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**Building Inspection Amendments**

2026 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Raymond P. Ward**

Senate Sponsor:

2

**LONG TITLE**

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**General Description:**

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This bill requires the approval of a plan review for certain owner-occupied home alterations.

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**Highlighted Provisions:**

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This bill:

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- ▶ provides requirements for a plan review that a combination inspector completes;
- ▶ requires a municipality or a county to approve an application for a plan review that a combination inspector affirms under specified circumstances;
- ▶ allows a building permit applicant for an owner-occupied, single-family dwelling to engage a third-party inspection firm; and
- ▶ makes technical and conforming changes.

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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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**10-20-909**, as renumbered and amended by Laws of Utah 2025, First Special Session, Chapter 15

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**15A-1-105**, as last amended by Laws of Utah 2025, First Special Session, Chapter 15

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**17-79-810**, as renumbered and amended by Laws of Utah 2025, First Special Session, Chapter 14

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

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Section 1. Section **10-20-909** is amended to read:

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**10-20-909 . Fees collected for construction approval -- Approval of plans.**

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(1) As used in this section:

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(a) "Automated review" means a computerized process used to conduct a plan review,

31 including through the use of software and algorithms to assess compliance with an  
32 applicable building code, regulation, or ordinance to ensure that a plan meets all of a  
33 municipality's required criteria for approval.

34 (b) "Business day" means the same as that term is defined in Section 10-20-908.

35 (c) "Construction project" means:

36 (i) the same as that term is defined in Section 38-1a-102; or

37 (ii) any work requiring a permit for construction of or on a one- or two-family  
38 dwelling, a townhome, or other residential structure built under the State  
39 Construction Code and State Fire Code.

40 (d) "Lodging establishment" means a place providing temporary sleeping  
41 accommodations to the public, including[any of the following]:

42 (i) a bed and breakfast establishment;

43 (ii) a boarding house;

44 (iii) a dormitory;

45 (iv) a hotel;

46 (v) an inn;

47 (vi) a lodging house;

48 (vii) a motel;

49 (viii) a resort; or

50 (ix) a rooming house.

51 (e)(i) "Plan review" means all of the reviews and approvals of a plan that a  
52 municipality, including all relevant divisions or departments within a  
53 municipality, requires before issuing a building permit, with a scope that may not  
54 exceed a review to verify:

55 (A) that the construction project complies with [the provisions of]the State  
56 Construction Code;

57 (B) that the construction project complies with the energy code adopted under  
58 Section 15A-2-103;

59 (C) that the construction project complies with local ordinances;

60 (D) that the applicant paid [any] the required fees;

61 (E) that the applicant obtained final approvals from [any other] the required  
62 reviewing agencies;

63 (F) that the construction project received a structural review;

64 (G) the total square footage for each building level of finished, garage, and

unfinished space; and

- (H) that the plans include a printed statement indicating that, before the disturbance of land and during the actual construction, the applicant will comply with applicable federal, state, and local laws and ordinances, including any storm water protection laws and ordinances.

(ii) "Plan review" does not mean a review of:

- (A) [a document required to be re-submitted] a document that an applicant is required by the municipality to resubmit for a construction project other than a construction project for a one-or two-family dwelling or townhome if the plan review identifies additional modifications or substantive changes[are identified by the plan review];
  - (B) [a document submitted] a document that an applicant submits as part of a deferred submittal when requested by the applicant and approved by the building official;
  - (C) [a document that,] a document that a third party reviews due to the document's technical nature or on the [request of the applicant, is reviewed by a third party] applicant's request; or
  - (D) a storm water permit.

(f) "Screening period" means the three business days following the day on which an applicant submits an application.

(g) "State Construction Code" means the same as that term is defined in Section 15A-1-102.

(h) "State Fire Code" means the same as that term is defined in Section 15A-1-102.

(i) "Storm water permit" means the same as that term is defined in Section 19-5-108.5.

(j) "Structural review" means:

(i) a review that verifies that a construction project complies with the following:

- (A) footing size and bar placement;
  - (B) foundation thickness and bar placement;
  - (C) beam and header sizes;
  - (D) nailing patterns;
  - (E) bearing points;
  - (F) structural member size and span; and
  - (G) sheathing; or

(ii) if the review exceeds the scope of the review described in Subsection (1)(j)(i), a

99 review that a licensed engineer conducts.

100 (k) "Technical nature" means a characteristic that places an item outside the training and  
101 expertise of an individual who regularly performs plan reviews.

102 (2)(a) If a municipality collects a fee for the inspection of a construction project, the  
103 municipality shall ensure that the construction project receives a prompt inspection as  
104 described in Subsection (2)(b).

105 (b) If a municipality cannot provide a building inspection within three business days  
106 after the day on which the municipality receives the request for the inspection, the  
107 building permit applicant may engage a third-party inspection firm from the  
108 third-party inspection firm list described in Section 15A-1-105.

109 (c) Notwithstanding Subsection (2)(b), if an applicant requests that an inspection take  
110 place on a date that is more than three days from the day on which the applicant  
111 requests the inspection, the municipality shall conduct the inspection on the date  
112 requested.

113 (d) If an inspector identifies one or more violations of the State Construction Code or  
114 State Fire Code during an inspection, the inspector shall give the permit holder  
115 written notification that:

116 (i) identifies each violation;

117 (ii) upon request by the permit holder, includes a reference to each applicable  
118 provision of the State Construction Code or the State Fire Code; and

119 (iii) is delivered:

120 (A) in hardcopy or by electronic means; and

121 (B) on the day on which the inspection occurs.

122 (3)(a)(i) A municipality that receives an application for a plan review shall determine  
123 if the application is complete, as described in Subsection (12), within the  
124 screening period.

125 (ii) If the municipality determines an application for a plan review is complete as  
126 described in Subsection (12) within the screening period, the municipality shall  
127 begin the plan review process described in Subsection (4).

128 (b) If the municipality determines that an application for a plan review is not complete  
129 as described in Subsection (12), and if the municipality notifies the applicant of the  
130 municipality's determination:

131 (i) before 5 p.m. on the last day of the screening period, the municipality may:

132 (A) pause the screening period until the applicant ensures the application meets

the requirements of Subsection (12); or

(B) reject the incomplete application; or

(ii) after 5 p.m. on the last day of the screening period, the municipality may not pause the screening period and shall begin the plan review process described in Subsection (4).

(c) If an application is rejected as described in Subsection (3)(b)(i)(B) and an applicant resubmits the application, the resubmission begins a new screening period in which the municipality shall review the resubmitted application [to] and determine if the application is complete as described in Subsection (12).

(d) If the municipality gives notice of an incomplete application after 5 p.m. on the last day of the screening period, the municipality:

(i) shall immediately notify the applicant that the municipality has determined the application is not complete and the basis for the determination;

(ii) may not, except as provided in Subsection (3)(d)(iii), pause the relevant time period described in Subsection (4); and

(iii) may pause the relevant time period described in Subsection (4)(a) or (4)(b) as described in Subsection (4)(c).

(4)(a) Except as provided in Subsection (7), once a municipality determines an

application is complete, or proceeds to review an incomplete application for plan review under Subsection (3)(b)(ii), the municipality shall complete a plan review of a construction project for a one-or two-family dwelling or townhome by no later than 14 business days after the day on which the screening period for the application ends.

(b) Except as provided in Subsection (7), once a municipality determines an application is complete, or proceeds to review an incomplete application for plan review under Subsection (3)(b)(ii), the municipality shall complete a plan review of a construction project for a residential structure built under the State Construction Code that is not a one- or two-family dwelling, townhome, or a lodging establishment, by no later than 21 business days after the day on which the screening period for the application ends.

(c) If a municipality gives notice of an incomplete application as described in Subsection (3)(d), the municipality:

(i) may pause the time period described in Subsection (4)(a) or (4)(b):

(A) within the last five days of the relevant time period; and

(B) until the applicant provides the municipality with the information necessary to consider the application complete under Subsection (12); and

167 (ii) shall resume the relevant time period upon receipt of the information necessary to  
168 consider the application complete; and

169 (iii) may, if necessary, use five additional days beginning the day on which the  
170 municipality receives the information described in Subsection (4)(c)(ii) to  
171 consider whether the application meets the requirements for a building permit,  
172 even if the five additional days extend beyond the relevant time period described  
173 in Subsection [4(a)] (4)(a) or (b).

174 (d) If, at the conclusion of plan review, the municipality determines the application  
175 meets the requirements for a building permit, the municipality shall approve the  
176 application and, subject to Subsection (10)(b), issue the building permit to the  
177 applicant.

178 (5)(a) A municipality may utilize another government entity to determine if an  
179 application is complete or perform a plan review, in whole or in part.

180 (b) A municipality that utilizes another government entity to determine if an application  
181 is complete or perform a plan review, as described in Subsection (5)(a), shall:

182 (i) notify any other government entities, including water providers, within 24 hours  
183 of receiving any building permit application; and

184 (ii) provide the government entity [all] the documents necessary to determine if an  
185 application is complete or perform a plan review, in whole or in part, as requested  
186 by the municipality.

187 (6) A government entity determining if an application is complete or performing a plan  
188 review, in whole or in part, as requested by a municipality, shall:

189 (a) comply with the requirements of this chapter; and

190 (b) notify the municipality within the screening period whether the application, or a  
191 portion of the application, is complete.

192 (7) An applicant may:

193 (a) waive the plan review time requirements described in Subsection (4); or

194 (b) with the municipality's written consent, establish an alternative plan review time  
195 requirement.

196 (8)(a) A municipality may not enforce a requirement to have a plan review if:

197 (i) the municipality does not complete the plan review within the relevant time period  
198 described in Subsection (4); and

199 (ii) a licensed architect or structural engineer, or both when required by law, stamps  
200 the plan.

201 (b) If a municipality is prohibited from enforcing a requirement to have a plan review  
202 under Subsection (8)(a), the municipality shall return to the applicant the plan review  
203 fee.

204 (9)(a) A municipality may attach to a reviewed plan a list that includes:  
205 (i) items with which the municipality is concerned and may enforce during  
206 construction; and  
207 (ii) building code violations found in the plan.

208 (b) A municipality may not require an applicant to redraft a plan if the [eity] municipality  
209 requests minor changes to the plan that the list described in Subsection (9)(a)  
210 identifies.

211 (c) A municipality may only require a single resubmittal of plans for a one- or  
212 two-family dwelling or townhome if deficiencies in the plan would affect the site  
213 plan interaction or footprint of the design.

214 (10)(a) If a municipality charges a fee for a building permit, the municipality may not  
215 refuse payment of the fee at the time the applicant submits an application under  
216 Subsection (3).

217 (b) If a municipality charges a fee for a building permit and does not require the fee for a  
218 building permit to be included in an application for plan review, upon approval of an  
219 application for plan review under Subsection (4)(d), the municipality may require the  
220 applicant to pay the fee for the building permit before the municipality issues the  
221 building permit.

222 (11) A municipality may not limit the number of applications submitted under Subsection  
223 (3).

224 (12) For purposes of Subsection (3), an application for plan review is complete if the  
225 application contains:

226 (a) the name, address, and contact information of:  
227 (i) the applicant; and  
228 (ii) the construction manager/general contractor, as defined in Section 63G-6a-103,  
229 for the construction project;

230 (b) a site plan for the construction project that:

231 (i) is drawn to scale;  
232 (ii) includes a north arrow and legend; and  
233 (iii) provides specifications for the following:  
234 (A) lot size and dimensions;

- 235 (B) setbacks and overhangs for setbacks;  
236 (C) easements;  
237 (D) property lines;  
238 (E) topographical details, if the slope of the lot is greater than 10%;  
239 (F) retaining walls;  
240 (G) hard surface areas;  
241 (H) curb and gutter elevations as indicated in the subdivision documents;  
242 (I) existing and proposed utilities, including water, sewer, and subsurface drainage  
243 facilities;  
244 (J) street names;  
245 (K) driveway locations;  
246 (L) defensible space provisions and elevations, if required by the Utah Wildland  
247 Urban Interface Code adopted under Section 15A-2-103; and  
248 (M) the location of the nearest hydrant;

249 (c) construction plans and drawings, including:

- 250 (i) elevations, only if the construction project is new construction;  
251 (ii) floor plans for each level, including the location and size of doors, windows, and  
252 egress;  
253 (iii) foundation, structural, and framing detail;  
254 (iv) electrical, mechanical, and plumbing design;  
255 (v) a licensed architect's or structural engineer's stamp, when [required by law] the  
256 law requires; and  
257 (vi) fire suppression details, when [required by fire code] the State Fire Code requires;

258 (d) documentation of energy code compliance;

259 (e) structural calculations, except for trusses;

260 (f) a geotechnical report, including a slope stability evaluation and retaining wall design,  
261 if:

- 262 (i) the slope of the lot is greater than 15%; and  
263 (ii) required by the [city] municipality;

264 (g) a statement indicating:

- 265 (i) before land disturbance occurs on the subject property, the applicant will obtain a  
266 storm water permit; and  
267 (ii) during actual construction, the applicant shall comply with applicable local  
268 ordinances and building codes; and

269 (h) the fees, if any, established by ordinance for the municipality to perform a plan  
270 review.

271 (13) A municipality may, at the municipality's discretion, utilize automated review to fulfill,  
272 in whole or in part, the municipality's obligation to conduct a plan review described in  
273 this section.

274 (14)(a) The municipality shall automatically approve an application for a plan review if:  
275       (i) the application is for an alteration to an owner-occupied, single-family dwelling;  
276       (ii) the application is complete, as described in Subsection (12);  
277       (iii) the applicant includes in the application a signed statement from an individual  
278       who is licensed and certified as a combination building inspector under Title 58,  
279       Chapter 56, Building Inspector and Factory Built Housing Licensing Act,  
280       affirming that:  
281           (A) the construction project complies with the provisions of the State Construction  
282           Code; and

283           (B) the construction project complies with local ordinances; and  
284       (iv) the statement described in Subsection (14)(a)(iii) identifies the inspector's license  
285       number.

286 (b) Approval under this Subsection (14) does not:

287       (i) relieve the owner or contractor of the obligation to comply with the State  
288       Construction Code or other applicable laws;  
289       (ii) limit the authority of the municipality to conduct inspections during construction;  
290       or  
291       (iii) impose liability on the municipality for errors or omissions in the plans or  
292       documents.

293 Section 2. Section **15A-1-105** is amended to read:

294 **15A-1-105 . Third-party inspection firms.**

295 (1) As used in this section:

- 296       (a) "Building permit applicant" means an individual who applies to a local regulator for  
297       a building permit.  
298       (b) "Inspection" means a physical examination of all aspects of a structure to ensure  
299       compliance with the State Construction Code.  
300       (c) "Local regulator" means the same as that [terms] term is defined in Section 15A-1-202.  
301       (d) "Third-party inspection firm" means an entity that:  
302           (i) employs or contracts with licensed building inspectors to enforce building codes

303 adopted in this title;

304 (ii) is independent, but may include a building inspector for an adjacent [eity]  
305 municipality or county; and

306 (iii) is included on the local regulator's third-party inspection firm list.

307 (e) "Third-party inspection firm list" means a list of:

- 308 (i) for a first, second, third, or fourth class county, as classified under Section  
309 17-60-104, or a municipality located within a first, second, third, or fourth class  
310 county, three or more third-party inspection firms approved by the local regulator;  
311 or  
312 (ii) for a fifth or sixth class county, as classified under Section 17-60-104, or a  
313 municipality located within a fifth or sixth class county, one or more third-party  
314 inspection firms approved by the local regulator.

315 (2)(a)(i) Subject to the provisions of this section and Subsections 10-20-909(2) and  
316 17-79-810(2), after submitting a request for inspection, a building permit applicant  
317 may engage a third-party inspection firm from the local regulator's third-party  
318 inspection firm list to conduct or complete an inspection for the scope of work  
319 identified under the original request for inspection.

320 (ii) A building permit applicant for an alteration to an owner-occupied, single-family  
321 dwelling may engage a third-party inspection firm to conduct or complete an  
322 inspection for the scope of work identified.

323 (b) If a building permit applicant wishes to engage a third-party inspection firm in  
324 accordance with Subsection (2)(a), the building permit applicant shall first notify the  
325 local regulator of the third-party inspection firm the building permit applicant intends  
326 to engage.

327 (c) Upon completing the inspection, the third-party inspection firm shall submit the  
328 inspection report to the local regulator.

329 (d)(i) The local regulator shall pay the cost of the inspection to the third-party  
330 inspection firm after the local regulator receives the third-party inspection report  
331 indicating the third-party inspection firm completed the inspection.

332 (ii) This section does not require a local regulator to pay for an inspection that  
333 exceeds the scope of work identified under the original request for inspection.

334 (3)(a) The local regulator shall issue a certificate of occupancy to the building permit  
335 applicant if the third-party inspection firm:

336 (i) completes the inspection; and

- (ii) submits the inspection report to the local regulator.
  - (b) The local regulator shall promptly issue the certificate of occupancy or letter of completion after the third-party inspection firm submits the final inspection report to the local regulator as described in Subsection (3)(a)(ii).
  - 4) A local regulator is not liable for any inspection performed by a third-party inspection firm.

Section 3. Section **17-79-810** is amended to read:

## 17-79-810 . Fees collected for construction approval -- Approval of plans.

- (1) As used in this section:

  - (a) "Automated review" means a computerized process used to conduct a plan review, including through the use of software and algorithms to assess compliance with an applicable building code, regulation, or ordinance to ensure that a plan meets all of a county's required criteria for approval.
  - (b) "Business day" means the same as that term is defined in Section 17-79-809.
  - (c) "Construction project" means:
    - (i) the same as that term is defined in Section 38-1a-102; or
    - (ii) any work requiring a permit for construction of or on a one- or two-family dwelling, a townhome, or other residential structure built under the State Construction Code and the State Fire Code.
  - (d) "Lodging establishment" means a place providing temporary sleeping accommodations to the public, including[ ~~any of the following~~]:
    - (i) a bed and breakfast establishment;
    - (ii) a boarding house;
    - (iii) a dormitory;
    - (iv) a hotel;
    - (v) an inn;
    - (vi) a lodging house;
    - (vii) a motel;
    - (viii) a resort; or
    - (ix) a rooming house.
  - (e)(i) "Plan review" means all of the reviews and approvals of a plan that a county, including all relevant divisions or departments within a county, requires before issuing a building permit, with a scope that may not exceed a review to verify:
    - (A) that the construction project complies with [the provisions of]the State

Construction Code[ under Title 15A, State Construction and Fire Codes Act];

- (B) that the construction project complies with the energy code adopted under Section 15A-2-103;
  - (C) that the construction project complies with local ordinances;
  - (D) that the applicant paid [any] the required fees;
  - (E) that the applicant obtained final approvals from [any other] the required reviewing agencies;
  - (F) that the construction project received a structural review;
  - (G) the total square footage for each building level of finished, garage, and unfinished space; and
  - (H) that the plans include a printed statement indicating that, before the disturbance of land and during the actual construction, the applicant will comply with applicable federal, state, and local laws and ordinances, including any storm water protection laws and ordinances.

(ii) "Plan review" does not mean a review of:

- (A) [a document required to be re-submitted] a document that an applicant is required by the county to resubmit for a construction project other than a construction project for a one-or two-family dwelling or townhome if the plan review identifies additional modifications or substantive changes[ are identified by the plan review];
  - (B) [a document submitted] a document that an applicant submits as part of a deferred submittal when requested by the applicant and approved by the building official;
  - (C) [a document that,] a document that an applicant submits due to the document's technical nature or on the [request of the applicant, is reviewed by a third party] applicant's request; or
  - (D) a storm water permit.

(f) "Screening period" means the three business days following the day on which an applicant submits an application.

(g) "State Construction Code" means the same as that term is defined in Section 15A-1-102.

(h) "State Fire Code" means the same as that term is defined in Section 15A-1-102.

(i) "Storm water permit" means the same as that term is defined in Section 19-5-108.5.

(j) "Structural review" means:

- 405 (i) a review that verifies that a construction project complies with the following:
- 406 (A) footing size and bar placement;
- 407 (B) foundation thickness and bar placement;
- 408 (C) beam and header sizes;
- 409 (D) nailing patterns;
- 410 (E) bearing points;
- 411 (F) structural member size and span; and
- 412 (G) sheathing; or
- 413 (ii) if the review exceeds the scope of the review described in Subsection (1)(j)(i), a
- 414 review that a licensed engineer conducts.
- 415 (k) "Technical nature" means a characteristic that places an item outside the training and
- 416 expertise of an individual who regularly performs plan reviews.
- 417 (2)(a) If a county collects a fee for the inspection of a construction project, the county
- 418 shall ensure that the construction project receives a prompt inspection.
- 419 (b) If a county cannot provide a building inspection within three business days after the
- 420 day on which the county receives the request for the inspection, the applicant may
- 421 engage an inspection with a third-party inspection firm from the third-party
- 422 inspection firm list, as described in Section 15A-1-105.
- 423 (c) If an inspector identifies one or more violations of the State Construction Code or the
- 424 State Fire Code during an inspection, the inspector shall give the permit holder
- 425 written notification that:
- 426 (i) identifies each violation;
- 427 (ii) upon request by the permit holder, includes a reference to each applicable
- 428 provision of the State Construction Code or the State Fire Code; and
- 429 (iii) is delivered:
- 430 (A) in hardcopy or by electronic means; and
- 431 (B) on the day on which the inspection occurs.
- 432 (3)(a)(i) A county that receives an application for a plan review shall determine if the
- 433 application is complete, as described in Subsection (12), within the screening
- 434 period.
- 435 (ii) If the county determines an application for a plan review is complete, as
- 436 described in Subsection (12), within the screening period, the county shall begin
- 437 the plan review process described in Subsection (4).
- 438 (b) If the county determines that an application for a plan review is not complete as

439 described in Subsection (12), and if the county notifies the applicant of the county's  
440 determination:

- 441 (i) before 5 p.m. on the last day of the screening period, the county may:  
442 (A) pause the screening period until the applicant ensures the application meets  
443 the requirements of Subsection (12); or  
444 (B) reject the incomplete application; or  
445 (ii) after 5 p.m. on the last day of the screening period, the county may not pause the  
446 screening period and shall begin the plan review process described in Subsection  
447 (4).

- 448 (c) If an application is rejected as described in Subsection (3)(b)(i)(B) and an applicant  
449 resubmits the application, the resubmission begins a new screening period in which  
450 the county shall review the resubmitted application [to] and determine if the  
451 application is complete as described in Subsection (12).  
452 (d) If the county gives notice of an incomplete application after 5 p.m. on the last day of  
453 the screening period, the county:  
454 (i) shall immediately notify the applicant that the county has determined the  
455 application is not complete and the basis for the determination;  
456 (ii) may not, except as provided in Subsection (3)(d)(iii), pause the relevant time  
457 period described in Subsection (4); and  
458 (iii) may pause the relevant time period described in Subsection (4)(a) or (b) as  
459 described in Subsection (4)(c).

- 460 (4)(a) Except as provided in Subsection (7), once a county determines an application for  
461 plan review is complete, or proceeds to review an incomplete application for plan  
462 review under Subsection (3)(b)(ii), the county shall complete a plan review of a  
463 construction project for a one- or two-family dwelling or townhome by no later than  
464 14 business days after the day on which the screening period for the application ends.  
465 (b) Except as provided in Subsection (7), once a county determines an application for  
466 plan review is complete, or proceeds to review an incomplete application for plan  
467 review under Subsection (3)(b)(ii), the county shall complete a plan review of a  
468 construction project for a residential structure built under the State Construction Code  
469 that is not a one- or two-family dwelling, townhome, or a lodging establishment, by  
470 no later than 21 business days after the day on which the screening period for the  
471 application ends.  
472 (c) If a county gives notice of an incomplete application as described in Subsection (3)(d),

473 the county:

- 474 (i) may pause the time period described in Subsection (4)(a) or (b):  
475 (A) within the last five days of the relevant time period; and  
476 (B) until the applicant provides the county with the information necessary to  
477 consider the application complete under Subsection (12);  
478 (ii) shall resume the relevant time period upon receipt of the information necessary to  
479 consider the application complete; and  
480 (iii) may, if necessary, use five additional days beginning the day on which the  
481 county receives the information described in Subsection (4)(c)(ii) to consider  
482 whether the application meets the requirements for a building permit, even if the  
483 five additional days extend beyond the relevant time period described in  
484 Subsection [4(a)] (4)(a) or (b).
- 485 (d) If, at the conclusion of plan review, the county determines the application meets the  
486 requirements for a building permit, the county shall approve the application and,  
487 subject to Subsection (10)(b), issue the building permit to the applicant.

- 488 (5)(a) A county may utilize another government entity to determine if an application is  
489 complete or perform a plan review, in whole or in part.  
490 (b) A county that utilizes another government entity to determine if an application is  
491 complete or perform a plan review, as described in Subsection (5)(a), shall:  
492 (i) notify any other government entities, including water providers, within 24 hours  
493 of receiving any building permit application; and  
494 (ii) provide the government entity [all] the documents necessary to determine if an  
495 application is complete or perform a plan review, in whole or in part, as requested  
496 by the county.  
497 (6) A government entity determining if an application is complete or performing a plan  
498 review, in whole or in part, as requested by a county, shall:  
499 (a) comply with the requirements of this chapter; and  
500 (b) notify the county within the screening period whether the application, or a portion of  
501 the application, is complete.  
502 (7) An applicant may:  
503 (a) waive the plan review time requirements described in Subsection (4); or  
504 (b) with the county's written consent, establish an alternative plan review time  
505 requirement.  
506 (8)(a) A county may not enforce a requirement to have a plan review if:

- 507 (i) the county does not complete the plan review within the relevant time period  
508 described in Subsection (4); and  
509 (ii) a licensed architect or structural engineer, or both when required by law, stamps  
510 the plan.
- 511 (b) If a county is prohibited from enforcing a requirement to have a plan review under  
512 Subsection (8)(a), the county shall return to the applicant the plan review fee.
- 513 (9)(a) A county may attach to a reviewed plan a list that includes:
- 514 (i) items with which the county is concerned and may enforce during construction;  
515 and  
516 (ii) building code violations found in the plan.
- 517 (b) A county may not require an applicant to redraft a plan if the county requests minor  
518 changes to the plan that the list described in Subsection (9)(a) identifies.
- 519 (c) A county may require a single resubmittal of plans for a one- or two-family dwelling  
520 or townhome if deficiencies in the plan would affect the site plan interaction or  
521 footprint of the design.
- 522 (10)(a) If a county charges a fee for a building permit, the county may not refuse  
523 payment of the fee at the time the applicant submits an application under Subsection  
524 (3).
- 525 (b) If a county charges a fee for a building permit and does not require the fee for a  
526 building permit to be included in an application for plan review, upon approval of an  
527 application for plan review under Subsection (4)(d), the county may require the  
528 applicant to pay the fee for the building permit before the county issues the building  
529 permit.
- 530 (11) A county may not limit the number of applications submitted under Subsection (3).
- 531 (12) For purposes of Subsection (3), an application for plan review is complete if the  
532 application contains:
- 533 (a) the name, address, and contact information of:  
534 (i) the applicant; and  
535 (ii) the construction manager/general contractor, as defined in Section 63G-6a-103,  
536 for the construction project;
- 537 (b) a site plan for the construction project that:  
538 (i) is drawn to scale;  
539 (ii) includes a north arrow and legend; and  
540 (iii) provides specifications for the following:

- 541 (A) lot size and dimensions;  
542 (B) setbacks and overhangs for setbacks;  
543 (C) easements;  
544 (D) property lines;  
545 (E) topographical details, if the slope of the lot is greater than 10%;  
546 (F) retaining walls;  
547 (G) hard surface areas;  
548 (H) curb and gutter elevations as indicated in the subdivision documents;  
549 (I) existing and proposed utilities, including water, sewer, and subsurface drainage  
550 facilities;  
551 (J) street names;  
552 (K) driveway locations;  
553 (L) defensible space provisions and elevations, if required by the Utah Wildland  
554 Urban Interface Code adopted under Section 15A-2-103; and  
555 (M) the location of the nearest hydrant;

556 (c) construction plans and drawings, including:

- 557 (i) elevations, only if the construction project is new construction;  
558 (ii) floor plans for each level, including the location and size of doors, windows, and  
559 egress;  
560 (iii) foundation, structural, and framing detail;  
561 (iv) electrical, mechanical, and plumbing design;  
562 (v) a licensed architect's or structural engineer's stamp, when [required by law] the  
563 law requires; and  
564 (vi) fire suppression details, when [required by fire code] the State Fire Code requires;

565 (d) documentation of energy code compliance;

566 (e) structural calculations, except for trusses;

567 (f) a geotechnical report, including a slope stability evaluation and retaining wall design,  
568 if:

- 569 (i) the slope of the lot is greater than 15%; and  
570 (ii) required by the county;

571 (g) a statement indicating that:

- 572 (i) before land disturbance occurs on the subject property, the applicant will obtain a  
573 storm water permit; and  
574 (ii) during actual construction, the applicant shall comply with applicable local

ordinances and building codes; and

(h) the fees, if any, established by ordinance for the county to perform a plan review.

(13) A county may, at the county's discretion, utilize automated review to fulfill, in whole or in part, the county's obligation to conduct a plan review described in this section.

(14)(a) The county shall automatically approve an application for a plan review if:

(i) the application is for an alteration to an owner-occupied, single-family dwelling;

(ii) the application is complete, as described in Subsection (12);

(iii) the applicant includes in the application a signed statement from an individual

who is licensed and certified as a combination building inspector under Title 58, Chapter 56, Building Inspector and Factory Built Housing Licensing Act, affirming that:

(A) the construction project complies with the provisions of the State Construction Code; and

(B) the construction project complies with local ordinances; and

(iv) the statement described in Subsection (14)(a)(iii) identifies the inspector's license number

(b) Approval under this Subsection (14) does not:

(i) relieve the owner or contractor of the obligation to comply with the State Construction Code or other applicable laws;

- (ii) limit the authority of the county to conduct inspections during construction; or
- (iii) impose liability on the county for errors or omissions in the plans or documents

## Section 4. Effective Date

This bill takes effect on May 6, 2026.