

Evan J. Vickers 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;
- delays the fee a county officer annually assesses against the property owner of high risk wildland urban interface property within the incorporated and unincorporated portions of a county;
- requires the division to:
 - provide a copy and explanation of the wildfire risk assessment mapping tool;
 - give each county opportunity to provide written recommended changes to the wildfire risk assessment mapping tool; and
 - implement the county's written recommended changes or provide a written response to the county justifying the division's rejection of the county's written recommended changes; 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 (Effective 01/01/27), as last amended by Laws of Utah 2023, Chapter 95

29 **15A-2-103 (Effective 01/01/27)**, as last amended by Laws of Utah 2025, Chapter 532
30 **17E-7-401 (Effective 05/06/26)**, as renumbered and amended by Laws of Utah 2025,
31 First Special Session, Chapter 14

32 **65A-8-203 (Effective 05/06/26)**, as last amended by Laws of Utah 2025, Chapter 74

33 ENACTS:

34 **15A-3-1101 (Effective 01/01/27)**, Utah Code Annotated 1953

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

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

38 **15A-2-102 (Effective 01/01/27). Definitions.**

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

- 42 (1) "HUD Code" means the Federal Manufactured Housing Construction and Safety
43 Standards Act, as issued by the Department of Housing and Urban Development and
44 published in 24 C.F.R. Parts 3280 and 3282 (as revised April 1, 1990).
- 45 (2) "IBC" means the edition of the International Building Code adopted under Section
46 15A-2-103.
- 47 (3) "IEBC" means the edition of the International Existing Building Code adopted under
48 Section 15A-2-103.
- 49 (4) "IECC" means the edition of the International Energy Conservation Code adopted under
50 Section 15A-2-103.
- 51 (5) "IFGC" means the edition of the International Fuel Gas Code adopted under Section
52 15A-2-103.
- 53 (6) "IMC" means the edition of the International Mechanical Code adopted under Section
54 15A-2-103.
- 55 (7) "IPC" means the edition of the International Plumbing Code adopted under Section
56 15A-2-103.
- 57 (8) "IRC" means the edition of the International Residential Code adopted under Section
58 15A-2-103.
- 59 (9) "ISPSC" means the edition of the International Swimming Pool and Spa Code adopted
60 under Section 15A-2-103.
- 61 (10) "IWUIC" means the edition of the International Wildland-Urban Interface Code
62 adopted under Section 15A-2-103.

63 [(10)] (11) "NEC" means the edition of the National Electrical Code adopted under Section
64 15A-2-103.

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

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

68 **15A-2-103 (Effective 01/01/27). Specific editions adopted of construction code of**
69 **a nationally recognized code authority.**

70 (1) Subject to the other provisions of this part, the following construction codes are
71 incorporated by reference, and together with the amendments specified in Chapter 3,
72 Statewide Amendments Incorporated as Part of State Construction Code, and Chapter 4,
73 Local Amendments Incorporated as Part of State Construction Code, are the
74 construction standards to be applied to building construction, alteration, remodeling, and
75 repair, and in the regulation of building construction, alteration, remodeling, and repair
76 in the state:

- 77 (a) the 2021 edition of the International Building Code, including Appendices C and J,
78 issued by the International Code Council;
- 79 (b) the 2021 edition of the International Residential Code, issued by the International
80 Code Council;
- 81 (c) Appendix AQ of the 2021 edition of the International Residential Code, issued by the
82 International Code Council;
- 83 (d) the 2021 edition of the International Plumbing Code, issued by the International
84 Code Council;
- 85 (e) the 2021 edition of the International Mechanical Code, issued by the International
86 Code Council;
- 87 (f) the 2021 edition of the International Fuel Gas Code, issued by the International Code
88 Council;
- 89 (g) the 2023 edition of the National Electrical Code, issued by the National Fire
90 Protection Association;
- 91 (h) the 2021 edition of the International Energy Conservation Code, issued by the
92 International Code Council;
- 93 (i) the 2021 edition of the International Existing Building Code, issued by the
94 International Code Council;
- 95 (j) subject to Subsection 15A-2-104(2), the HUD Code;
- 96 (k) subject to Subsection 15A-2-104(1), Appendix AE of the 2021 edition of the

- 97 International Residential Code, issued by the International Code Council;
- 98 (l) subject to Subsection 15A-2-104(1), the 2005 edition of the NFPA 225 Model
- 99 Manufactured Home Installation Standard, issued by the National Fire Protection
- 100 Association;
- 101 (m) subject to Subsection (3), for standards and guidelines pertaining to plaster on a
- 102 historic property, as defined in Section 9-8a-302, the U.S. Department of the Interior
- 103 Secretary's Standards for Rehabilitation and Guidelines for Rehabilitating Historic
- 104 Buildings;
- 105 (n) the residential provisions of the 2021 edition of the International Swimming Pool
- 106 and Spa Code, issued by the International Code Council; and
- 107 (o) Modular Building Institute Standards 1200 and 1205, issued by the International
- 108 Code Council, except as modified by provisions of this title governing modular units.
- 109 (2) Consistent with Title 65A, Chapter 8, Management of Forest Lands and Fire Control,
- 110 the Legislature adopts the [2006] 2024 edition of the [~~Utah Wildland Urban~~] International
- 111 Wildland-Urban Interface Code, issued by the International Code Council[~~, with the~~
- 112 ~~alternatives or amendments approved by the Utah Division of Forestry, Fire, and State~~
- 113 ~~Lands, as a construction code that may be adopted by a local compliance agency by~~
- 114 ~~local ordinance or other similar action as a local amendment to the codes listed in this~~
- 115 ~~section].~~
- 116 (3) The standards and guidelines described in Subsection (1)(m) apply only if:
- 117 (a) the owner of the historic property receives a government tax subsidy based on the
- 118 property's status as a historic property;
- 119 (b) the historic property is wholly or partially funded by public money; or
- 120 (c) the historic property is owned by a government entity.

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

122 **15A-3-1101 (Effective 01/01/27). General provisions.**

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

124 "Unless approved by the Division of Forestry, Fire, and State Lands no designated

125 wildland-urban interface areas shall be below the risk category 5 threshold of the

126 Smoothed Structure Exposure Score map found on the Utah Wildfire Risk Explorer

127 Website.

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

129 Section 4. Section **17E-7-401** is amended to read:

130 **17E-7-401 (Effective 05/06/26). Wildland urban interface evaluation and fees.**

- 131 (1) As used in this section:
- 132 (a) "County officer" means the same as that term is defined in Section 17-66-101.
- 133 (b) "High risk wildland urban interface property" means the same as that term is defined
- 134 in Section 65A-8-401.
- 135 (c) "Wildland urban interface" means the same as that term is defined in Section
- 136 65A-8-401.
- 137 (d) "Wildland urban interface coordinator" means the same as that term is defined in
- 138 Section 65A-8-401.
- 139 (2) If evaluation of high risk wildland urban interface property is assigned to a county under
- 140 Section 65A-8-402:
- 141 (a) the county shall enter into a cooperative agreement with the Division of Forestry,
- 142 Fire, and State Lands, in accordance with Subsection 65A-8-203(2)(a), which
- 143 agreement shall address compliance with this Subsection (2) for evaluation and
- 144 classification of high risk wildland urban interface property; and
- 145 (b) a county officer shall require that a wildland urban interface coordinator representing
- 146 the county annually evaluate high risk wildland urban interface property within the
- 147 county in accordance with Section 65A-8-402.
- 148 (3) Beginning [~~January 1, 2026~~] January 1, 2027, a county officer shall:
- 149 (a) annually assess a fee:
- 150 (i) against the property owner of high risk wildland urban interface property within
- 151 the incorporated and unincorporated portions of the county; and
- 152 (ii) in the amount set by the Division of Forestry, Fire, and State Lands under Section
- 153 65A-8-402; and
- 154 (b)(i) after retaining a portion of the fee under Subsection (3)(b)(ii), transmit the fee
- 155 assessed under Subsection (3)(a) to the Division of Forestry, Fire, and State Lands
- 156 for deposit into the Utah Wildfire Fund created in Section 65A-8-217; and
- 157 (ii) retain that portion of the fee assessed under Subsection (3)(a) necessary to pay
- 158 costs incurred by the county in implementing this section, which the county may
- 159 include in the county's annual accounting of wildfire prevention, preparedness,
- 160 mitigation actions, and associated costs for purposes of Subsection
- 161 65A-8-203(4)(c).
- 162 (4) A county may hold a political subdivision lien on high risk wildland urban interface
- 163 property for a fee that is past due by following the procedures in Sections 17B-1-902
- 164 and 17B-1-902.1, as if the county is a special district.

165 Section 5. Section **65A-8-203** is amended to read:

166 **65A-8-203 (Effective 05/06/26). Cooperative fire protection agreements.**

167 (1) As used in this section, "eligible entity" means:

168 (a) a county, a municipality, or a special service district, special district, or service area
169 with:

170 (i) wildland fire suppression responsibility as described in Section 11-7-1; and

171 (ii) wildland fire suppression cost responsibility and taxing authority for a specific
172 geographic jurisdiction; or

173 (b) upon approval by the director, a political subdivision established by a county,
174 municipality, special service district, special district, or service area that is
175 responsible for:

176 (i) providing wildland fire suppression services; and

177 (ii) paying for the cost of wildland fire suppression services.

178 (2)(a) The governing body of any eligible entity may enter into a cooperative agreement
179 with the division to receive financial and wildfire management cooperation and
180 assistance from the division, as described in this part.

181 (b) A cooperative agreement shall last for a term of no more than five years and be
182 renewable if the eligible entity continues to meet the requirements of this chapter.

183 (3)(a) The state shall assume an eligible entity's cost of suppressing catastrophic wildfire
184 as defined in the cooperative agreement if the eligible entity has entered into, and is
185 in full compliance with, a cooperative agreement with the division, as described in
186 this section.

187 (b) A county or municipality that is not covered by a cooperative agreement with the
188 division, as described in this section, shall be responsible for wildland fire costs
189 within the county or municipality's jurisdiction, as described in Section 65A-8-203.2.

190 (4) To enter into a cooperative agreement with the division, the eligible entity shall:

191 (a) require that the fire department or equivalent fire service provider under contract
192 with, or delegated by, the eligible entity on unincorporated land meet minimum
193 standards for wildland fire training, certification, and suppression equipment based
194 upon nationally accepted standards as specified by the division;

195 (b) invest in prevention, preparedness, and mitigation efforts, as agreed to with the
196 division, that will reduce the eligible entity's risk of catastrophic wildfire;

197 (c)(i) file with the division an annual accounting of wildfire prevention, preparedness,
198 mitigation actions, and associated costs;

- 199 (ii) meet the eligibility entity's participation commitment by making direct payments
200 to the division; or
- 201 (iii) do a combination of Subsections (4)(c)(i) and (ii);
- 202 (d) return the financial statement described in Subsection (6), signed by the chief
203 executive of the eligible entity, to the division on or before the date set by the
204 division;
- 205 (e) if the eligible entity is a county, have a designated fire warden as described in
206 Section 65A-8-209.1;
- 207 (f) subject to Subsection (9), adopt and enforce the wildland urban interface building
208 standards, as defined in Section 65A-8-401, if the eligible entity is a:
- 209 (i) county for purposes of an unincorporated area within the county; or
210 (ii) municipality for an incorporated area within a county; and
- 211 (g) if the eligible entity is a county, comply with Section 17-16-22.
- 212 (5)(a) The state forester may execute a cooperative agreement with the eligible entity.
- 213 (b) The division shall make rules, in accordance with Title 63G, Chapter 3, Utah
214 Administrative Rulemaking Act, governing the:
- 215 (i) cooperative agreements described in this section;
216 (ii) manner in which an eligible entity shall provide proof of compliance with
217 Subsection (4);
- 218 (iii) manner by which the division may revoke a cooperative agreement if an eligible
219 entity ceases to meet the requirements described in this section;
- 220 (iv) accounting system for determining suppression costs;
221 (v) manner in which the division shall determine the eligible entity's participation
222 commitment; and
- 223 (vi) manner in which an eligible entity may appeal a division determination of
224 participation commitment.
- 225 (6)(a) The division shall send a financial statement to each eligible entity participating in
226 a cooperative agreement that details the eligible entity's participation commitment for
227 the coming fiscal year, including the prevention, preparedness, and mitigation actions
228 agreed to under Subsection (4)(b).
- 229 (b) Each eligible entity participating in a cooperative agreement shall:
- 230 (i) have the chief executive of the eligible entity sign the financial statement, or the
231 legislative body of the eligible entity approve the financial statement by
232 resolution, confirming the eligible entity's participation for the upcoming year; and

- 233 (ii) return the financial statement to the division, on or before a date set by the
234 division.
- 235 (c) A financial statement shall be effective for one calendar year, beginning on the date
236 set by the division, as described in Subsection (6)(b).
- 237 (7)(a) An eligible entity may revoke a cooperative agreement before the end of the
238 cooperative agreement's term by:
- 239 (i) informing the division, in writing, of the eligible entity's intention to revoke the
240 cooperative agreement; or
- 241 (ii) failing to sign and return its annual financial statement, as described in
242 Subsection (6)(b), unless the director grants an extension.
- 243 (b) An eligible entity may not revoke a cooperative agreement before the end of the term
244 of a signed annual financial statement, as described in Subsection (6)(c).
- 245 (8)(a) The division shall develop and maintain a wildfire risk assessment mapping tool
246 that is online and publicly accessible.
- 247 (b) The division shall analyze and establish by rule, made in accordance with Title 63G,
248 Chapter 3, Utah Administrative Rulemaking Act, boundaries for high risk wildland
249 urban interface property and what constitutes wildland urban interface property that
250 is not high risk within the wildfire risk assessment mapping tool described in
251 Subsection (8)(a):
- 252 (i) using a scientific assessment; and
- 253 (ii) that is focused on the risk to dwellings within the wildland urban interface area.
- 254 (c) With regard to the categories used within the wildfire risk assessment mapping tool
255 described in Subsection (8)(a), the division may adjust the assessment for
256 participation commitments if the adjustment is based on the Consumer Price Index
257 for All Urban Consumers as published by the Bureau of Labor Statistics of the
258 United States Department of Labor, in accordance with a formula established by the
259 division by rule made in accordance with Title 63G, Chapter 3, Utah Administrative
260 Rulemaking Act.
- 261 (d) Notwithstanding Subsection (8)(a), the division shall:
- 262 (i)(A) for the wildfire risk assessment mapping tool that the division has adopted
263 before the effective date of this section, provide a copy and explanation of the
264 wildfire risk assessment mapping tool to each county on or before August 6,
265 2026; and
- 266 (B) for a wildfire risk assessment mapping tool that the division adopts on or after

267 the effective date of this section which expands the boundary of the high risk
 268 wildland urban interface, provide a copy and explanation of the expansion of
 269 the boundary of the high risk wildland urban interface to each impacted county
 270 at least 60 days before adopting the change to the wildfire risk assessment
 271 mapping tool;

272 (ii) give each impacted county 30 days after the day on which the division complies
 273 with Subsection (8)(d)(i) to provide the division written recommended changes;

274 (iii) within 30 days after the day on which the division receives the impacted county's
 275 written recommended changes:

276 (A) implement the impacted county's written recommended changes to the
 277 wildfire risk assessment mapping tool;

278 (B) provide a written response to the impacted county justifying the division's
 279 modification of the county's written recommended changes to the wildfire risk
 280 assessment mapping tool; or

281 (C) provide a written response to the impacted county justifying the division's
 282 rejection of the impacted county's written recommended changes to the
 283 wildfire risk assessment mapping tool; and

284 (iv) in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act,
 285 make rules to administer and enforce this Subsection (8)(d).

286 (9)(a) If the state under Section 15A-2-103 adopts an edition of the Utah Wildland
 287 Urban Interface Code, issued by the International Code Council, with the alternatives
 288 or amendments approved by the division, as a wildland urban interface building
 289 standard that may be adopted by a local compliance agency:

290 (i) for purposes of an unincorporated area within a county, the county shall adopt and
 291 enforce the wildland urban interface building standard described in this
 292 Subsection (9)(a); and

293 (ii) for purposes of an incorporated area within a county, the relevant municipality
 294 shall adopt and enforce the wildland urban interface building standard described
 295 in this Subsection (9)(a).

296 (b) If a county or municipality fails to comply with Subsections (4)(f) and (9)(a), the
 297 division may choose to not pay costs of the county or municipality under a
 298 cooperative agreement executed under this section.

299 (c)(i) If the state adopts a different wildland urban interface building standard than
 300 was previously adopted under Section 15A-2-103, a county or municipality has

301 two years from the date the state adopts the different wildland urban interface
302 building standard to adopt the appropriate wildland urban interface building
303 standard.

304 (ii) If a county or municipality fails to adopt the appropriate wildland urban interface
305 building standard within the time period described in Subsection (9)(c)(i), the
306 division may choose to not pay costs of the county or municipality under a
307 cooperative agreement executed under this section beginning two years from the
308 day on which the state adopts the different wildland urban interface building
309 standard and until such time as the county or municipality adopts the appropriate
310 wildland urban interface building standard.

311 (10)(a) The division may by rule, made in accordance with Title 63G, Chapter 3, Utah
312 Administrative Rulemaking Act, establish criteria for community wildfire
313 preparedness plans addressing wildland urban interface. The criteria shall require
314 action that is:

315 (i) qualitative and quantitative; and

316 (ii) leads to reduced wildfire risk.

317 (b) An eligible entity shall agree to implement prevention, preparedness, and mitigation
318 actions identified in a community wildfire preparedness plan addressing wildland
319 urban interface that is approved by the division.

320 Section 6. **Effective Date.**

321 (1) Except as provided in Subsection (2), this bill takes effect January 1, 2027.

322 (2) The actions affecting the following sections take effect on May 6, 2026:

323 (a) Section 17E-7-401 (Effective 05/06/26); and

324 (b) Section 65A-8-203 (Effective 05/06/26).