

2nd Sub. H.B. 65

Construction Code Amendments

House Amendments

Amendment 2

January 29, 2026 01:13 PM

Representative **Thomas W. Peterson** proposes the following amendments:

1. *Line 1051 through 1058:*

1051 Section **15A-3-202.** is amended to read:

1052 **15A-3-202 (Effective 07/01/26)** Amendments to Chapters 1 through 5 of IRC.

1053 (1) In IRC, Section R101.2, after the sentence ending with "not more than three stories above grade plane in height." the following words are added:

"This code shall not require modifications to a building component that is not being altered as part of an alteration, movement, replacement or repair of an existing structure."

(2) In IRC, Section R101.2, Exception, [the words] the following words are deleted:

1054 "where provided with an automatic sprinkler system complying with Section

1055 P2904." [are deleted.]

1056 {~~(2)~~} (3) In IRC, Section R101.2, Exception, [the words] the following words are added:

1057 "6. A triplex or fourplex of no more than two levels with 2-hour

1058 fire-resistance-rated vertical shared wall assemblies tested in accordance with ASTM

2. *Line 1059:*

1059 E119 or UL263, 1-hour fire-resistance-rated horizontal floor assemblies tested in

3. *Line 1059 through 1065:*

1059 E119 or UL263, 1-hour fire-resistance-rated horizontal floor assemblies tested in

1060 accordance with ASTM E119 or UL263, and independent egress for each unit." [are

1061 added.]

1062 {~~(3)~~} (4) In IRC, Section R102, a new Section R102.7.2 is added as follows:

1063 "R102.7.2 Physical change for bedroom window egress. A structure whose egress

1064 window in an existing bedroom is smaller than required by this code, and that complied

1065 with the construction code in effect at the time that the bedroom was finished, is not

4. *Line 1067 through 1073:*

1067 compromise the structural integrity of the structure or could not be completed in

1068 accordance with other applicable requirements of this code, including setback and

1069 window well requirements."

1070 {~~(4)~~} (5) In IRC Section R105.2, under Building, the following changes are made:

1071 (a) Number 3 is deleted and replaced with the following:

1072 ___ "3. Retaining walls retaining less than [4]four feet (1219mm) of unbalanced
1073 fill, unless supporting a surcharge or requiring design per Section R404.4."

5. Line 1074 through 1085:

1074 (b) Number 10 is deleted and replaced with the following:
1075 ___ "10. Decks that are not more than 30 inches (762mm) above grade at any point
1076 and not requiring guardrails, that do not serve exit door required by Section R311.4."
1077 {~~(5)~~} (6) In IRC, Section R105.2, a new exception is added:
1078 ___ "11. Grade level, non-connected conex boxes, less than 350 square feet, used for
1079 storage only."
1080 {~~(6)~~} (7) In IRC, Section R108.3, the following sentence is added at the end of the section:
1081 ___ "The building official shall not request proprietary information."
1082 {~~(7)~~} (8) In IRC, Section 109.1.5, is deleted and replaced with the following:
1083 ___ "R109.1.5 Other inspections. In addition to the inspections listed in R109.1.1
1084 through R109.1.4, the building official shall have the authority to inspect the proper
1085 installation of insulation. R109.1.5.1 Weather-resistant exterior wall envelope

6. Line 1091 through 1112:

1091 inspection of such construction after lathing or gypsum board or gypsum panel products
1092 are in place, but before any plaster is applied, or before board or panel joints and
1093 fasteners are taped and finished."
1094 {~~(8)~~} (9) In IRC, Section R202, the following definition is added:
1095 ___ "ACCESSORY DWELLING UNIT: A habitable living unit created within the
1096 existing footprint of a primary owner-occupied single-family dwelling."
1097 {~~(9)~~} (10) In IRC, Section R202, the definition for ["~~Approved~~"]"APPROVED" is modified by
1098 adding the words "or independent third-party licensed engineer or architect and
1099 submitted to the building official" after the word "official."
1100 {~~(10)~~} (11) In IRC, Section R202, the definition for ["~~Approved Agency~~"]"APPROVAL
AGENCY
1101 " is modified by replacing the word "and" with "or."
1102 {~~(11)~~} (12) In IRC, Section 202, the definition for "[~~Approved Source~~"]"APPROVED SOURCE"
1103 is
1104 modified by adding the words "or licensed engineer or architect" after the word
1105 "official."
1106 {~~(12)~~} (13) In IRC, Section R202, the following definition is added:
1107 ___ "CERTIFIED BACKFLOW PREVENTER ASSEMBLY TESTER: A person who
has shown competence to test Backflow prevention assemblies to the satisfaction of the

1108 authority having jurisdiction under Utah Code, Subsection 19-4-104(4)."
1109 ~~{(13)}~~ (14) In IRC, Section R202, the definition of "~~[Cross-Connection]~~CROSS
1110 CONNECTION"
1111 is deleted and replaced with the following:
1112 ___ "CROSS CONNECTION. Any physical connection or potential connection or
1113 arrangement between two otherwise separate piping systems, one of which contains

7. *Line 1114 through 1120:*

1114 gas, or chemical, whereby there exists the possibility for flow from one system to the
1115 other, with the direction of flow depending on the pressure differential between the two
1116 systems (see "Backflow, Water Distribution")."
1117 ~~{(14)}~~ (15) In IRC, Section 202, the following definition is added:
1118 ___ "DUAL SOURCE CONNECTION. A pipe that is installed so that either the
1119 nonpotable (i.e. secondary) irrigation water or the potable water is connected to a
1120 pressurized irrigation system at one time, but not both at the same time; or a pipe that is

8. *Line 1121 through 1130:*

1121 installed so that either the potable water or private well water is connected to a residence
1122 at one time, but not both at the same time. The potable water supply line shall be
1123 protected by a reduced pressure backflow preventer."
1124 ~~{(15)}~~ (16) In IRC, Section 202, the following definition is added:
1125 ___ "ENERGY STORAGE SYSTEM (ESS). One or more devices, assembled
1126 together, that are capable of storing energy for supplying electrical energy at a future
1127 time."
1128 ~~{(16)}~~ (17) In IRC, Section 202, in the definition for ~~[gray-water]~~ "GRAY WATER", a comma
1129 is
1130 inserted after the word "washers"; the word "and" is deleted; and the following is added
1131 to the end:

9. *Line 1131:*

1131 ___ "and clear water wastes which have a pH of 6.0 to 9.0; are non-flammable;

10. *Line 1131 through 1136:*

1131 ___ "and clear water wastes which have a pH of 6.0 to 9.0; are non-flammable;
1132 non-combustible; without objectionable odors; non-highly pigmented; and will not
1133 interfere with the operation of the sewer treatment facility."
1134 ~~{(17)}~~ (18) In IRC, Section R202, the definition of "~~[Potable Water]~~POTABLE WATER" is

1135 deleted and replaced with the following:

1136 "POTABLE WATER. Water free from impurities present in amounts sufficient to

11. *Line 1137:*

1137 cause disease or harmful physiological effects and conforming to the Utah Code, Title

12. *Line 1137 through 1176:*

1137 cause disease or harmful physiological effects and conforming to the Utah Code, Title

1138 19, Chapter 4, Safe Drinking Water Act, and Title 19, Chapter 5, Water Quality Act, and

1139 the regulations of the public health authority having jurisdiction."

1140 {~~(18)~~} (19) In IRC, Figure R301.2 (3), is deleted and replaced with R301.2 (3) as follows:

1174 {~~(19)~~} (20) In IRC, Section R301.6, is deleted and replaced with the following:

1175 "R301.6 Utah Snow Loads. The snow loads specified in Table R301.2(5b) shall

1176 be used for the jurisdictions identified in that table. Otherwise, for other locations in

13. *Line 1177:*

1177 Utah, see Bean, B., Maguire, M., Sun, Y. (2018), "The Utah Snow Load Study," Utah

14. *Line 1177 through 1202:*

1177 Utah, see Bean, B., Maguire, M., Sun, Y. (2018), "The Utah Snow Load Study," Utah

1178 State University Civil and Environmental Engineering Faculty Publications, Paper 3589,

1179 <http://utahsnowload.usu.edu/>, for ground snow load values."

1180 {~~(20)~~} (21) In IRC, Section R302.2, the following sentence is added at the end of the paragraph:

1181 "When an access/maintenance agreement or easement is in place, plumbing,

1182 mechanical ducting, schedule 40 steel gas pipe, and electric service conductors including

1183 feeders, are permitted to penetrate the common wall at grade, above grade, or below

1182 mechanical ducting, schedule 40 steel gas pipe, and electric service conductors including

1183 feeders, are permitted to penetrate the common wall at grade, above grade, or below

1184 grade."

1185 {~~(21)~~} (22) In IRC, Section R302.3, a new [exception]Exemption 3 is added as follows:

1186 "3. Accessory dwelling units separated by walls or floor assemblies protected by

1187 not less than 1/2-inch (12.7 mm) gypsum board or equivalent on each side of the wall or

1188 bottom of the floor assembly are exempt from the requirements of this section."

1189 {~~(22)~~} (23) In IRC, Section R302.5.1, the last sentence is deleted.

1190 {~~(23)~~} (24) In IRC, Section R302.13, is deleted.

1191 {~~(24)~~} (25) In IRC, Section R303.4, the following exception is added:

1192 ___ "Exception: Dwelling units tested in accordance with Section N1102.4.1.2
 1193 (R402.4.1.2) which has an air tightness of 3.0 ACH (50) or greater do not require
 1194 mechanical ventilation."
 1195 { ~~(25)~~ } (26) In IRC, Section R310.1, all words in the last sentence after "or to a yard or court",
 are
 1196 deleted, and Exception 3 of this section is deleted.
 1197 { ~~(26)~~ } (27) In IRC, Section R310.7, in the exception, the words "or accessory dwelling units"
 are
 1198 added after the words "sleeping rooms".
 1199 { ~~(27)~~ } (28) IRC, Sections [~~R311.7.45~~] R311.7.5.1 through R311.7.5.3, are deleted and replaced
 with
 1200 the following:
 1201 ___ "~~[R311.7.45.1 Stair treads and risers. R311.7.5.1]~~R311.7.5.1 Riser height. The
 1202 maximum riser height shall be ~~[8]~~eight inches (203 mm). The riser shall be measured

15. *Line 1224 through 1256:*

1224 1. A nosing is not required where the tread depth is a minimum of 10 inches (254 mm).
 1225 2. The opening between adjacent treads is not limited on stairs with a total rise of 30
 1226 inches (762 mm) or less."
 1227 { ~~(28)~~ } (29) In IRC, Section R312.2, is deleted.
 1228 { ~~(29)~~ } (30) In IRC, Sections R313.1 through R313.2.1, are deleted and replaced with the
 1229 following:
 1230 ___ "R313.1 Design and installation. When installed, automatic residential fire
 1231 sprinkler systems for townhouses or one- and two-family dwellings shall be designed
 1230 ___ "R313.1 Design and installation. When installed, automatic residential fire
 1231 sprinkler systems for townhouses or one- and two-family dwellings shall be designed
 1232 and installed in accordance with Section P2904 or NFPA 13D."
 1233 { ~~(30)~~ } (31) In IRC, Section R314.2.2, the words "accessory dwelling units," are added after the
 1234 words "Where alterations, repairs."
 1235 { ~~(31)~~ } (32) In IRC, Section R315.2.2, the words "accessory dwelling units," are added after the
 1236 words "Where alterations, repairs."
 1237 { ~~(32)~~ } (33) In IRC, Section 315.3, the following words are added to the first sentence after the
 1238 word "installed": "on each level of the dwelling unit and."
 1239 { ~~(33)~~ } (34) A new IRC, Section R328.12, is added as follows:
 1240 "R328.12 Signage. A sign located on the exterior of the dwelling shall be installed at a
 1241 location approved by the authority having jurisdiction which identifies the battery chemistry
 1242 included in the ESS. This sign shall be of sufficient durability to withstand the environment

1241 location approved by the authority having jurisdiction which identifies the battery chemistry
1242 included in the ESS. This sign shall be of sufficient durability to withstand the environment
1243 involved and shall not be handwritten."

1244 {~~(34)~~} (35) In IRC, Section 403.1.3.5.3, an exception is added as follows:

1245 ___[-]"Exception: Vertical steel in footings shall be permitted to be located while
1246 concrete is still plastic and before it has set. Where vertical steel resists placement or the
1247 consolidation of concrete around steel is impeded, the concrete shall be vibrated to
1246 concrete is still plastic and before it has set. Where vertical steel resists placement or the
1247 consolidation of concrete around steel is impeded, the concrete shall be vibrated to
1248 ensure full contact between the vertical steel and concrete."

1249 {~~(35)~~} (36) In IRC, Section R403.1.6, a new Exception 3 is added as follows:

1250 ___"3. [-]When anchor bolt spacing does not exceed 32 inches (813 mm) apart,
1251 anchor bolts may be placed with a minimum of two bolts per plate section located not
1252 less than [4]four inches (102 mm) from each end of each plate section at interior bearing
1251 anchor bolts may be placed with a minimum of two bolts per plate section located not
1252 less than [4]four inches (102 mm) from each end of each plate section at interior bearing
1253 walls, interior braced wall lines, and at all exterior walls."

1254 {~~(36)~~} (37) In IRC, Section R403.1.6.1, a new exception is added at the end of Item 2 and Item
3

1255 as follows:

1256 ___"Exception: When anchor bolt spacing does not exceed 32 inches (816 mm) apart,

16. *Line 1257:*

1257 anchor bolts may be placed with a minimum of two bolts per plate section located not

17. *Line 1257 through 1275:*

1257 anchor bolts may be placed with a minimum of two bolts per plate section located not
1258 less than [4]four inches (102 mm) from each end of each plate section at interior bearing
1259 walls, interior braced wall lines, and at all exterior walls."

1260 {~~(37)~~} (38) In IRC, Section R404.1, a new exception is added as follows:

1261 ___"Exception: As an alternative to complying with Sections R404.1 through
1262 R404.1.5.3, concrete and masonry foundation walls may be designed in accordance with
1263 IBC Sections 1807.1.5 and 1807.1.6 as amended in Section 1807.1.6.4 and Table
1262 R404.1.5.3, concrete and masonry foundation walls may be designed in accordance with
1263 IBC Sections 1807.1.5 and 1807.1.6 as amended in Section 1807.1.6.4 and Table
1264 1807.1.6.4 under these rules."

1265 {~~(38)~~} (39) 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 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)~~} (40) 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)~~} (41) 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,".