residential Group R-4, Condition 1 occupancies. See Section 202 for definitions."

Amended by Chapter 15, 2024 General Session

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

- (1) IBC Section 403.5.5 is deleted.
- (2) In IBC, Section 404.5, Exception 2.3 is added as follows:

"2.3 The atrium does not contain any means of egress component above the two lowest stories."
- (3) In IBC, Section 407.2.5, the words "and assisted living facility" are added in the title and first sentence after the words "nursing home."
- (4) In IBC, Section 407.2.6, the words "and assisted living facility" are added in the title after the words "nursing home."
- (5) In IBC, Section 407.3.1.1, Item 3 is deleted and replaced with the following:

"3. To provide makeup air for exhaust systems in accordance with Section 1020.6, Exception 1, doors to toilet rooms, bathrooms, shower rooms, sink closets, and similar auxiliary spaces that do not contain flammable or combustible materials are permitted to have louvers or an undercut of 2/3 inch (19.1 mm) maximum."
- (6) In IBC, Section 407.4.1, Exception 3 is added as follows:

"3. Only one exit access with direct access to a corridor is required from an assisted living facility, single resident sleeping unit that consists of a living space and one or two separate sleeping rooms. For other than closets, toilet and shower rooms, occupants may not be required to pass through more than one room before reaching the exit access."
- (7) In IBC, Section 407.4.3, the words "and assisted living facility" are added in the title and after the words "nursing home."
- (8) In IBC, Section 407.11, a new exception is added as follows: "Exception: An essential electrical system is not required in assisted living facilities."
- (9) In IBC, Section 412.3.1, a new exception is added as follows: "Exception: Aircraft hangars of Type I or II construction that are less than 5,000 square feet (464.5m²) in area."
- (10) A new IBC, Section 422.2.1 is added as follows: " 422.2.1 Separations: Ambulatory care facilities licensed by the Department of Health and Human Services shall be separated from adjacent tenants with a fire partition having a minimum one hour fire-resistance rating. Any level below the level of exit discharge shall be separated from the level of exit discharge by a horizontal assembly having a minimum one hour fire-resistance rating.

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

 1. Such levels are under the control of the Ambulatory Care Facility.
 2. Any hazardous spaces are separated by horizontal assembly having a minimum one hour fire-resistance rating."
- (11) A new IBC Section 429, Day Care, is added as follows:

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

429.2 Definitions.

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

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

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

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

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

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

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

429.3 Family Day Care.

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

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

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

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

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

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

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

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

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

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

429.3.9 Fire drills shall be conducted in Family Day Care units quarterly and shall include the complete evacuation from the building of all clients and staff. At least annually, in Type I Family Day Care units, the fire drill shall include the actual evacuation using the escape or rescue window, if one is used as a substitute for one of the required means of egress.

429.4 Day Care Centers.

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

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

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

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

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

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

429.5 Requirements for all Day Care.

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

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

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

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

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

(13) A new IBC, Section 504.5, is added as follows: "504.5 Group 1-2 Secured areas in Assisted Living Facilities. In Type IIIB, IV, and V construction, all areas for the use and care of residents required to be secured shall be located on the level of exit discharge with door operations in compliance with Section 1010.2.14."

Amended by Chapter 209, 2023 General Session

Amended by Chapter 327, 2023 General Session

15A-3-104 Amendments to Chapters 7 through 9 of IBC.

(1) In IBC, Section 703.5, the words "with signs or stenciling" are deleted.

(2) IBC, Section (F) 902.1, is deleted and replaced with the following: "(F) 902.1 Pump and riser room size. Fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all installed equipment necessary for the installation and to provide sufficient working room around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly and not less than the following minimum elements:

902.1.1 A minimum clear and unobstructed distance of 12-inches shall be provided from the installed equipment to the elements of permanent construction.

902.1.2 A minimum clear and unobstructed distance of 12-inches shall be provided between all other installed equipment and appliances.

902.1.3 A clear and unobstructed width of 36-inches shall be provided in front of all installed equipment and appliances, to allow for inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly."

(3) In IBC, Section 902, new sections are added as follows:

"(F) 902.2 Fire pump room. Fire pumps and controllers shall be provided with ready access. Fire pump rooms shall be provided with doors and an unobstructed passageway large enough to allow for the removal of the largest piece of equipment. The passageway shall have a clear width not less than 72 inches. Openings into the room shall be clear and unobstructed, with doors swinging in the outward direction from the fire pump room and the opening providing a clear width of not less than 68 inches and a clear height of the door opening shall not be less than 80 inches. The door shall be permitted to be locked provided that the key is available at all times and located in a Key Box in accordance with Section 506 of the International Fire Code.

(F) 902.3 Automatic sprinkler riser room. Automatic sprinkler system risers shall be provided with ready access. Automatic sprinkler system riser rooms shall be provided with doors and an unobstructed passageway large enough to allow for the removal of the largest piece of equipment. The passageway shall have a clear width not less than 36 inches. Openings into the room shall be clear and unobstructed, with doors swinging in the outward direction from the riser room and the opening providing a clear width of not less than 32 inches and a clear height of the door opening shall not be less than 80 inches. The door shall be permitted to be locked provided that the key is available at all times and located in a Key Box in accordance with Section 506 of the International Fire Code.

(F) 902.4 Marking on access doors. Access doors for automatic sprinkler system riser rooms and fire pump rooms shall be labeled with an approved sign. The lettering shall be in contrasting color to the background. Letters shall have a minimum height of 2 inches (51 mm) with a minimum stroke of 3/8 inch (10 mm).

(F) 902.5 Environment. Automatic sprinkler system riser rooms and fire pump rooms shall be maintained at a temperature of not less than 40 degrees Fahrenheit (4 degrees Celsius). Heating units shall be permanently installed.

(F) 902.6 Lighting. Permanently installed artificial illumination shall be provided in the automatic sprinkler system riser rooms and fire pump rooms."

- (4) IBC, Section (F)903.2.2, is deleted and replaced with the following:

"(F) 903.2.2 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the building containing an ambulatory care facility where either of the following conditions exist at any time.

1. Four or more care recipients are incapable of self-preservation.

2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility."

- (5) IBC, Section (F)903.2.4, condition 2, is deleted and replaced with the following: "2. A Group F-1 fire area is located more than three stories above the lowest level of fire department vehicle access."

- (6) IBC, Section (F)903.2.7, condition 2, is deleted and replaced with the following: "2. A Group M fire area is located more than three stories above the lowest level of fire department vehicle access."

- (7) In IBC, Section (F)903.2.8, the following exceptions are added:

"Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) constructed in accordance with the International Residential Code For One- and Two-Family Dwellings.

2. Single story Group R-1 occupancies with fire areas not more than 2,000 square feet that contain no installed plumbing or heating, where no cooking occurs, and constructed of Type I-A, I-B, II-A, or II-B construction.

3. Group R-4 fire areas not more than 4,500 gross square feet and not containing more than 16 residents, provided all residents are housed on a level of exit discharge and the building is equipped throughout with an approved fire alarm system that is interconnected and receives its primary power from the building wiring and a commercial power system."
- (8) IBC, Section (F) 903.2.8.1 is deleted.
- (9) IBC, Section (F)903.2.9, condition 2, is deleted and replaced with the following: "2. A Group S-1 fire area is located more than three stories above the lowest level of fire department vehicle access."
- (10) In IBC, Section 905, a new subsection, Section (F)905.3.9, is added as follows:
"Open Parking Garages. Open parking garages shall be equipped with an approved Class 1 manual standpipe system when fire department access is not provided for firefighting operations to within 150 feet of all portions of the open parking garage as measured from the approved fire department vehicle access. Class 1 manual standpipe shall be accessible throughout the parking garage such that all portions of the parking structure are protected within 150 feet of a hose connection."
- (11) In IBC, Section (F)905.8, the exception is deleted and replaced with the following:
"Exception: Where subject to freezing and approved by the fire code official."
- (12) In IBC, Section (F)907.2.3 Group E is deleted and rewritten as follows: "A manual fire alarm system that initiates the occupant notification signal using an emergency voice/alarm communication system that meets the requirements of Section (F) 907.5.2.2, or a manual fire alarm system that initiates an approved audible and visual occupant notification signal that meets the requirements of Sections (F)907.5.2.1, (F)907.5.2.1.1, (F)907.5.2.1.2, and (F)907.5.2.3, and is installed in accordance with Section (F)907.6 shall be installed in Group E occupancies. Where automatic fire sprinkler systems or smoke detectors are installed, the fire sprinkler systems and smoke detectors shall be connected to the building fire alarm system."
- (13) In IBC, Section (F) 907.2.3 Group E, Exception 2 is deleted and the remaining exceptions are renumbered.
- (14) In IBC, Section (F) 907.2.3 Group E, renumbered Exception 3.2 is deleted and replaced with the following: "Exception 3.2 The fire alarm system will activate on fire sprinkler waterflow."
- (15) In IBC, Section (F) 907.2.3 Group E, new sections (F) 907.2.3.1 through (F) 907.2.3.7 are added as follows:
"(F) 907.2.3.1 Automatic detection devices that detect smoke shall be installed throughout all corridors and spaces open to the corridor at the maximum prescribed spacing of thirty feet on center and no more than fifteen feet from the walls or smoke detectors shall be installed as required in NFPA, Standard 72, Section 17.7.
(F) 907.2.3.2 Where structures are not protected or are partially protected with an automatic fire sprinkler system, approved automatic smoke detectors shall be installed in accordance with the complete coverage requirements of NFPA, Standard 72.
(F) 907.2.3.3 An approved key plan drawing and operating instructions shall be posted at the main fire alarm panel which displays the location of all alarm zones and if applicable, device addresses.
(F) 907.2.3.4 The main panel shall be located in a normally attended area such as the main office or lobby. Location of the main panel other than as stated above, shall require the review and authorization of the State Fire Marshal Division. Where location as required above is not possible, an electronically supervised remote annunciator from the main panel shall be located in a supervised area of the building. The remote annunciator shall visually indicate system power status, alarms for each zone, and give both visual and audible indication of trouble

conditions in the system. All indicators on both the main panel and remote annunciator shall be adequately labeled.

(F) 907.2.3.5 All system wiring shall be as follows:

- (A) The initiating device circuits shall be designated and installed Class A as defined in NFPA, Standard 72.
- (B) The notification appliance circuits shall be designated and installed Class A as defined in NFPA, Standard 72.
- (C) Signaling line circuits shall be designated and installed Class A loop as defined in NFPA, Standard 72.

(F) 907.2.3.6 Fan Shutdown shall be as follows:

- (A) Fan shut down shall be as required in the International Mechanical Code, Chapter 6, Section 606.
- (B) Duct detectors required by the International Mechanical Code, shall be interconnected and compatible with the fire alarm system."

(16) IBC, Section (F) 915.2.3 Group E occupancies is deleted and replaced with the following:

"(F) 915.2.3 Group E occupancies. Carbon monoxide detectors shall be installed in the following areas within Group E occupancies:

- (1) Boiler rooms, furnace rooms, and similar rooms, or in adjacent areas where carbon monoxide is likely to spread. (The installation of carbon monoxide detectors in boiler rooms and furnace rooms may cause a false alarm problem. Installing these detectors in adjacent spaces where the carbon monoxide is likely to spread from these spaces may be a better option.)
- (2) Home economics rooms with gas appliances.
- (3) School kitchens with gas appliances. (Commercial kitchens).
- (4) Arts rooms and other areas with a gas kiln or open flame.
- (5) Gas roof top units, and other carbon monoxide producing HVAC units, one per zone. (The zone shall be the area covered by the HVAC unit.)
- (6) In areas with gas wall units.
- (7) In areas with a gas water heater or boiler.
- (8) Areas with a forge or foundry.
- (9) Metal shop or auto shop areas or in adjacent areas where carbon monoxide is likely to spread. (The installation of carbon monoxide detectors in metal shop or auto shop areas may cause a false alarm problem. Installing these detectors in adjacent spaces, i.e. class rooms or corridors, where the carbon monoxide is likely to spread from these spaces may be a better option.)
- (10) Labs with open flame.
- (11) HVAC units drawing outside air that could be contaminated with carbon monoxide.
- (12) Other areas with an open flame or fuel fired appliance.

(F) 915.2.3.1 Carbon monoxide alarm signals shall be automatically transmitted to an onsite location that is staffed by school personnel.

Exception: Carbon monoxide alarm signals shall not be required to be automatically transmitted to an onsite location that is staffed by school personnel in Group E occupancies with an occupant load of 30 or less."

(17) A new IBC, Section (F) 915.7 is added as follows:

"(F) 915.7 Carbon monoxide systems in Group E occupancies. Carbon monoxide systems may be part of a fire alarm system or standalone system.

(F) 915.7.1 Power and wiring.

(F) 915.7.1.1 Power. Carbon monoxide detection systems shall require a primary and secondary power source.

(F) 915.7.1.2 Wiring. Class "A" wiring is required when the carbon monoxide system is part of, or connected to, a fire alarm system. Standalone carbon monoxide detection systems may use Class "B" wiring. All wiring shall be Class "A" or "B."

(F) 915.7.2 Equipment shut down. Equipment and appliances that are producing carbon monoxide shall shut down automatically in the zone involved upon carbon monoxide system activation.

(F) 915.7.3 Notification.

(F) 915.7.3.1 Local alarm. Each occupied space shall sound an audible alarm when detecting carbon monoxide at a level in excess of 70 ppm for one hour.

(F) 915.7.3.2 General alarm. A blue strobe, visual alarm, is required in a normally occupied location, similar to the administrative offices, when carbon monoxide is detected in the facility in excess of 70 ppm for one hour.

(F) 915.7.3.2.1 The general alarm shall require a manual reset following an alarm activation.

(F) 915.7.3.3 Digital notification. Portable carbon monoxide detectors, with digital read out indicating parts per million of carbon monoxide, in a space to determine the level of hazard in a given space.

(F) 915.7.4 Monitoring. System monitoring is not required. If the system is monitored, the signal should be a supervisory signal indicating carbon monoxide.

(F) 915.7.5 Inspection.

(F) 915.7.5.1 The carbon monoxide detection system shall be tested in the presence of a Deputy or Special Deputy of the State Fire Marshal Division. The Deputy shall require "spot testing" of the system and its components.

(F) 915.7.5.2 Before requesting final inspection and approval, the installing contractor shall test each component of the system and issue a statement of compliance, in writing, to the State Fire Marshal Division that the carbon monoxide detection system has been installed in accordance with approved plans and has been tested in accordance with the manufacturer's specifications, and the appropriate installation standard.

(F) 915.7.5.3 Systems shall be tagged with the State approved tag for fire alarm systems, upon final approval and shall be inspected and tagged annually by an individual certified as a Master Fire Alarm Technician, by the State Fire Marshal Division.

(F) 915.7.6 Evacuation. The affected area within Group E occupancies shall be evacuated when carbon monoxide is detected at a level in excess of 70 ppm for one hour in that area."

Amended by Chapter 209, 2023 General Session

15A-3-105 Amendments to Chapters 10 through 12 of IBC.

(1) In IBC, Section 1010.2.4, number (2), the following is added at the end of the sentence:

"Blended assisted living facilities shall comply with Section 1010.2.14.1."

(2) A new IBC Section 1010.2.14.1 is added as follows: "1010.2.14.1 Blended assisted living facilities. In occupancy Group I-1, Condition 2 or Group I-2, a Type-II assisted living facility licensed by the Department of Health and Human Services for residents with Alzheimer's or dementia, and having a controlled egress locking system to prevent operation from the egress side shall be permitted to also house residents without a clinical need for their containment where all of the following provisions are met:

- (a) locks in the means of egress comply with all IBC requirements for controlled egress doors;
- (b) all residents without a clinical need for their containment shall have the keys, codes, or other means necessary to exit the facility, in a manner that is determined by the facility operator and communicated to the resident or their legal representative;

- (c) residents or their legal representative acknowledge in writing that they understand and agree to living in a facility where egress is controlled; and
- (d) the number of residents housed in a smoke compartment with controlled egress shall not be greater than 30."
- (3) In IBC, Section 1011.5.2, exception 3 is deleted and replaced with the following: " 3. In Group R-3 occupancies, within dwelling units in Group R-2 occupancies, and in Group U occupancies that are accessory to a Group R-3 occupancy, or accessory to individual dwelling units in Group R-2 occupancies, the maximum riser height shall be 8 inches (203 mm) and the minimum tread depth shall be 9 inches (229 mm). The minimum winder tread depth at the walk line shall be 10 inches (254 mm), and the minimum winder tread depth shall be 6 inches (152 mm). A nosing not less than 0.75 inch (19.1 mm) but not more than 1.25 inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 10 inches (254 mm)."
- (4) In IBC, Section 1011.11, a new exception 6 is added as follows: " 6. In occupancies in Group R-3, as applicable in Section 101.2 and in occupancies in Group U, which are accessory to an occupancy in Group R-3, as applicable in Section 101.2, handrails shall be provided on at least one side of stairways consisting of four or more risers."
- (5) In IBC, Section 1025, is deleted.
- (6) In IBC, Section 1104.4, exception 1.5 is deleted.

Amended by Chapter 532, 2025 General Session

15A-3-106 Amendments to Chapters 13 through 15 of IBC.

IBC, Chapters 13, 14, and 15 are not amended.

Amended by Chapter 249, 2016 General Session

15A-3-107 Amendments to Chapter 16 of IBC.

- (1) In IBC, Table 1604.5, Risk Category III, in the sentence that begins "Group I-2 Condition 1," a new footnote c is added as follows: "c. Type II Assisted Living Facilities that are I-2 Condition 1 occupancy classifications in accordance with Section 308 shall be Risk Category II in this table."
- (2) In IBC, Section 1605.1, Exception 2 is deleted and replaced with the following:

"2. Where the allowable stress design load combinations of ASCE 7 Section 2.4 are used, flat roof snow loads of 30 pounds per square foot (1.44kN/m²) or less and roof live loads of 30 pounds per square foot (1.44kN/m²) or less need not be combined with seismic loads. Where flat roof snow loads exceed 30 pounds per square foot (1.44kN/m²), the snow loads may be reduced in accordance with the following in load combinations including both snow and seismic loads. S as calculated below, shall be combined with seismic loads.

$S = (0.20 + 0.025 (A-5))\text{Proof}$, where S shall be greater than or equal to 0.20Proof.

Where:

S = Weight of snow to be used in combination with seismic loads.

A = Elevation above sea level at the location of the structure (ft/1,000)

Proof = Design roof snow loads, P_f or P_s, psf

For the purpose of this section, snow load shall be assumed uniform on the horizontal projection without including the effects of drift or sliding. The Importance Factor, I, used in calculating P_f may be considered 1.0."
- (3) In IBC, Section 1605.1 a new exception 4 is added as follows:

"4. ASCE 7-16 Section 2.3.6 Equation 6 shall be modified to $1.2D + Ev + Eh + L + f_2S$ and $1.2D + Ev + Emh + L + f_2S$ with $f_2 = (0.20 + 0.025(A-5))$ where the roof snow load exceeds 30 pounds per square foot (1.44kN/m²). Where A = Elevation above sea level at the location of the structure (ft/1000). $f_2 = 0$ for roof snow loads of 30 pounds per square foot (1.44kN/m²) or less."

- (4) IBC, Section 1608.1, is deleted and replaced with the following: "1608.1 General. Except as modified in Sections 1608.1.1 and 1608.1.2, design snow loads shall be determined in accordance with Chapter 7 of ASCE 7, but the design roof load shall not be less than that determined by Section 1607. Where the minimum live load, in accordance with Section 1607, is greater than the design roof snow load, the live load shall be used for design, but it may not be reduced to a load lower than the design roof snow load. Drifting need not be considered for design roof snow loads, less than 20 psf."
- (5) A new IBC, Section 1608.1.1, is added as follows: "1608.1.1 Ice dams and icicles along eaves. Section 7.4.5 of Chapter 7 of ASCE 7 referenced in IBC Section 1608.1 is deleted and replaced with the following: 7.4.5 Ice Dams and Icicles Along Eaves. Where ground snow loads exceed 75 psf, eaves shall be capable of sustaining a uniformly distributed load of 2pf on all overhanging portions. No other loads except dead loads shall be present on the roof when this uniformly distributed load is applied. All building exits under down-slope eaves shall be protected from sliding snow and ice."
- (6) A new IBC, Section 1608.1.2 is added as follows: "1608.1.2 Drifts on adjacent structures. Section 7.7.2 of ASCE 7 referenced in IBC, Section 1608.1, is deleted and replaced with the following: 7.7.2 Adjacent structures. At lower adjacent structures, the requirements of Section 7.7.1 shall be used to calculate windward and leeward drifts. The resulting drift is permitted to be truncated."
- (7) A new IBC, Section 1608.2.1 is added as follows: "1608.2.1 Utah ground snow loads. Section 7.2 of ASCE 7 referenced in IBC, Section 1608.1 is modified as follows:
- (a) In paragraph 1, 7.2-8 is deleted and replaced with 7.2-9.
 - (b) On Figure 7.2-1, remove CS and other ground snow load values in the state of Utah. Add red shaded region for the state of Utah with the following note: See note for Utah.
 - (c) The following is added to the Note on Figure 7.2.1: See Table 7.2-9 for Utah.
 - (d) Add Table 7.2-9 as follows:

TABLE 7.2-9			
GROUND SNOW LOADS FOR SELECTED LOCATIONS IN UTAH			
City/Town	County	Ground Snow Load (lb/ft ²)	Elevation (ft)
Beaver	Beaver	35	5886
Brigham City	Box Elder	42	4423
Castle Dale	Emery	32	5669
Coalville	Summit	57	5581
Duchesne	Duchesne	39	5508
Farmington	Davis	35	4318
Fillmore	Millard	30	5138
Heber City	Wasatch	60	5604

Junction	Piute	27	6030
Kanab	Kane	25	4964
Loa	Wayne	37	7060
Logan	Cache	43	4531
Manila	Daggett	26	6368
Manti	Sanpete	37	5620
Moab	Grand	21	4029
Monticello	San Juan	67	7064
Morgan	Morgan	52	5062
Nephi	Juab	39	5131
Ogden	Weber	37	4334
Panguitch	Garfield	41	6630
Parowan	Iron	32	6007
Price	Carbon	31	5558
Provo	Utah	31	4541
Randolph	Rich	50	6286
Richfield	Sevier	27	5338
St. George	Washington	21	2585
Salt Lake City	Salt Lake	28	4239
Tooele	Tooele	35	5029
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.

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."

- (8) A new IBC, Section 1613.1.1, is added as follows: "1613.1.1 Effective Seismic Weight. In ASCE 12.7.2 and 12.14.8.1 as referenced in Section 1613.1, Definition of W, Item 4 is deleted and replaced with the following:

4. Where flat roof snow load, P_f , exceeds 30 psf (1.44kN/m²), the snow load included in the effective seismic weight shall be calculated, in accordance with the following equation: $W_s = (0.20 + 0.025(A-5))P_f \geq 0.20 P_f$.

WHERE:

Ws = Weight of snow to be included as effective seismic weight

A = Elevation above sea level at the location of the structure (ft./1,000)

Pf = Design flat roof snow load, psf.

For the purposes of this section, snow load shall be assumed uniform on the horizontal projection without including the effects of drift or sliding. The Importance Factor, Is, used in calculating Pf may be considered 1.0 for use in the formula for Ws."

Amended by Chapter 209, 2023 General Session

15A-3-108 Amendments to Chapters 17 through 19 of IBC.

(1) A new IBC, Section 1807.1.6.4, is added as follows: "1807.1.6.4 Empirical concrete foundation design. Group R, Division 3 Occupancies three stories or less in height, and Group U Occupancies, which are constructed in accordance with Section 2308, or with other methods employing repetitive wood-frame construction or repetitive cold-formed steel structural member construction, shall be permitted to have concrete foundations constructed in accordance with Table 1807.1.6.4."

(2) A new IBC, Table 1807.1.6.4 is added as follows:

"TABLE 1807.1.6.4

EMPIRICAL FOUNDATION WALLS (1,7,8)

Max. Height	Top Edge Support	Min. Thickness	Vertical Steel (2)	Horizontal Steel (3)	Steel at Openings (4)	Max. Lintel Length	Min. Lintel Length
2'(610 mm)	None	6"	(5)	2- #4 Bars	2- #4 Bars above 1- #4 Bar each side 1- #4 Bar below	2'(610 mm)	2" for each foot of opening width; min. 6"
3'(914 mm)	None	6"	#4@3 2"	3- #4 Bars	2- #4 Bars above 1- #4 Bar each side 1- #4 Bar below	2'(610 mm)	2" for each foot of opening width; min. 6"
4'(1,219 mm)	None	6"	#4@3 2"	4- #4 Bars	2- #4 Bars above 1- #4 Bar each side 1- #4 Bar below	3'(914 mm)	2" for each foot of opening width; min. 6"
6'(1,829 mm)	Floor or roof Diaphragm (6)	8"	#4@2 4"	5- #4 Bars	2- #4 Bars above 1- #4 Bar each side	6'(1,829 mm)	2" for each foot of opening width; min. 6"

8'(2,438 mm)	Floor or roof Diaphragm (6)	8"	#4@2 4"	6- #4 Bars	1- #4 Bar below 2- #4 Bars above 1- #4 Bar each side 1- #4 Bar below	6'(1,829 mm)	2" for each foot of opening width; min. 6"
9'(2,743 mm)	Floor or roof Diaphragm (6)	8"	#4@1 6"	7- #4 Bars	2- #4 Bars above 1- #4 Bar each side 1- #4 Bar below	6'(1,829 mm)	2" for each foot of opening width; min. 6"

Over 9'(2,743 mm), Engineering required for each column

Footnotes:

- (1) Based on 3,000 psi (20.6 Mpa) concrete and 60,000 psi (414 Mpa) reinforcing steel.
- (2) To be placed in the center of the wall, and extended from the footing to within three inches (76 mm) of the top of the wall; dowels of #4 bars to match vertical steel placement shall be provided in the footing, extending 24 inches (610 mm) into the foundation wall.
- (3) One bar shall be located in the top four inches (102 mm), one bar in the bottom four inches (102 mm) and the other bars equally spaced between. Such bar placement satisfies the requirements of Section 1808.8.6. Corner reinforcing shall be provided so as to lap 24 inches (610 mm).
- (4) Bars shall be placed within two inches (51 mm) of the openings and extend 24 inches (610 mm) beyond the edge of the opening; vertical bars may terminate three inches (76 mm) from the top of the concrete.
- (5) Dowels of #4 bar at 32 inches on center shall be provided in the footing, extending 18 inches (457 mm) into the foundation wall.
- (6) Diaphragm shall conform to the requirements of Section 2308.
- (7) Footing shall be a minimum of nine inches thick by 20 inches wide.
- (8) Soil backfill shall be soil classification types GW, GP, SW, or SP, per Table 1610.1. Soil shall not be submerged or saturated in groundwater."
- (3) A new IBC, Section 1905.1.9, is added as follows: "1905.1.9 ACI 318, Section 19.3.1.1." Modify ACI 318, Table 19.3.1.1 to read as follows: In the portion of the table designated as "Conditions", the following Exposure category and class is deleted and replaced with the following:
 "F0: Concrete elements not exposed to freezing and thawing cycles including footing elements, such as footings, tie beams, piles, and pile caps, etc., that are completely buried in soil."

Amended by Chapter 209, 2023 General Session

15A-3-109 Amendments to Chapters 20 through 22 of IBC.

IBC, Chapters 20 through 22 are not amended.

Enacted by Chapter 14, 2011 General Session

15A-3-110 Amendments to Chapters 23 through 25 of IBC.

- (1) A new IBC, Section 2306.1.5, is added as follows: "2306.1.5 Load duration factors. The allowable stress increase of 1.15 for snow load, shown in Table 2.3.2, Frequently Used Load Duration Factors, Cd, of the National Design Specifications, shall not be utilized at elevations above 5,000 feet (1,524 M)."
- (2) In IBC, Section 2308.3.1, the words "6 feet (1829 mm)" and "4 feet (1219 mm)" are deleted and each replaced with the words "32 inches."

Amended by Chapter 20, 2019 General Session

15A-3-111 Amendments to Chapters 26 through 28 of IBC

IBC, Chapters 26 through 28 are not amended.

Enacted by Chapter 14, 2011 General Session

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

- (1) In IBC [P] Table 2902.1 the following changes are made:
 - (a) In the row for "E" occupancy in the field for "OTHER" a new footnote i is added.
 - (b) In the row for "I-4" occupancy in the field for "OTHER" a new footnote i is added.
 - (c) A new footnote g is added as follows: "FOOTNOTE: g. When provided, subject to footnote i, in public toilet facilities there shall be an equal number of diaper changing facilities in male toilet rooms and female toilet rooms."
 - (d) A new footnote h is added to the table as follows: "FOOTNOTE h: Non-residential child care facilities shall comply with additional sink requirements of Utah Administrative Code, R381-60-9, Hourly Child Care Centers, R381-70-9, Out of School Time Child Care Programs, and R381-100-9, Child Care Centers."
 - (e) A new footnote i is added to the table as follows: "FOOTNOTE i: A building owned by a state government entity or by a political subdivision of the state that allows access to the public shall provide diaper changing facilities in accordance with footnote g if:
 1. the building is newly constructed; or
 2. a bathroom in the building is renovated."
 - (f) Footnote f is deleted and replaced with the following: "FOOTNOTE f: The required number and type of plumbing fixtures for outdoor public swimming pools shall be in accordance with Utah Administrative Code, R392-302, Design, Construction and Operation of Public Pools."
- (2) In IBC, Section [P] 2902.1.1, Exception 2 is deleted and replaced with the following:

"2. Where multiple-user facilities are designed to serve all genders the following shall apply:

 - 2.1 The maximum fixture count to serve all genders shall be calculated at 50 percent of the total occupant load. The maximum fixture count for the multiple-user all gender facility shall be calculated at 50 percent female and 50 percent male.
 - 2.2 The remaining 50 percent of the required restroom fixtures shall be provided as required by Table 2902.1 in separate toilet facilities."

- (3) In IBC, Section [P] 2902.2, Exception 6 is deleted and replaced with the following:
"6. Separate facilities shall not be required as prescribed in Section 2902.1.1 Exception 2. Rooms having both water closets and lavatory fixtures designed for use by all genders and privacy for water closets shall be installed in accordance with Section 405.3.4 of the International Plumbing Code and Section 2903.1.4 of this code. Urinals in multiple-user all gender toilet facilities shall be located in an area visually separated from the remainder of the facility or each urinal that is provided shall be located in a stall and installed in accordance with Section 405.3.5 of the International Plumbing Code and Section 2903.1.5 of this code."
- (4) A new IBC, Section [P]2902.8, is added as follows:
"[P]2902.8 Toilet Facilities for Workers.
Toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction worker toilet facilities of the nonsewer type shall conform to ANSI Z4.3-2016."
- (5) In IBC, Section [P] 2903.1.4, the following sentence is added after the first sentence: "For restroom facilities designed to serve all genders, the partitions of the stalls shall extend from the floor to the ceiling."
- (6) In IBC, Section [P] 2903.1.5, the following sentence is added at the end of the paragraph:
"For facilities designed for use by all genders in the same room, urinals shall be located in a separate room or in stalls with partitions that extend from the floor to the ceiling."
- (7) IBC, Section 3001.2, is deleted.
- (8) In IBC, Section 3005.5, a new exception is added as follows: "Exception: Hydraulic elevators and roped hydraulic elevators with a rise of 50 feet or less."
- (9) In IBC, Section 3109.1, the words "the International Swimming Pool and Spa Code" at the end of the section are deleted and replaced with the words "Utah Administrative Code, R392-302, Design, Construction and Operation of Public Pools."

Amended by Chapter 209, 2023 General Session

15A-3-113 Amendments to Chapters 32 through 35 of IBC.

- (1) In IBC, Chapter 35, the referenced standard "ICC A117.1-17: Accessible and Usable Buildings and Facilities" is deleted and replaced with "ICC A117.1-09: Accessible and Usable Buildings and Facilities."
- (2) In IBC, Chapter 35, the referenced standard ICCA117.1-09, Section 606.2, Exception 1, is modified to include the following sentence at the end of the exception:
"The minimum clear floor space shall be centered on the sink assembly."

Amended by Chapter 15, 2024 General Session

Part 2

Statewide Amendments to International Residential Code

15A-3-201 General provision.

- (1) The amendments in this part are adopted as amendments to the IRC to be applicable statewide.

- (2) The statewide amendments to the following which may be applied to detached one- and two-family dwellings and multiple single-family dwellings shall be applicable to the corresponding provisions of the IRC:
- (a) IBC under Part 1, Statewide Amendments to International Building Code;
 - (b) IPC under Part 3, Statewide Amendments to International Plumbing Code;
 - (c) IMC under Part 4, Statewide Amendments to International Mechanical Code;
 - (d) IFGC under Part 5, Statewide Amendments to International Fuel Gas Code;
 - (e) NEC under Part 6, Statewide Amendments to National Electrical Code; and
 - (f) IECC under Part 7, Statewide Amendments to International Energy Conservation Code.

Amended by Chapter 189, 2014 General Session

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

- (1) In IRC, Section R101.2, Exception, the words "where provided with an automatic sprinkler system complying with Section P2904" are deleted.
- (2) In IRC, Section R101.2, Exception, the words "6. A triplex or fourplex of no more than two levels with 2-hour fire-resistance-rated vertical shared wall assemblies tested in accordance with ASTM E119 or UL263, 1-hour fire-resistance-rated horizontal floor assemblies tested in accordance with ASTM E119 or UL263, and independent egress for each unit." are added.
- (3) In IRC, Section R102, a new Section R102.7.2 is added as follows: "R102.7.2 Physical change for bedroom window egress. A structure whose egress window in an existing bedroom is smaller than required by this code, and that complied with the construction code in effect at the time that the bedroom was finished, is not required to undergo a physical change to conform to this code if the change would compromise the structural integrity of the structure or could not be completed in accordance with other applicable requirements of this code, including setback and window well requirements."
- (4) In IRC Section R105.2, under Building, the following changes are made:
 - (a) Number 3 is deleted and replaced with the following: "3. Retaining walls retaining less than 4 feet (1219mm) of unbalanced fill, unless supporting a surcharge or requiring design per Section R404.4."
 - (b) Number 10 is deleted and replaced with the following: "10. Decks that are not more than 30 inches (762mm) above grade at any point and not requiring guardrails, that do not serve exit door required by Section R311.4."
- (5) In IRC, Section R105.2, a new exception is added: "11. Grade level, non-connected conex boxes, less than 350 square feet, used for storage only."
- (6) In IRC, Section R108.3, the following sentence is added at the end of the section: "The building official shall not request proprietary information."
- (7) In IRC, Section 109.1.5, is deleted and replaced with the following: "R109.1.5 Other inspections. In addition to the inspections listed in R109.1.1 through R109.1.4, the building official shall have the authority to inspect the proper installation of insulation. R109.1.5.1 Weather-resistant exterior wall envelope inspections. An inspection shall be made of the weather-resistant exterior wall envelope as required by Section R703.1 and flashings as required by Section R703.4 to prevent water from entering the weather-resistive barrier. R109.1.5.2 Fire-resistance-rated construction inspection. Where fire-resistance-rated construction is required between dwelling units or due to location on property, the building official shall require an inspection of such construction after lathing or gypsum board or gypsum panel products are in place, but before any plaster is applied, or before board or panel joints and fasteners are taped and finished."

- (8) In IRC, Section R202, the following definition is added: "ACCESSORY DWELLING UNIT: A habitable living unit created within the existing footprint of a primary owner-occupied single-family dwelling."
- (9) In IRC, Section R202, the definition for "Approved" is modified by adding the words "or independent third-party licensed engineer or architect and submitted to the building official" after the word "official."
- (10) In IRC, Section R202, the definition for "Approved Agency" is modified by replacing the word "and" with "or."
- (11) In IRC, Section 202, the definition for "Approved Source" is modified by adding the words "or licensed engineer or architect" after the word "official."
- (12) In IRC, Section R202, the following definition is added: "CERTIFIED BACKFLOW PREVENTER ASSEMBLY TESTER: A person who has shown competence to test Backflow prevention assemblies to the satisfaction of the authority having jurisdiction under Utah Code, Subsection 19-4-104(4)."
- (13) In IRC, Section R202, the definition of "Cross Connection" is deleted and replaced with the following: "CROSS CONNECTION. Any physical connection or potential connection or arrangement between two otherwise separate piping systems, one of which contains potable water and the other either water of unknown or questionable safety or steam, gas, or chemical, whereby there exists the possibility for flow from one system to the other, with the direction of flow depending on the pressure differential between the two systems (see "Backflow, Water Distribution")."
- (14) In IRC, Section 202, the following definition is added: "DUAL SOURCE CONNECTION. A pipe that is installed so that either the nonpotable (i.e. secondary) irrigation water or the potable water is connected to a pressurized irrigation system at one time, but not both at the same time; or a pipe that is installed so that either the potable water or private well water is connected to a residence at one time, but not both at the same time. The potable water supply line shall be protected by a reduced pressure backflow preventer."
- (15) In IRC, Section 202, the following definition is added: "ENERGY STORAGE SYSTEM (ESS). One or more devices, assembled together, that are capable of storing energy for supplying electrical energy at a future time."
- (16) In IRC, Section 202, in the definition for gray water a comma is inserted after the word "washers"; the word "and" is deleted; and the following is added to the end: "and clear water wastes which have a pH of 6.0 to 9.0; are non-flammable; non-combustible; without objectionable odors; non-highly pigmented; and will not interfere with the operation of the sewer treatment facility."
- (17) In IRC, Section R202, the definition of "Potable Water" is deleted and replaced with the following: "POTABLE WATER. Water free from impurities present in amounts sufficient to cause disease or harmful physiological effects and conforming to the Utah Code, Title 19, Chapter 4, Safe Drinking Water Act, and Title 19, Chapter 5, Water Quality Act, and the regulations of the public health authority having jurisdiction."
- (18) In IRC, Figure R301.2 (3), is deleted and replaced with R301.2 (3) as follows:

"TABLE R301.2 (3)

GROUND SNOW LOADS FOR SELECTED LOCATIONS IN UTAH

City/Town	County	Ground Snow Load (lb/ft ²)	Elevation (ft)
Beaver	Beaver	35	5886

Brigham City	Box Elder	42	4423
Castle Dale	Emery	32	5669
Coalville	Summit	57	5581
Duchesne	Duchesne	39	5508
Farmington	Davis	35	4318
Fillmore	Millard	30	5138
Heber City	Wasatch	60	5604
Junction	Piute	27	6030
Kanab	Kane	25	4964
Loa	Wayne	37	7060
Logan	Cache	43	4531
Manila	Daggett	26	6368
Manti	Sanpete	37	5620
Moab	Grand	21	4029
Monticello	San Juan	67	7064
Morgan	Morgan	52	5062
Nephi	Juab	39	5131
Ogden	Weber	37	4334
Panguitch	Garfield	41	6630
Parowan	Iron	32	6007
Price	Carbon	31	5558
Provo	Utah	31	4541
Randolph	Rich	50	6286
Richfield	Sevier	27	5338
St. George	Washington	21	2585
Salt Lake City	Salt Lake	28	4239
Tooele	Tooele	35	5029
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.

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."
- (19) In IRC, Section R301.6, is deleted and replaced with the following: "R301.6 Utah Snow Loads. The snow loads specified in Table R301.2(5b) shall be used for the jurisdictions identified in that table. Otherwise, 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."
- (20) In IRC, Section R302.2, the following sentence is added at the end of the paragraph: "When an access/maintenance agreement or easement is in place, plumbing, mechanical ducting, schedule 40 steel gas pipe, and electric service conductors including feeders, are permitted to penetrate the common wall at grade, above grade, or below grade."
- (21) In IRC, Section R302.3, a new exception 3 is added as follows: "3. Accessory dwelling units separated by walls or floor assemblies protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent on each side of the wall or bottom of the floor assembly are exempt from the requirements of this section."
- (22) In IRC, Section R302.5.1, the last sentence is deleted.
- (23) In IRC, Section R302.13, is deleted.
- (24) In IRC, Section R303.4, the following exception is added: "Exception: Dwelling units tested in accordance with Section N1102.4.1.2 (R402.4.1.2) which has an air tightness of 3.0 ACH (50) or greater do not require mechanical ventilation."
- (25) In IRC, Section R310.1, all words in the last sentence after "or to a yard or court", are deleted, and Exception 3 of this section is deleted.
- (26) In IRC, Section R310.7, in the exception, the words "or accessory dwelling units" are added after the words "sleeping rooms".
- (27) IRC, Sections R311.7.45 through R311.7.5.3, are deleted and replaced with the following:

"R311.7.45.1 Stair treads and risers. R311.7.5.1 Riser height. The maximum riser height shall be 8 inches (203 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

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

R311.7.5.3 Nosing. The radius of curvature at the leading edge of the tread shall be no greater than 9/16 inch (14.3 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosing shall not exceed 1/2 inch (12.7 mm). Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees (0.51 rad) from the

vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch diameter (102 mm) sphere.

Exceptions.

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

(28) In IRC, Section R312.2, is deleted.

(29) In IRC, Sections R313.1 through R313.2.1, are deleted and replaced with the following:

"R313.1 Design and installation. When installed, automatic residential fire sprinkler systems for townhouses or one- and two-family dwellings shall be designed and installed in accordance with Section P2904 or NFPA 13D."

(30) In IRC, Section R314.2.2, the words "accessory dwelling units," are added after the words "Where alterations, repairs."

(31) In IRC, Section R315.2.2, the words "accessory dwelling units," are added after the words "Where alterations, repairs."

(32) In IRC, Section 315.3, the following words are added to the first sentence after the word "installed": "on each level of the dwelling unit and."

(33) A new IRC, Section R328.12, is added as follows:

"R328.12 Signage. A sign located on the exterior of the dwelling shall be installed at a location approved by the authority having jurisdiction which identifies the battery chemistry included in the ESS. This sign shall be of sufficient durability to withstand the environment involved and shall not be handwritten."

(34) In IRC, Section 403.1.3.5.3, an exception is added as follows: "Exception: Vertical steel in footings shall be permitted to be located while concrete is still plastic and before it has set. Where vertical steel resists placement or the consolidation of concrete around steel is impeded, the concrete shall be vibrated to ensure full contact between the vertical steel and concrete."

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

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

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

(38) In IRC, Section R405.1, a second exception is added as follows: "Exception: When a geotechnical report has been provided for the property, a drainage system is not required unless the drainage system is required as a condition of the geotechnical report. The geotechnical report shall make a recommendation regarding a drainage system."

(39) In IRC, Section R506.2.3, the words "10-mil (0.010 inch; 0.25 mm)" are deleted and replaced with "6-mil (0.006 inch; 0.152 mm)" and the words "conforming to ASTM E1745 Class A requirements" are deleted.

- (40) In IRC, Section 507.2.1, Wood materials. The following sentence is added after the words, "in accordance with section R317," "field applied weather resistant barrier applied to the top of untreated material,".

Amended by Chapter 532, 2025 General Session

15A-3-203 Amendments to Chapters 6 through 15 of IRC.

- (1) IRC, Section R609.4.1, is deleted.
- (2) In IRC, Section N1101.4 (R102.1.1), a new section N1101.4.1 (R102.1.1) is added as follows:
"N1101.4.1 National Green Building Standard. Buildings complying with ICC 700-2020 National Green Building Standard and achieving the Gold rating level for the energy efficiency category shall be deemed to exceed the energy efficiency required by this code. The building shall also meet the requirements identified in table N1105.2 and the building thermal envelope efficiency is greater than or equal to levels of efficiency and solar heat gain coefficients (SHGC) in Tables N1102.2.2 and N1102.1.3 of the 2009 IRC."
- (3) In IRC, Section N1101.5 (R103.2), all words after the words "herein governed." are deleted and replaced with the following: "Construction documents include all documentation required for building permits shall include only those items specified in Subsection 10-9a-542(8) or 17-27a-537(8) of the Utah Code."
- (4) In IRC, Section N1101.10.3 (R303.1.3) the following changes are made:
 - (a) The following is added at the end of the first sentence "or EN 14351-1:2006+A1:2010."
 - (b) The word "accredited" is replaced with "approved" in the third sentence.
 - (c) The following sentence is added after the third sentence: "A conversion factor of 5.678 shall be used to convert from U values expressed in SI units: $(\text{J}/53678=$."
 - (d) After "NFRC 200" the following words are added: "or EN 14351-1:2006+A1:2010," and in the sentence the word "accredited" is replaced with the word "approved."
 - (e) The following new sentence shall be inserted immediately prior to the last sentence: "Total Energy Transmittance values may be substituted for SHGC, and Luminous Transmission values may be substituted for VT."
- (5) In IRC, Section N1101.12 (R303.3), all wording after the first sentence is deleted.
- (6) In IRC, Section N1101.13 (R401.2), in the first sentence, the words "Section N1101.13.5 and" are deleted.
- (7) In IRC, Section N1101.13.5 (R401.2.5) is deleted.
- (8) In IRC, Section N1101.14 (R401.3) Number 7, the words "and the compliance path used" are deleted.
- (9) In IRC, Table N1102.1.2 (R402.1.2):
 - (a) in the column titled Fenestration U-Factor the following changes are made:
 - (i) in the row titled "Climate Zone 3" delete 0.30 and replace it with 0.32;
 - (ii) in the row titled "Climate Zone 5 and Marine 4" delete 0.30 and replace it with 0.32; and
 - (iii) in the row titled "Climate Zone 6" delete 0.30 and replace it with 0.32;
 - (b) in the column titled "Glazed Fenestration SHGC", the following change is made: in the row titled "Climate Zone 3" delete 0.25 and replace it with 0.35;
 - (c) in the column titled "Ceiling U-Factor" the following changes are made:
 - (i) in the row titled "Climate Zone 3" delete 0.026 and replace it with 0.030;
 - (ii) in the row titled "Climate Zone 5 and Marine 4" delete 0.024 and replace it with 0.026; and
 - (iii) in the row titled "Climate Zone 6" delete 0.024 and replace it with 0.026;
 - (d) in the column titled "Wood Frame Wall U Factor", the following changes are made:
 - (i) in the row titled "Climate Zone 3" delete 0.060 and replace it with 0.060;

- (ii) in the row titled "Climate Zone 5 and Marine 4" delete 0.045 and replace it with 0.060; and
- (iii) in the row titled "Climate Zone 6" delete 0.045 and replace it with 0.060;
- (e) in the column titled "Basement Wall U-Factor" the following changes are made:
 - (i) in the row titled "Climate Zone 5 and Marine 4" delete 0.050 and replace it with 0.075; and
 - (ii) in the row titled "Climate Zone 6" delete 0.50 and replace it with 0.065; and
- (f) in the column titled "Crawl Space Wall U-Factor" the following changes are made:
 - (i) in the row titled "Climate Zone 5 and Marine 4" delete 0.055 and replace it with 0.078; and
 - (ii) in the row titled "Climate Zone 6" delete 0.55 and replace it with 0.065.
- (10) In IRC, Table N1102.1.3 (R402.1.3), the following changes are made:
 - (a) in the column titled "Wood Frame Walls R-Value" a new footnote indicator "j" is added and at the bottom of the footnotes the following footnote "j" is added: "j. In climate zone 3B and 5B, an R-15, and in climate zone 6, an R-20 shall be acceptable where air-impermeable insulation is installed in the cavity space, exterior continuous insulation, or some combination thereof; and the tested house air leakage is a maximum of 2.0 ACH50"; and
 - (b) add a new footnote "k" as follows: "k. Log walls complying with ICC400 and with a minimum average wall thickness of 5 inches or greater shall be permitted in Zones 5 through 8 when overall window glazing has 0.30 U-factor or lower, minimum heating equipment efficiency is for gas 95 AFUE, or for oil, 84 AFUE, and all other components requirements are met."
- (11) In IRC, Table N1102.1.3 (R402.1.3) the following changes are made:
 - (a) in the column titled "Fenestration U-Factor" the following changes are made:
 - (i) in the row titled "Climate Zone 3" delete 0.30 and replace it with 0.32;
 - (ii) in the row titled "Climate Zone 5 and Marine 4" delete 0.30 and replace it with 0.32; and
 - (iii) in the row titled "Climate Zone 6" delete 0.30 and replace it with 0.32;
 - (b) in the column titled "Glazed Fenestration SHGC" the following change is made: in the row titled "Climate Zone 3" delete 0.25 and replace it with 0.35;
 - (c) in the Column R-Value the following changes are made:
 - (i) in the row titled "Climate Zone 3" delete 49 and replace it with 38;
 - (ii) in the row titled "Climate Zone 5 and Marine 4" delete 60 and replace it with 49; and
 - (iii) in the row titled "Climate Zone 6" delete 60 and replace it with 49;
 - (d) in the Column titled "Wood Frame Wall R-Value" the following changes are made:
 - (i) in the row titled "Climate Zone 3" delete all values and replace with 20+Oci or 13+5ci or 015ci;
 - (ii) in the row titled "Climate Zone 5 or Marine 4" delete all values and replace with 21+Oci or 15+5ci or 0+15ci; and
 - (iii) in the row titled "Climate Zone 6" delete all values and replace with 21+Oci or 15+5ci or 0+15ci;
 - (e) in the column titled "Basement Wall R Value" the following changes are made:
 - (i) in the row titled "Climate Zone 5 or Marine 4" delete all values and replace with 15+Oci or 0+11ci or 11+5ci; and
 - (ii) in the row titled "Climate Zone 6" delete all values and replace with 19+Oci or 0+13ci or 11+5ci;
 - (f) in the column titled "Slab R Value and Depth" the following changes are made:
 - (i) in the row titled "Climate Zone 3" delete 10ci. 2 ft and replace it with NR; and
 - (ii) in the row titled "Climate Zone 5 & Marine 4" delete 4 ft and replace it with 2 ft; and
 - (g) in the column titled "Crawl Space Wall R-Value" the following changes are made:
 - (i) in the row titled "Climate Zone 5 or Marine 4" delete all values and replace with 15+Oci or 0+11ci or 11+5ci; and

- (ii) in the row titled "Climate Zone 6" delete all values and replace with 19+Oci or 0+13ci or 0+11+5ci.
- (12) In IRC, a new subsection N1102.1.5.1 (R402.1.5.1) is added as follows: "1102.1.5.1 (R402.1.5.1) RESCheck 2012 Utah Energy Conservation Code. Compliance with section N1102.1.5 (R402.1.5) may be satisfied using the software RESCheck 2012 Utah Energy Conservation Code, which shall satisfy the R-value and U-factor requirements of N1102.1, N1102.2, and N1102.3, provided the following conditions are met:
- (a) in "Climate Zone 5 and 6" the software result shall show 5% better than code; and
 - (b) in "Climate Zone 3", the software result shall show 5% better than code when software inputs for window U-factor .65 and window SHGC=0.40, notwithstanding actual windows installed shall conform to requirements of Tables N1102.1.2 (R402.1.2) and N1102.1.3 (R402.1.3)."
- (13) In IRC, Sections N1102.2.1 (R402.2.1), a new Section N1102.2.1.1 is added as follows:
- "N1102.2.1.1. Unvented attic and unvented enclosed rafter assemblies. Unvented attic and unvented enclosed rafter assemblies conforming to Section R806.5 shall be provided with an R-value of R-22 (maximum U-Factor of 0.045) in Climate Zone 3-B or an R-value of R-26 (maximum U-factor of 0.038) in Climate Zones 5-B and 6-B shall be permitted provided all the following conditions are met:
- 1. The unvented attic assembly complies with the requirements of the International Residential Code, R806.5.
 - 2. The house shall attain a blower door test result 2.5ACH 50.
 - 3. The house shall require a whole house mechanical ventilation system that does not rely solely on a negative pressure strategy (must be positive, balanced or hybrid).
 - 4. Where insulation is installed below the roof deck and the exposed portion of roof rafters are not already covered by the R-20 depth of the air-impermeable insulation, the exposed portion of the roof rafters shall be wrapped (covered) by minimum R-3 unless directly covered by drywall/finished ceiling. Roof rafters are not required to be covered by minimum R-3 if a continuous insulation is installed above the roof deck.
 - 5. Indoor heating, cooling and ventilation equipment (including ductwork) shall be inside the building thermal envelope."
- (14) In IRC, Section N1102.2.9.1 (R402.2.9.1) the numeral (i) is added before the words "cut at a 45 degree" and the following is added after the words "exterior wall": "or (ii) lowered from top of slab 4" when a 4" thermal break material such as, but not limited to, felt or asphalt impregnated fiber board, with a minimum thickness of 1/4" is installed at the upper 4" of slab".
- (15) In IRC, Section N1102.4.1 (R402.4.1), in the first sentence, the word "and" is deleted and replaced with the word "or."
- (16) In IRC, Section N1102.4.1.1 (R402.4.1.1), the last sentence is deleted and replaced with the following: "Where allowed by the code official, the builder may certify compliance to components criteria for items which may not be inspected during regularly scheduled inspections."
- (17) In IRC, Table N1102.4.1.1 (R402.4.1.1) in the column titled "COMPONENT, the following changes are made:
- (a) In the row "Rim Joists" the word "exterior" in the first sentence is deleted, and the second sentence is deleted.
 - (b) In the row "Electrical/phone box on the exterior walls" the last sentence is deleted and replaced with: "Alternatively, close cell foam, caulking or gaskets may be used, or air sealed boxes may be installed."
- (18) In IRC, Section N1102.4.1.2 (R402.4.1.2), the following changes are made:
- (a) In the fourth sentence, the word "third" is deleted.

- (b) The following sentence is added after the fourth sentence: "The following parties shall be approved to conduct testing: Parties certified by BPI or RESNET, or licensed contractors who have completed training provided by Blower Door Test equipment manufacturers or other comparable training."
- (c) In the first Exception the second sentence is deleted.
- (19) IRC, Section N1103.3.3 (R403.3.3), is deleted.
- (20) IRC Section N1103.3.3.1 (R403.3.3.1) is deleted.
- (21) In IRC, Section N1103.3.5 (R403.3.5), the following changes are made:
- (a) a second Exception is added as follows: "A duct leakage test shall not be required for any system designed such that no air handlers or ducts are located within unconditioned attics."; and
- (b) the following is added at the end of the section: "The following parties shall be approved to conduct testing:
- (i) Parties certified by BPT or RESNET; and
- (ii) Licensed contractors who have completed training provided by Duct Test equipment manufacturers or other comparable training."
- (22) In IRC, Section N1103.3.6 (R403.3.6) the following changes are made:
- (a) in Subsection 1:
- (i) the number 4.0 is changed to 6.0;
- (ii) the number 113.3 is changed to 170;
- (iii) the number 3.0 is changed to 5.0; and
- (iv) the number 85 is changed to 141;
- (b) in Subsection 2:
- (i) the number 4.0 is changed to 5.0; and
- (ii) the number 113.3 is changed to 141; and
- (c) Subsection 3 is deleted.
- (23) In IRC, Section N1103.3.7 (R403.3.7) the words "or plenums" are deleted.
- (24) In IRC, Section N1103.5.1.1 (R403.5.1.1) the words "Where installed" are added at the beginning of the first sentence.
- (25) In IRC, Section N1103.5.2 (R403.5.2) the following change is made, Subsections 5 and 6 are deleted and Subsection 7 is renumbered to 5.
- (26) IRC, Section N1103.6.2 (R403.6.2), is deleted and replaced with the following: "N1103.6.2 (R403.6.2) Whole-house mechanical ventilation system fan efficacy. Fans used to provide whole-house mechanical ventilation shall meet the efficacy requirements of Table N1103.6.2 (R403.6.2).

Exception: Where an air handler that is integral to tested and listed HVAC equipment is used to provide whole-house mechanical ventilation, the air handler shall be powered by an electronically commutated motor."

- (27) In IRC, Section N1103.6.2 (R403.6.2), the table is deleted and replaced with the following:

MECHANICAL VENTILATION SYSTEM FAN EFFICACY			
FAN LOCATION	AIR FLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY (CFM/WATT)	AIR FLOW RATE MAXIMUM (CFM)
HRV or ERV	Any	1.2 cfm/watt	Any
Range hoods	Any	2.8 cfm/watt	Any

In-line fan	Any	2.8 cfm/watt	Any
Bathroom, utility room	10	1.4 cfm/watt	90
Bathroom, utility room	90	2.8 cfm/watt	Any"

(28) IRC, Section N1103.6.3 (R403.6.3) is deleted.

(29) In IRC, Section N1103.7 (R403.7) the word "approved" is deleted in the first sentence and the following is added after the word "methodologies": "complying with N1103.7.1 (R403.7.1)".

(30) A new IRC, Section N1103.7.1 (R403.7.1) is added as follows: "N1103.7.1 Qualifications. An individual performing load calculations shall be qualified by completing HVAC training from one of the following:

1. HVAC load calculation education from ACCA;
2. A recognized educational institution;
3. HVAC equipment manufacturer's training; or
4. Other recognized industry certification."

(31) In IRC, Section N1104.1 (R404.1), the word "All" is replaced with "Not less than 90 percent of the lamps in".

(32) IRC, Section N1104.1.1 (R404.1.1) is deleted.

(33) IRC, Section N1104.2 (R404.2) is deleted.

(34) IRC, Section N1104.3 (R404.3) is deleted.

(35) In IRC, section N1105.2 (R405.2) the following changes are made:

- (a) In Subsection 3, the words "approved by the code official" are deleted; and
- (b) In Subsection 3, the following words are added at the end of the sentence: "when applicable and readily available".

(36) In IRC, Section N1106.3 (R406.3) "Building thermal envelope" is deleted, and replaced with "Building thermal envelope and on-site renewables. The proposed total building thermal envelope UA, which is the sum of U-factor times assembly area, shall be less than or equal to the building thermal envelope UA using the prescriptive U-factors from Table N1102.1.2 multiplied by 1.15 in accordance with Equation 11-4. The area-weighted maximum fenestration SHGC permitted in Climate Zones 0 through 3 shall be: $0.30 \times U_{A \text{ Proposed design}} = 1.15 \times U_{A \text{ Prescriptive reference design}}$ (Equation 11-4)."

(37) In IRC, Section N1106.3.1 (R406.3.1) is deleted.

(38) In IRC, Section N1106.3.2 (R403.3.2) is deleted.

(39) In IRC, Section N1106.4 (R406.4) the following changes are made:

- (a) In the first sentence, the words "in accordance with Equation 11-5" are deleted and replaced with: "permitted to be calculated using the minimum total air exchange rate for the rated home (Q_{tot}) and for the index adjustment factor in accordance with Equation 11.5.";
- (b) In equation 11-5, the words "Ventilation rate, CFM" are deleted and replaced with: " Q_{tot} "; and
- (c) In the last sentence the number "5" is deleted and replaced with "15".

(40) In IRC N1106.5, in the column titled "ENERGY RATING INDEX" of Table R406.5, the following changes are made:

- (a) In the row for "Climate Zone 3", "51" is deleted and replaced with "65";
- (b) In the row for "Climate Zone 5", "55" is deleted and replaced with "69"; and
- (c) In the row for "Climate Zone 6", "54" is deleted and replaced with "68".

(41) In IRC, Section N1108 (R408) is deleted.

(42) In IRC, Section M1401.3 the word "approved" is deleted in the first sentence and the following is added after the word methodologies ", complying with M1401.3.1".

- (43) A new IRC, Section M1401.3.1, is added as follows: "M1401.3.1 Qualifications. An individual performing load calculations shall be qualified by completing HVAC training from one of the following:
1. HVAC load calculation education from ACCA;
 2. A recognized educational institution;
 3. HVAC equipment manufacturer's training; or
 4. Other recognized industry certification."
- (44) In IRC, Section M1402.1, the following is added at the end of the second sentence: "or UL/CSA 60335-2-40."
- (45) In IRC, Section M1403.1, the characters "/ANCE" are deleted.
- (46) IRC, Section M1411.9, is deleted.
- (47) In IRC, Section M1412.1, the characters "/ANCE" are deleted.
- (48) In IRC, Section M1413.1, the characters "/ANCE" are deleted.

Amended by Chapter 399, 2025 General Session

15A-3-204 Amendments to Chapters 16 through 25 of IRC.

- (1) In IRC, Section M1602.2, a new exception is added at the end of Item 7 as follows: "Exception: The discharge of return air from an accessory dwelling unit into another dwelling unit, or into an accessory dwelling unit from another dwelling unit, is not prohibited."
- (2) A new IRC, Section G2401.2, is added as follows: "G2401.2 Meter Protection. Fuel gas services shall be in an approved location and/or provided with structures designed to protect the fuel gas meter and surrounding piping from physical damage, including falling, moving, or migrating ice and snow. If an added structure is used, it must provide access for service and comply with the IBC or the IRC."
- (3) In IRC, Section 2503.5.1, #2 Air Test is deleted and replaced with the following: "Where water is not available at the construction site or where freezing conditions limit the use of water on the construction site, plastic drainage and vent pipe may be permitted to be tested with air. The following procedures shall be followed:
- (a) Proper personal protective equipment, including safety eyewear and protective headgear, should be worn by all individuals in any area where an air or gas test is being conducted.
 - (b) Contractor shall take all precautions necessary to limit the pressure within the plastic piping.
 - (c) No drain and vent system shall be pressurized in excess of 6 psi as measured by accurate gauges graduated to no more than three times the test pressure.
 - (d) The pressure gauge shall be monitored during the test period, which should not exceed 15 minutes.
 - (e) At the conclusion of the test, the system shall be depressurized gradually, all trapped air or gases should be vented, and test balls and plugs should be removed with caution."
- (4) In IRC, Section P2503.8, the word "devices" is deleted and replaced with the word "assemblies."
- (5) IRC, Section P2503.8.2, is deleted and replaced with the following: "P2503.2 Testing. Reduced pressure principle, double check, pressure vacuum breaker, reduced pressure detector fire protection, double check detector fire protections, and spill-resistant vacuum breaker backflow preventer assemblies shall be tested at the time of installation, immediately after repairs or relocation and at least annually. The Utah Cross-Connection Control Commission has adopted the field test procedures published by the Manual of Cross Connection Control, Tenth Edition. This manual is published by the University of Southern California's Foundation for Cross-Connection Control and Hydraulic Research. Test gauges shall comply with ASSE 1064."

Amended by Chapter 505, 2024 General Session

15A-3-205 Amendments to Chapters 26 through 35 of IRC.

- (1) IRC, Section P2602.1, is deleted and replaced with the following: "P2602.1 General. The water-distribution system of any building or premises where plumbing fixtures are installed shall be connected to a public water supply. Where a potable public water supply is not available, individual sources of potable water supply shall be utilized provided that the source has been developed in accordance with Utah Code Sections 73-3-1, 73-3-3, and 73-3-25, as administered by the Department of Natural Resources, Division of Water Rights. In addition, the quality of the water shall be approved by the local health department having jurisdiction. The source shall supply sufficient quantity of water to comply with the requirements of this chapter.
Every building in which plumbing fixtures are installed and all premises having drainage piping shall be connected to a public sewer where the sewer is accessible and is within 300 feet of the property line in accordance with Utah Code Section 10-8-38, or an approved private sewage disposal system in accordance with Utah Administrative Code, Rule R317-4, as administered by the Department of Environmental Quality, Division of Water Quality.
Exception: Sanitary drainage piping and systems that convey only the discharge from bathtubs, showers, lavatories, clothes washers, and laundry trays shall not be required to connect to a public sewer or to a private sewage disposal system provided that the piping or systems are connected to a system in accordance with Sections P2910 or P2911."
- (2) A new IRC, Section P2602.3, is added as follows: "P2602.3 Individual water supply. Where a potable public water supply is not available, individual sources of potable water supply shall be utilized, provided that the source has been developed in accordance with Utah Code, Sections 73-3-1 and 73-3-25, as administered by the Department of Natural Resources, Division of Water Rights. In addition, the quality of the water shall be approved by the local health department having jurisdiction."
- (3) A new IRC, Section P2602.4, is added as follows: "P2602.4 Sewer required. Every building in which plumbing fixtures are installed and all premises having drainage piping shall be connected to a public sewer where the sewer is accessible and is within 300 feet of the property line in accordance with Utah Code, Section 10-8-38; or an approved private sewage disposal system in accordance with Utah Administrative Code, Chapter 4, Rule R317, as administered by the Department of Environmental Quality, Division of Water Quality."
- (4) In IRC, Section P2705, Item 5, the words "lavatory" and "lavatories" are deleted.
- (5) In IRC, Section P2705, a new Item 9 is added as follows: "9. Lavatories. A lavatory shall not be set closer than 12 inches from its center to any side wall or partition. A lavatory shall be provided with a clearance of 24 inches in width and 21 inches in depth in front of the lavatory to any side wall, partition, or obstruction." Remaining item numbers are renumbered accordingly.
- (6) In IRC, Section P2801.6.2, the following is added at the end of the section: "When permitted by the code official, the pan drain may be directly connected to a soil stack, waste stack, or branch drain. The pan drain shall be individually trapped and vented as required in Section 907.1. The pan drain shall not be directly or indirectly connected to any vent. The trap shall be provided with a trap primer conforming to ASSE 1018 or ASSE 1044, a barrier type floor drain trap seal protection device meeting ASSE 1072, or a deep seal p-trap."
- (7) A new IRC, Section P2801.6.3, is added as follows: "P2801.6.3 Pan designation. A water heater pan shall be considered an emergency receptor designated to receive the discharge of

water from the water heater only and shall not receive the discharge from any other fixtures, devices, or equipment."

- (8) IRC, Section P2801.8, is deleted and replaced with the following: "P2801.8 Water heater seismic bracing. As a minimum requirement, water heaters shall be anchored or strapped to resist horizontal displacement caused by earthquake motion. Strapping shall be at points within the upper one-third and lower one-third of the appliance's vertical dimensions.
- (9) In IRC, Section P2804.6.1, a new number 15 is added as follows: "15. Be installed in accordance with the manufacturer's installation instructions, not to exceed 180 degrees in directional changes."
- (10) A new IRC, Section P2902.1.1, is added as follows: "P2902.1.1 Backflow assembly testing. Reduced pressure principle, double check, pressure vacuum breaker, reduced pressure detector fire protection, double check detector fire protection, and spill-resistant vacuum breaker backflow preventer assemblies shall be tested at the time of installation, immediately after repairs or relocation and at least annually. The Utah Cross Connection Control Commission has adopted the field test procedures published by the Manual of Cross Connection Control, Tenth Edition. This manual is published by the University of Southern California's Foundation for Cross-Connection Control and Hydraulic Research. Test gauges shall comply with ASSE 1064.
- (11) In IRC, Section P2902.1, the following subsections are added as follows:

"P2902.1.1 General Installation Criteria.

Assemblies shall not be installed more than five feet above the floor unless a permanent platform is installed. The assembly owner, where necessary, shall provide devices or structures to facilitate testing, repair, and maintenance, and to insure the safety of the backflow technician.

P2902.1.2 Specific Installation Criteria.

P2902.1.3 Reduced Pressure Principle Backflow Prevention Assembly.

The reduced pressure principle backflow prevention assembly shall be installed as follows:

- a. The assembly may not be installed in a pit or below grade where the relief port could be submerged in water or where fumes could be present at the relief port discharge.
- b. The relief valve of the assembly shall not be directly connected to a waste disposal line, including a sanitary sewer, a storm drain, or a vent.
- c. The assembly shall be installed in a horizontal position only, unless listed or approved for vertical installation in accordance with Section 303.4 of the International Plumbing Code as amended in Utah Code, Subsection 15A-3-303(1).
- d. The bottom of the assembly shall be installed a minimum of 12 inches above the floor or ground.
- e. The body of the assembly shall be a minimum of 12 inches from any wall, ceiling, or obstacle, and shall be readily accessible for testing, repair, and maintenance.

P2902.1.4 Double Check Valve Backflow Prevention Assembly.

A double check valve backflow prevention assembly shall be installed as follows:

- a. The assembly shall be installed in a horizontal position only, unless listed or approved for vertical installation.
- b. The bottom of the assembly shall be a minimum of 12 inches above the ground or floor.
- c. The body of the assembly shall be a minimum of 12 inches from any wall, ceiling, or obstacle, and shall be readily accessible for testing, repair, and maintenance.

d. If installed in a pit, the assembly shall be installed with a minimum of 12 inches of clearance between all sides of the vault, including the floor and roof or ceiling, with adequate room for testing and maintenance.

P2902.1.5 Pressure Vacuum Break Assembly and Spill Resistant Pressure Vacuum Breaker Assembly.

A pressure vacuum break assembly or a spill resistant pressure vacuum breaker assembly shall be installed as follows:

a. The assembly shall not be installed in an area that could be subject to backpressure or back drainage conditions.

b. The assembly shall be installed a minimum of 12 inches above all downstream piping and the highest point of use.

c. The assembly shall be a minimum of 12 inches from any wall, ceiling, or obstacle, and shall be readily accessible for testing, repair, and maintenance.

d. The assembly shall not be installed below ground, in a vault, or in a pit.

e. The assembly shall be installed in a vertical position."

(12) In IRC, Table 2903.2, the following changes are made in the column titled "MAXIMUM FLOW RATE OR QUANTITY":

(a) In the row titled "Lavatory faucet" the text is deleted and replaced with "1.5 gpm at 60 psi".

(b) In the row titled "Shower head" the text is deleted and replaced with "2 gpm at 80 psi".

(13) In IRC, Section P2903.3, the words "public water main or an" are deleted and the following sentence is added at the end: "A water pressure booster pump may not be connected to a public water main unless allowed by Utah Administrative Code, Rule R309-540."

(14) In IRC, Section 2903.5, at the beginning of the second sentence, insert "If installed,".

(15) In IRC, Section P2903.9.3, the first sentence is deleted and replaced with the following: "Unless the plumbing appliance or plumbing fixture has a wall-mount valve, shutoff valves shall be required on each fixture supply pipe to each plumbing appliance and to each plumbing fixture other than bathtubs and showers."

(16) IRC, Section P2910.5, is deleted and replaced with the following:

"P2910.5 Potable water connections.

A system that utilizes nonpotable water (i.e., pressurized irrigation) and installs a connection to the potable water system for backup must install a Reduced Pressure Principle Assembly (RP) directly downstream of the potable water connection (Stop and Waste) and install a "dual source connection" directly downstream from the (RP) installed so that either the potable water system or the nonpotable water is connected at any time to prevent a direct Cross Connection and to protect the potable water from any potential hazard from the nonpotable water system. See Utah Code Section 19-4-112. Note: RP must be tested within 10 days of installation and annually whether the drinking water is used or not."

(17) IRC, Section P2910.9.5, is deleted and replaced with the following:

"P2910.9.5 Makeup water.

Where an uninterrupted nonpotable water supply is required for the intended application, potable or reclaimed water shall be provided as a source of makeup water for the storage tank. The makeup water supply shall be protected against backflow by means of an air gap not less than 4 inches (102 millimeters) above the overflow or by a reduced pressure backflow prevention assembly installed in accordance with Section 2902."

(18) In IRC, Section P2911.12.4, the following words are deleted: "and backwater valves."

(19) In IRC, Section P2912.15.6, the following words are deleted: "and backwater valves."

(20) In IRC, Section P3007.3.3.1, the words "stainless steel, cast iron, galvanized steel, brass" are added after the word "PE."

(21) IRC, Section P3009, is deleted and replaced with the following:

"P3009 Graywater soil absorption systems: Graywater recycling systems utilized for subsurface irrigation for single-family residences shall comply with the requirements of Utah Administrative Code, R317-401, Graywater Systems. Graywater recycling systems utilized for subsurface irrigation for other occupancies shall comply with Utah Administrative Code, R317-3, Design Requirements for Wastewater Collection, Treatment, and Disposal Systems, and Utah Administrative Code, R317-4, Onsite Wastewater Systems."

(22) In IRC, Section P3101.4, the following sentence is added at the end of the paragraph: "Vents extending through the wall shall terminate not less than 12 inches from the wall with an elbow pointing downward."

(23) In IRC, Section P3104.4, the following sentence is added at the end of the paragraph:

"Horizontal dry vents below the flood level rim shall be permitted for floor drain and floor sink installations when installed below grade in accordance with Chapter 30, and Sections P3104.2 and P3104.3. A wall cleanout shall be provided in the vertical vent."

(24) In IRC, Section E3401.2, the second sentence is modified by adding the words "townhouses", after the word "dwellings" and the word "their" before the word "accessory" and the following is added after "NFPA 70", "such as, but not limited to the following equipment:

- (a) fixed outdoor electric deicing and snow-melting equipment;
- (b) motors;
- (c) generators;
- (d) transformers;
- (e) phase converters;
- (f) stationary standby batteries;
- (g) elevators;
- (h) dumbwaiters;
- (i) platform lifts;
- (j) stairway chairlifts;
- (k) electric vehicle power transfer systems;
- (l) electric welders;
- (m) audio signal processing, amplification, and reproduction equipment;
- (n) information technology equipment;
- (o) solar photovoltaic (PV) systems;
- (p) optional standby systems;
- (q) interconnected electric power production sources;
- (r) energy storage systems; and
- (s) energy management systems."

Amended by Chapter 505, 2024 General Session

15A-3-206 Amendments to Chapters 36, 37, 39, and 44 and Appendix F of IRC.

(1) In IRC, Section E3601.6.2, a new exception is added as follows: "Exception: An occupant of an accessory dwelling unit is not required to have access to the disconnect serving the dwelling unit in which they reside."

(2) IRC, Section E3606.5, is deleted.

(3) IRC, Section E3601.7, is deleted and replaced with the following:

"3601.7 Maximum number of disconnects. The service disconnecting means shall consist of not more than six switches or six sets of circuit breakers mounted in a single enclosure or in a group of separate enclosures."

- (4) In IRC, Section E3705.4.4, the following sentences are deleted:
"Where more than two NM cables containing two or more current-carrying conductors are installed, without maintaining space between the cables, through the same opening in wood framing should be sealed with thermal insulation, caulk or sealing foam. The allowable ampacity of each conductor shall be adjusted in accordance with Table E3705.3 and the provisions of Section E3701.3. Exception. may not apply."
- (5) IRC, Section E3901.4.2, is deleted and replaced with the following:
"E3901.4.2 Island and Peninsular Countertops and Work Spaces. Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with E3901.4.3. If a receptacle outlet is not provided to serve an island or peninsular countertop or work surface, provisions shall be provided at the island or peninsula for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface."
- (6) IRC, Section E3901.4.3, is deleted and replaced with the following:
"E3901.4.3 Receptacle Outlet Location. When installed, receptacle outlets shall be located in one or more of the following:
1. On or above, but not more than 20 inches (508 mm) above a countertop or work surface.
2. In a countertop using receptacle outlet assemblies listed for use in countertops.
3. In a work surface using receptacle outlet assemblies listed for use in work surface or listed for use in countertops.
Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or range tops as covered in the exception to Section E3901.4.1 or appliances occupying assigned spaces shall not be considered as these required outlets.
4. Under the countertop not more than 14 inches from the bottom leading edge of the countertop."
- (7) In IRC, Section 3902.1, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."
- (8) In IRC, Section 3902.2, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."
- (9) In IRC, Section 3902.3, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."
- (10) In IRC, Section 3902.4, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."
- (11) In IRC, Section 3902.5, after the word "125-volt" add the words "single phase 15 and 20 ampere in unfinished portions of the basement shall have ground-fault circuit-interrupter protection for personnel" and delete the rest of the section.
- (12) In IRC, Section 3902.6, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."
- (13) In IRC, Section 3902.7, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."
- (14) In IRC, Section 3902.8, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."
- (15) In IRC, Section 3902.9, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."
- (16) IRC, Section 3902.10, is deleted.
- (17) In IRC, Section 3902.12, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."

- (18) In IRC, Section 3902.13, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."
- (19) IRC, Section 3902.15, Crawl space lighting outlets, is deleted.
- (20) IRC, Section 3902.16, Equipment requiring servicing, is deleted.
- (21) IRC Section 3902.17, Outdoor outlets, is deleted.
- (22) IRC, Section 3902.19, Location of arc-fault circuit interrupters, is deleted.
- (23) IRC, Section E3902.20, Arc-fault circuit interrupter protection, is deleted.
- (24) IRC, Section E3902.21, Arc-fault circuit interrupter protection for branch circuit extensions or modification, is deleted.
- (25) IRC, Section 4002.11, is deleted and replaced with the following: "4002.11 Bathtub and Shower Space. Receptacles shall not be installed within or directly over a bathtub or shower stall."
- (26) IRC, Chapter 44, is amended by deleting the standard for "ANCE."
- (27) In IRC, Chapter 44, the standard for ASHRAE is amended by changing "34-2013" to "34-2019."
- (28) In IRC, Chapter 44, the standard for CSA, is amended by changing the:
- (a) standard reference number "UL/CSA/ANCE 60335-2-40-2012" to "UL/CSA 60335-2-40-2019"; and
 - (b) title "Standard for Household and Similar Electrical Appliances, Part 2: Particular Requirements for Motor-Compressors" to "Standard for Household and Similar Electrical Appliances, Part 2-40, Requirements for Electric Heat Pumps, Air Conditioners and Dehumidifiers-3rd Edition."
- (29) In IRC, Chapter 44, the standard for UL, is amended by changing the:
- (a) standard reference number "1995-2011" to "1995-2015";
 - (b) standard reference number "UL/CSA/ANCE 60335-2-40-2012" to "UL/CSA 60335-2-40-2019"; and
 - (c) title "Standard for Household and Similar Electrical Appliances, Part 2: Particular Requirements for Motor-Compressors" to "Standard for Household and Similar Electrical Appliances, Part 2-40, Requirements for Electric Heat Pumps, Air Conditioners and Dehumidifiers-3rd Edition."
- (30) In IRC, Chapter 44, the standard for ANSI/RESNET/ICC 201-2019 Section 4.4.4 is added as follows: "4.4.4. Air Source Heat Pumps and Air Conditioners. For Heat Pumps and Air Conditioners with the more recent Manufacturers Equipment Performance Ratings (HSPF2 or SEER2) available, and HSPF and SEER are not available, these ratings shall be converted to HSPF and SEER values by dividing HSPF2 or SEER2 by the conversion factors in Table 4.4.4.1(1). If the type of equipment is not determined, the conversion shall default to the Ducted Split System factors. All calculations, including Equation 4.1-1a shall use HSPF or SEER values as made available by the Manufacturer or converted as specified in this section. Table 4.4.4.1(1) SEER2 and HSPF2 Conversion Factors3.

Equipment Type	SEER2/ SEER	EER/EER4	HSPF/ HSPF
Ductless Systems	1.00	1.00	0.90
Ducted Split System	0.95	0.95	0.85
Ducted Package System	0.95	0.95	0.84

Small Duct High Velocity System	1.00	not applicable	0.85
Ducted Space-Constrained Air Conditioner	0.97	not applicable	not applicable
Ducted Space-Constrained Heat Pump		not applicable	0.85"

(31) IRC, Chapter 44, is amended by adding the following reference standard:

"Standard reference number	Title	Referenced in code section number
USC-FCCCHR 10th Edition Manual of Cross Connection Control	Foundation for Cross-Connection Control and Hydraulic Research University of Southern California Kaprielian Hall 300 Los Angeles CA 90089-2531	Table P2902.3"

(32) IRC, Chapter 44, is amended by adding the following reference standard: "UL 9540-20: Energy Storage Systems and Equipment; R328.1, R328.2, and R328.6."

(33)

- (a) When passive radon controls or portions thereof are voluntarily installed, the voluntary installation shall comply with Appendix F of the IRC.
- (b) An additional inspection of a voluntary installation described in Subsection (28)(a) is not required.

Amended by Chapter 532, 2025 General Session

Part 3 Statewide Amendments to International Plumbing Code

15A-3-301 General provision.

The amendments in this part are adopted as amendments to the IPC to be applicable statewide.

Enacted by Chapter 14, 2011 General Session

15A-3-302 Amendments to Chapters 1 and 2 of IPC.

- (1) In IPC, Section 202, the following definition is added: "Utah Certified Backflow Preventer Assembly Tester. A person who has shown competence to test Backflow prevention assemblies to the satisfaction of the authority having jurisdiction under Utah Code, Subsection 19-4-104(4) and Utah Administrative Code, R309-305."
- (2) In IPC, Section 202, the definition for "Cross Connection" is deleted and replaced with the following: "Cross Connection. Any physical connection or potential connection or arrangement between two otherwise separate piping systems, one of which contains potable water and the other either water of unknown or questionable safety or steam, gas, or chemical, whereby there exists the possibility for flow from one system to the other, with the direction of flow depending on the pressure differential between the two systems (see "Backflow")."
- (3) In IPC, Section 202, the following definition is added: "Deep Seal Trap. A manufactured or field fabricated trap with a liquid seal of 4" or larger."

- (4) In IPC, Section 202, the definition for "Essentially Nontoxic Transfer Fluid" is deleted and replaced with the following:
"ESSENTIALLY NONTOXIC TRANSFER FLUID. Fluids, including propylene glycol and mineral oil."
- (5) In IPC, Section 202, the definition for "Essentially Toxic Transfer Fluid" is deleted and replaced with the following:
"ESSENTIALLY TOXIC TRANSFER FLUID. Soil, waste, or gray water; and any fluid that is not an essentially nontoxic transfer fluid under this code."
- (6) In IPC, Section 202, the following definition is added: "Motor Vehicle Waste Disposal Well. An injection well that discharges to the subsurface by way of a floor drain, septic system, French drain, dry well, or similar system that receives or has received fluid from a facility engaged in vehicular repair or maintenance activities, including an auto body repair shop, automotive repair shop, new and used car dealership, speciality repair shop, or any other facility that does any vehicular repair work. A motor vehicle waste disposal well is subject to rulemaking under Section 19-5-104 regarding underground injection."
- (7) In IPC, Section 202, the definition for "Potable Water" is deleted and replaced with the following: "Potable Water. Water free from impurities present in amounts sufficient to cause disease or harmful physiological effects and conforming to the Utah Code, Title 19, Chapter 4, Safe Drinking Water Act, and Title 19, Chapter 5, Water Quality Act, and the regulations of the public health authority having jurisdiction."
- (8) In IPC, Section 202, the following definition is added for Dual Source Connection: "Dual Source Connection. A pipe that is installed so that either the nonpotable (i.e. secondary) irrigation water or the potable water is connected to a pressurized irrigation system at one time, but not both at the same time; or a pipe that is installed so that either the potable water or private well water is connected to a residence at one time, not both at the same time. The potable water supply line shall be protected by a reduced pressure backflow preventer."

Amended by Chapter 209, 2023 General Session

15A-3-303 Amendments to Chapter 3 of IPC.

- (1) In IPC, Section 303.4, the following exception is added:
"Exception: Third-party certification for backflow prevention assemblies will consist of any combination of two certifications, laboratory or field. Acceptable third party laboratory certifying agencies are ASSE, IAPMO, and USC-FCCCHR. USC-FCCCHR currently provides the only field testing of backflow protection assemblies. Also see www.drinkingwater.utah.gov and Division of Drinking Water Rule, Utah Administrative Code, R309-105-12(4)."
- (2) IPC, Section 311.1, is deleted.
- (3) In IPC, Section 312.3, the following is added at the end of the paragraph:
"Where water is not available at the construction site or where freezing conditions limit the use of water on the construction site, plastic drainage and vent pipe may be permitted to be tested with air. The following procedures shall be followed:
1. Contractor shall recognize that plastic is extremely brittle at lower temperatures and can explode, causing serious injury or death.
2. Contractor assumes all liability for injury or death to persons or damage to property or for claims for labor and/or material arising from any alleged failure of the system during testing with air or compressed gasses."

3. Proper personal protective equipment, including safety eyewear and protective headgear, should be worn by all individuals in any area where an air or gas test is being conducted.
 4. Contractor shall take all precautions necessary to limit the pressure within the plastic piping.
 5. No drain and vent system shall be pressurized in excess of 6 psi as measured by accurate gauges graduated to no more than three times the test pressure.
 6. The pressure gauge shall be monitored during the test period, which should not exceed 15 minutes.
 7. At the conclusion of the test, the system shall be depressurized gradually, all trapped air or gases should be vented, and test balls and plugs should be removed with caution."
- (4) In IPC, Section 312.5, the following is added at the end of the paragraph:
- "Where water is not available at the construction site or where freezing conditions limit the use of water on the construction site, plastic water pipes may be permitted to be tested with air. The following procedures shall be followed:
1. Contractor shall recognize that plastic is extremely brittle at lower temperatures and can explode, causing serious injury or death.
 2. Contractor assumes all liability for injury or death to persons or damage to property or for claims for labor and/or material arising from any alleged failure of the system during testing with air or compressed gasses.
 3. Proper personal protective equipment, including safety eyewear and protective headgear, should be worn by all individuals in any area where an air or gas test is being conducted.
 4. Contractor shall take all precautions necessary to limit the pressure within the plastic piping.
 5. Water supply systems shall be pressure tested to a minimum of 50 psi but not more than 80 psi as measured by accurate gauges graduated to no more than three times the test pressure.
 6. The pressure gauge shall be monitored during the test period, which should not exceed 15 minutes.
 7. At the conclusion of the test, the system shall be depressurized gradually, all trapped air or gases should be vented, and test balls and plugs should be removed with caution."
- (5) IPC, Section 312.10.2, is deleted and replaced with the following:
- "312.10.2 Testing. Reduced pressure principle, double check, pressure vacuum breaker, reduced pressure detector fire protection, double check detector fire protection, and spill-resistant vacuum breaker backflow preventer assemblies shall be tested at the time of installation or within 10 days of being placed into service, immediately after repairs or relocation and at least annually. The Utah Cross Connection Control Commission has adopted the field test procedures published by the Manual of Cross-Connection Control, Tenth Edition. This manual is published by the University of Southern California's Foundation for Cross-Connection Control and Hydraulic Research. Test gauges shall comply with ASSE 1064."
- (6) A new IPC, Section 312.10.3, is added as follows: "312.10.3 Tester Qualifications. Testing shall be performed by a Utah Certified Backflow Assembly Tester in accordance with Utah Administrative Code, R309-305."

Amended by Chapter 209, 2023 General Session

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

- (1) In IPC, Table 403.1, the following changes are made:
 - (a) In row number "3", for in the field for "OTHER", a new footnote h is added.
 - (b) In row number "5", for "Adult day care and child day care" occupancy, in the field for "OTHER", a new footnote h is added.
 - (c) Footnote f is deleted and replaced with the following: "FOOTNOTE f: The required number and type of plumbing fixtures for outdoor public swimming pools shall be in accordance with Utah Administrative Code, R392-302 Design, Construction and Operation of Public Pools."
 - (d) A new footnote g is added as follows: "FOOTNOTE: g: When provided, in public toilet facilities, there shall be an equal number of diaper changing facilities in male toilet rooms and female toilet rooms. Diaper changing facilities shall meet the requirements of ASTM F2285-04 (2010) Standard Consumer Safety Performance Specifications for Diaper Changing Tables for Commercial Use."
 - (e) A new footnote h is added to the table as follows: "FOOTNOTE h: Non-residential child care facilities shall comply with the additional sink requirements of Utah Administrative Code, R381-60-9, Hourly Child Care Centers, R381-70-9, Out of School Time Child Care Programs, and R381-100-9, Child Care Centers."
- (2) In IPC, Section 405.3.4, the following sentence is added after the first sentence: "For facilities designed for use by all genders in the same room, the partitions of the stalls shall extend from the floor to the ceiling."
- (3) In IPC, Section 405.3.5, the following sentence is added at the end of the first paragraph: "For facilities designed for use by all genders in the same room, the partitions of the stalls shall extend from the floor to the ceiling."
- (4) A new IPC, Section 406.3, is added as follows: "406.3 Automatic clothes washer safe pans. Safe pans, when installed under automatic clothes washers, shall be installed in accordance with Section 504.7."
- (5) A new IPC, Section 413.5, is added as follows: "413.5 Public toilet rooms. All public toilet rooms shall be equipped with at least one floor drain."
- (6) A new IPC, Section 413.6, is added as follows: "Prohibition of motor vehicle waste disposal wells. New and existing motor vehicle waste disposal wells are prohibited. A motor vehicle waste disposal well associated with a single family residence is not subject to this prohibition."
- (7) IPC, Section 423.3, is deleted.

Amended by Chapter 209, 2023 General Session

15A-3-305 Amendments to Chapter 5 of IPC.

- (1) IPC, Section 502.4, is deleted and replaced with the following: "502.4 Seismic supports. As a minimum requirement, water heaters shall be anchored or strapped to resist horizontal displacement caused by earthquake motion. Strapping shall be at points within the upper one-third and lower one-third of the appliance's vertical dimensions. "
- (2) In IPC, Section 504.6, a new number 15 is added as follows: "15. Be installed in accordance with the manufacturer's installation instructions, not to exceed 180 degrees in directional change."
- (3) In IPC, Section 504.7.2, the following is added at the end of the section: "When permitted by the code official, the pan drain may be directly connected to a soil stack, waste stack, or branch drain. The pan drain shall be individually trapped and vented as required in Section 907.1. The pan drain shall not be directly or indirectly connected to any vent. The trap shall be provided with a trap primer conforming to ASSE 1018 or ASSE 1044, a barrier type floor drain trap seal protection device meeting ASSE 1072, or a deep seal p-trap."

- (4) A new IPC, Section 504.7.3, is added as follows: "504.7.3 Pan Designation. A water heater pan shall be considered an emergency receptor designated to receive the discharge of water from the water heater only and shall not receive the discharge from any other fixtures, devices, or equipment."

Amended by Chapter 20, 2019 General Session

15A-3-306 Amendments to Chapter 6 of IPC.

- (1) IPC, Section 602.3, is deleted and replaced with the following: "602.3 Individual water supply. Where a potable public water supply is not available, individual sources of potable water supply shall be utilized provided that the source has been developed in accordance with Utah Code, Sections 73-3-1, 73-3-3, and 73-3-25, as administered by the Department of Natural Resources, Division of Water Rights. In addition, the quality of the water shall be approved by the local health department having jurisdiction. The source shall supply sufficient quantity of water to comply with the requirements of this chapter."
- (2) IPC, Sections 602.3.1, 602.3.2, 602.3.3, 602.3.4, 602.3.5, and 602.3.5.1, are deleted.
- (3) In IPC, Table 604.4, the following changes are made in the column titled "MAXIMUM FLOW RATE OR QUANTITY":
- (a) In the row titled "Lavatory, private" the text is deleted and replaced with "1.5 gpm at 60 psi".
 - (b) In the row titled "Shower head" the text is deleted and replaced with "2 gpm at 80 psi".
 - (c) In the row titled "Urinal" the text is deleted and replaced with "0.5 gallon per flushing cycle".
- (4) A new IPC, Section 604.4.1, is added as follows: "604.4.1 Manually operated metering faucets for food service establishments. Self closing or manually operated metering faucets shall provide a flow of water for at least 15 seconds without the need to reactivate the faucet."
- (5) IPC, Section 606.5, is deleted and replaced with the following: "606.5 Water pressure booster systems. Water pressure booster systems shall be provided as required by Section 606.5.1 through 606.5.11."
- (6) In IPC, Section 606.5.1, the words "public water main or" are deleted.
- (7) A new IPC, Section 606.5.11, is added as follows: "606.5.11 Water pressure booster pumps connected to a public water main. A water pressure booster pump shall not be connected to a public water main unless allowed by Utah Administrative Code, Rule R309-540."
- (8) In IPC, Section 608.1, the words "and pollution" are added after the word "contamination."
- (9) In IPC, Section 608.1, the following subsections are added as follows:
- "608.1.1 General Installation Criteria.
An assembly shall not be installed more than five feet above the floor unless a permanent platform is installed. The assembly owner, where necessary, shall provide devices or structures to facilitate testing, repair, and maintenance and to insure the safety of the backflow technician.
 - 608.1.2 Specific Installation Criteria.
 - 608.1.2.1 Reduced Pressure Principle Backflow Prevention Assembly.
A reduced pressure principle backflow prevention assembly shall be installed as follows:
 - a. The assembly shall not be installed in a pit or below grade where the relief port could be submerged in water or where fumes could be present at the relief port discharge.
 - b. The relief valve of the assembly shall not be directly connected to a waste disposal line, including a sanitary sewer, storm drain, or vent.
 - c. The assembly shall be installed in a horizontal position, unless the assembly is listed or approved for vertical installation in accordance with Section 303.4.

d. The bottom of each assembly shall be installed a minimum of 12 inches above the ground or the floor.

e. The body of the assembly shall be a minimum of 12 inches from any wall, ceiling, or obstacle, and shall be readily accessible for testing, repair, and maintenance.

608.1.2.2 Double Check Valve Backflow Prevention Assembly.

A double check valve backflow prevention assembly shall be installed as follows:

a. The assembly shall be installed in a horizontal position unless the assembly is listed or approved for vertical installation.

b. The bottom of the assembly shall be a minimum of 12 inches above the ground or the floor.

c. The body of the assembly shall be a minimum of 12 inches from any wall, ceiling, or obstacle, and shall be readily accessible for testing, repair, and maintenance.

d. If installed in a pit, the assembly shall be installed with a minimum of 12 inches of clearance around all sides of the vault, including the floor and roof or ceiling, with adequate room for testing and maintenance.

608.1.2.3 Pressure Vacuum Breaker Assembly and Spill Resistant Pressure Vacuum Breaker Assembly.

A pressure vacuum breaker assembly and spill resistant pressure vacuum breaker assembly shall be installed as follows:

a. The assembly shall not be installed in an area that could be subject to backpressure or back drainage conditions.

b. The assembly shall be installed a minimum of 12 inches above all downstream piping and the highest point of use.

c. The assembly shall be a minimum of 12 inches from any wall, ceiling, or obstacle, and shall be readily accessible for testing, repair, and maintenance.

d. The assembly shall not be installed below ground or in a vault or pit.

e. The assembly shall be installed in a vertical position."

(10) In IPC, Section 608.3, the word "and" before the word "contamination" is deleted and replaced with a comma and the words " or pollution" are added after the word "contamination" in the first sentence.

(11) In IPC, Section 608.6, the words "with the potential to create a condition of either contamination or pollution or" are added after the word "substances."

(12) In IPC, Section 608.7, the following sentence is added at the end of the paragraph: "Any connection between potable water piping and sewer-connected waste shall be protected by an air gap in accordance with Section 608.14.1."

(13) IPC, Section 608.8, is deleted and replaced with the following: " 608.8 Stop and Waste Valves installed below grade. Combination stop-and-waste valves shall be permitted to be installed underground or below grade. Freeze proof yard hydrants that drain the riser into the ground are considered to be stop-and-waste valves and shall be permitted. A stop-and-waste valve shall be installed in accordance with a manufacturer's recommended installation instructions."

(14) IPC, Section 608.14.3, is deleted and replaced with the following: " 608.14.3 Backflow preventer with intermediate atmospheric vent. Backflow preventers with intermediate atmospheric vents shall conform to ASSE 1012 or CSA CAN/CSA-B64.3. These devices shall be permitted to be installed on residential boilers, without chemical treatment, where subject to continuous pressure conditions, and humidifiers in accordance with Section 608.17.10. The relief opening shall discharge by air gap and shall be prevented from being submerged."

(15) IPC, Section 608.14.4, is deleted.

- (16) IPC, Section 608.16.3, is deleted and replaced with the following: " 608.16.3 Protection by a backflow preventer with intermediate atmospheric vent. Connections to residential boilers only, without chemical treatment, and humidifiers shall be protected by a backflow preventer with an intermediate atmospheric vent."
- (17) IPC, Section 608.16.4, is deleted and replaced with the following: " 608.16.4 Protection by a vacuum breaker. Openings and outlets shall be protected by atmospheric-type or pressure-type vacuum breakers. Vacuum breakers shall not be installed under exhaust hoods or similar locations that will contain toxic fumes or vapors. Fill valves shall be set in accordance with Section 415.3.1. Atmospheric Vacuum Breakers - The critical level of the atmospheric vacuum breaker shall be set a minimum of 6 inches (152 mm) above the flood level rim of the fixture or device. Pipe-applied vacuum breakers shall be installed at the highest point, but not less than 6 inches (152 mm) above the flood level rim of the fixture, receptor, or device served. No valves shall be installed downstream of the atmospheric vacuum breaker. The atmospheric vacuum breaker shall not be installed where it may be subjected to continuous pressure for more than 12 consecutive hours at any time. Pressure Vacuum Breaker - The critical level of the pressure vacuum breaker shall be set a minimum of 12 inches (304 mm) above the flood level of the fixture device and above all downstream piping and the highest point of use."
- (18) In IPC, Section 608.16.4.2, the following is added after the first sentence: "Add-on-backflow prevention devices shall be non-removable. In climates where freezing temperatures occur, a listed self-draining frost proof hose bibb with an integral backflow preventer shall be used."
- (19) In IPC, Section 608.17.1.2, the words "or ASSE 1024" are deleted.
- (20) IPC, Section 608.17.2, is deleted and replaced as follows: " 608.17.2 Connections to boilers. The potable supply to a boiler shall be protected by an air gap or a reduced pressure principle backflow preventer, complying with ASSE 1013, CSA B64.4 or AWWA C511.
Exception: The potable supply to a residential boiler without chemical treatment may be equipped with a backflow preventer with an intermediate atmospheric vent complying with ASSE 1012, ASSE 1081.1, or CSA CAN/CSA-B64.3."
- (21) In IPC, Section 608.17.4.1, a new exception is added as follows: "Exception: All class 1 and 2 systems containing chemical additives consisting of strictly glycerine (C.P. or U.S.P. 96.5 percent grade) or propylene glycol shall be protected against backflow with a double check valve assembly or double check valve detector assembly. Such systems shall include written certification of the chemical additives at the time of original installation and service or maintenance."
- (22) IPC, Section 608.17.7, is deleted and replaced with the following: " 608.17.7 Chemical dispensers. Where chemical dispensers connect to the water distribution system, the water supply system shall be protected against backflow in accordance with Section 608.14.1, Section 608.14.2, Section 608.14.5, Section 608.14.6 or Section 608.14.8. Installation shall be in accordance with Section 608.1.2. Chemical dispensers shall connect to a separate dedicated water supply line, and not downstream of an atmospheric vacuum breaker."
- (23) IPC, Section 608.17.8, is deleted and replaced with the following: " 608.17.8 Portable cleaning equipment. Where the portable cleaning equipment connects to the water distribution system, the water supply system shall be protected against backflow in accordance with Section 608.14.1 or Section 608.14.2."
- (24) A new IPC, Section 608.17.11, is added as follows: " 608.17.11 Automatic and coin operated car washes. The water supply to an automatic or coin operated car wash shall be protected in accordance with Section 608.14.2."
- (25) IPC, Section 608.18, is deleted and replaced with the following: " 608.18 Protection of individual water supplies. See Section 602.3 for requirements."

Amended by Chapter 209, 2023 General Session

15A-3-307 Amendments to Chapter 7 of IPC.

- (1) IPC, Section 701.2, is deleted and replaced with the following: "701.2 Sewer required. Every building in which plumbing fixtures are installed and all premises having drainage piping shall be connected to a public sewer where the sewer is accessible and is within 300 feet of the property line in accordance with Utah Code, Section 10-8-38; or an approved private sewage disposal system in accordance with Utah Administrative Code, Rule R317-4, as administered by the Department of Environmental Quality, Division of Water Quality."
- (2) A new IPC Section 701.8 is added as follows: "701.8 Drainage piping in food service areas. Exposed soil or waste piping shall not be installed above any working, storage, or eating surfaces in food service establishments."
- (3) In IPC, Section 712.3.3.1, the following words are added after the word "PE": "stainless steel, cast iron, galvanized steel, brass,".

Amended by Chapter 20, 2019 General Session

15A-3-308 Amendments to Chapter 8 of IPC.

In IPC, Section 802.1.1, the last sentence is deleted.

Amended by Chapter 249, 2016 General Session

15A-3-309 Amendments to Chapter 9 of IPC.

- (1) In IPC, Section 903.1.1, when the number of inches is to be specified, "12 inches (304.8mm)" is inserted.
- (2) In IPC, a new Section 903.7 is added as follows: "903.7 Extension through a wall. Vents extending through the wall shall terminate not less than 12 inches from the wall with an elbow pointing downward."
- (3) In IPC, Section 905.4, the following sentence is added at the end of the paragraph: "Horizontal dry vents below the flood level rim shall be permitted for floor drain, floor sink, and bath tub installations when installed in accordance with Sections 702.2, 905.2 and 905.3 and provided with a wall clean out."

Amended by Chapter 209, 2023 General Session

15A-3-310 Amendments to Chapter 10 of IPC.

- (1) In IPC, a new Section 1002.4.1.6 is added as follows: "1002.4.1.6 Deep Seal Trap."
- (2) In IPC, Section 1003.3.8, the word "gravity" is inserted before the word "grease."

Amended by Chapter 209, 2023 General Session

15A-3-311 Amendments to Chapter 11 of IPC.

- (1) A new IPC, Section 1106.1.1, is added as follows:
"1106.1.1 Alternate Methods.
An approved alternate storm drain sizing method may be allowed."
- (2) IPC, Section 1109, is deleted.

Amended by Chapter 249, 2016 General Session

15A-3-312 Amendments to Chapter 12 of IPC.

IPC, Chapter 12, is not amended.

Enacted by Chapter 14, 2011 General Session

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

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

"1301.4.1 Recording.

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

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

"1301.5 Potable water connections.

Where a potable water system is connected to a nonpotable water system, the potable water supply shall be protected against backflow by a reduced pressure backflow prevention assembly or an air gap installed in accordance with Section 608."

(3) In IPC, a new Section 1301.5.1 is added as follows: "1301.5.1 Potable water connections. A system that utilizes nonpotable water (i.e., pressurized irrigation) and installs a connection to the potable water system for backup must install a Reduced Pressure Principle Assembly (RP) directly downstream of the potable water connection (Stop and Waste) and install a dual source connection directly downstream from the (RP) installed so that either the potable water system or the nonpotable water is connected at any time to prevent a direct Cross Connection and to protect the potable water from any potential hazard from the nonpotable water system. See Utah Code Section 19-4-112. Note: RP must be tested within 10 days of installation and annually whether the drinking water is used or not."

(4) IPC, Section 1301.9.4, is deleted and replaced with the following:

" 1301.9.4 Makeup water.

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

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

"1302.12.4 Inspection and testing of backflow prevention assemblies.

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

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

"1303.15.6 Inspection and testing of backflow prevention assemblies.

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

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

"1304.4.2 Inspection and testing of backflow prevention assemblies.

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

Amended by Chapter 209, 2023 General Session

15A-3-314 Amendments to Chapter 14 of IPC.

IPC, Chapter 14, is deleted and replaced with the following:
"1401. Subsurface Landscape Irrigation Systems.
Graywater recycling systems utilized for subsurface irrigation for single-family residences shall comply with the requirements of UAC R317-401, Graywater Systems. Graywater recycling systems utilized for subsurface irrigation for other occupancies shall comply with UAC R317-3, Design Requirements for Wastewater Collection, Treatment, and Disposal Systems, and UAC R317-4, Onsite Wastewater Systems."

Amended by Chapter 20, 2019 General Session

15A-3-315 Amendments to Chapter 15 of IPC.

- (1) In IPC, Chapter 15, the following reference standards are deleted: ASSE 5013-2015, ASSE 5015-2015, ASSE 5020-2015, ASSE 5047-2015, ASSE 5048-2015, ASSE 5052-98, ASSE 5056-2015, CSA B64.10-17, and CSA B64.10.1-17.
- (2) In IPC, Chapter 15, the following referenced standard is added:

"Standard reference number	Title	Referenced in code section number
USC-FCCCHR 10th Edition Manual of Cross Connection Control	Foundation for Cross-Connection Control and Hydraulic Research University of Southern California Kaprielian Hall 300 Los Angeles CA 90089-2531	Section 312.10.2"

Amended by Chapter 209, 2023 General Session

Part 4
Statewide Amendments to International Mechanical Code

15A-3-401 General provisions.

- (1) The amendments in this part are adopted as amendments to the IMC to be applicable statewide.
- (2) In IMC, Section 505.4, a new subsection 505.4.1 is added as follows: "505.4.1 Makeup Air. Makeup air is not required in residential dwelling units where gas, liquid, or solid fuel-burning appliances located within a units air barrier are all direct-vent or use a mechanical draft venting system."
- (3) In IMC, Section 1004.2, the first sentence is deleted and replaced with the following: "
In accordance with Title 34A, Chapter 7, Safety, and requirements made by rule by the Labor Commission, boilers and pressure vessels in Utah are regulated by the Utah Labor Commission, Division of Boiler, Elevator and Coal Mine Safety, except those located in private residences or in apartment houses of less than five family units. Boilers shall be installed

in accordance with their listing and labeling, with minimum clearances as prescribed by the manufacturer's installation instructions and the state boiler code, whichever is greater."

(4) In IMC, Section 1004.3.1, the word "unlisted" is inserted before the word "boilers".

(5) In IMC, Section 1209.3, the following words are added at the end of the section: "or other methods approved for the application."

Amended by Chapter 505, 2024 General Session

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

(1) In IMC, Table 403.3.1.1, note "h" is deleted and replaced with the following:

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

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

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

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

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

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

4. The requirements of this note apply to:

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

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

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

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

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

Exception: Section 502.20 applies to a manicure station in:

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

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

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

(3) In IMC, Section 908.1, the following words are added at the end of the last sentence: "or UL/CSA 60335-2-40."

(4) In IMC, Section 918.1, the following words are added after "1995": "or UL/CSA 60335-2-40."

(5) In IMC, Section 918.2, the following words are added at the end of the sentence: "or UL/CSA 60335-2-40."

(6) In IMC, Section 1101.6, the following sentence is added at the end of the paragraph: "High probability systems utilizing A2L refrigerants shall comply with ASHRAE 15."

(7) IMC, Chapter 15 is amended by adding the following referenced standard to CSA:

"Standard reference number	Title	Referenced in code section number
CSA: CSA C22.2 60335-2-40-2019	Standard for Household and Similar Electrical Appliances, Part 2-40: Particular Requirements for Electrical Heat Pumps, Air-Conditioners and Dehumidifiers - 3rd Edition	M1403.1, M1412.1, M1413.1"
(8) IMC, Chapter 15 is amended by adding the following referenced standard to UL:		
"Standard reference number	Title	Referenced in code section number
UL: 60335-2-40-2019	Standard for Household and Similar Electrical Appliances, Part 2-40: Particular Requirements for Electrical Heat Pumps, Air-Conditioners and Dehumidifiers - 3rd Edition	M1403.1, M1412.1, M1413.1"

Amended by Chapter 15, 2024 General Session

Part 5

Statewide Amendments to International Fuel Gas Code

15A-3-501 General provisions.

The following are adopted as an amendment to the IFGC to be applicable statewide:

- (1) In IFGC, Section 404.9, a new Section 404.9.1, is added as follows: "404.9.1 Meter protection. Fuel gas services shall be in an approved location and/or provided with structures designed to protect the fuel gas meter and surrounding piping from physical damage, including falling, moving, or migrating ice and snow. If an added structure is used, it must still provide access for service and comply with the IBC or the IRC."
- (2) IFGC, Section 409.5.3, is deleted.
- (3) In IFGC, Section 502.1, the last sentence is deleted and replaced with "Plastic vents for Category IV appliances shall not be required to be listed and labeled where such vents comply with all of the following:
 1. specified by the appliance manufacturer;
 2. installed in accordance with the appliance manufacturer's instructions; and
 3. the vent gas temperatures do not exceed 140 degrees Fahrenheit."
- (4) In IFGC, Section 503.4.1, in the last sentence after "appliance manufacturer" insert: "where the appliance vent gas temperatures do not exceed 140 degrees Fahrenheit,".
- (5) In IFGC, Section 503.6.11.1, the following exception is added:

"Exception: Existing and replacement Category I appliances may be located in rooms within the occupiable space provided all the following are met:

 1. The original installation was compliant with existing codes at the time of installation.
 2. The dwelling is equipped with a current, operable carbon monoxide detector, installed in accordance with Section 915 of the International Building Code.
 3. The AHJ has approved a replacement based on the extreme difficulty of an installing individual Category I vent system or a direct vent Category IV appliance.

4. The room or space is used for no other purpose.
 5. Combustion air is provided in accordance with Section 304. Where outdoor combustion air is provided, the room has a solid weather-stripped door equipped with an approved self-closure device.
 6. Common vents terminate with a listed cap."
- (6) In IFGC, Section 631.2, the following sentence is inserted before the first sentence: "In accordance with Title 34A, Chapter 7, Safety, and requirements made by rule by the Labor Commission, boilers and pressure vessels in Utah are regulated by the Utah Labor Commission, Division of Boiler, Elevator and Coal Mine Safety, except those located in private residences or in apartment houses of less than five family units. Boilers shall be installed in accordance with their listing and labeling, with minimum clearances as prescribed by the manufacturer's installation instructions and the state boiler code, whichever is greater."

Amended by Chapter 20, 2019 General Session

Part 6

Statewide Amendments to National Electrical Code

15A-3-601 General provisions.

The following are adopted as amendments to the NEC to be applicable statewide:

- (1) The IRC provisions are adopted as the residential electrical standards applicable to residential installations under the IRC. All other installations shall comply with the adopted NEC.
- (2) In NEC, Section 210.8(A), the words "through 250-volt" are deleted.
- (3) In NEC, Section 210.8(A) number (5), the word "Basements" is deleted and replaced with the following:

"Unfinished portions or areas of the basement not intended as habitable rooms."
- (4) In NEC, Section 210.8(A), number (6), the following is added after the word "Kitchens":

"where the receptacles are installed to serve the countertop surfaces."
- (5) In NEC, Section 210.8(A), number (7) is deleted.
- (6) In NEC, Section 210.8(D), numbers (8) through (12) are deleted.
- (7) NEC, Section 210.8(F), is deleted.
- (8) NEC, Sections 210.52(C) number (2) and number (3) are deleted and replaced with the following:

"210.52(C)(2) Island and peninsular countertops and Work Surfaces. Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with 210.52(C)(3). If a receptacle outlet is not provided to serve an island or peninsular countertop or work surface, provisions shall be provided at the island or peninsula for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface.

210.2(C)(3) Receptacle outlet location. Receptacle outlets shall be located in one or more of the following:

 - (a) On or above, but not more than 500 mm (20 inches) above a countertop or work surface.
 - (b) In a countertop using receptacle assemblies listed for use in countertops.
 - (c) In a work surface using receptacle outlet assemblies listed for use in work surfaces or listed for use in countertops.

Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or range tops as covered in the exception to 210.52(C)(1), occupying assigned spaces shall not be considered as these required outlets.

Exception: In dwelling units designed to be accessible to persons with disabilities, receptacles shall be permitted to be installed not more than 300 mm (12 inches) below the countertop or work surface. Receptacles installed below a countertop or work surface shall not be located where the countertop or work surface extends more than 150 mm (6 inches) beyond its support or base."

(9) NEC, Section 210.12, is deleted.

(10) NEC, Section 210.65, is deleted.

(11) NEC, Section 215.18, is deleted.

(12) NEC, Section 225.42 is deleted.

(13) NEC, Section 230.67, is deleted.

(14) NEC, Section 230.71, is deleted and replaced with the following:

"230.71 Maximum Number of Disconnects.

(A) General. The service disconnecting means for each service permitted by 230.2, or for each set of service-entrance conductors permitted by 230.40, Exception No. 1, 3, 4, or 5 shall consist of not more than six switches or sets of circuit breakers, or a combination of not more than six switches and sets of circuit breakers, mounted in a single enclosure, in a group of separate enclosures, or in or on a switchboard or in switchgear. There shall be not more than six sets of disconnects per service grouped in any one location. For the purpose of this section, disconnecting means installed as part of listed equipment and used solely for the following shall not be considered a service disconnecting means:

(1) Power monitoring equipment;

(2) Surge-protective device(s);

(3) Control circuit of the ground-fault protection system; or

(4) Power-operable service disconnecting.

(B) Single-Pole Units. Two or three single-pole switches or breakers, capable of individual operation, shall be permitted on multiwire circuits, one pole for each ungrounded conductor, as one multipole disconnect, provided they are equipped with identified handle ties or a master handle to disconnect all conductors of the service with no more than six operations of the hand.

(C) Beginning on July 1, 2027, Section 230.71(B) is no longer in effect."

(15) NEC, Section 314.27(C), is deleted and replaced with the following: "314.27(C) Boxes at Ceiling-Suspended (Paddle) Fan Outlets. Outlet boxes or outlet box systems used as the sole support of a ceiling-suspended (paddle) fan shall be listed, shall be marked by their manufacturer as suitable for this purpose, and shall not support ceiling-suspended (paddle) fans that weigh more than 32 kg (70 lb). For outlet boxes or outlet box systems designed to support ceiling-suspended (paddle) fans that weigh more than 16 kg (35 lb), the required marking shall include the maximum weight to be supported."

(16) In NEC, Section 334.24, the last sentence is deleted and replaced with the following:

"For flat cables, the minor diameter dimension of the cable shall be used to determine the bending radius when bending on the flat side of the cable. For all other bends, the major diameter dimension shall be used."

(17) In NEC, Section 334.80, the second paragraph is deleted.

(18) In NEC, Section 338.24, the last sentence is deleted and replaced with the following:

"For flat cables, the minor diameter dimension of the cable shall be used to determine the bending radius when bending on the flat side of the cable. For all other bends, the major diameter dimension shall be used."

(19) In NEC, Section 406.9(B) number (2), the following words are deleted:

"be listed weather-resistant type, and installation shall".

(20) NEC, Section 700.3(A) is deleted and replaced with the following:

"700.3(A) Conductor Witness Test.

The authority having jurisdiction shall conduct or witness a test of the complete system upon installation and periodically afterward."

Amended by Chapter 532, 2025 General Session

Part 7

Statewide Amendments to International Energy Conservation Code

15A-3-701 General provisions.

The following is adopted as an amendment to the IECC to be applicable statewide:

- (1) IECC, Section C405.11, is deleted and replaced with the following: "C405.11 Automatic receptacle control. Automatic receptacle control to be optional and decided by property owner."
- (2) In IECC, Section R102.1.1, a new section R102.1.1 is added as follows: "R102.1.1 National Green Building Standard complying with ICC 700-2020 National Green Building Standard and achieving the Gold rating level for the energy efficiency category shall be deemed to exceed the energy efficiency required by this code. The building shall also meet the requirements identified in table N1105.2 and the building thermal envelope efficiency is greater than or equal to levels of efficiency and solar heat gain coefficients (SHGC) in Tables N1102.2.2 and N1102.1.3 of the 2009 IRC."
- (3) In IECC, Section R103.2, all words after the words "herein governed." are deleted and replaced with the following: "Construction documents include all documentation required for building permits shall include only those items specified in 10-5-132(8) of the Utah Municipal Code."
- (4) In IECC, Section R303.1.3, the following changes are made:
 - (a) The following is added at the end of the first sentence: "or EN 14351-1:2006+A1:2010."
 - (b) The word "accredited" is replaced with "approved" in the third sentence.
 - (c) The following sentence is added after the third sentence: "A conversion factor of 5.678 shall be used to convert from U values expressed in SI units: $()/53678=$."
 - (d) After "NFRC 200" the following words are added: "or EN 14351-1:2006+A1:2010", and in the sentence the word "accredited" is replaced with the word "approved".
 - (e) The following new sentence shall be inserted immediately prior to the last sentence: "Total Energy Transmittance values may be substituted for SHGC, and Luminous Transmission values may be substituted for VT."
- (5) In IECC, Section R303.3, all wording after the first sentence is deleted.
- (6) In IECC, Section R401.2, in the first sentence, the words "Section R401.13.5 and" are deleted.
- (7) In IECC, Section R401.2.5 is deleted.
- (8) In IECC, Section R401.3 Number 7, the words "and the compliance path used" are deleted.
- (9) In IECC Table R402.1.2, the following changes are made:
 - (a) in the column titled "Fenestration U-Factor", the following changes are made:
 - (i) in the row titled "Climate Zone 3", delete 0.30 and replace it with 0.32;
 - (ii) in the row titled "Climate Zone 5 and Marine 4", delete 0.30 and replace it with 0.32; and
 - (iii) in the row titled "Climate Zone 6", delete 0.30 and replace it with 0.32;

- (b) in the column titled "Glazed Fenestration SHGC", the following change is made: in the row titled "Climate Zone 3" delete 0.25 and replace it with 0.35;
- (c) in the column titled "Climate U-Factor", the following changes are made:
 - (i) in the row titled "Climate Zone 3", delete 0.026 and replace it with 0.030;
 - (ii) in the row titled "Climate Zone 5 and Marine 4", delete 0.024 and replace it with 0.026; and
 - (iii) in the row titled "Climate Zone 6", delete 0.024 and replace it with 0.026;
- (d) in the column titled "Wood Frame Wall U Factor", the following changes are made:
 - (i) in the row titled "Climate Zone 3", delete 0.060 and replace it with 0.060;
 - (ii) in the row titled "Climate Zone 5 and Marine 4", delete 0.045 and replace it with 0.060; and
 - (iii) in the row titled "Climate Zone 6", delete 0.045 and replace it with 0.060;
- (e) in the column titled "Basement wall U-Factor", the following changes are made:
 - (i) in the row titled "Climate Zone 5 and Marine 4", delete 0.050 and replace it with 0.075; and
 - (ii) in the row titled "Climate Zone 6", delete 0.50 and replace it with 0.065; and
- (f) in the column titled "Crawl Space Wall U-Factor", the following changes are made:
 - (i) in the row titled "Climate Zone 5 and Marine 4", delete 0.055 and replace it with 0.078; and
 - (ii) in the row titled "Climate Zone 6", delete 0.55 and replace it with 0.065.
- (10) In IECC, Table R402.1.3, the following changes are made:
 - (a) in the column titled "Fenestration U-Factor", the following changes are made:
 - (i) in the row titled "Climate Zone 3", delete 0.30 and replace it with 0.32;
 - (ii) in the row titled "Climate Zone 5 and Marine 4", delete 0.30 and replace it with 0.32; and
 - (iii) in the row titled "Climate Zone 6", delete 0.30 and replace it with 0.32;
 - (b) in the column titled "Glazed Fenestration SHGC", the following change is made: in the row titled "Climate Zone 3" delete 0.25 and replace it with 0.35;
 - (c) in the column R-Value the following changes are made:
 - (i) in the row titled "Climate Zone 3", delete 49 and replace it with 38;
 - (ii) in the row titled "Climate Zone 5 and Marine 4", delete 60 and replace it with 49; and
 - (iii) in the row titled "Climate Zone 6", delete 60 and replace it with 49;
 - (d) in the column titled "Wood Frame Wall R-Value", the following changes are made:
 - (i) in the row titled "Climate Zone 3", delete all values and replace with "20+Oci or 13+5ci or 0+15ci";
 - (ii) in the row titled "Climate Zone 5 or Marine 4", delete all values and replace with "21+Oci or 15+5ci or 0+15ci"; and
 - (iii) in the row titled "Climate Zone 6", delete all values and replace with "21+Oci or 15+5ci or 0+15ci";
 - (e) in the column titled "Basement Wall R-Value", the following changes are made:
 - (i) in the row titled "Climate Zone 5 or Marine 4", delete all values and replace with "15+Oci or 0+11ci or 11+5ci"; and
 - (ii) in the row titled "Climate Zone 6", delete all values and replace with "19+Oci or 0+13ci or 11+5ci";
 - (f) in the column titled "Slab R-Value and Depth", the following changes are made:
 - (i) in the row titled "Climate Zone 3", delete "10ci. 2ft" and replace it with "NR"; and
 - (ii) in the row titled "Climate Zone 5 & Marine 4", delete "4 ft" and replace it with "2 ft";
 - (g) in the column titled "Crawl Space Wall R-Value", the following changes are made:
 - (i) in the row titled "Climate Zone 5 or Marine 4", delete all values and replace with "15+Oci or 0+11ci or 11+5ci"; and
 - (ii) in the row titled "Climate Zone 6", delete all values and replace with "19+Oci or 0+13ci or 0+11+5ci"; and

- (h) in IECC, Table R402.2, in the column titled "MASS WALL R-VALUE", a new footnote "j" is added as follows: "j Log walls complying with ICC400 and with a minimum average wall thickness of 5 inches or greater shall be permitted in "Zones 5 through 8" when overall window glazing has a .31 U-factor or lower, minimum heating equipment efficiency is 90 AFUE (gas) or 84 AFUE (oil), and all other component requirements are met."
- (11) In IECC, a new subsection R402.1.5.1 is added as follows: "R402.1.5.1 RESCheck 2012 Utah Energy Conservation Code. Compliance with section N1102.1.5 (R402.1.5) may be satisfied using the software RESCheck 2012 Utah Energy Conservation Code, which shall satisfy the R-value and U-factor requirements of N1102.1, N1102.2, and N1102.3, provided the following conditions are met:
- (a) In Climate Zone 5 and 6 the software result shall show 5% better than code; and
 - (b) In Climate Zone 3, the software result shall show 5% better than code when software inputs for window U-factor = 0.65 and window SHGC = 0.40, notwithstanding actual windows installed shall conform to requirements of Tables N1102.1.2 (R402.1.2) and N1102.1.3 (R402.1.3)."
- (12) In IECC, Section R402.2.1, a new section is added as follows: "R402.2.1.1. Unvented attic and unvented enclosed rafter assemblies. Unvented attic and unvented enclosed rafter assemblies conforming to Section R806.5 shall be provided with an R-value of R-22 (maximum U-Factor of 0.045) in Climate Zone 3-B or an R-value of R-26 (maximum U-factor of 0.038) in Climate Zones 5-B and 6-B shall be permitted provided all the following conditions are met:
- 1. The unvented attic assembly complies with the requirements of the International Residential Code, Section R806.5.
 - 2. The house shall attain a blower door test result 2.5ACH 50.
 - 3. The house shall require a whole house mechanical ventilation system that does not rely solely on a negative pressure strategy (must be positive, balanced or hybrid).
 - 4. Where insulation is installed below the roof deck and the exposed portion of roof rafters are not already covered by the R-20 depth of the air-impermeable insulation, the exposed portion of the roof rafters shall be wrapped (covered) by minimum R-3 unless directly covered by drywall/finished ceiling. Roof rafters are not required to be covered by minimum R-3 if a continuous insulation is installed above the roof deck.
 - 5. Indoor heating, cooling and ventilation equipment (including ductwork) shall be inside the building thermal envelope.
- (13) A new IECC, Section R402.2.1.3 is added as follows: "R402.2.1.3 Walls with Air-Impermeable Insulation. Where IECC Table R402.1.2 requires R-20 for wood framed walls in climate zones 3-B and 5-B or R-20+5CI for climate zone 6-B, an air-impermeable insulation installed in the wall cavity with R-value of R-15 for climate zones 3-B and 5-B or R-20 for climate zone 6-B shall be deemed equivalent to the provisions in IECC Table R402.1.2, provided the home attains a blower door test 2.5ACH."
- (14) In IECC, Section R402.2.9.1, the numeral "(i)" is added before the words "cut at a 45 degree" and the following is added after the words "exterior wall.": "or (ii) lowered from top of slab 4" when a 4" thermal break material such as, but not limited to, felt or asphalt impregnated fiber board, with a minimum thickness of 1/4" is installed at the upper 4" of slab."
- (15) In IECC, Section R402.4.1, in the first sentence, the word "and" is deleted and replaced with the word "or".
- (16) In IECC, Section R402.4.1.1, the second and the last sentences are deleted and replaced with the following: "Where required by the code official, the builder shall certify compliance with criteria indicated in Table R1102.4.1 for items which are not readily visible during regularly scheduled inspections."

- (17) In IECC, Table R402.4.1.1 in the column titled "COMPONENT", the following changes are made:
- (a) in the row "Rim Joists" the word "exterior" in the first sentence is deleted, and the second sentence is deleted.
 - (b) In the row "Electrical/phone box on the exterior walls" the last sentence is deleted and replaced with: "Alternatively, close cell foam, caulking or gaskets may be used, or air sealed boxes may be installed."
- (18) In IECC, Section R402.4.1.2, the following changes are made:
- (a) In the fourth sentence, the word "third" is deleted.
 - (b) The following sentence is added after the fourth sentence: "The following parties shall be approved to conduct testing: Parties certified by BPI or RESNET, or licensed contractors who have completed training provided by Blower Door Test equipment manufacturers or other comparable training."
 - (c) In the first Exception the second sentence is deleted.
- (19) In IECC, Section R402.4.1.3 the following changes are made:
- (a) in the first sentence, the words 5.0 air changes per hour in Climate Zones 0, 1 and 2, and 3.0 are deleted and replaced with 4.0., and the words in Climate Zone 3 through 8 are deleted;
 - (b) in the first sentence of the Exception, 0.28 is replaced with 5.0 air changes per hour or 0.30; and
 - (c) in Number 2, the words of "conditioned floor area" are inserted before the words "or smaller."
- (20) In IECC, Section R402.6 is deleted.
- (21) In IECC, Section R403.3.1 is deleted and replaced with the following: "Ducts located outside conditioned space. Supply and return ducts in attics shall be insulated to a minimum of R-8 where 3 inches (76.2 mm) in diameter and greater and R-6 where less than 3 inches (76.2 mm) in diameter. Supply and return ducts in other portions of the building shall be insulated to a minimum of R-6 where 3 inches (76.2 mm) in diameter or greater and R-4.2 where less than 3 inches (76.2 mm) in diameter. Exception: Ducts or portions thereof located completely inside the building thermal envelope."
- (22) In IECC, Section R403.3.3, is deleted.
- (23) In IECC, Section R403.3.3.1 is deleted.
- (24) In IECC, Section R403.3.5, the following changes are made:
- (a) a second Exception is added as follows: "A duct leakage test shall not be required for any system designed such that no air handlers or ducts are located within unconditioned attics."
 - (b) the following is added at the end of the section: "The following parties shall be approved to conduct testing:
 - (i) Parties certified by BPT or RESNET
 - (ii) Licensed contractors who have completed training provided by Duct Test equipment manufacturers or other comparable training."
- (25) In IECC, Section N1103.3.6 (R403.3.6) the following changes are made:
- (a) in Subsection 1:
 - (i) the number 4.0 is changed to 6.0;
 - (ii) the number 113.3 is changed to 170;
 - (iii) the number 3.0 is changed to 5.0; and
 - (iv) the number 85 is changed to 141;
 - (b) in Subsection 2:
 - (i) the number 4.0 is changed to 5.0; and
 - (ii) the number 113.3 is changed to 141; and
 - (c) Subsection 3 is deleted.

- (26) In IECC, Section N1103.3.7 (R403.3.7) the words "or plenums" are deleted.
- (27) In IECC, Section N1103.5.1.1 (R403.5.1.1) the words "Where installed" are added at the beginning of the first sentence.
- (28) IECC, Section R403.6.2, is deleted and replaced with the following: "R403.6.2 Whole-house mechanical ventilation system fan efficacy. Fans used to provide whole-house mechanical ventilation shall meet the efficacy requirements of Table R403.6.2."
- "Exception: Where an air handler that is integral to tested and listed HVAC equipment is used to provide whole-house mechanical ventilation, the air handler shall be powered by an electronically commutated motor."
- (29) In IECC, Section R403.6.2, the table is deleted and replaced with the following:

"TABLE R403.6.2"

"MECHANICAL VENTILATION SYSTEM FAN EFFICACY"

FAN LOCATION	AIR FLOW RATE MINIMUM (CFM)	MINIMUM EFFICACY (CFM/WATT)	AIR FLOW RATE MAXIMUM (CFM)
HRV or ERV	Any	1.2 cfm/watt	Any
Range hoods	Any	2.8 cfm/watt	Any
In-line fan	Any	2.8 cfm/watt	Any
Bathroom, utility room	10	1.4 cfm/watt	90
Bathroom, utility room	90	2.8 cfm/watt	Any"

- (30) In IECC, Section R403.6.3 is deleted.
- (31) In IECC, Section R403.7, the word "approved" is deleted in the first sentence and the following is added after the word "methodologies": "complying with R403.7.1."
- (32) A new IECC, Section R403.7.1, is added as follows: "R403.7.1 Qualifications. An individual performing load calculations shall be qualified by completing HVAC training from one of the following:
1. HVAC load calculation education from ACCA;
 2. A recognized educational institution;
 3. HVAC equipment manufacturer's training; or
 4. Other recognized industry certification."
- (33) In IECC, Section R404.1, the word "All" is replaced with "Not less than 90 percent of the lamps in."
- (34) In IECC, Section R404.1.1 is deleted.
- (35) In IECC, Section R404.2 is deleted.
- (36) In IECC, Section R404.3 is deleted.
- (37) In IECC, Section R405.2 the following changes are made:
- (a) in Subsection 3, the words "approved by the code official" are deleted; and
 - (b) in Subsection 3, the following words are added at the end of the sentence: "when applicable and readily available."
- (38) In IECC, Section R406.3 "Building thermal envelope" is deleted, and replaced with the following: "Building thermal envelope and on-site renewables. The proposed total building thermal envelope UA, which is the sum of U-factor times assembly area, shall be less than or equal to the building thermal envelope UA using the prescriptive U-factors From Table N1102.1.2 multiplied by 1.15 in accordance with Equation 11-4. The area-weighted maximum

fenestration SHGC permitted in Climate Zones 0 through 3 shall be 0.30.UAProposed design = 1.15 x UAPrescriptive reference design (Equation 11-4)."

(39) In IECC, Section R406.3.1 is deleted.

(40) In IECC, Section R406.3.2 is deleted.

(41) In IECC, Section R406.4 the following changes are made:

- (a) in the first sentence, the words "in accordance with Equation 11-5" are deleted and replaced with: "permitted to be calculated using the minimum total air exchange Rate for the rated home (Q_{tot}) and for the index adjustment factor in accordance with Equation 11.5.";
- (b) in equation 11-5, the words "Ventilation rate, CFM" are deleted and replaced with: " Q_{tot} "; and
- (c) in the last sentence, the number "5" is deleted and replaced with "15".

(42) In IECC, Section R406.5 in the column titled ENERGY RATING INDEX of Table R406.5, the following changes are made:

- (a) in the row for Climate Zone 3, "51" is deleted and replaced with "65";
- (b) in the row for Climate Zone 5, "55" is deleted and replaced with "69"; and
- (c) in the row for Climate Zone 6, "54" is deleted and replaced with "68".

(43) In IECC, Section R408 is deleted.

(a)

(i)

(A) In IECC, Chapter 6, the standard for ANSI/RESNET/ICC 201-2019 section 4.4.4 is added as follows: "4.4.4. Air Source Heat Pumps and Air Conditioners. For Heat Pumps and Air Conditioners with the more recent Manufacturers Equipment Performance Ratings (HSPF2 or SEER2) available, and HSPF and SEER are not available, these ratings shall be converted to HSPF and SEER values by dividing HSPF2 or SEER2 by the conversion factors in Table 4.4.4.1(1). If the type of equipment is not determined, the conversion shall default to the Ducted Split System factors. All calculations, including Equation 4.1-1a shall use HSPF or SEER values as made available by the Manufacturer or converted as specified in this section. Table 4.4.4.1(1) SEER2 and HSPF2 Conversion"

Equipment Type	SEER2/SEER	EER2/EER4	HSPF2/HSPF
Ductless Systems	1.00	1.00	0.90
Ducted Split System	0.95	0.95	0.85
Ducted Packaged System	0.95	0.95	0.84
Small Duct High Velocity System	1.00	Not Applicable	0.85
Ducted Space-Constrained Air Conditioner	0.97	Not Applicable	Not Applicable
Ducted Space-Constrained Heat Pump	0.99	Not Applicable	0.85"

Amended by Chapter 505, 2024 General Session

Part 8

Statewide Amendments to International Existing Building Code

15A-3-801 General provisions.

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

- (1) In IEBC, Section 202, the definition for "Approved" is modified by adding the words "or independent third-party licensed engineer or architect and submitted to the building official" after the word official.
- (2) In Section 202, the following definition is added: "BUILDING OFFICIAL. See Code official."
- (3) In Section 202, the definition for "Code official" is deleted and replaced with the following:
"CODE OFFICIAL. The officer or other designated authority having jurisdiction (AHJ) charged with the administration and enforcement of this code."
- (4) In Section 202, the definition for "Existing buildings" is deleted and replaced with the following:
"EXISTING BUILDING. A building that is not a dangerous building and that was either lawfully erected under a prior adopted code, or deemed a legal non-conforming building by the code official."
- (5) In IEBC, Section 302.3, the following is added after the words "code official" in the last sentence: "or independent third-party licensed engineer or architect and submitted to the building official."
- (6) In Section 301.3, the exception is deleted.
- (7) Section 503.6 is deleted and replaced with the following:
"503.6 Bracing for unreinforced masonry parapets and other appendages upon reroofing.
Where the intended alteration requires a permit for reroofing and involves removal of roofing materials from more than 25% of the roof area of a building assigned to Seismic Design Category D, E, or F that has parapets constructed of unreinforced masonry or appendages such as cornices, spires, towers, tanks, signs, statuary, etc., the work shall include installation of bracing to resist out-of-plane seismic forces, unless an evaluation demonstrates compliance of such items. Reduced seismic forces are permitted for design purposes."
- (8) Section 706.3.1 is deleted and replaced with the following:
"706.3.1 Bracing for unreinforced masonry bearing wall parapets and other appendages.
Where a permit is issued for reroofing more than 25 percent of the roof area of a building assigned to Seismic Design Category D, E, or F that has parapets constructed of unreinforced masonry or appendages such as cornices, spires, towers, tanks, signs, statuary, etc., the work shall include installation of bracing to resist the reduced International Building Code level seismic forces as specified in Section 303 of this code unless an evaluation demonstrates compliance of such items."
- (9) Section 906.6 is deleted and replaced with the following:
"906.6 Bracing for unreinforced masonry parapets and other appendages upon reroofing.
Where the intended alteration requires a permit for reroofing and involves removal of roofing materials from more than 25% of the roof area of a building assigned to Seismic Design Category D, E, or F that has parapets constructed of unreinforced masonry or appendages such as cornices, spires, towers, tanks, signs, statuary, etc., the work shall include installation of bracing to resist out-of-plane seismic forces, unless an evaluation demonstrates compliance with such items. Reduced seismic forces are permitted for design purposes."

(10)

(a) Section 1006.3 is deleted and replaced with the following:

"1006.3 Seismic loads. Where a change of occupancy results in a building being assigned to a higher risk category, or when a change of occupancy results in a design occupant load increase of 100% or more, the building shall satisfy the requirements of Section 1613 of the International Building Code using full seismic forces."

(b) In Section 1006.3, exceptions 1 through 4 remain unchanged.

(c) In Section 1006.3, add a new exception 5 as follows:

"5. Where the design occupant load increase is less than 25 occupants and the occupancy category does not change."

(11) In Section 1011.7.3, exception 2 is deleted.

Amended by Chapter 505, 2024 General Session

Part 9

Installation and Safety Requirements for Mobile Homes Built Before June 15, 1976

15A-3-901 General provisions.

Mobile homes built before June 15, 1976, that are subject to relocation, building alteration, remodeling, or rehabilitation shall comply with the following:

(1) Related to exits and egress windows:

(a) Egress windows. The home has at least one egress window in each bedroom, or a window that meets the minimum specifications of the United States Department of Housing and Urban Development's (HUD) Manufactured Homes Construction and Safety Standards (MHCSS) program as set forth in 24 C.F.R. Parts 3280 and 3282, MHCSS 3280.106 and 3280.404 for manufactured homes. These standards require the window to be at least 22 inches in the horizontal or vertical position in its least dimension and at least five square feet in area. The bottom of the window opening shall be no more than 36 inches above the floor, and the locks and latches and any window screen or storm window devices that need to be operated to permit exiting shall not be located more than 54 inches above the finished floor.

(b) Exits. The home is required to have two exterior exit doors, located remotely from each other, as required in MHCSS 3280.105. This standard requires that a single-section home have the doors no less than 12 feet, center-to-center, from each other, and a multisection home have the doors no less than 20 feet, center-to-center, from each other, when measured in a straight line, regardless of the length of the path of travel between the doors. One of the required exit doors must be accessible from the doorway of each bedroom and no more than 35 feet away from any bedroom doorway. An exterior swing door shall have a 28-inch-wide by 74-inch-high clear opening and sliding glass doors shall have a 28-inch-wide by 72-inch-high clear opening. Each exterior door other than screen/storm doors shall have a key-operated lock that has a passage latch; locks shall not require the use of a key or special tool for operation from the inside of the home.

(2) Related to flame spread:

(a) Walls, ceilings, and doors. Walls and ceilings adjacent to or enclosing a furnace or water heater shall have an interior finish with a flame-spread rating not exceeding 25. Sealants and other trim materials two inches or less in width used to finish adjacent surfaces within these spaces are exempt from this provision, provided all joints are supported by framing members

or materials with a flame spread rating of 25 or less. Combustible doors providing interior or exterior access to furnace and water heater spaces shall be covered with materials of limited combustibility (i.e., 5/16-inch gypsum board, etc.), with the surface allowed to be interrupted for louvers ventilating the space. However, the louvers shall not be of materials of greater combustibility than the door itself (i.e., plastic louvers on a wooden door). Reference MHCSS 3280.203.

- (b) Exposed interior finishes. Exposed interior finishes adjacent to the cooking range (surfaces include vertical surfaces between the range top and overhead cabinets, the ceiling, or both) shall have a flame-spread rating not exceeding 50, as required by MHCSS 3280.203. Backsplashes not exceeding six inches in height are exempted. Ranges shall have a vertical clearance above the cooking top of not less than 24 inches to the bottom of combustible cabinets, as required by MHCSS 3280.204(e).
- (3) Related to smoke detectors:
 - (a) Location. A smoke detector shall be installed on any ceiling or wall in the hallway or space communicating with each bedroom area between the living area and the first bedroom door, unless a door separates the living area from that bedroom area, in which case the detector shall be installed on the living-area side, as close to the door as practicable, as required by MHCSS 3280.208. Homes with bedroom areas separated by any one or combination of common-use areas such as a kitchen, dining room, living room, or family room (but not a bathroom or utility room) shall be required to have one detector for each bedroom area. When located in the hallways, the detector shall be between the return air intake and the living areas.
 - (b) Switches and electrical connections. Smoke detectors shall have no switches in the circuit to the detector between the overcurrent protection device protecting the branch circuit and the detector. The detector shall be attached to an electrical outlet box and connected by a permanent wiring method to a general electrical circuit. The detector shall not be placed on the same branch circuit or any circuit protected by a ground-fault circuit interrupter.
- (4) Related to solid-fuel-burning stoves/fireplaces:
 - (a) Solid-fuel-burning fireplaces and fireplace stoves. Solid-fuel-burning, factory-built fireplaces and fireplace stoves may be used in manufactured homes, provided that they are listed for use in manufactured homes and installed according to their listing/manufacturer's instructions and the minimum requirements of MHCSS 3280.709(g).
 - (b) Equipment. A solid-fuel-burning fireplace or fireplace stove shall be equipped with an integral door or shutters designed to close the fire chamber opening and shall include complete means for venting through the roof, a combustion air inlet, a hearth extension, and means to securely attach the unit to the manufactured home structure.
 - (i) Chimney. A listed, factory-built chimney designed to be attached directly to the fireplace/fireplace stove and equipped with, in accordance with the listing, a termination device and spark arrester shall be required. The chimney shall extend at least three feet above the part of the roof through which it passes and at least two feet above the highest elevation of any part of the manufactured home that is within 10 feet of the chimney.
 - (ii) Air-intake assembly and combustion-air inlet. An air-intake assembly shall be installed in accordance with the terms of listings and the manufacturer's instruction. A combustion-air inlet shall conduct the air directly into the fire chamber and shall be designed to prevent material from the hearth from dropping on the area beneath the manufactured home.
 - (iii) Hearth. The hearth extension shall be of noncombustible material that is a minimum of 3/8-inch thick and shall extend a minimum of 16 inches in front and eight inches beyond each

side of the fireplace/fireplace stove opening. The hearth shall also extend over the entire surface beneath a fireplace stove and beneath an elevated and overhanging fireplace.

(5) Related to electrical wiring systems:

- (a) Testing. All electrical systems shall be tested for continuity, in accordance with MHCSS 3280.810, to ensure that metallic parts are properly bonded; tested for operation, to demonstrate that all equipment is connected and in working order; and given a polarity check, to determine that connections are proper.
- (b) 5.2 Protection. The electrical system shall be properly protected for the required amperage load. If the unit wiring employs aluminum conductors, all receptacles and switches rated at 20 amperes or less that are directly connected to the aluminum conductors shall be marked CO/ALA. Exterior receptacles, other than heat tape receptacles, shall be of the ground-fault circuit interrupter (GFCI) type. Conductors of dissimilar metals (copper/aluminum or copper-clad aluminum) must be connected in accordance with NEC, Section 110-14.

(6) Related to replacement furnaces and water heaters:

- (a) Listing. Replacement furnaces or water heaters shall be listed for use in a manufactured home. Vents, roof jacks, and chimneys necessary for the installation shall be listed for use with the furnace or water heater.
- (b) Securement and accessibility. The furnace and water heater shall be secured in place to avoid displacement. Every furnace and water heater shall be accessible for servicing, for replacement, or both as required by MHCSS 3280.709(a).
- (c) Installation. Furnaces and water heaters shall be installed to provide complete separation of the combustion system from the interior atmosphere of the manufactured home, as required by MHCSS.
 - (i) Separation. The required separation may be achieved by the installation of a direct-vent system (sealed combustion system) furnace or water heater or the installation of furnace and water heater venting and combustion systems from the interior atmosphere of the home. There shall be no doors, grills, removable access panels, or other openings into the enclosure from the inside of the manufactured home. All openings for ducts, piping, wiring, etc., shall be sealed.
 - (ii) Water heater. The floor area in the area of the water heater shall be free from damage from moisture to ensure that the floor will support the weight of the water heater.

Enacted by Chapter 249, 2016 General Session

Part 10

Statewide Amendments to International Swimming Pool and Spa Code

15A-3-1001 General provisions.

- (1) In ISPSC, Section 202, the following definition is added for private residential swimming pool:
"PRIVATE RESIDENTIAL SWIMMING POOL. A swimming pool, spa pool, or wading pool used only by an individual, family, or living unit members and guests, but not serving any type of multiple unit housing complex of four or more living units."
- (2) In ISPSC, Section 202, the definition for Residential Swimming Pool (Residential Pool) is deleted and replaced with the following: "See the definition for Private Residential Swimming Pool."
- (3) In ISPSC, Section 320.1, the following changes are made:

- (a) the words "or storm" are deleted;
- (b) the words "onsite waste water" are added before the word "disposal"; and
- (c) the words "or shall be disposed of by other means approved by the state or local authority" are deleted.

Amended by Chapter 209, 2023 General Session

Chapter 4

Local Amendments Incorporated as Part of State Construction Code

Part 1

Local Amendments to International Building Code

15A-4-101 General provision.

The amendments in this part are adopted as amendments to the IBC to be applicable to the specified jurisdiction.

Enacted by Chapter 14, 2011 General Session

15A-4-105 Amendments to IBC applicable to Park City Corporation or Park City Fire District.

- (1) The following amendment is adopted as an amendment to the IBC for the Park City Corporation, in IBC, Section 3409.2, exception 3, is modified to read as follows: "3. Designated as historic under a state or local historic preservation program."
- (2) The following amendments are adopted as amendments to the IBC for the Park City Corporation and Park City Fire District:
 - (a) IBC, Section (F)903.2, is deleted and replaced with the following: "(F)903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the location described in this section.
 - 1. All new construction having more than 6,000 square feet on any one floor, except R-3 occupancy.
 - 2. All new construction having more than two (2) stories, except R-3 occupancy.
 - 3. All new construction in the Historic Commercial Business zone district, regardless of occupancy.
 - 4. All new construction and buildings in the General Commercial zone district where there are side yard setbacks or where one or more side yard setbacks is less than two and one half (2.5) feet per story of height.
 - 5. All existing building within the Historic District Commercial Business zone."; and
 - (b) In IBC, Table 1505.1, new footnotes d and e are added as follows: "d. Wood roof covering assemblies are prohibited in R-3 occupancies in areas with a combined rating of more than 11 using Tables 1505.1.1 and 1505.1.2 with a score of 9 for weather factors.
e. Wood roof covering assemblies shall have a Class A rating in occupancies other than R-3 in areas with a combined rating of more than 11 using Tables 1505.1.1 and 1505.1.2 with a score of 9 for weather factors. The owner of the building shall enter into a written and recorded agreement that the Class A rating of the roof covering assembly will not be altered through any type of maintenance process.

TABLE 1505.1.1
WILDFIRE HAZARD SEVERITY SCALE

RATING	SLOPE	VEGETATION
1	less than or equal to 10%	Pinion-juniper
2	10.1 - 20%	Grass-sagebrush
3	greater than 20%	Mountain brush or softwoods

TABLE 1505.1.2		
PROHIBITION/ALLOWANCE OF WOOD ROOFING		
Rating	R-3 Occupancy	All Other Occupancies
Less than or equal to 11	Wood roof covering assemblies per Table 1505.1 are allowed	Wood roof covering assemblies per Table 1505.1 are allowed
Greater than or equal to 12	Wood roof covering is prohibited	Wood roof covering assemblies with a Class A rating are allowed"

Amended by Chapter 341, 2017 General Session

15A-4-106 Amendments to IBC applicable to Salt Lake City.

The following amendment is adopted as an amendment to the IBC for Salt Lake City, in IBC, Section 1008.1.9.7, a new exception is added as follows: "Exception: In International Airport areas designated as Group "A" Occupancies where national security interests are present, the use of panic hardware with delayed egress is allowed when all provisions of Section 1008.1.9.7 are met and under item #4 1 second is changed to 2 seconds."

Enacted by Chapter 14, 2011 General Session

15A-4-107 Amendments to IBC applicable to Sandy City.

The following amendments are adopted as amendments to the IBC for Sandy City:

- (1) A new IBC, Section (F)903.2.13, is added as follows: "(F)903.2.13 An automatic sprinkler system shall be installed in accordance with NFPA 13 throughout buildings containing all occupancies where fire flow exceeds 2,000 gallons per minute, based on Table B105.1 (2) of the 2018 International Fire Code. A one- or two-family dwelling or a town home is not required to have a fire sprinkler system except in accordance with Section 15A-5-203."

- (2) A new IBC, Appendix N, is added and adopted as follows: "Appendix N BUILDINGS AND STRUCTURES CONSTRUCTED IN AREAS DESIGNATED AS WILDLAND-URBAN INTERFACE AREAS

AL 101.1 General. Buildings and structures constructed in areas designated as Wildland-Urban Interface Areas by Sandy City shall be constructed using ignition resistant construction as determined by the Fire Marshal. Section 502 of the 2006 International Wildland-Urban Interface Code (IWUIC), as promulgated by the International Code Council, shall be used to determine Fire Hazard Severity. The provisions listed in Chapter 5 of the 2006

International Wildland-Urban Interface Code, as modified herein, shall be used to determine the requirements for Ignition Resistant Construction."

- (3) In Section 504 of the IWUIC Class I IGNITION-RESISTANT CONSTRUCTION a new Section 504.1.1 is added as follows: "504.1.1 General. Subsections 504.5, 504.6, and 504.7 shall only be required on the exposure side of the structure, as determined by the fire code official, where defensible space is less than 50 feet as defined in Section 603 of the 2006 International Wildland-Urban Interface Code."
- (4) In Section 505 of the IWUIC Class 2 IGNITION-RESISTANT CONSTRUCTION Subsections 505.5 and 505.7 are deleted.

Amended by Chapter 20, 2019 General Session

Part 2

Local Amendments to International Residential Code

15A-4-201 General provision.

The amendments in this part are adopted as amendments to the IRC to be applicable to specified jurisdiction.

Amended by Chapter 341, 2017 General Session

15A-4-206 Amendments to IRC applicable to Park City Corporation or Park City Fire District.

- (1) The following amendment is adopted as an amendment to the IRC for the Park City Corporation, Appendix P, of the 2006 IRC is adopted.
- (2) The following amendments are adopted as amendments to the IRC for Park City Corporation and Park City Fire District:
- (a) IRC, Section R905.7, is deleted and replaced with the following: "R905.7 Wood shingles. The installation of wood shingles shall comply with the provisions of this section. Wood roof covering is prohibited in areas with a combined rating of more than 11 using the following tables with a score of 9 for weather factors.

TABLE		
WILDFIRE HAZARD SEVERITY SCALE		
RATING	SLOPE	VEGETATION
1	less than or equal to 10%	Pinion-juniper
2	10.1 - 20%	Grass-sagebrush
3	greater than 20%	Mountain brush or softwoods
PROHIBITION/EXEMPTION TABLE		
RATING	WOOD ROOF PROHIBITION	
less than or equal to 11	wood roofs are allowed	
greater than or equal to 12	wood roofs are prohibited"	

- (b) IRC, Section R905.8, is deleted and replaced with the following: "R905.8 Wood Shakes. The installation of wood shakes shall comply with the provisions of this section. Wood roof covering is prohibited in areas with a combined rating of more than 11 using the following tables with a score of 9 for weather factors.

TABLE		
WILDFIRE HAZARD SEVERITY SCALE		
RATING	SLOPE	VEGETATION
1	less than or equal to 10%	Pinion-juniper
2	10.1 - 20%	Grass-sagebrush
3	greater than 20%	Mountain brush or softwoods
PROHIBITION/EXEMPTION TABLE		
RATING	WOOD ROOF PROHIBITION	
less than or equal to 11	wood roofs are allowed	
greater than or equal to 12	wood roofs are prohibited"	

- (c) Appendix K is adopted.

Enacted by Chapter 14, 2011 General Session

15A-4-207 Amendments to IRC applicable to Sandy City.

The following amendment is adopted as an amendment to the IRC for Sandy City, a new IRC, Section R324, is added as follows: "Section R324 IGNITION RESISTANT CONSTRUCTION

R324.1 General. Buildings and structures constructed in areas designated as Wildland-Urban Interface Areas by Sandy City shall be constructed using ignition resistant construction as determined by the Fire Marshal. Section 502 of the 2006 International Wildland-Urban Interface Code (IWUIC), as promulgated by the International Code Council, shall be used to determine Fire Hazard Severity. The provisions listed in Chapter 5 of the 2006 IWUIC, as modified herein, shall be used to determine the requirements for Ignition Resistant Construction.

- (i) In Section 504 of the IWUIC Class I IGNITION-RESISTANT CONSTRUCTION a new Section 504.1.1 is added as follows:

504.1.1 General. Subsections 504.5, 504.6, and 504.7 shall only be required on the exposure side of the structure, as determined by the Fire Marshal, where defensible space is less than 50 feet as defined in Section 603 of the 2006 IWUIC.

- (ii) In Section 505 of the IWUIC Class 2 IGNITION-RESISTANT CONSTRUCTION Subsections 505.5 and 505.7 are deleted."

Enacted by Chapter 14, 2011 General Session

Part 3

Local Amendments to International Plumbing Code

15A-4-301 General provision.

The amendments in this part are adopted as amendments to the IPC to be applicable to specified jurisdiction.

Enacted by Chapter 14, 2011 General Session

15A-4-303 Amendments to IPC applicable to South Jordan.

The following amendments are adopted as amendments to the IPC for South Jordan:

- (1) IPC, Section 312.10.2, is deleted and replaced with the following: "312.10.2 Testing. Reduced pressure principle backflow preventer assemblies, double check-valve assemblies, pressure vacuum breaker assemblies, reduced pressure detector fire protection backflow prevention assemblies, double check detector fire protection backflow prevention assemblies, hose connection backflow preventers, and spill-proof vacuum breakers shall be tested at the time of installation, immediately after repairs or relocation and at least annually. The testing procedure shall be performed in accordance with one of the following standards: ASSE 5013, ASSE 5015, ASSE 5020, ASSE 5047, ASSE 5048, ASSE 5052, ASSE 5056, CSA-B64.10, or CSA-B64.10.1. Assemblies, other than the reduced pressure principle assembly, protecting lawn irrigation systems that fail the annual test shall be replaced with a reduced pressure principle assembly."
- (2) IPC, Section 608.16.5, is deleted and replaced with the following: "608.16.5 Connections to lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by a reduced pressure principle backflow preventer."

Enacted by Chapter 14, 2011 General Session

Part 4

Local Amendments to International Mechanical Code

15A-4-401 General provision.

No local amendments to the IMC are adopted.

Enacted by Chapter 14, 2011 General Session

Part 5

Local Amendments to International Fuel Gas Code

15A-4-501 General provision.

No local amendments to the IFGC are adopted.

Enacted by Chapter 14, 2011 General Session

Part 6

Local Amendments to National Electrical Code

15A-4-601 General provision.

No local amendments to the NEC are adopted.

Enacted by Chapter 14, 2011 General Session

Part 7

Local Amendments to International Energy Conservation Code

15A-4-701 General provision.

No local amendments to the IECC are adopted.

Enacted by Chapter 14, 2011 General Session

Chapter 5

State Fire Code Act

Part 1

General Provisions

15A-5-101 Title -- Adoption of code.

In accordance with Chapter 1, Part 4, State Fire Code Administration Act, the Legislature repeals the State Fire Code in effect on July 1, 2010, and adopts this chapter as the State Fire Code.

Enacted by Chapter 14, 2011 General Session

15A-5-102 Definitions.

As used in this chapter:

- (1) "Appreciable depth" means a depth greater than 1/4 inch.
- (2) "AHJ" means "authority having jurisdiction," which is:
 - (a) the State Fire Marshal;
 - (b) an authorized deputy of the State Fire Marshal; or
 - (c) the local fire enforcement authority.
- (3) "Division" means the State Fire Marshal Division created in Section 53-7-103.
- (4)
 - (a) "Dwelling Unit" means one or more rooms arranged for the use of one or more individuals living together, as in a single housekeeping unit normally having cooking, living, sanitary, and sleeping facilities.
 - (b) "Dwelling unit" includes a hotel room, dormitory room, apartment, condominium, sleeping room in a nursing home, or similar living unit.
- (5) "Fire jurisdiction" means a contiguous geographic area for which there is a single authority having jurisdiction.

- (6) "IFC" means the edition of the International Fire Code adopted under Section 15A-5-103.
- (7) "NFPA" means the edition of the National Fire Protection Association adopted under Section 15A-5-103.
- (8) "Premixed" means the state of an antifreeze and water solution that results from the solution being prepared by the manufacturer with a quality control procedure that ensures that the antifreeze and water solution does not separate.
- (9) "UL" means Underwriters Laboratories, Inc.

Amended by Chapter 158, 2015 General Session

15A-5-103 Nationally recognized codes incorporated by reference.

The following codes are incorporated by reference into the State Fire Code:

- (1) the International Fire Code, 2021 edition, excluding appendices, as issued by the International Code Council, Inc., except as amended by Part 2, Statewide Amendments and Additions to International Fire Code Incorporated as Part of State Fire Code;
- (2) National Fire Protection Association, NFPA 1, Chapter 38, Marijuana Growing, Processing, and Extraction Facilities, 2018 edition;
- (3) National Fire Protection Association, NFPA 54, National Fuel Gas Code, 2024 edition; and
- (4) National Fire Protection Association, NFPA 58, Liquefied Petroleum Gas Code, 2024 edition.

Amended by Chapter 505, 2024 General Session

15A-5-104 Exemptions from State Fire Code.

- (1) As used in this section, "remote yurt" means the same as that term is defined in Section 15A-1-202.
- (2) A remote yurt is exempt from the State Fire Code unless otherwise provided by ordinance in accordance with Subsection 15A-1-204(12)(b).
- (3) An owner of a remote yurt shall ensure that a fire extinguisher is in the remote yurt.

Amended by Chapter 3, 2021 Special Session 1

Part 2
Statewide Amendments and Additions to International
Fire Code Incorporated as Part of State Fire Code

15A-5-201 General provisions.

The amendments and additions in this part to the IFC are adopted for application statewide.

Enacted by Chapter 14, 2011 General Session

15A-5-202 Amendments and additions to IFC related to administration, permits, definitions, and general and emergency planning.

- (1) For IFC, Chapter 1, Scope and Administration:
 - (a) IFC, Chapter 1, Section 102.5, is deleted and rewritten as follows:
"102.5 Application of residential code.

If a structure is designed and constructed in accordance with the International Residential Code, the provisions of this code apply only as follows:

1. The construction and design provisions of this code apply only to premises identification, fire apparatus access, fire hydrants and water supplies, and construction permits required by Section 105.7.

2. This code does not supersede the land use, subdivision, or development standards established by a local jurisdiction.

3. The administrative, operational, and maintenance provisions of this code apply."

(b) IFC, Chapter 1, Section 102.9, is deleted and rewritten as follows:

"102.9 Matters not provided for.

Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code, shall be determined by the fire code official on an emergency basis if:

(a) the facts known to the fire code official show that an immediate and significant danger to the public health, safety, or welfare exists; and

(b) the threat requires immediate action by the fire code official.

102.9.1 Limitation of emergency order.

In issuing its emergency order, the fire code official shall:

(a) limit the order to require only the action necessary to prevent or avoid the danger to the public health, safety, or welfare; and

(b) give immediate notice to the persons who are required to comply with the order, that includes a brief statement of the reasons for the fire code official's order.

101.9.2 Right to appeal emergency order.

If the emergency order issued under this section will result in the continued infringement or impairment of any legal right or interest of any party, the party shall have a right to appeal the fire code official's order in accordance with IFC, Chapter 1, Section 109."

(c) IFC, Chapter 1, Section 106.1, Submittals, is amended to add the following after the last sentence:

"Fire sprinkler system layout shall be prepared and submitted by a person certified by the National Institute for Certification in Engineering Technologies at level III or IV in Water-Based System Layout. Fire alarm system layout shall be prepared and submitted by a person certified by the National Institute for Certification in Engineering Technologies at level III or IV in Fire Alarm Systems."

(d) IFC, Chapter 1, Section 105.5.18, Flammable and combustible liquids, is amended to add the following section: "12. The owner of an underground tank that is out of service for longer than one year shall receive a Temporary Closure Notice from the Department of Environmental Quality and a copy shall be given to the AHJ."

(e) In IFC, Chapter 1, Section 102.5, a new subsection 3. is added as follows:

"3. For development regulated by a local jurisdiction's land use authority, the fire code official's interpretation of this code is subject to the advisory opinion process described in Utah Code, Section 13-43-205, and to a land use appeal authority appointed under Utah Code, Section 10-9a-701 or 17-27a-701."

(f) In IFC, Chapter 1, Section 111, a new Section 111.5, Notice of right to appeal, is added as follows: "At the time a fire code official makes an order, decision, or determination that relates to the application or interpretation of this chapter, the fire code official shall inform the person affected by the order, decision, or determination of the person's right to appeal under this section. Upon request, the fire code official shall provide a person affected by an order,

decision, or determination that relates to the application or interpretation of this chapter a written notice that describes the person's right to appeal under this section."

(2) For IFC, Chapter 2, Definitions:

- (a) In IFC, Chapter 2, Section 202, General Definitions, the following definition is added for Ambulatory Surgical Center: "AMBULATORY SURGICAL CENTER. A building or portion of a building licensed by the Department of Health and Human Services where procedures are performed that may render patients incapable of self preservation where care is less than 24 hours. See Utah Administrative Code, R432-13, Freestanding Ambulatory Surgical Center Construction Rule."
- (b) In IFC, Chapter 2, Section 202, General Definitions, APPROVED is modified by adding the words "or independent third-party licensed engineer or licensed architect and submitted to the fire code official" after the word "official."
- (c) In IFC, Chapter 2, Section 202, General Definitions, the following definition is added for Assisted Living Facility, Residential Treatment and Support: "ASSISTED LIVING FACILITY, RESIDENTIAL TREATMENT AND SUPPORT. A residential facility that provides a group living environment for four or more residents licensed by the Department of Health and Human Services and provides a protected living arrangement for ambulatory, non-restrained persons who are capable of achieving mobility sufficient to exit the facility without the physical assistance of another person.

ASSISTED LIVING FACILITY, TYPE I. A residential facility licensed by the Department of Health and Human Services that provides a protected living arrangement, assistance with activities of daily living and social care to two or more ambulatory, non-restrained persons who are capable of mobility sufficient to exit the facility without the assistance of another person.

ASSISTED LIVING FACILITY, TYPE II. A residential facility licensed by the Department of Health and Human Services that provides an array of coordinated supportive personal and health care services to two or more residents who are:

- A. Physically disabled but able to direct his or her own care; or
- B. Cognitively impaired or physically disabled but able to evacuate from the facility, or to a zone or area of safety, with the physical assistance of one person.

Subcategories are:

ASSISTED LIVING FACILITY, LIMITED CAPACITY: A Type I or Type II assisted living facility having two to five residents.

ASSISTED LIVING FACILITY, SMALL: A Type I or Type II assisted living facility having six to sixteen residents.

ASSISTED LIVING FACILITY, LARGE: A Type I or Type II assisted living facility having more than sixteen residents."

- (d) In IFC, Chapter 2, Section 202, General Definitions, the definition for Child Care Facility is added as follows: "CHILD CARE FACILITY: A facility where care and supervision is provided for four or more children for less than 24 hours a day and for direct or indirect compensation in place of care ordinarily provided in their home."
- (e) In IFC, Chapter 2, Section 202, General Definitions, the definition for Independent Third-Party is added as follows: "INDEPENDENT THIRD-PARTY. An engineer or architect licensed in the State of Utah, who is not affiliated with the jurisdiction or the project owner, developer, architect, or engineer, and is agreeable to all parties. The independent third-party will provide unbiased assessments, opinions, or services based on their expertise and professional standards in their respective fields."

- (f) IFC, Chapter 2, Section 202, General Definitions, OCCUPANCY CLASSIFICATION, Educational Group E, Group E, day care facilities, is deleted and replaced with the following:
- "Group E, Child Care Facilities. This group includes buildings and structures or portions thereof occupied by four or more children 2 years of age or older who receive educational, supervision, child care services or personal care services for fewer than 24 hours per day. See Section 429, Day Care, for special requirements for day care.
- Within Places of Religious Worship. Rooms and spaces within places of religious worship providing such day care during religious functions shall be classified as part of the primary occupancy.
- Four or Fewer Children. A facility having four or fewer children receiving such day care shall be classified as part of the primary occupancy.
- Four or Fewer Children in a Dwelling Unit. A facility such as the above within a dwelling unit and having four or fewer children receiving such day care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.
- Child Day Care - Residential Child Care Certificate or a License. Areas used for child day care purposes with a residential child care certificate, as described in Utah Administrative Code, R430-50, Residential Certificate Child Care, or a residential child care license, as described in Utah Administrative Code, R430-90, Licensed Family Child Care, may be located in a Group R-2 or R-3 occupancy as provided in the International Building Code, Sections 310.3 and 310.4, or shall comply with the International Residential Code, Section R101.2.
- Child Care Centers. Each of the following areas may be classified as accessory occupancies, if the area complies with the International Building Code, Section 508.2:
1. Hourly child care center, as described in Utah Administrative Code, R381-60, Hourly Child Care Centers;
 2. Child care centers, as described in Utah Administrative Code, R381-100, Child Care Centers;
 3. Out-of-school-time programs, as described in Utah Administrative Code, R381-70, Out of School Time Child Care Programs; and
 4. Commercial preschools, as described in Utah Administrative Code, R381-40, Commercial Preschool Programs."
- (g) In IFC, Chapter 2, Section 202, General Definitions, OCCUPANCY CLASSIFICATION, Institutional Group I-1, is amended as follows: In the list of items under "This group shall include," the words "Type-I Large and Type-II Small, see the International Building Code, Section 308.2.5" are added after "Assisted living facilities."
- (h) In IFC, Chapter 2, Section 202, General Definitions, OCCUPANCY CLASSIFICATION, Institutional Group I-1, Five or fewer persons receiving custodial care is amended as follows: On line four after "International Residential Code" the rest of the section is deleted.
- (i) IFC, Chapter 2, Section 202, General Definitions, OCCUPANCY CLASSIFICATION, Institutional Group I-2, is deleted and replaced with the following:
- "Institutional Group I-2. Institutional Group I-2 occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than four persons who are incapable of self-preservation. This group shall include, but not be limited to the following:
- Assisted living facilities, Type-II Large, see Section 308.3.3
 - Child care facilities
 - Foster care facilities
 - Detoxification facilities
 - Hospitals
 - Nursing homes (both intermediate care facilities and skilled nursing facilities)

Psychiatric hospitals."

- (j) In IFC, Chapter 2, Section 202, General Definitions, OCCUPANCY CLASSIFICATION, Institutional Group I-2, a new section is added as follows:

"Assisted Living Facilities. A Type I, Large assisted living facility is classified as occupancy Group I-1, Condition 1. A Type II, Small assisted living facility is classified as occupancy Group I-1, Condition 2. See Section 202 for definitions."

- (k) IFC, Chapter 2, Section 202, General Definitions, OCCUPANCY CLASSIFICATION, Institutional Group I-4, day care facilities, Classification as Group E, Five or fewer persons receiving care, and Five or fewer occupants receiving care in a dwelling unit are deleted and replaced with the following:

"Classification as Group E. A child day care facility that provides care for five or more but not more than 100 children under two years of age, where the rooms in which the children are cared for are located on a level of exit discharge serving such rooms and each of these child care rooms has an exit door directly to the exterior, shall be classified as a Group E. See the International Building Code, Section 429 for special requirements for Day Care.

Four or Fewer Persons Receiving Care. A facility having four or fewer persons receiving custodial care shall be classified as part of the primary occupancy. See the International Building Code, Section 429, for special requirements for Day Care.

Four or Fewer Persons Receiving Care in a Dwelling Unit. A facility such as the above within a dwelling unit and having four or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code. See the International Building Code, Section 429, for special requirements for Day Care."

- (l) IFC, Chapter 2, Section 202, General Definitions, OCCUPANCY CLASSIFICATION, Residential Group R-3, is deleted and replaced with the following:

"Residential Group R-3. Residential Group R-3 occupancies and single family dwellings complying with the International Residential Code where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4, or I occupancies, including:

Assisted Living Facilities, Type-I, limited capacity, see Section 310.5.3

Buildings that do not contain more than two dwellings

Care facilities, other than child care, that provide accommodations for five or fewer persons receiving care

Congregate living facilities (nontransient) with 16 or fewer occupants

Boarding houses (nontransient)

Convents

Dormitories

Fraternities and sororities

Monasteries

Congregate living facilities (transient) with 10 or fewer occupants

Boarding houses (transient)

Lodging houses (transient) with five or fewer guest rooms and 10 or fewer occupants"

- (m) IFC, Chapter 2, Section 202, General Definitions, OCCUPANCY CLASSIFICATION, Residential Group R-3, Care facilities within a dwelling, is deleted and replaced with the following: "Care Facilities within a Dwelling. Care facilities, other than child care, for five or fewer persons receiving care that are within a single family dwelling are permitted to comply with the International Residential Code. See the International Building Code, Section 429, for special requirements for Child Day Care."

- (n) In IFC, Chapter 2, Section 202, General Definitions, OCCUPANCY CLASSIFICATION, Residential Group R-3, a new section is added as follows: "Child Care. Areas used for

child care purposes may be located in a residential dwelling unit when all of the following conditions are met:

1. Compliance with Utah Administrative Code, R710-8, Day Care Rules, as enacted under the authority of the Utah Fire Prevention Board;
2. Use is approved by the Department of Health and Human Services under the authority of Utah Code, Title 26B, Chapter 2, Part 4, Child Care Licensing, and in any of the following categories:
 - 1.1. Utah Administrative Code, R430-50, Residential Certificate Child Care; or
 - 1.2. Utah Administrative Code, R430-90, Licensed Family Child Care; and
 - 1.3. Compliance with all zoning regulations of the local regulator."

- (o) In IFC, Chapter 2, Section 202, General Definitions, OCCUPANCY CLASSIFICATION, Residential Group R-3, a new section is added as follows:

"Assisted Living Facilities. Type I assisted living facilities with two to five residents are Limited Capacity facilities classified as a Residential Group R-3 occupancy or are permitted to comply with the International Residential Code. See Section 202 for definitions."

- (p) In IFC, Chapter 2, Section 202, General Definitions, OCCUPANCY CLASSIFICATION, Residential Group R-4, the words "Type II Limited Capacity and Type I Small, see R-4 Assisted Living Facility Occupancy Groups" are added after the words "Assisted Living Facilities."

- (q) In IFC, Chapter 2, Section 202, General Definitions, OCCUPANCY CLASSIFICATION, Residential Group R-4, a new section is added as follows: "Group R-4 - Assisted Living Facility Occupancy Groups. The following occupancy groups shall apply to Assisted Living Facilities:

Type II Assisted Living Facilities with two to five residents are Limited Capacity Facilities classified as a Residential Group R-4, Condition 2 occupancy.

Type I assisted living facilities with six to sixteen residents are Small Facilities classified as Residential Group R-4, Condition 1 occupancies. See Section 202 for definitions."

Amended by Chapter 15, 2024 General Session

15A-5-202.5 Amendments and additions to Chapters 3 and 4 of IFC.

- (1) For IFC, Chapter 3, General Requirements:

- (a) IFC, Chapter 3, Section 304.1.2, Vegetation, is amended as follows: Delete line six and replace it with: "Utah Administrative Code, R652-122-1300, Minimum Standards for County Wildland Fire Ordinance".
- (b) IFC, Chapter 3, Section 310.8, Hazardous environmental conditions, is deleted and rewritten as follows: "1. When the fire code official determines that existing or historical hazardous environmental conditions necessitate controlled use of any ignition source, including fireworks, lighters, matches, sky lanterns, and smoking materials, any of the following may occur:
 - 1.1. If the existing or historical hazardous environmental conditions exist in a municipality, the legislative body of the municipality may prohibit the ignition or use of an ignition source in:
 - 1.1.1. mountainous, brush-covered, forest-covered, or dry grass-covered areas;
 - 1.1.2. within 200 feet of waterways, trails, canyons, washes, ravines, or similar areas;
 - 1.1.3. the wildland urban interface area, which means the line, area, or zone where structures or other human development meet or intermingle with undeveloped wildland or land being used for an agricultural purpose; or

1.1.4. a limited area outside the hazardous areas described in this paragraph 1.1 to facilitate a readily identifiable closed area, in accordance with paragraph 2.

1.2. If the existing or historical hazardous environmental conditions exist in an unincorporated area, the state forester may prohibit the ignition or use of an ignition source in all or part of the areas described in paragraph 1.1 that are within the unincorporated area, after consulting with the county fire code official who has jurisdiction over that area.

2. If a municipal legislative body or the state forester closes an area to the discharge of fireworks under paragraph 1, the legislative body or state forester shall:

2.1. designate the closed area along readily identifiable features like major roadways, waterways, or geographic features;

2.2. ensure that the boundary of the designated closed area is as close as is practical to the defined hazardous area, provided that the closed area may include areas outside of the hazardous area to facilitate a readily identifiable line; and

2.3. identify the closed area through a written description or map that is readily available to the public.

3. A municipal legislative body or the state forester may close a defined area to the discharge of fireworks due to a historical hazardous environmental condition under paragraph 1 if the legislative body or state forester:

3.1. makes a finding that the historical hazardous environmental condition has existed in the defined area before July 1 of at least two of the preceding five years;

3.2. produces a map indicating the boundaries, in accordance with paragraph 2, of the defined area described; and

3.3. before May 1 of each year the defined area is closed, provides the map described in paragraph 3.2 to the county in which the defined area is located.

4. A municipal legislative body or the state forester may not close an area to the discharge of fireworks due to a historical hazardous environmental condition unless the legislative body or state forester provides a map, in accordance with paragraph 3."

(c) IFC, Chapter 3, Section 311.1.1, Abandoned premises, is amended as follows: On line 10 delete the words "International Property Maintenance Code and the".

(d) IFC, Chapter 3, Section 311.5, Placards, is amended as follows: On line three delete the word "shall" and replace it with the word "may".

(2) IFC, Chapter 4, Emergency Planning and Preparedness:

(a) In IFC, Chapter 4, the following new Sections are added:

"401.3.1.1 Special Education Classrooms. Special education classrooms may shelter in place, or delay evacuation when all of the following conditions are met:

401.3.1.1.1 There is no visible flame or evidence of products of combustion (smoke).

401.3.1.1.2 The building is completely protected by an approved fire sprinkler system.

401.3.1.1.3 The building is completely protected by an approved fire alarm system.

401.3.1.1.4 The classroom has a minimum of one approved exit that discharges directly to the exterior.

401.3.1.1.5 The classroom has been approved to shelter in place by the fire code official."

(b) In IFC, Chapter 4, Section 401.3.3, Delayed notification, a new exception is added:

"Exception: Group E Occupancies. Teachers may delay evacuation upon fire alarm activation for up to 60 seconds when all of the following conditions are met:

A. There is no visible flame or evidence of products of combustion (smoke).

B. The building is protected throughout by an approved fire sprinkler system.

C. The building is protected throughout by an approved fire alarm system.

D. Students are in the safe zone of the room lined up and prepared for immediate evacuation."

(c) IFC, Chapter 4, Section 403.9.2.1, College and university buildings, is deleted and replaced with the following:

"403.9.2.1 College and university buildings and fraternity and sorority houses.

- (i) College and university buildings, including fraternity and sorority houses, shall prepare an approved fire safety and evacuation plan, in accordance with Section 404.
 - (ii) Group R-2 college and university buildings, including fraternity and sorority houses, shall comply with Sections 403.9.2.1.1 and 403.9.2.1.2."
- (d) IFC, Chapter 4, Section 405.3, Table 405.3, is amended to add the following footnotes:
- (i) "c. Secondary schools in Group E occupancies shall have an emergency evacuation drill conducted at least every two months, to a total of four emergency evacuation drills during the nine-month school year. The first emergency evacuation drill shall be conducted within 10 school days after the beginning of classes. The third emergency evacuation drill, weather permitting, shall be conducted 10 school days after the beginning of the next calendar year. The second and fourth emergency evacuation drills may be substituted by a security or safety drill to include shelter in place, earthquake drill, or lock down for violence. If inclement weather causes a secondary school to miss the 10-day deadline for the third emergency evacuation drill, the secondary school shall perform the third emergency evacuation drill as soon as practicable after the missed deadline."
 - (ii) "d. In Group E occupancies, excluding secondary schools, if the AHJ approves, the monthly required emergency evacuation drill can be substituted by a security or safety drill to include shelter in place, earthquake drill, or lock down for violence. The routine emergency evacuation drill must be conducted at least every other drill."
 - (iii) "e. A-3 occupancies in academic buildings of institutions of higher learning are required to have one emergency evacuation drill per year, provided the following conditions are met:
 - (A) The building has a fire alarm system in accordance with Section 907.2.
 - (B) The rooms classified as assembly shall have fire safety floor plans as required in Subsection 404.2.2(4) posted.
 - (C) The building is not classified a high-rise building.
 - (D) The building does not contain hazardous materials over the allowable quantities by code."

Amended by Chapter 438, 2024 General Session

Superseded 1/1/2026

15A-5-203 Amendments and additions to IFC related to fire safety, building, and site requirements.

(1) For IFC, Chapter 5, Fire Service Features:

- (a) In IFC, Chapter 5, a new Section 501.5, Access grade and fire flow, is added as follows:

"An authority having jurisdiction over a structure built in accordance with the requirements of the International Residential Code as adopted in the State Construction Code, may require an automatic fire sprinkler system for the structure only by ordinance and only if any of the following conditions exist:

 - (i) the structure:
 - (A) is located in an urban-wildland interface area as provided in the Utah Wildland Urban Interface Code adopted as a construction code under the State Construction Code; and

- (B) does not meet the requirements described in Utah Code, Subsection 65A-8-203(4)(a) and Utah Administrative Code, R652-122-1300, Minimum Standards for County Wildland Fire Ordinance;
- (ii) the structure is in an area where a public water distribution system with fire hydrants does not exist as required in Utah Administrative Code, R309-550-5, Water Main Design;
- (iii) the only fire apparatus access road has a grade greater than 10% for more than 500 continual feet;
- (iv) the total floor area of all floor levels within the exterior walls of the dwelling unit exceeds 10,000 square feet; or
- (v) the total floor area of all floor levels within the exterior walls of the dwelling unit is double the average of the total floor area of all floor levels of unsprinkled homes in the subdivision that are no larger than 10,000 square feet.
- (vi) Exception: A single family dwelling does not require a fire sprinkler system if the dwelling:
 - (A) is located outside the wildland urban interface;
 - (B) is built in a one-lot subdivision; and
 - (C) has 50 feet of defensible space on all sides that limits the propensity of fire spreading from the dwelling to another property."
- (b) In IFC, Chapter 5, Section 506.1, Where Required, is deleted and rewritten as follows:

"Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official, after consultation with the building owner, may require a key box to be installed in an approved location. The key box shall contain keys to gain necessary access as required by the fire code official. For each fire jurisdiction that has at least one building with a required key box, the fire jurisdiction shall adopt an ordinance, resolution, or other operating rule or policy that creates a process to ensure that each key to each key box is properly accounted for and secure."
- (c) In IFC, Chapter 5, a new Section 507.1.1, Isolated one- and two-family dwellings, is added as follows: "Fire flow may be reduced for an isolated one- and two-family dwelling when the authority having jurisdiction over the dwelling determines that the development of a full fire-flow requirement is impractical."
- (d) In IFC, Chapter 5, a new Section 507.1.2, Pre-existing subdivision lots, is added as follows:

"507.1.2 Pre-existing subdivision lots.

The requirements for a pre-existing subdivision lot shall not exceed the requirements described in Section 501.5."
- (e) In IFC, Chapter 5, Section 507.5.1, here required, a new exception is added: "3. One interior and one detached accessory dwelling unit on a single residential lot."
- (f)
 - (i) IFC, Chapter 5, Section 510.1, Emergency responder communication coverage in new buildings, is amended by adding: "When required by the fire code official, unless the new building is a public school as that term is defined in Section 53G-9-205.1 or a private school, if determined by the fire code official to be necessary after construction of the new building is completed, then the fire code official shall require," at the beginning of the first paragraph.
 - (ii) For public and private schools, an initial radio coverage test must be conducted by a qualified professional using appropriate testing equipment, and a report of the results must be submitted to the fire code official. Subsequent routine testing may be conducted by the fire code official using basic equipment. The fire code official may require additional professional testing if routine testing indicates potential issues with radio coverage.
- (2) For IFC, Chapter 6, Building Services and Systems:

- (a) IFC, Chapter 6, Section 604.6.1, Elevator key location, is deleted and rewritten as follows:
"Firefighter service keys shall be kept in a "Supra-Stor-a-key" elevator key box or similar box with corresponding key system that is adjacent to the elevator for immediate use by the fire department. The key box shall contain one key for each elevator, one key for lobby control, and any other keys necessary for emergency service. The elevator key box shall be accessed using a 6049 numbered key."
- (b) IFC, Chapter 6, Section 606.1, General, is amended as follows: On line three, after the word "Code", add the words "and NFPA 96".
- (c) IFC, Chapter 6, Section 607.2, a new exception 5 is added as follows: "5. A Type 1 hood is not required for a cooking appliance in a microenterprise home kitchen, as that term is defined in Utah Code, Section 26B-7-401, for which the operator obtains a permit in accordance with Section 26B-7-416."
- (3) IFC, Chapter 7, Fire and Smoke Protection Features, Section 702.5, is deleted.

Amended by Chapter 388, 2025 General Session

Effective 1/1/2026

15A-5-203 Amendments and additions to IFC related to fire safety, building, and site requirements.

- (1) For IFC, Chapter 5, Fire Service Features:
 - (a) In IFC, Chapter 5, a new Section 501.5, Access grade and fire flow, is added as follows:
"An authority having jurisdiction over a structure built in accordance with the requirements of the International Residential Code as adopted in the State Construction Code, may require an automatic fire sprinkler system for the structure only by ordinance and only if any of the following conditions exist:
 - (i) the structure:
 - (A) is located in an urban-wildland interface area as provided in the Utah Wildland Urban Interface Code adopted as a construction code under the State Construction Code; and
 - (B) does not meet the requirements described in Utah Code, Subsection 65A-8-203(4)(f) and Utah Administrative Code, R652-122-1300, Minimum Standards for County Wildland Fire Ordinance;
 - (ii) the structure is in an area where a public water distribution system with fire hydrants does not exist as required in Utah Administrative Code, R309-550-5, Water Main Design;
 - (iii) the only fire apparatus access road has a grade greater than 10% for more than 500 continual feet;
 - (iv) the total floor area of all floor levels within the exterior walls of the dwelling unit exceeds 10,000 square feet; or
 - (v) the total floor area of all floor levels within the exterior walls of the dwelling unit is double the average of the total floor area of all floor levels of unsprinkled homes in the subdivision that are no larger than 10,000 square feet.
 - (vi) Exception: A single family dwelling does not require a fire sprinkler system if the dwelling:
 - (A) is located outside the wildland urban interface;
 - (B) is built in a one-lot subdivision; and
 - (C) has 50 feet of defensible space on all sides that limits the propensity of fire spreading from the dwelling to another property."
- (b) In IFC, Chapter 5, Section 506.1, Where Required, is deleted and rewritten as follows:
"Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code

official, after consultation with the building owner, may require a key box to be installed in an approved location. The key box shall contain keys to gain necessary access as required by the fire code official. For each fire jurisdiction that has at least one building with a required key box, the fire jurisdiction shall adopt an ordinance, resolution, or other operating rule or policy that creates a process to ensure that each key to each key box is properly accounted for and secure."

- (c) In IFC, Chapter 5, a new Section 507.1.1, Isolated one- and two-family dwellings, is added as follows: "Fire flow may be reduced for an isolated one- and two-family dwelling when the authority having jurisdiction over the dwelling determines that the development of a full fire-flow requirement is impractical."
- (d) In IFC, Chapter 5, a new Section 507.1.2, Pre-existing subdivision lots, is added as follows:
 "507.1.2 Pre-existing subdivision lots.
 The requirements for a pre-existing subdivision lot shall not exceed the requirements described in Section 501.5."
- (e) In IFC, Chapter 5, Section 507.5.1, here required, a new exception is added: "3. One interior and one detached accessory dwelling unit on a single residential lot."
- (f)
 - (i) IFC, Chapter 5, Section 510.1, Emergency responder communication coverage in new buildings, is amended by adding: "When required by the fire code official, unless the new building is a public school as that term is defined in Section 53G-9-205.1 or a private school, if determined by the fire code official to be necessary after construction of the new building is completed, then the fire code official shall require," at the beginning of the first paragraph.
 - (ii) For public and private schools, an initial radio coverage test must be conducted by a qualified professional using appropriate testing equipment, and a report of the results must be submitted to the fire code official. Subsequent routine testing may be conducted by the fire code official using basic equipment. The fire code official may require additional professional testing if routine testing indicates potential issues with radio coverage.
- (2) For IFC, Chapter 6, Building Services and Systems:
 - (a) IFC, Chapter 6, Section 604.6.1, Elevator key location, is deleted and rewritten as follows:
 "Firefighter service keys shall be kept in a "Supra-Stor-a-key" elevator key box or similar box with corresponding key system that is adjacent to the elevator for immediate use by the fire department. The key box shall contain one key for each elevator, one key for lobby control, and any other keys necessary for emergency service. The elevator key box shall be accessed using a 6049 numbered key."
 - (b) IFC, Chapter 6, Section 606.1, General, is amended as follows: On line three, after the word "Code", add the words "and NFPA 96".
 - (c) IFC, Chapter 6, Section 607.2, a new exception 5 is added as follows: "5. A Type 1 hood is not required for a cooking appliance in a microenterprise home kitchen, as that term is defined in Utah Code, Section 26B-7-401, for which the operator obtains a permit in accordance with Section 26B-7-416."
- (3) IFC, Chapter 7, Fire and Smoke Protection Features, Section 702.5, is deleted.

Amended by Chapter 74, 2025 General Session

15A-5-204 Amendments and additions to IFC related to fire protection and life safety systems.

For IFC, Chapter 9, Fire Protection and Life Safety Systems:

- (1) IFC, Chapter 9, Section 901.4.7, Pump and riser room size, is deleted and replaced with the following:

"901.4.7 Pump and Riser Room Size.

901.4.7.1 Fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all installed equipment necessary for the installation and to provide sufficient working room around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly and not less than the following minimum elements:

901.4.7.1.1 A minimum clear and unobstructed distance of 12 inches shall be provided from the installed equipment to the elements of permanent construction.

901.4.7.1.2 A minimum clear and unobstructed distance of 12 inches shall be provided between all other installed equipment and appliances.

901.4.7.1.3 A clear and unobstructed width of 36 inches shall be provided in front of all installed equipment and appliances, to allow for inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire resistance-rated assembly.

901.4.7.2 Fire Pump Room. Fire pumps and controllers shall be provided with ready access. Fire pump rooms shall be provided with doors and an unobstructed passageway large enough to allow for the removal of the largest piece of equipment. The passageway shall have a clear width not less than 72 inches. Openings into the room shall be clear and unobstructed, with doors swinging in the outward direction from the fire pump room and the opening providing a clear width of not less than 68 inches and a clear height of the door opening shall not be less than 80 inches. The door shall be permitted to be locked provided that the key is available at all times and located in a Key Box in accordance with IFC, Section 506.

901.4.7.3 Automatic Sprinkler Riser Room. Automatic sprinkler system risers shall be provided with ready access. Automatic sprinkler system riser rooms shall be provided with doors and an unobstructed passageway large enough to allow for the removal of the largest piece of equipment. The passageway shall have a clear width not less than 36 inches. Openings into the room shall be clear and unobstructed, with doors swinging in the outward direction from the riser room and the opening providing a clear width of not less than 32 inches and a clear height of the door opening shall not be less than 80 inches. The door shall be permitted to be locked provided that the key is available at all times and located in a Key Box in accordance with IFC, Section 506.

901.4.7.4 Marking on Access Doors. Access doors for automatic sprinkler system riser rooms and fire pump rooms shall be labeled with an approved sign. The lettering shall be in contrasting color to the background. Letters shall have a minimum height of 2 inches (51 mm) with a minimum stroke of 3/8 inch (10 mm).

901.4.7.5 Environment. Automatic sprinkler system riser rooms and fire pump rooms shall be maintained at a temperature of not less than 40 degrees F (4 degrees C). Heating units shall be permanently installed.

902.6 Lighting. Permanently installed artificial illumination shall be provided in the automatic sprinkler system riser rooms and fire pump rooms."

- (2) IFC, Chapter 9, Section 903.2.1.2, Group A-2, is amended to add the following subsection: "4. An automatic fire sprinkler system shall be provided throughout Group A-2 occupancies where indoor pyrotechnics are used."

- (3) IFC, Chapter 9, Section 903.2.2, Ambulatory care facilities, is amended as follows: On line two delete the words "entire floor" and replace with the word "building" and delete the last paragraph.
- (4) IFC, Chapter 9, Section 903.2.4, Group F-1, Subsection 2, is deleted and rewritten as follows: "A Group F-1 fire area is located more than three stories above the lowest level of fire department vehicle access."
- (5) IFC, Chapter 9, Section 903.2.7, Group M, Subsection 2, is deleted and rewritten as follows: "A Group M fire area is located more than three stories above the lowest level of fire department vehicle access."
- (6) IFC, Chapter 9, Section 903.2.8 Group R, including all subsections, is deleted and rewritten as follows:

"903.2.8 Group R.

An automatic sprinkler system installed in accordance with Section 903.3 shall be proved throughout all buildings with a Group R fire area.

Exceptions:

 1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) constructed in accordance with the International Residential Code for One- and Two-Family Dwellings.
 2. Single story Group R-1 occupancies with fire areas not more than 2,000 square feet that contain no installed plumbing or heating, where no cooking occurs, and constructed of Type I-A, I-B, II-A, or II-B construction.
 3. Group R-4 fire areas not more than 4,500 gross square feet and not containing more than 16 residents, provided the building is equipped throughout with an approved fire alarm system that is interconnected and receives its primary power from the building wiring and a commercial power system."
- (7) IFC, Chapter 9, Section 903.2.9, Group S-1, Subsection 2, is deleted and rewritten as follows: "A Group S-1 fire area is located more than three stories above the lowest level of fire department vehicle access."
- (8) IFC, Chapter 9, Section 903.3.1.2, NFPA 13R sprinkler systems, Subsections 2 and 3, are deleted and rewritten as follows:

"2. The floor level of the highest story is 40 feet (12192 mm) or less above the lowest level of fire department vehicle access.

3. The floor level of the lowest story is 40 feet (12192 mm) or less below the lowest level of fire department vehicle access."
- (9) IFC, Chapter 9, Section 903.3.1.2.3, Attics, is amended by adding the following: "Exception: Sprinkler protection in attics is not required in buildings that are not required to be sprinklered by another section of this code."
- (10) IFC, Chapter 9, Section 903.3.5, Water supplies, is amended as follows: On line six, after the word "Code", add "and as amended in the State Construction Code".
- (11) IFC, Chapter 9, Section 903.5, Testing and maintenance, is amended to add the following subsection: "903.5.1 Tag and Information. A tag shall be attached to the riser indicating the date the antifreeze solution was tested. The tag shall also indicate the type and concentration of antifreeze solution by volume with which the system is filled, the name of the contractor that tested the antifreeze solution, the contractor's license number, and a warning to test the concentration of the antifreeze solutions at yearly intervals."
- (12) IFC, Chapter 9, Section 904.13.5.2, Extinguishing system service, is amended to add the following: "Exception: Automatic fire extinguishing systems located in occupancies where usage is limited and less than six consecutive months may be serviced annually if the annual

service is conducted immediately before the period of usage, and approval is received from the AHJ."

- (13) IFC, Chapter 9, Section 905.3.9 is a new subsection as follows: "Open Parking Garages. Open parking garages shall be equipped with an approved Class I manual standpipe system when fire department access is not provided for firefighting operations to within 150 feet of all portions of the open parking garage as measured from the approved fire department vehicle access. Class I manual standpipe shall be accessible throughout the parking garage such that all portions of the parking structure are protected within 150 feet of a hose connection. Exception: Open parking garages equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1."
- (14) IFC, Chapter 9, Section 905.12, Existing buildings, is deleted.
- (15) In IFC, Chapter 9, Section 906.1, Exception 2 is amended as follows: on line three after the word "6," delete the remainder of the paragraph.
- (16) IFC, Chapter 9, Section 907.2.3 Group E:
- (a) 907.2.3 Group E is deleted and rewritten as follows: "A manual fire alarm system that initiates the occupant notification signal using an emergency voice/alarm communication system that meets the requirements of Section 907.5.2.2, or a manual fire alarm system that initiates an approved audible and visual occupant notification signal that meets the requirements of Sections 907.5.2.1, 907.5.2.1.1, 907.5.2.1.2, and 907.5.2.3, and is installed in accordance with Section 907.6, and with rules made by the Utah Fire Prevention Board in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, shall be installed in Group E occupancies. Where automatic fire sprinkler systems or smoke detectors are installed, the fire sprinkler systems and smoke detectors shall be connected to the building fire alarm system."
 - (b) Exception 2, delete entirely and the remaining exceptions are renumbered.
 - (c) Exception number 4.2, is deleted and rewritten as follows: "The fire alarm system will activate on sprinkler water flow."
 - (d) New Sections 907.2.3.1 through 907.2.3.7 are added as follows:
 - 907.2.3.1 Automatic detection devices that detect smoke shall be installed throughout all corridors and spaces open to the corridor at the maximum prescribed spacing of thirty feet on center and no more than fifteen feet from the walls or smoke detectors shall be installed as required in NFPA, Standard 72, Section 17.7.
 - 907.2.3.2 Where structures are not protected or are partially protected with an automatic fire sprinkler system, approved automatic smoke detectors shall be installed in accordance with the complete coverage requirements of NFPA, Standard 72.
 - 907.2.3.3 An approved key plan drawing and operating instructions shall be posted at the main fire alarm panel which displays the location of all alarm zones and if applicable, device addresses.
 - 907.2.3.4 The main panel shall be located in a normally attended area such as the main office or lobby. Location of the Main Panel other than as stated above, shall require the review and authorization of the State Fire Marshal Division. Where location as required above is not possible, an electronically supervised remote annunciator from the main panel shall be located in a supervised area of the building. The remote annunciator shall visually indicate system power status, alarms for each zone, and give both visual and audible indication of trouble conditions in the system. All indicators on both the main panel and remote annunciator shall be adequately labeled.
 - 907.2.3.5 All system wiring shall be as follows:
 - (A) The initiating device circuits shall be designated and installed Class A as defined in NFPA Standard 72.

(B) The notification appliance circuits shall be designated, and installed Class A as defined in NFPA Standard 72.

(C) Signaling line circuits shall be designated and installed Class A loop as defined in NFPA Standard 72.

907.2.3.6 Fan Shutdown shall be as follows:

(A) Fan shut down shall be as required in the International Mechanical Code, Chapter 6, Section 606.

(B) Duct detectors required by the International Mechanical Code shall be interconnected and compatible with the fire alarm system."

(17) In IFC, Chapter 9, a new Section 907.5.2.3.4 is added as follows: "907.5.2.3.4 Special Education Classrooms. Visible and audible alarm notification appliances in Special Education classrooms may be replaced with a solid red light when approved by the fire code official."

(18) IFC, Chapter 9, Section 907.8, Inspection, testing, and maintenance, is amended to add the following sentences at the end of the section: "Increases in nuisance alarms shall require the fire alarm system to be tested for sensitivity. Fire alarm systems that continue after sensitivity testing with unwarranted nuisance alarms shall be replaced as directed by the AHJ."

(19) IFC, Chapter 9, Section 915.2.3, Group E occupancies and Exception is deleted and replaced with the following:

"915.2.3 Group E Occupancies. Carbon monoxide detectors shall be installed in the following areas within Group E occupancies:

(1) Boiler rooms, furnace rooms, and similar rooms, or in adjacent areas where carbon monoxide is likely to spread. (The installation of carbon monoxide detectors in boiler rooms and furnace rooms may cause a false alarm problem. Locating these detectors in adjacent spaces where the carbon monoxide is likely to spread may be a better option.)

(2) Home economics rooms with gas appliances.

(3) School kitchens with gas appliances. (Commercial kitchens).

(4) Arts rooms and other areas with a gas kiln or open flame.

(5) Gas roof top units, and other carbon monoxide producing HVAC units, one per zone. (The zone shall be the area covered by the HVAC unit.)

(6) In areas with gas wall units.

(7) In areas with a gas water heater or boiler.

(8) Areas with a forge or foundry.

(9) Metal shop or auto shop areas or in adjacent areas where carbon monoxide is likely to spread. (The installation of carbon monoxide detectors in metal shop or auto shop areas may cause a false alarm problem. Locating these detectors in adjacent spaces, i.e. class rooms or corridors, where the carbon monoxide is likely to spread from these spaces may be a better option.)

(10) Labs with open flame.

(11) HVAC units drawing outside air that could be contaminated with carbon monoxide.

(12) Other areas with an open flame or fuel fired appliance.

(F) 915.2.3.1 Carbon monoxide alarm signals shall be automatically transmitted to an onsite location that is staffed by school personnel.

Exception: Carbon monoxide alarm signals shall not be required to be automatically transmitted to an onsite location that is staffed by school personnel in Group E occupancies with an occupant load of 30 or less."

(20) In IFC, Chapter 9, a new Section 915.7 is added as follows:

"915.7 Carbon Monoxide Systems in Group E Occupancies. Carbon monoxide systems may be part of a fire alarm system or standalone system.

915.7.1 Power and Wiring.

915.7.1.1 Power. Carbon monoxide detection systems shall require a primary and secondary power source.

915.7.1.2 Wiring. Class "A" wiring is required when the carbon monoxide system is part of, or connected to, a fire alarm system. Standalone carbon monoxide detection systems may use Class "B" wiring. All wiring shall be Class "A" or "B".

915.7.2 Equipment Shut Down. Equipment and appliances that are producing carbon monoxide shall shut down automatically in the zone involved upon carbon monoxide system activation.

915.7.3 Notification.

915.7.3.1 Local Alarm. Each occupied space shall sound an audible alarm when detecting carbon monoxide at a level in excess of 70 ppm for one hour.

915.7.3.2 General Alarm. A blue strobe, visual alarm, is required in a normally occupied location, similar to the administrative offices, when carbon monoxide is detected in the facility in excess of 70 ppm for one hour.

915.7.3.2.1 The general alarm shall require a manual reset following an alarm activation.

915.7.3.3 Digital Notification. Portable carbon monoxide detectors, with digital read out indicating parts per million of carbon monoxide, in a space to determine the level of hazard in a given space.

915.7.4 Monitoring. System monitoring is not required. If the system is monitored, the signal should be a supervisory signal indicating carbon monoxide.

915.7.5 Inspection.

915.7.5.1 The carbon monoxide detection system shall be tested in the presence of a Deputy or Special Deputy of the State Fire Marshal Division. The Deputy shall require "spot testing" of the system and its components.

915.7.5.2 Before requesting final inspection and approval, the installing contractor shall test each component of the system and issue a statement of compliance, in writing, to the State Fire Marshal Division that the carbon monoxide detection system has been installed in accordance with approved plans and has been tested in accordance with the manufacturer's specifications, and the appropriate installation standard.

915.7.5.3 Systems shall be tagged with the State approved tag for fire alarm systems, upon final approval and shall be inspected and tagged annually by an individual certified as a Master Fire Alarm Technician, by the State Fire Marshal Division.

915.7.6 Evacuation. The affected area within Group E Occupancies shall be evacuated when carbon monoxide is detected at a level in excess of 70 ppm for one hour in that area."

Amended by Chapter 95, 2023 General Session

15A-5-205 Amendments and additions to IFC related to means of egress and special processes and uses.

- (1) IFC, Chapter 10, Section 1010.2.14, Controlled egress doors in Groups I-1 and I-2, after existing Item 8 add Item 9 as follows: "9. The secure area or unit with special egress locks shall be located at the level of exit discharge in Type V construction."
- (2) IFC, Chapter 10, Section 1010.2.13.1, Delayed egress locking system, Item 9 is added after the existing Item 8 as follows: "9. The secure area or unit with delayed egress locks shall be located at the level of exit discharge in Type V construction."
- (3) IFC, Chapter 10, Section [BE] 1011.5.2, Riser height and tread depth, Exception 3 is deleted and replaced with the following: "3. In Group R-3 occupancies, within dwelling units in Group

R-2 occupancies, and in Group U occupancies that are accessory to a Group R-3 occupancy, or accessory to individual dwelling units in Group R-2 occupancies, the maximum riser height shall be 8 inches (203 mm) and the minimum tread depth shall be 9 inches (229 mm). The minimum winder tread depth at the walk line shall be 10 inches (254 mm), and the minimum winder tread depth shall be 6 inches (152 mm). A nosing not less than 0.75 inch (19.1 mm) but not more than 1.25 inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 10 inches (254 mm)."

- (4) IFC, Chapter 10, Section [BE] 1011.11, Handrails, is amended to add the following exception:
" 6. In occupancies in Group R-3, as applicable in Section 1014 and in occupancies in Group U, which are accessory to an occupancy in Group R-3, as applicable in Section 1014, handrails shall be provided on at least one side of stairways consisting of four or more risers."
- (5) IFC, Chapter 10, Section 1032.2.1, Security devices and egress locks, is amended to add the following: On line three, after the word "fire", add the words "and building."

Amended by Chapter 95, 2023 General Session

15A-5-205.5 Amendments to Chapters 11 and 12 of IFC.

- (1) For IFC, Chapter 11, Construction Requirements for Existing Buildings:
 - (a) IFC, Chapter 11, Section 1103.2, Emergency Responder Communication Coverage in Existing Buildings, is amended as follows: On line two after the title, the following is added:
"When required by the fire code official, unless the existing building is a public school as that term is defined in Section 53G-9-205.1 or a private school, then the fire code official shall require,".
 - (b) IFC, Chapter 11, Section 1103.5.1, Group A-2, is deleted and replaced with the following:
"1103.5.1 Group A-2. An automatic fire sprinkler system shall be provided throughout existing Group A-2 occupancies where indoor pyrotechnics are used."
 - (c) IFC, Chapter 11, Section 1103.6, Standpipes, is deleted.
 - (d) IFC, Chapter 11, 1103.7, Fire Alarm Systems, is deleted and rewritten as follows: "1103.7, Fire Alarm Systems. The following shall have an approved fire alarm system installed in accordance with Utah Administrative Code, R710-4, Buildings Under the Jurisdiction of the Utah Fire Prevention Board:
 - 1. a building with an occupant load of 300 or more persons that is owned or operated by the state;
 - 2. a building with an occupant load of 300 or more persons that is owned or operated by an institution of higher education; and
 - 3. a building with an occupant load of 50 or more persons that is owned or operated by a school district, private school, or charter school.
 Exception: the requirements of this section do not apply to a building designated as an Institutional Group I (as defined in IFC 202) occupancy."
 - (e) IFC, Chapter 11, 1103.7.1 Group E, 1103.7.2 Group I-1, 1103.7.3 Group I-2, 1103.7.4 Group I-3, 1103.7.5 Group R-1, 1103.7.5.1 Group R-1 hotel and motel manual fire alarm system, 1103.7.5.1.1 Group R-1 hotel and motel automatic smoke detection system, 1103.7.5.2 Group R-1 boarding and rooming houses manual fire alarm system, 1103.7.5.2.1 Group R-1 boarding and rooming houses automatic smoke detection system, 1103.7.6 Group R-2 are deleted.
 - (f) IFC, Chapter 11, Section 1103.5.4, High-rise buildings, is amended as follows: On line two, delete "not been adopted" and replace with "been adopted."

- (g) IFC, Chapter 11, Section 1103.9, Carbon monoxide alarms, is deleted and rewritten as follows:

"1103.9 Carbon Monoxide Detection.

Existing Groups E, I-1, I-2, I-4, and R occupancies shall be equipped with carbon monoxide detection in accordance with Section 915."

- (2) For IFC, Chapter 12, Energy Systems:

- (a) Delete the section title "1205.2.1 Solar photovoltaic systems for Group R-3 buildings" and replace with the section title "1205.2.1 Solar photovoltaic systems for Group R-3 and buildings constructed in accordance with IRC."
- (b) Section 1205.2.1, Solar photovoltaic systems for Group R-3 buildings, Exception 1 is deleted, Exception 2 is renumbered to 1 and a second exception is added as follows: "2. Reduction in pathways and clear access width are permitted where a rational approach has been used and the reduction is warranted and approved by the Fire Code Official."
- (c) Section 1205.3.1 Perimeter pathways, and 1205.3.2 Interior pathways, are deleted and rewritten as follows: "1204.3.1 Perimeter pathways. There shall be a minimum three foot wide (914 mm) clear perimeter around the edges of the roof. The solar installation shall be designed to provide designated pathways. The pathways shall meet the following requirements:
1. The pathway shall be over areas capable of supporting the live load of fire fighters accessing the roof.
 2. The centerline axis pathways shall be provided in both axes of the roof. Centerline axis pathways shall run where the roof structure is capable of supporting the live load of fire fighters accessing the roof.
 3. Smoke and heat vents required by Section 910.2.1 or 910.2.2 shall be provided with a clear pathway width of not less than three feet (914 mm) to the vents.
 4. Access to roof area required by Section 504.3 or 1011.12 shall be provided with a clear pathway width of not less than three feet (914 mm) around access opening and at least three feet (914 mm) clear pathway to parapet or roof edge."
- (d) Section 1205.3.3, Smoke ventilation, is deleted and rewritten as follows: "1205.3.2, Smoke ventilation. The solar installation shall be designed to meet the following requirements:
1. Arrays shall be no greater than 150 feet (45720 mm) by 150 feet (45720 mm) in distance in either axis in order to create opportunities for fire department smoke ventilation operations.
 2. Smoke ventilation options between array sections shall be one of the following:
 - 2.1 A pathway six feet (1829 mm) or greater in width.
 - 2.2 A pathway three feet (914 mm) or greater in width and bordering roof skylights or smoke and heat vents when required by Section 910.2.1 or Section 910.2.2.
 - 2.3 Smoke and heat vents designed for remote operation using devices that can be connected to the vent by mechanical, electrical, or any other suitable means, protected as necessary to remain operable for the design period. Controls for remote operation shall be located in a control panel, clearly identified and located in an approved location.
 3. Where gravity-operated dropout smoke and heat vents occur, a pathway three feet (914 mm) or greater in width on not fewer than one side."

Amended by Chapter 21, 2024 General Session

15A-5-205.6 Amendments and additions to Chapter 33 of IFC.

- (1) IFC, Chapter 33, Section 3311.1, Required access, is deleted and rewritten as follows:

"3311.1 Required access.

3311.1.1 Approved vehicle access. Approved vehicle access for fire fighting shall be provided as described in Chapter 5 of this code to all construction or demolition sites.

3311.1.2 Fire department connections. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections.

3311.1.3 Type of access. Vehicle access shall be provided by either temporary or permanent roads.

3311.3.1 Temporary road requirements. Temporary roads shall be constructed with a minimum of site specific required structural fill for permanent roads and road base, or other approved material complying with local standards.

3311.3.2 Reports. Compaction reports may be required. An engineer's review and certification of a temporary fire department access road is not required.

3311.3.3 Local jurisdictions. A local jurisdiction may not require:

- (a) permanent roads, or asphalt or concrete on temporary roads before final approval of the structure served by the road; or
- (b) permanent roads, or asphalt and concrete on temporary roads, during construction of the structure served by the road.

3311.1.4 Maintenance. Temporary roads shall be maintained until permanent fire apparatus access roads are available.

3311.1.5 Time line. Temporary or permanent fire department access roads shall be functional before construction above the foundation begins and before an appreciable amount of combustible construction materials are on site."

(2) IFC, Chapter 33, Section 3311.2, Key boxes, is deleted.

(3) Notwithstanding IFC 3311.3.1, a temporary road that meets the requirements of Section 10-9a-802 or 17-27a-802, and any local regulation adopted in accordance with Section 10-9a-802 or 17-27a-802, may be constructed.

Amended by Chapter 399, 2025 General Session

15A-5-206 Amendments and additions to IFC related to hazardous materials, explosives, fireworks, and flammable and combustible liquids.

(1) For IFC, Hazardous Materials - General Provisions, Chapter 50, Table 5003.1.1(1), Maximum Allowable Quantity per Control Area of Hazardous Materials Posing a Physical Hazard, apply footnote d to Explosives, Storage, Solid Pounds.

(2) IFC, Explosives and Fireworks, IFC, Chapter 56, Section 5601.1.3, Fireworks, Exception 4 is amended to add the following sentence at the end of the exception: "The use of fireworks for display and retail sales is allowed as set forth in Utah Code, Title 53, Chapter 7, Utah Fire Prevention and Safety Act, Sections 53-7-220 through 53-7-225; Utah Code, Title 11, Chapter 3, County and Municipal Fireworks Act; Utah Administrative Code, R710-2; and the State Fire Code."

(3) For IFC, Chapter 57, Flammable and Combustible Liquids:

(a) IFC, Chapter 57, Section 5701.4, Permits, is amended to add the following at the end of the section: "The owner of an underground tank that is out of service for longer than one year shall receive a Temporary Closure Notice from the Department of Environmental Quality, and a copy shall be given to the AHJ."

(b) IFC, Chapter 57, Section 5706.1, General, is amended to add the following special operation: "8. Sites approved by the AHJ".

- (c) IFC, Chapter 57, Section 5706.2, Storage and dispensing of flammable and combustible liquids on farms and construction sites, is amended to add the following: On line five, after the words "borrow pits", add the words "and sites approved by the AHJ".
- (4) For IFC, Chapter 61, Liquefied Petroleum Gas:
 - (a) IFC, Chapter 61, Section 6101.2, Permits, is amended as follows: On line two, after the word "105.6", add "and the adopted LP Gas rules".
 - (b) IFC, Chapter 61, Section 6103.1, General, is deleted and rewritten as follows: "General. LP Gas equipment shall be installed in accordance with NFPA 54, NFPA 58, the adopted LP Gas rules, and the International Fuel Gas Code, except as otherwise provided in this chapter."
 - (c) IFC, Chapter 61, Section 6104.3, Location of LP-Gas Containers, Table 6104.3, Location of LP-Gas Containers, amends column heading "Minimum Separation Between LP-Gas Containers and Buildings, Public Ways or Lot Lines of Adjoining Property" and footnote "g" by deleting and replacing with the following: "Minimum separation between LP-Gas containers and buildings, or lot lines of adjoining property that can be built on."
 - (d) Chapter 61, Section 6109.12, Location of storage outside of buildings, is amended as follows: In Table 6109.12, Doorway or opening to a building with two or more means of egress, with regard to quantities 720 or less and 721 -- 2,500, the currently stated "5" is deleted and replaced with "10".
 - (e) IFC, Chapter 61, Section 6109.15.1, Automated cylinder exchange stations, is amended as follows: Item # 4 is deleted and replaced with the following: "Item #4 Electrical equipment inside of a cabinet storing cylinders, including but not limited to electronics associated with vending operations, shall comply with requirements for Class I, Division 2, equipment in accordance with NFPA 70."
 - (f) IFC, Chapter 61, Section 6110.1, Removed from service, is amended as follows: On line two, after the word "discontinued", add the words "for more than one year or longer as allowed by the AHJ,".
 - (g) IFC, Chapter 61, Section 6110.2, Removal from site is deleted.

Amended by Chapter 95, 2023 General Session

15A-5-208 Blasting permits.

- (1) An operational permit is required for the use of any quantity of explosives or explosive materials for the purpose of blasting.
- (2) The State Fire Marshal Division shall issue blasting permits:
 - (a) for those locations where the local fire department that has jurisdiction of the location of the blast does not have a procedure in place for issuing blasting permits; and
 - (b) for multiple blasting activities that are part of one project and that involve conducting blasts in the jurisdictions of more than one fire department.
- (3) The State Fire Marshal Division shall adopt rules pursuant to Title 63G, Chapter 3, Utah Administrative Rulemaking Act, as necessary to implement the procedure of issuing blasting permits under this section.

Enacted by Chapter 84, 2012 General Session

Part 3

Amendments and Additions to National Fire Protection Association Incorporated as Part of State Fire Code

15A-5-301 General provisions.

The amendments and additions in this part to the NFPA are adopted for application statewide.

Enacted by Chapter 14, 2011 General Session

15A-5-302 Amendments and additions to NFPA related to National Fire Alarm and Signaling Code.

For NFPA 72, National Fire Alarm and Signaling Code, 2019 edition:

- (1) NFPA 72, Chapter 10, Section 10.5.1, System Designer, Subsection 10.5.1.3(2), is deleted and rewritten as follows: "Certification by the National Institute for Certification in Engineering Technologies at level III or IV in Fire Alarm Systems."
- (2) NFPA 72, Chapter 10, Section 10.5.3, Inspection, Testing, and Service Personnel, Subsection 10.5.3.1, Inspection Personnel, is deleted and rewritten as follows:

"Service personnel shall be qualified and experienced in the inspection, testing, and maintenance of fire alarm systems. Qualified personnel shall meet the certification requirements stated in rule made by the Utah Fire Prevention Board in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act."
- (3) NFPA 72, Chapter 10, Section 10.12, Fire Alarm Signal Deactivation, Subsection 10.12.2, is amended to add the following sentence: "When approved by the AHJ, the audible notification appliances may be deactivated during the investigation mode to prevent unauthorized reentry into the building."

Amended by Chapter 95, 2023 General Session

15A-5-303 Amendments and additions to NFPA related to manufacture, transportation, storage, and retail sales of fireworks.

- (1) For purposes of this section and subject to Subsection (2), the Utah Fire Prevention Board shall adopt standards by rule for the retail sales of consumer fireworks, and in doing so, shall consider the applicable provisions of the most 2023 edition of NFPA 1124, Chapter 7, Retail Sales of Consumer Fireworks.
- (2) NFPA 1124 Manufacture, Transportation, Storage, and Retail Sales of Fireworks and Pyrotechnic Articles:
 - (a) In NFPA 1124, Chapter 7, Section 7.2, Special Limits for Retail Sales of Consumer Fireworks, Subsection 7.2.8 is added as follows: "Display of division 1.4G common state approved explosives inside of buildings protected throughout with an automatic fire sprinkler system shall not exceed 25% of the area of the retail sales floor or exceed 600 square feet, whichever is less."
 - (b) In NFPA 1124, Chapter 7, Section 7.2, Special Limits for Retail Sales of Consumer Fireworks, Subsection 7.2.9 is added as follows: "Rack storage of division 1.4G common state approved explosives inside of buildings is prohibited."
 - (c) NFPA 1124, Chapter 7, Section 7.3.1, Exempt Amounts, Subsection 7.3.1.1, is deleted and rewritten as follows: "Display of division 1.4G common state approved explosives inside of buildings not protected with an automatic fire sprinkler system shall not exceed 125 pounds of pyrotechnic composition."

- (d) NFPA 1124, Chapter 7, Section 7.3.15.2, Height of Sales Displays, Subsection 7.3.15.2.2, is amended as follows: On line three delete "12 ft. (3.66m)" and replace it with "6 ft.".

Amended by Chapter 343, 2024 General Session

15A-5-304 Amendments and additions to NFPA related to Automatic Fire Sprinklers Systems.

- (1) NFPA 13, Installation of Sprinkler Systems, 2019 edition.
- (a) NFPA 13, Chapter 16, Section 16.9.11, Floor Control Valve Assemblies, Subsection 16.9.11.5, is deleted and rewritten as follows:
- "16.9.11.5, System Subdivision - Floor/Zone Control Valves.
- Individual floor/zone control valves shall be used at the riser at each floor for connections to piping serving floor areas in excess of 5,000 square feet."
- (b) NFPA 13, Chapter 8, Section 16.11.2.1, Local Waterflow Alarms, is amended by adding a new subsection as follows:
- "16.11.2.1.1 Single Tenant Occupancies.
- When a fire alarm system is not required by IFC, Section 907.2, an approved audible/visual waterflow alarm (horn/strobe) shall be provided in the interior of the building, in a normally occupied location, to alert the occupants of the fire sprinkler system activation."
- (c) NFPA 13, Chapter 8, Section 16.11.2.1, Local Waterflow Alarms, is amended by adding a new subsection as follows:
- "16.11.2.1.2 Multi-Tenant Occupancies.
- When a fire alarm system is not required by IFC, Section 907.2, an approved audible/visual waterflow alarm (horn/strobe) shall be provided in the interior of each tenant space, in a normally occupied location, to alert the occupants of the fire sprinkler system activation."
- (d) NFPA 13, Chapter 8, Section 16.11.2.1, Local Waterflow Alarms, is amended by adding a new subsection as follows:
- "16.11.2.1.3 Exterior Waterflow Alarm.
- An approved audible/visual waterflow alarm (horn/strobe) shall be provided on the exterior of the building in a location approved by the AHJ."
- (2) NFPA 13D, Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes, 2019 edition.
- (a) NFPA 13D, Chapter 7, Section 7.6, Alarms, is amended by adding a new subsection as follows:
- "7.6.1 Exterior Waterflow Alarm.
- When an alarm initiating device is included, an approved audible/visual waterflow alarm (horn/strobe) shall be provided on the exterior of the building in a location approved by the AHJ."
- (b) NFPA 13D, Chapter 7, Section 7.6, Alarms, is amended by adding a new subsection as follows:
- "7.6.2 Interior Alarm.
- When an alarm initiating device is included, an interior fire alarm notification appliance is also required to sound throughout the dwelling. An approved audible sprinkler flow alarm to alert the occupants of the dwelling in a normally occupied location when the flow switch is activated must be provided."
- (3) NFPA, Standard 13R, Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height, 2019 edition.

- (a) NFPA 13R, Chapter 6, Section 6.8, Valves, is amended by adding a new subsection as follows:

"6.8.11 Floor/Zone Control Valves.

Individual floor/zone control valves shall be used at the riser at each floor for connections to piping serving floor areas in excess of 5,000 square feet or arranged in a manner acceptable to the AHJ."

- (b) NFPA 13R, Chapter 6, Section 16, Alarms, is amended by adding a new subsection as follows:

"6.16.1.1 Local Waterflow Alarms.

When a fire alarm system is not required by IFC, Section 907.2, an approved notification appliance indicating waterflow shall be provided in the interior of each residential unit/tenant space, in a normally occupied location, to alert the occupants of the fire sprinkler system activation."

- (c) NFPA 13R, Chapter 6, Section 16, Alarms, is amended by adding a new subsection as follows:

"6.16.1.2 Exterior Waterflow Alarm.

An approved audible/visual waterflow alarm (horn/strobe) shall be provided on the exterior of the building in a location approved by the AHJ."

- (4) NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, 2020 edition.

NFPA 25, Section 5.3.4.4.1, the first line is deleted and replaced with the following:

"For system antifreeze installed prior to July 1, 2023, listed antifreeze shall not be required, where all of the following conditions are met:"

- (5) NFPA 72, National Fire Alarm and Signaling Code, 2019 edition.

NFPA 72, a new Section 18.1.1.1 is added as follows:

"The fire code official may modify the requirements of this chapter in areas of educational occupancies used exclusively for special education students."

Amended by Chapter 95, 2023 General Session

Chapter 6 Additional Construction Requirements

Part 1

Nitrogen Oxide Emission Limits for Natural Gas-fired Water Heaters

15A-6-101 Title.

(1) This chapter is known as "Additional Construction Requirements."

(2) This part is known as "Nitrogen Oxide Emission Limits for Natural Gas-Fired Water Heaters."

Enacted by Chapter 249, 2016 General Session

15A-6-102 Nitrogen Oxide emission limits for natural gas-fired water heaters.

(1) As used in this section:

- (a) "BTU" means British Thermal Unit.

- (b)
 - (i) "Heat input" means the heat of combustion released by fuel burned in a water heater based on the heating value of the fuel.
 - (ii) "Heat input" does not include the enthalpy of a water heater's incoming combustion air.
- (c) "Heat output" means the enthalpy of a water heater's working fluid output.
- (d) "Natural gas-fired water heater" means a device that heats water:
 - (i) using natural gas combustion;
 - (ii) for use external to the device at a pressure that is less than or equal to 160 pounds per square inch gage; and
 - (iii) to a thermostatically controlled temperature less than or equal to:
 - (A) 210 degrees Fahrenheit; or
 - (B) 99 degrees Celsius.
- (e) "ppm" means parts of Nitrogen Oxide per million parts of water heater air output.
- (f) "Recreational vehicle" means the same as that term is defined in Section 13-14-102.
- (2) On and after July 1, 2018, a person may not sell or install a natural gas-fired water heater with an emission rate greater than the following limits:
 - (a) except as provided in Subsection (6), for a water heater that has a heat input of less than or equal to 75,000 BTU per hour that is not installed in a mobile home, a limit of:
 - (i) 10 nanograms per Joule of heat output; or
 - (ii) 15 ppm, corrected to 3% oxygen;
 - (b) for a water heater that has a heat input of greater than 75,000 BTU per hour and less than 2,000,000 BTU per hour that is not installed in a mobile home, a limit of:
 - (i) 14 nanograms per Joule of heat output; or
 - (ii) 20 ppm, corrected to 3% oxygen;
 - (c) for a water heater installed in a mobile home, a limit of:
 - (i) 40 nanograms per Joule of heat output; or
 - (ii) 55 ppm, corrected to 3% oxygen;
 - (d) for a pool or spa water heater with a heat input that is less than or equal to 400,000 BTU per hour, a limit of:
 - (i) 40 nanograms per Joule of heat output; or
 - (ii) 55 ppm, corrected to 3% oxygen; and
 - (e) for a pool or spa water heater with a heat input of greater than 400,000 BTU per hour and less than 2,000,000 BTU per hour, a limit of:
 - (i) 14 nanograms per Joule of heat output; or
 - (ii) 20 ppm, corrected to 3% oxygen.
- (3) A water heater manufacturer shall use California South Coast Air Quality Management District Method 100.1 to calculate the emissions rate of a water heater subject to this section.
- (4) A water heater manufacturer shall display on a water heater subject to this section, as a permanent label, the model number and the Nitrogen Oxide emission rate of the water heater.
- (5) The requirements of this section do not apply to:
 - (a) a water heater using a fuel other than natural gas;
 - (b) a water heater used in a recreational vehicle;
 - (c) a water heater manufactured in the state for sale and shipment outside of the state; or
 - (d) a water heater manufactured before July 1, 2018.
- (6) A person may sell or install a natural gas-fired water heater with an emission rate greater than the limits established in Subsection (2)(a) if:
 - (a) the water heater is replacing a water heater of equal BTUs per hour;
 - (b) there is not available for purchase in the United States a water heater that:

- (i) has an input of equal BTUs per hour as the water heater being replaced; and
- (ii) meets the limits established in Subsection (2)(a); and
- (c) the purpose of the water heater is to heat water and provide space heating.

Amended by Chapter 136, 2020 General Session

Part 2

Insulated Concrete Forms

15A-6-201 Polyurethane insulated concrete forms.

- (1) Notwithstanding any other provision of this title, a governing body in the state that issues a building permit may not:
 - (a) deny issuing a building permit to a project solely because the project uses polyurethane insulated concrete form block that complies with Subsection (2); or
 - (b) require a project to surface flame retardants on polyurethane insulated concrete form block that has a flame spread that is less than or equal to 25.
- (2) A project may use polyurethane insulated concrete form block if:
 - (a) the polyurethane insulated concrete form block is manufactured using expanded polyurethane foam that:
 - (i) has a flame spread index that is less than or equal to 50;
 - (ii) has a smoke index that is less than 350; and
 - (iii) is capable of withstanding fluid pressure created by fresh concrete; and
 - (b) the project is designed and stamped by a structural engineer licensed in the state.

Enacted by Chapter 249, 2016 General Session

15A-6-202 Non-polyurethane insulating concrete forms.

- (1) Notwithstanding any other provision of this title, a governing body in the state that issues a building permit may not:
 - (a) deny issuing a building permit to a project solely because the project uses non- polyurethane insulating concrete form block that complies with Subsection (2); or
 - (b) require a project to apply additional flame retardants to the surface of non- polyurethane insulating concrete form block that has a flame spread that is less than or equal to 25.
- (2) A project may use non-polyurethane insulating concrete form block if:
 - (a) the non-polyurethane insulating concrete form block is manufactured using foam plastic insulation that complies with applicable requirements in Title 15A, State Construction and Fire Codes Act, for flame spread index and smoke development index;
 - (b) the non-polyurethane insulating concrete form block complies with any other requirements applicable to insulating concrete forms in Title 15A, State Construction and Fire Codes Act; and
 - (c) the project is designed and stamped by a structural engineer who is licensed in the state.

Enacted by Chapter 249, 2016 General Session

Part 3

Tower Cranes

15A-6-301 Tower crane operation.

- (1) As used in this section:
 - (a) "Affected land" means the same as that term is defined in Section 10-9a-539.
 - (b) "Airspace approval" means the same as that term is defined in Section 10-9a-539.
 - (c) "Jib" means the part of a tower crane that:
 - (i) extends horizontally or almost horizontally from the main vertical component of the tower crane; and
 - (ii) carries the live load.
 - (d) "Live load" means the same as that term is defined in Section 10-9a-539.
 - (e) "Minimum hook height" means the distance that, measured from the lowest point of a hook suspended from a jib, is:
 - (i) 50 feet above the ground level of affected land; or
 - (ii) 20 feet above a building on affected land.
 - (f) "Tower crane" means the same as that term is defined in Section 10-9a-539.
- (2) An operator of a tower crane shall operate the tower crane in accordance with the requirements of the manufacturer of the tower crane.
- (3)
 - (a) A live load may travel over affected land at the minimum hook height with airspace approval.
 - (b) A jib, but not a live load, may travel over the affected land at the minimum hook height without airspace approval.
- (4) The functioning of a tower crane in accordance with Subsection (3) does not constitute a trespass on affected land.

Enacted by Chapter 329, 2024 General Session