

Thomas W. Peterson proposes the following substitute bill:

**Construction and Fire Codes Amendments**

2026 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Thomas W. Peterson**

Senate Sponsor: Evan J. Vickers

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**LONG TITLE**

**General Description:**

This bill modifies the State Construction Code.

**Highlighted Provisions:**

This bill:

- amends the State Construction Code to address updated standards in the International Wildland-Urban Interface Code; and
- makes technical and conforming changes.

**Money Appropriated in this Bill:**

None

**Other Special Clauses:**

This bill provides a special effective date.

**Utah Code Sections Affected:**

AMENDS:

**15A-2-102**, as last amended by Laws of Utah 2023, Chapter 95

**15A-2-103**, as last amended by Laws of Utah 2025, Chapter 532

ENACTS:

**15A-3-1101**, Utah Code Annotated 1953

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

Section 1. Section **15A-2-102** is amended to read:

**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) "IWUIC" means the edition of the International Wildland-Urban Interface Code adopted under Section 15A-2-103.
- ~~[(10)] (11) "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.]~~

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

**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,

- 64 issued by the International Code Council;
- 65 (b) the 2021 edition of the International Residential Code, issued by the International
- 66 Code Council;
- 67 (c) Appendix AQ of the 2021 edition of the International Residential Code, issued by the
- 68 International Code Council;
- 69 (d) the 2021 edition of the International Plumbing Code, issued by the International
- 70 Code Council;
- 71 (e) the 2021 edition of the International Mechanical Code, issued by the International
- 72 Code Council;
- 73 (f) the 2021 edition of the International Fuel Gas Code, issued by the International Code
- 74 Council;
- 75 (g) the 2023 edition of the National Electrical Code, issued by the National Fire
- 76 Protection Association;
- 77 (h) the 2021 edition of the International Energy Conservation Code, issued by the
- 78 International Code Council;
- 79 (i) the 2021 edition of the International Existing Building Code, issued by the
- 80 International Code Council;
- 81 (j) subject to Subsection 15A-2-104(2), the HUD Code;
- 82 (k) subject to Subsection 15A-2-104(1), Appendix AE of the 2021 edition of the
- 83 International Residential Code, issued by the International Code Council;
- 84 (l) subject to Subsection 15A-2-104(1), the 2005 edition of the NFPA 225 Model
- 85 Manufactured Home Installation Standard, issued by the National Fire Protection
- 86 Association;
- 87 (m) subject to Subsection (3), for standards and guidelines pertaining to plaster on a
- 88 historic property, as defined in Section 9-8a-302, the U.S. Department of the Interior
- 89 Secretary's Standards for Rehabilitation and Guidelines for Rehabilitating Historic
- 90 Buildings;
- 91 (n) the residential provisions of the 2021 edition of the International Swimming Pool
- 92 and Spa Code, issued by the International Code Council; and
- 93 (o) Modular Building Institute Standards 1200 and 1205, issued by the International
- 94 Code Council, except as modified by provisions of this title governing modular units.
- 95 (2) Consistent with Title 65A, Chapter 8, Management of Forest Lands and Fire Control,
- 96 the Legislature adopts the [2006] 2024 edition of the [~~Utah Wildland Urban~~] International
- 97 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.

Section 3. Section **15A-3-1101** is enacted to read:

**15A-3-1101 . General provisions.**

In IWUIC, Section 602 is deleted.

Section 4. **Effective Date.**

This bill takes effect on July 1, 2026.