

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

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;
- modifies 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

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

30 Standards Act, as issued by the Department of Housing and Urban Development and
31 published in 24 C.F.R. Parts 3280 and 3282 (as revised April 1, 1990).

32 (2) "IBC" means the edition of the International Building Code adopted under Section
33 15A-2-103.

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

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

38 (5) "IFGC" means the edition of the International Fuel Gas Code adopted under Section
39 15A-2-103.

40 (6) "IMC" means the edition of the International Mechanical Code adopted under Section
41 15A-2-103.

42 (7) "IPC" means the edition of the International Plumbing Code adopted under Section
43 15A-2-103.

44 (8) "IRC" means the edition of the International Residential Code adopted under Section
45 15A-2-103.

46 (9) "ISPSC" means the edition of the International Swimming Pool and Spa Code adopted
47 under Section 15A-2-103.

48 (10) "IWUIC" means the edition of the International Wildland-Urban Interface Code
49 adopted under Section 15A-2-103.

50 ~~[(10)]~~ (11) "NEC" means the edition of the National Electrical Code adopted under Section
51 15A-2-103.

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

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

55 **15A-2-103 . Specific editions adopted of construction code of a nationally**
56 **recognized code authority.**

57 (1) Subject to the other provisions of this part, the following construction codes are
58 incorporated by reference, and together with the amendments specified in Chapter 3,
59 Statewide Amendments Incorporated as Part of State Construction Code, and Chapter 4,
60 Local Amendments Incorporated as Part of State Construction Code, are the
61 construction standards to be applied to building construction, alteration, remodeling, and
62 repair, and in the regulation of building construction, alteration, remodeling, and repair
63 in the state:

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

98 Wildland-Urban Interface Code, issued by the International Code Council[, with the
99 alternatives or amendments approved by the Utah Division of Forestry, Fire, and State
100 Lands, as a construction code that may be adopted by a local compliance agency by
101 local ordinance or other similar action as a local amendment to the codes listed in this
102 section].

- 103 (3) The standards and guidelines described in Subsection (1)(m) apply only if:
104 (a) the owner of the historic property receives a government tax subsidy based on the
105 property's status as a historic property;
106 (b) the historic property is wholly or partially funded by public money; or
107 (c) the historic property is owned by a government entity.

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

109 **15A-3-1101 . General provisions.**

- 110 (1) In IWUIC, Section 302.1, the following sentence is added at the end of the section:

111 "Unless approved by the Division of Forestry, Fire, and State Lands no designated
112 wildland-urban interface areas shall be below the risk category 5 threshold of the
113 Smoothed Structure Exposure Score map found on the Utah Wildfire Risk Explorer
114 Website.

- 115 (2) In IWUIC, Section 602 is deleted.

116 Section 4. **Effective Date.**

117 This bill takes effect on January 1, 2027.