

## Chapter 2 Adoption of State Construction Code

### Part 1 General Provisions

#### **15A-2-101 Title -- Adoption of code.**

- (1) This chapter is known as the "Adoption of State Construction Code."
- (2) In accordance with Chapter 1, Part 2, State Construction Code Administration Act, the Legislature repeals the State Construction Code in effect on July 1, 2010, and adopts the following as the State Construction Code:
  - (a) this chapter;
  - (b) Chapter 3, Statewide Amendments Incorporated as Part of State Construction Code;
  - (c) Chapter 4, Local Amendments Incorporated as Part of State Construction Code; and
  - (d) Chapter 6, Additional Construction Requirements.

Amended by Chapter 95, 2023 General Session

#### **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 Standards Act, as issued by the Department of Housing and Urban Development and published in 24 C.F.R. Parts 3280 and 3282 (as revised April 1, 1990).
- (2) "IBC" means the edition of the International Building Code adopted under Section 15A-2-103.
- (3) "IEBC" means the edition of the International Existing Building Code adopted under Section 15A-2-103.
- (4) "IECC" means the edition of the International Energy Conservation Code adopted under Section 15A-2-103.
- (5) "IFGC" means the edition of the International Fuel Gas Code adopted under Section 15A-2-103.
- (6) "IMC" means the edition of the International Mechanical Code adopted under Section 15A-2-103.
- (7) "IPC" means the edition of the International Plumbing Code adopted under Section 15A-2-103.
- (8) "IRC" means the edition of the International Residential Code adopted under Section 15A-2-103.
- (9) "ISPSC" means the edition of the International Swimming Pool and Spa Code adopted under Section 15A-2-103.
- (10) "NEC" means the edition of the National Electrical Code adopted under Section 15A-2-103.
- (11) "UWUI" means the edition of the Utah Wildland Urban Interface Code adopted under Section 15A-2-103.

Amended by Chapter 95, 2023 General Session

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

- (1) Subject to the other provisions of this part, the following construction codes are incorporated by reference, and together with the amendments specified in Chapter 3, Statewide Amendments Incorporated as Part of State Construction Code, and Chapter 4, Local Amendments Incorporated as Part of State Construction Code, are the construction standards to be applied to building construction, alteration, remodeling, and repair, and in the regulation of building construction, alteration, remodeling, and repair in the state:
  - (a) the 2021 edition of the International Building Code, including Appendices C and J, issued by the International Code Council;
  - (b) the 2021 edition of the International Residential Code, issued by the International Code Council;
  - (c) Appendix AQ of the 2021 edition of the International Residential Code, issued by the International Code Council;
  - (d) the 2021 edition of the International Plumbing Code, issued by the International Code Council;
  - (e) the 2021 edition of the International Mechanical Code, issued by the International Code Council;
  - (f) the 2021 edition of the International Fuel Gas Code, issued by the International Code Council;
  - (g) the 2023 edition of the National Electrical Code, issued by the National Fire Protection Association;
  - (h) the 2021 edition of the International Energy Conservation Code, issued by the International Code Council;
  - (i) the 2021 edition of the International Existing Building Code, issued by the International Code Council;
  - (j) subject to Subsection 15A-2-104(2), the HUD Code;
  - (k) subject to Subsection 15A-2-104(1), Appendix AE of the 2021 edition of the International Residential Code, issued by the International Code Council;
  - (l) subject to Subsection 15A-2-104(1), the 2005 edition of the NFPA 225 Model Manufactured Home Installation Standard, issued by the National Fire Protection Association;
  - (m) subject to Subsection (3), for standards and guidelines pertaining to plaster on a historic property, as defined in Section 9-8a-302, the U.S. Department of the Interior Secretary's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings;
  - (n) the residential provisions of the 2021 edition of the International Swimming Pool and Spa Code, issued by the International Code Council; and
  - (o) Modular Building Institute Standards 1200 and 1205, issued by the International Code Council, except as modified by provisions of this title governing modular units.
- (2) Consistent with Title 65A, Chapter 8, Management of Forest Lands and Fire Control, the Legislature adopts the 2006 edition of the Utah Wildland Urban Interface Code, issued by the International Code Council, with the alternatives or amendments approved by the Utah Division of Forestry, Fire, and State Lands, as a construction code that may be adopted by a local compliance agency by local ordinance or other similar action as a local amendment to the codes listed in this section.
- (3) The standards and guidelines described in Subsection (1)(m) apply only if:
  - (a) the owner of the historic property receives a government tax subsidy based on the property's status as a historic property;
  - (b) the historic property is wholly or partially funded by public money; or
  - (c) the historic property is owned by a government entity.

Amended by Chapter 532, 2025 General Session

**15A-2-104 Installation standards for manufactured housing.**

- (1) The following are the installation standards for manufactured housing for new installations or for existing manufactured or mobile homes that are subject to relocation, building alteration, remodeling, or rehabilitation in the state:
  - (a) The manufacturer's installation instruction for the model being installed is the primary standard.
  - (b) If the manufacturer's installation instruction for the model being installed is not available or is incomplete, the following standards apply:
    - (i) Appendix E of the 2021 edition of the IRC, as issued by the International Code Council for installations defined in Section AE101 of Appendix E; or
    - (ii) if an installation is beyond the scope of the 2021 edition of the IRC as defined in Section AE101 of Appendix E, the 2005 edition of the NFPA 225 Model Manufactured Home Installation Standard, issued by the National Fire Protection Association.
  - (c) A manufacturer, dealer, or homeowner is permitted to design for unusual installation of a manufactured home not provided for in the manufacturer's standard installation instruction, Appendix E of the 2021 edition of the IRC, or the 2005 edition of the NFPA 225, if the design is approved in writing by a professional engineer or architect licensed in Utah.
  - (d) For a mobile home built before June 15, 1976, the mobile home shall also comply with the additional installation and safety requirements specified in Chapter 3, Part 8, Statewide Amendments to International Existing Building Code.
- (2) Pursuant to the HUD Code Section 604(d), a manufactured home may be installed in the state that does not meet the local snow load requirements as specified in Chapter 3, Part 2, Statewide Amendments to International Residential Code, except that the manufactured home shall have a protective structure built over the home that meets the IRC and the snow load requirements under Chapter 3, Part 2, Statewide Amendments to International Residential Code.

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Amended by Chapter 209, 2023 General Session

**15A-2-105 Scope of application.**

- (1) To the extent that a construction code adopted under Section 15A-2-103 establishes a local administrative function or establishes a method of appeal which pursuant to Section 15A-1-207 is designated to be established by the compliance agency:
  - (a) that provision of the construction code is not included in the State Construction Code; and
  - (b) a compliance agency may establish provisions to establish a local administrative function or a method of appeal.
- (2)
  - (a) To the extent that a construction code adopted under Subsection (1) establishes a provision, standard, or reference to another code that by state statute is designated to be established or administered by another state agency, or a local city, town, or county jurisdiction:
    - (i) that provision of the construction code is not included in the State Construction Code; and
    - (ii) the state agency or local government has authority over that provision of the construction code.
  - (b) Provisions excluded under this Subsection (2) include:
    - (i) the International Property Maintenance Code;

- (ii) the International Private Sewage Disposal Code, authority over which is reserved to the Department of Health and Human Services and the Department of Environmental Quality;
  - (iii) the International Fire Code, authority over which is reserved to the board, pursuant to Section 15A-1-403;
  - (iv) a day care provision that is in conflict with Title 26B, Chapter 2, Part 4, Child Care Licensing, authority over which is designated to the Department of Health and Human Services; and
  - (v) a wildland urban interface provision that goes beyond the authority under Section 15A-1-204, for the State Construction Code, authority over which is designated to the Division of Forestry, Fire, and State Lands or to a local compliance agency.
- (3) If a construction code adopted under Subsection 15A-2-103(1) establishes a provision that exceeds the scope described in Chapter 1, Part 2, State Construction Code Administration Act, to the extent the scope is exceeded, the provision is not included in the State Construction Code.

Amended by Chapter 209, 2023 General Session

Amended by Chapter 327, 2023 General Session