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Housing Construction Amendments
2025 GENERAL SESSION
STATE OF UTAH
Chief Sponsor: Raymond P. Ward
Senate Sponsor: Calvin R. Musselman

LONG TITLE

General Description:

This bill modifies the state construction code related to housing.

Highlighted Provisions:

This bill:

▸ amends adopted language from Section R101.2 of the International Residential Code to include three- and four-family dwellings.

Money Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

AMENDS:

15A-3-202, as last amended by Laws of Utah 2024, Chapter 505

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

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

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, the words "one- and two-family dwellings" are deleted and replaced with "one- and two- family dwellings and three- and four- family dwellings of up to two levels".
- ~~(2)~~ (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

29 construction code in effect at the time that the bedroom was finished, is not required to
30 undergo a physical change to conform to this code if the change would compromise the
31 structural integrity of the structure or could not be completed in accordance with other
32 applicable requirements of this code, including setback and window well requirements."

33 [(3)] (4) In IRC Section R105.2, under Building, the following changes are made:

34 (a) Number 3 is deleted and replaced with the following: "3. Retaining walls retaining
35 less than 4 feet (1219mm) of unbalanced fill, unless supporting a surcharge or
36 requiring design per Section R404.4."

37 (b) Number 10 is deleted and replaced with the following: "10. Decks that are not more
38 than 30 inches (762mm) above grade at any point and not requiring guardrails, that
39 do not serve exit door required by Section R311.4."

40 [(4)] (5) In IRC, Section R105.2, a new exception is added: "11. Grade level, non-connected
41 conex boxes, less than 350 square feet, used for storage only."

42 [(5)] (6) In IRC, Section R108.3, the following sentence is added at the end of the section:
43 "The building official shall not request proprietary information."

44 [(6)] (7) IRC, Section 109.1.5, is deleted and replaced with the following: "R109.1.5 Other
45 inspections. In addition to the inspections listed in R109.1.1 through R109.1.4, the
46 building official shall have the authority to inspect the proper installation of insulation.
47 R109.1.5.1 Weather-resistant exterior wall envelope inspections. An inspection shall be
48 made of the weather-resistant exterior wall envelope as required by Section R703.1 and
49 flashings as required by Section R703.4 to prevent water from entering the
50 weather-resistive barrier.R109.1.5.2 Fire-resistance-rated construction inspection. Where
51 fire-resistance-rated construction is required between dwelling units or due to location
52 on property, the building official shall require an inspection of such construction after
53 lathing or gypsum board or gypsum panel products are in place, but before any plaster is
54 applied, or before board or panel joints and fasteners are taped and finished."

55 [(7)] (8) In IRC, Section R202, the following definition is added: "ACCESSORY
56 DWELLING UNIT: A habitable living unit created within the existing footprint of a
57 primary owner-occupied single-family dwelling."

58 [(8)] (9) In IRC, Section R202, the definition for "Approved" is modified by adding the
59 words "or independent third-party licensed engineer or architect and submitted to the
60 building official" after the word "official."

61 [(9)] (10) In IRC, Section R202, the definition for "Approved Agency" is modified by
62 replacing the word "and" with "or."

- 63 ~~[(10)]~~ (11) In IRC, Section 202, the definition for "Approved Source" is modified by adding
64 the words "or licensed engineer or architect" after the word "official."
- 65 ~~[(11)]~~ (12) In IRC, Section R202, the following definition is added: "CERTIFIED
66 BACKFLOW PREVENTER ASSEMBLY TESTER: A person who has shown
67 competence to test Backflow prevention assemblies to the satisfaction of the authority
68 having jurisdiction under Utah Code, Subsection 19-4-104(4)."
- 69 ~~[(12)]~~ (13) In IRC, Section R202, the definition of "Cross Connection" is deleted and
70 replaced with the following: "CROSS CONNECTION. Any physical connection or
71 potential connection or arrangement between two otherwise separate piping systems,
72 one of which contains potable water and the other either water of unknown or
73 questionable safety or steam, gas, or chemical, whereby there exists the possibility for
74 flow from one system to the other, with the direction of flow depending on the pressure
75 differential between the two systems (see "Backflow, Water Distribution")."
- 76 ~~[(13)]~~ (14) In IRC, Section 202, the following definition is added: "DUAL SOURCE
77 CONNECTION. A pipe that is installed so that either the nonpotable (i.e. secondary)
78 irrigation water or the potable water is connected to a pressurized irrigation system at
79 one time, but not both at the same time; or a pipe that is installed so that either the
80 potable water or private well water is connected to a residence at one time, but not both
81 at the same time. The potable water supply line shall be protected by a reduced pressure
82 backflow preventer."
- 83 ~~[(14)]~~ (15) In IRC, Section 202, the following definition is added: "ENERGY STORAGE
84 SYSTEM (ESS). One or more devices, assembled together, that are capable of storing
85 energy for supplying electrical energy at a future time."
- 86 ~~[(15)]~~ (16) In IRC, Section 202, in the definition for gray water a comma is inserted after the
87 word "washers"; the word "and" is deleted; and the following is added to the end: "and
88 clear water wastes which have a pH of 6.0 to 9.0; are non-flammable; non-combustible;
89 without objectionable odors; non-highly pigmented; and will not interfere with the
90 operation of the sewer treatment facility."
- 91 ~~[(16)]~~ (17) In IRC, Section R202, the definition of "Potable Water" is deleted and replaced
92 with the following: "POTABLE WATER. Water free from impurities present in
93 amounts sufficient to cause disease or harmful physiological effects and conforming to
94 the Utah Code, Title 19, Chapter 4, Safe Drinking Water Act, and Title 19, Chapter 5,
95 Water Quality Act, and the regulations of the public health authority having jurisdiction."
- 96 ~~[(17)]~~ (18) 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	

125	St. George	Washington	21	2585
126	Salt Lake City	Salt Lake	28	4239
127	Tooele	Tooele	35	5029
128	Vernal	Uintah	39	5384

129 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."

130 [(18)] (19) IRC, Section R301.6, is deleted and replaced with the following: "R301.6 Utah
 131 Snow Loads. The snow loads specified in Table R301.2(5b) shall be used for the
 132 jurisdictions identified in that table. Otherwise, for other locations in Utah, see Bean,
 133 B., Maguire, M., Sun, Y. (2018), "The Utah Snow Load Study," Utah State University
 134 Civil and Environmental Engineering Faculty Publications, Paper 3589,
 135 <http://utahsnowload.usu.edu/>, for ground snow load values."

136 [(19)] (20) In IRC, Section R302.2, the following sentence is added at the end of the
 137 paragraph: "When an access/maintenance agreement or easement is in place, plumbing,
 138 mechanical ducting, schedule 40 steel gas pipe, and electric service conductors including
 139 feeders, are permitted to penetrate the common wall at grade, above grade, or below
 140 grade."

141 [(20)] (21) In IRC, Section R302.3, a new exception 3 is added as follows: "3. Accessory
 142 dwelling units separated by walls or floor assemblies protected by not less than 1/2-inch
 143 (12.7 mm) gypsum board or equivalent on each side of the wall or bottom of the floor
 144 assembly are exempt from the requirements of this section."

145 [(21)] (22) In IRC, Section R302.5.1, the last sentence is deleted.

146 [(22)] (23) IRC, Section R302.13, is deleted.

147 [(23)] (24) In IRC, Section R303.4, the following exception is added: "Exception: Dwelling
 148 units tested in accordance with Section N1102.4.1.2 (R402.4.1.2) which has an air
 149 tightness of 3.0 ACH (50) or greater do not require mechanical ventilation."

150 [(24)] (25) In IRC, Section R310.1, all words in the last sentence after "or to a yard or

151 court", are deleted, and Exception 3 of this section is deleted.

152 [~~(25)~~] (26) In IRC, Section R310.7, in the exception, the words "or accessory dwelling
153 units" are added after the words "sleeping rooms".

154 [~~(26)~~] (27) IRC, Sections R311.7.45 through R311.7.5.3, are deleted and replaced with the
155 following: "R311.7.45.1 Stair treads and risers. R311.7.5.1 Riser height. The maximum riser
156 height shall be 8 inches (203 mm). The riser shall be measured vertically between leading
157 edges of the adjacent treads. The greatest riser height within any flight of stairs shall not
158 exceed the smallest by more than 3/8 inch (9.5 mm).

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

168 R311.7.5.3 Nosing. The radius of curvature at the leading edge of the tread shall be no
169 greater than 9/16 inch (14.3 mm). A nosing not less than 3/4 inch (19 mm) but not more than
170 1 1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing
171 projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm)
172 between two stories, including the nosing at the level of floors and landings. Beveling of
173 nosing shall not exceed 1/2 inch (12.7 mm). Risers shall be vertical or sloped from the
174 underside of the leading edge of the tread above at an angle not more than 30 degrees (0.51
175 rad) from the vertical. Open risers are permitted, provided that the opening between treads
176 does not permit the passage of a 4-inch diameter (102 mm) sphere.

177 Exceptions.

178 1. A nosing is not required where the tread depth is a minimum of 10 inches (254 mm).

179 2. The opening between adjacent treads is not limited on stairs with a total rise of 30
180 inches (762 mm) or less."

181 [~~(27)~~] (28) IRC, Section R312.2, is deleted.

182 [~~(28)~~] (29) IRC, Sections R313.1 through R313.2.1, are deleted and replaced with the
183 following: "R313.1 Design and installation. When installed, automatic residential fire
184 sprinkler systems for townhouses or one- and two-family dwellings shall be designed

- 185 and installed in accordance with Section P2904 or NFPA 13D."
- 186 [~~(29)~~] (30) In IRC, Section R314.2.2, the words "accessory dwelling units," are added after
187 the words "Where alterations, repairs."
- 188 [~~(30)~~] (31) In IRC, Section R315.2.2, the words "accessory dwelling units," are added after
189 the words "Where alterations, repairs."
- 190 [~~(31)~~] (32) In IRC, Section 315.3, the following words are added to the first sentence after
191 the word "installed": "on each level of the dwelling unit and."
- 192 [~~(32)~~] (33) A new IRC, Section R328.12, is added as follows:
193 "R328.12 Signage. A sign located on the exterior of the dwelling shall be installed at a
194 location approved by the authority having jurisdiction which identifies the battery chemistry
195 included in the ESS. This sign shall be of sufficient durability to withstand the environment
196 involved and shall not be handwritten."
- 197 [~~(33)~~] (34) In IRC, Section 403.1.3.5.3, an exception is added as follows: "Exception:
198 Vertical steel in footings shall be permitted to be located while concrete is still plastic
199 and before it has set. Where vertical steel resists placement or the consolidation of
200 concrete around steel is impeded, the concrete shall be vibrated to ensure full contact
201 between the vertical steel and concrete."
- 202 [~~(34)~~] (35) In IRC, Section R403.1.6, a new Exception 3 is added as follows: "3. When
203 anchor bolt spacing does not exceed 32 inches (813 mm) apart, anchor bolts may be
204 placed with a minimum of two bolts per plate section located not less than 4 inches (102
205 mm) from each end of each plate section at interior bearing walls, interior braced wall
206 lines, and at all exterior walls."
- 207 [~~(35)~~] (36) In IRC, Section R403.1.6.1, a new exception is added at the end of Item 2 and
208 Item 3 as follows: "Exception: When anchor bolt spacing does not exceed 32 inches
209 (816 mm) apart, anchor bolts may be placed with a minimum of two bolts per plate
210 section located not less than 4 inches (102 mm) from each end of each plate section at
211 interior bearing walls, interior braced wall lines, and at all exterior walls."
- 212 [~~(36)~~] (37) In IRC, Section R404.1, a new exception is added as follows: "Exception: As an
213 alternative to complying with Sections R404.1 through R404.1.5.3, concrete and
214 masonry foundation walls may be designed in accordance with IBC Sections 1807.1.5
215 and 1807.1.6 as amended in Section 1807.1.6.4 and Table 1807.1.6.4 under these rules."
- 216 [~~(37)~~] (38) In IRC, Section R405.1, a second exception is added as follows: "Exception:
217 When a geotechnical report has been provided for the property, a drainage system is not
218 required unless the drainage system is required as a condition of the geotechnical report."

219 The geotechnical report shall make a recommendation regarding a drainage system."
220 [~~(38)~~] (39) In IRC, Section R506.2.3, the words "10-mil (0.010 inch; 0.25 mm)" are deleted
221 and replaced with "6-mil (0.006 inch; 0.152 mm)" and the words "conforming to ASTM
222 E1745 Class A requirements" are deleted.

223 Section 2. **Effective Date.**

224 This bill takes effect on May 7, 2025.