



UTAH DEPARTMENT
OF COMMERCE

Office of Professional Licensure Review

Building Inspector Amendments

Business and Labor Interim Committee

Nov 20th, 2024

Problem: Variability in code enforcement creates uncertainty for builders; can increase time and cost

- Building inspection requires **extensive technical knowledge and judgment** to apply code across **varied building contexts**—it is not always ‘black and white’¹
- Most **inspections are completed on time**, despite an aging workforce and difficulty filling positions
- Builders assert that **variability in enforcement** across municipalities and inspectors **leads to uncertainty**, which drives up **time and cost of housing**¹
 - There is no formal mechanism to enforce consistent code interpretation across municipalities
- The current **municipal appeals process may not fully address** needs of builders, nor the variability in code enforcement between inspectors¹
 - Municipalities have an appeals process, but most builders avoid it (slow, costly) and absorb the cost of required changes even when beyond code requirements
 - Few formal complaints are filed with DOPL against licensees



Bill Summary: Increase consistency within and across municipal building departments using UBCC

UBCC Feedback Mechanism

- Empowers the UBCC to engage in proactive data collection on the building inspection process across Utah municipalities
- Incentivizes uniformity in code interpretation and enforcement across municipalities through a publicly available report on the performance of building departments
- Transitions from licensing to UBCC oversight by sunseting the inspector license in 2030

Additional Consistency Measures

- Requires building departments to employ or contract with a “qualified” building official
- Adds new unlawful and unprofessional conduct provisions
 - Increases the responsibility of building officials to oversee and train their staff
 - Makes explicit that falsifying reports or engaging in retaliatory actions is unprofessional conduct

