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Building Code Amendments

2026 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Jordan D. Teuscher

Senate Sponsor:

2

LONG TITLE

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General Description:

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This bill modifies the State Construction Code.

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Highlighted Provisions:

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This bill:

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- 8 ▶ allows a person to alter, add to, or repair an existing structure without bringing the
- 9 existing structure up to new-construction standards unless the alteration, addition, or
- 10 repair makes the structure less safe than the structure was before.

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Money Appropriated in this Bill:

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None

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Other Special Clauses:

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None

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Utah Code Sections Affected:

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AMENDS:

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15A-3-202, as last amended by Laws of Utah 2025, Chapter 532

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15A-3-801, as last amended by Laws of Utah 2024, Chapter 505

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

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

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15A-3-202 . Amendments to Chapters 1 through 5 of IRC.

22

(1) In IRC, Section R101.2, Exception, the words "where provided with an automatic sprinkler system complying with Section P2904" are deleted.

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(2) In IRC, Section R101.2, Exception, the words "6. A triplex or fourplex of no more than two levels with 2-hour fire-resistance-rated vertical shared wall assemblies tested in accordance with ASTM E119 or UL263, 1-hour fire-resistance-rated horizontal floor assemblies tested in accordance with ASTM E119 or UL263, and independent egress for each unit." are added.

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(3) In IRC, Section R102, a new Section R102.7.2 is added as follows: "R102.7.2 Physical

31 change for bedroom window egress. A structure whose egress window in an existing
32 bedroom is smaller than required by this code, and that complied with the construction
33 code in effect at the time that the bedroom was finished, is not required to undergo a
34 physical change to conform to this code if the change would compromise the structural
35 integrity of the structure or could not be completed in accordance with other applicable
36 requirements of this code, including setback and window well requirements."

37 (4) In IRC, Section R102, a new Section R102.7.3 is added as follows:

38 "R102.7.3 Conformity of additions, alterations, or repairs. An addition, alteration,
39 or repair to an existing structure is not required to conform to the requirements for a new
40 structure unless the addition, alteration, or repair results in a condition that is less safe
41 than the condition of the structure prior to the work."

42 [(4)] (5) In IRC Section R105.2, under Building, the following changes are made:

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

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

49 [(5)] (6) In IRC, Section R105.2, a new exception is added: "11. Grade level, non-connected
50 conex boxes, less than 350 square feet, used for storage only."

51 [(6)] (7) In IRC, Section R108.3, the following sentence is added at the end of the section:
52 "The building official shall not request proprietary information."

53 [(7)] (8) In IRC, Section 109.1.5, is deleted and replaced with the following: "R109.1.5
54 Other inspections. In addition to the inspections listed in R109.1.1 through R109.1.4, the
55 building official shall have the authority to inspect the proper installation of insulation.

56 R109.1.5.1 Weather-resistant exterior wall envelope inspections. An inspection shall be
57 made of the weather-resistant exterior wall envelope as required by Section R703.1 and
58 flashings as required by Section R703.4 to prevent water from entering the
59 weather-resistive barrier. R109.1.5.2 Fire-resistance-rated construction inspection.

60 Where fire-resistance-rated construction is required between dwelling units or due to
61 location on property, the building official shall require an inspection of such
62 construction after lathing or gypsum board or gypsum panel products are in place, but
63 before any plaster is applied, or before board or panel joints and fasteners are taped and
64 finished."

65 [({8})] (9) In IRC, Section R202, the following definition is added: "ACCESSORY
66 DWELLING UNIT: A habitable living unit created within the existing footprint of a
67 primary owner-occupied single-family dwelling."

68 [({9})] (10) In IRC, Section R202, the definition for "Approved" is modified by adding the
69 words "or independent third-party licensed engineer or architect and submitted to the
70 building official" after the word "official."

71 [({10})] (11) In IRC, Section R202, the definition for "Approved Agency" is modified by
72 replacing the word "and" with "or."

73 [({11})] (12) In IRC, Section 202, the definition for "Approved Source" is modified by adding
74 the words "or licensed engineer or architect" after the word "official."

75 [({12})] (13) In IRC, Section R202, the following definition is added: "CERTIFIED
76 BACKFLOW PREVENTER ASSEMBLY TESTER: A person who has shown
77 competence to test Backflow prevention assemblies to the satisfaction of the authority
78 having jurisdiction under Utah Code, Subsection 19-4-104(4)."

79 [({13})] (14) In IRC, Section R202, the definition of "Cross Connection" is deleted and
80 replaced with the following: "CROSS CONNECTION. Any physical connection or
81 potential connection or arrangement between two otherwise separate piping systems,
82 one of which contains potable water and the other either water of unknown or
83 questionable safety or steam, gas, or chemical, whereby there exists the possibility for
84 flow from one system to the other, with the direction of flow depending on the pressure
85 differential between the two systems (see "Backflow, Water Distribution")."

86 [({14})] (15) In IRC, Section 202, the following definition is added: "DUAL SOURCE
87 CONNECTION. A pipe that is installed so that either the nonpotable (i.e. secondary)
88 irrigation water or the potable water is connected to a pressurized irrigation system at
89 one time, but not both at the same time; or a pipe that is installed so that either the
90 potable water or private well water is connected to a residence at one time, but not both
91 at the same time. The potable water supply line shall be protected by a reduced pressure
92 backflow preventer."

93 [({15})] (16) In IRC, Section 202, the following definition is added: "ENERGY STORAGE
94 SYSTEM (ESS). One or more devices, assembled together, that are capable of storing
95 energy for supplying electrical energy at a future time."

96 [({16})] (17) In IRC, Section 202, in the definition for gray water a comma is inserted after the
97 word "washers"; the word "and" is deleted; and the following is added to the end: "and
98 clear water wastes which have a pH of 6.0 to 9.0; are non-flammable; non-combustible;

99 without objectionable odors; non-highly pigmented; and will not interfere with the
100 operation of the sewer treatment facility."

101 [(17)] (18) In IRC, Section R202, the definition of "Potable Water" is deleted and replaced
102 with the following: "POTABLE WATER. Water free from impurities present in
103 amounts sufficient to cause disease or harmful physiological effects and conforming to
104 the Utah Code, Title 19, Chapter 4, Safe Drinking Water Act, and Title 19, Chapter 5,
105 Water Quality Act, and the regulations of the public health authority having jurisdiction."

106 [(18)] (19) In IRC, Figure R301.2 (3), is deleted and replaced with R301.2 (3) as follows:

107 "TABLE R301.2 (3)

108 GROUND SNOW LOADS FOR SELECTED LOCATIONS IN UTAH

109 City/Town	109 County	109 Ground Snow Load (lb/ft ²)	109 Elevation (ft)
110 Beaver	110 Beaver	35	5886
111 Brigham City	111 Box Elder	42	4423
112 Castle Dale	112 Emery	32	5669
113 Coalville	113 Summit	57	5581
114 Duchesne	114 Duchesne	39	5508
115 Farmington	115 Davis	35	4318
116 Fillmore	116 Millard	30	5138
117 Heber City	117 Wasatch	60	5604
118 Junction	118 Piute	27	6030
119 Kanab	119 Kane	25	4964
120 Loa	120 Wayne	37	7060
121 Logan	121 Cache	43	4531
122 Manila	122 Daggett	26	6368
123 Manti	123 Sanpete	37	5620
124 Moab	124 Grand	21	4029
125 Monticello	125 San Juan	67	7064
126 Morgan	126 Morgan	52	5062
127 Nephi	127 Juab	39	5131

128	Ogden	Weber	37	4334
129	Panguitch	Garfield	41	6630
130	Parowan	Iron	32	6007
131	Price	Carbon	31	5558
132	Provo	Utah	31	4541
133	Randolph	Rich	50	6286
134	Richfield	Sevier	27	5338
135	St. George	Washington	21	2585
136	Salt Lake City	Salt Lake	28	4239
137	Tooele	Tooele	35	5029
138	Vernal	Uintah	39	5384

139 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."

140 [(19)] (20) In IRC, Section R301.6, is deleted and replaced with the following: "R301.6 Utah Snow Loads. The snow loads specified in Table R301.2(5b) shall be used for the jurisdictions identified in that table. Otherwise, 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."

141 [(20)] (21) In IRC, Section R302.2, the following sentence is added at the end of the paragraph: "When an access/maintenance agreement or easement is in place, plumbing, mechanical ducting, schedule 40 steel gas pipe, and electric service conductors including feeders, are permitted to penetrate the common wall at grade, above grade, or below grade."

142 151 [(21)] (22) In IRC, Section R302.3, a new exception 3 is added as follows: "3. Accessory

152 dwelling units separated by walls or floor assemblies protected by not less than 1/2-inch
153 (12.7 mm) gypsum board or equivalent on each side of the wall or bottom of the floor
154 assembly are exempt from the requirements of this section."

155 ~~[22]~~ (23) In IRC, Section R302.5.1, the last sentence is deleted.

156 ~~[23]~~ (24) In IRC, Section R302.13, is deleted.

157 ~~[24]~~ (25) In IRC, Section R303.4, the following exception is added: "Exception: Dwelling
158 units tested in accordance with Section N1102.4.1.2 (R402.4.1.2) which has an air
159 tightness of 3.0 ACH (50) or greater do not require mechanical ventilation."

160 ~~[25]~~ (26) In IRC, Section R310.1, all words in the last sentence after "or to a yard or
161 court", are deleted, and Exception 3 of this section is deleted.

162 ~~[26]~~ (27) In IRC, Section R310.7, in the exception, the words "or accessory dwelling
163 units" are added after the words "sleeping rooms".

164 ~~[27]~~ (28) IRC, Sections R311.7.45 through R311.7.5.3, are deleted and replaced with the
165 following: "R311.7.45.1 Stair treads and risers. R311.7.5.1 Riser height. The maximum riser
166 height shall be 8 inches (203 mm). The riser shall be measured vertically between leading
167 edges of the adjacent treads. The greatest riser height within any flight of stairs shall not
168 exceed the smallest by more than 3/8 inch (9.5 mm).

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

178 R311.7.5.3 Nosing. The radius of curvature at the leading edge of the tread shall be no
179 greater than 9/16 inch (14.3 mm). A nosing not less than 3/4 inch (19 mm) but not more than
180 1 1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing
181 projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm)
182 between two stories, including the nosing at the level of floors and landings. Beveling of
183 nosing shall not exceed 1/2 inch (12.7 mm). Risers shall be vertical or sloped from the
184 underside of the leading edge of the tread above at an angle not more than 30 degrees (0.51
185 rad) from the vertical. Open risers are permitted, provided that the opening between treads

186 does not permit the passage of a 4-inch diameter (102 mm) sphere.

187 Exceptions.

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

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

191 [~~(28)~~] (29) In IRC, Section R312.2, is deleted.

192 [~~(29)~~] (30) In IRC, Sections R313.1 through R313.2.1, are deleted and replaced with the

193 following: "R313.1 Design and installation. When installed, automatic residential fire
194 sprinkler systems for townhouses or one- and two-family dwellings shall be designed
195 and installed in accordance with Section P2904 or NFPA 13D."

196 [~~(30)~~] (31) In IRC, Section R314.2.2, the words "accessory dwelling units," are added after
197 the words "Where alterations, repairs."

198 [~~(31)~~] (32) In IRC, Section R315.2.2, the words "accessory dwelling units," are added after
199 the words "Where alterations, repairs."

200 [~~(32)~~] (33) In IRC, Section 315.3, the following words are added to the first sentence after
201 the word "installed": "on each level of the dwelling unit and."

202 [~~(33)~~] (34) A new IRC, Section R328.12, is added as follows:

203 "R328.12 Signage. A sign located on the exterior of the dwelling shall be installed at a
204 location approved by the authority having jurisdiction which identifies the battery chemistry
205 included in the ESS. This sign shall be of sufficient durability to withstand the environment
206 involved and shall not be handwritten."

207 [~~(34)~~] (35) In IRC, Section 403.1.3.5.3, an exception is added as follows: "Exception:
208 Vertical steel in footings shall be permitted to be located while concrete is still plastic
209 and before it has set. Where vertical steel resists placement or the consolidation of
210 concrete around steel is impeded, the concrete shall be vibrated to ensure full contact
211 between the vertical steel and concrete."

212 [~~(35)~~] (36) In IRC, Section R403.1.6, a new Exception 3 is added as follows: "3. When
213 anchor bolt spacing does not exceed 32 inches (813 mm) apart, anchor bolts may be
214 placed with a minimum of two bolts per plate section located not less than 4 inches (102
215 mm) from each end of each plate section at interior bearing walls, interior braced wall
216 lines, and at all exterior walls."

217 [~~(36)~~] (37) In IRC, Section R403.1.6.1, a new exception is added at the end of Item 2 and
218 Item 3 as follows: "Exception: When anchor bolt spacing does not exceed 32 inches
219 (816 mm) apart, anchor bolts may be placed with a minimum of two bolts per plate

220 section located not less than 4 inches (102 mm) from each end of each plate section at
221 interior bearing walls, interior braced wall lines, and at all exterior walls."

222 [37] (38) In IRC, Section R404.1, a new exception is added as follows: "Exception: As an
223 alternative to complying with Sections R404.1 through R404.1.5.3, concrete and
224 masonry foundation walls may be designed in accordance with IBC Sections 1807.1.5
225 and 1807.1.6 as amended in Section 1807.1.6.4 and Table 1807.1.6.4 under these rules."

226 [38] (39) In IRC, Section R405.1, a second exception is added as follows: "Exception:
227 When a geotechnical report has been provided for the property, a drainage system is not
228 required unless the drainage system is required as a condition of the geotechnical report.
229 The geotechnical report shall make a recommendation regarding a drainage system."

230 [39] (40) In IRC, Section R506.2.3, the words "10-mil (0.010 inch; 0.25 mm)" are deleted
231 and replaced with "6-mil (0.006 inch; 0.152 mm)" and the words "conforming to ASTM
232 E1745 Class A requirements" are deleted.

233 [40] (41) In IRC, Section 507.2.1, Wood materials. The following sentence is added after
234 the words, "in accordance with section R317," "field applied weather resistant barrier
235 applied to the top of untreated material,".

236 Section 2. Section **15A-3-801** is amended to read:

15A-3-801 . General provisions.

237 The following are adopted as amendments to the IEBC and are applicable statewide:

238 (1) In IEBC, Section 101, a new Section 101.4.3 is added as follows:

239 "101.4.3 Conformity of additions, alterations, or repairs. An addition, alteration,
240 or repair to an existing structure is not required to conform to the requirements for a new
241 structure unless the addition, alteration, or repair results in a condition that is less safe
242 than the condition of the structure prior to the work."

243 (2) In IEBC, Section 202, the definition for "Approved" is modified by adding the words
244 "or independent third-party licensed engineer or architect and submitted to the building
245 official" after the word official.

246 [2] (3) In Section 202, the following definition is added: "BUILDING OFFICIAL. See
247 Code official."

248 [3] (4) In Section 202, the definition for "Code official" is deleted and replaced with the
249 following:

250 "CODE OFFICIAL. The officer or other designated authority having jurisdiction (AHJ)
251 charged with the administration and enforcement of this code."

252 [4] (5) In Section 202, the definition for "Existing buildings" is deleted and replaced with the

254 following:

255 "EXISTING BUILDING. A building that is not a dangerous building and that was
256 either lawfully erected under a prior adopted code, or deemed a legal non-conforming building
257 by the code official."

258 [⑤] ⑥ In IEBC, Section 302.3, the following is added after the words "code official" in the
259 last sentence: "or independent third-party licensed engineer or architect and submitted to
260 the building official."

261 [⑥] ⑦ In Section 301.3, the exception is deleted.

262 [⑦] ⑧ Section 503.6 is deleted and replaced with the following:

263 "503.6 Bracing for unreinforced masonry parapets and other appendages upon reroofing.

264 Where the intended alteration requires a permit for reroofing and involves removal of
265 roofing materials from more than 25% of the roof area of a building assigned to Seismic
266 Design Category D, E, or F that has parapets constructed of unreinforced masonry or
267 appendages such as cornices, spires, towers, tanks, signs, statuary, etc., the work shall include
268 installation of bracing to resist out-of-plane seismic forces, unless an evaluation demonstrates
269 compliance of such items. Reduced seismic forces are permitted for design purposes."

270 [⑧] ⑨ Section 706.3.1 is deleted and replaced with the following:

271 "706.3.1 Bracing for unreinforced masonry bearing wall parapets and other appendages.

272 Where a permit is issued for reroofing more than 25 percent of the roof area of a
273 building assigned to Seismic Design Category D, E, or F that has parapets constructed of
274 unreinforced masonry or appendages such as cornices, spires, towers, tanks, signs, statuary,
275 etc., the work shall include installation of bracing to resist the reduced International Building
276 Code level seismic forces as specified in Section 303 of this code unless an evaluation
277 demonstrates compliance of such items."

278 [⑨] ⑩ Section 906.6 is deleted and replaced with the following:

279 "906.6 Bracing for unreinforced masonry parapets and other appendages upon reroofing.

280 Where the intended alteration requires a permit for reroofing and involves removal of
281 roofing materials from more than 25% of the roof area of a building assigned to Seismic
282 Design Category D, E, or F that has parapets constructed of unreinforced masonry or
283 appendages such as cornices, spires, towers, tanks, signs, statuary, etc., the work shall include
284 installation of bracing to resist out-of-plane seismic forces, unless an evaluation demonstrates
285 compliance with such items. Reduced seismic forces are permitted for design purposes."

286 [⑩] ⑪(a) Section 1006.3 is deleted and replaced with the following:

287 "1006.3 Seismic loads. Where a change of occupancy results in a building being

288 assigned to a higher risk category, or when a change of occupancy results in a design occupant
289 load increase of 100% or more, the building shall satisfy the requirements of Section 1613 of
290 the International Building Code using full seismic forces."

291 (b) In Section 1006.3, exceptions 1 through 4 remain unchanged.

292 (c) In Section 1006.3, add a new exception 5 as follows:

293 "5. Where the design occupant load increase is less than 25 occupants and the occupancy
294 category does not change."

295 ~~[41]~~ (12) In Section 1011.7.3, exception 2 is deleted.

296 **Section 3. Effective Date.**

297 This bill takes effect on May 6, 2026.