

**Senator Curtis S. Bramble** proposes the following substitute bill:

**BUILDING CODE AMENDMENTS**

2020 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Mike Schultz**

Senate Sponsor: Curtis S. Bramble

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**LONG TITLE**

**General Description:**

This bill amends construction provisions in Title 10, Utah Municipal Code, Title 15A, State Construction and Fire Codes Act, and Title 17, Counties.

**Highlighted Provisions:**

This bill:

- ▶ amends provisions related to construction plans for a town, city, and county;
- ▶ permits ~~§~~ **→ [ceratin] certain ←** ~~§~~ structures to be exempt from requirements of the State

Construction Code;

- ▶ adopts and amends the residential provisions of the 2018 edition of the International Swimming Pool and Spa Code;
- ▶ under certain conditions, exempts airport hangars from having a fire-resistance exterior wall rating of not less than two hours;
- ▶ deletes a provision for an emergency elevator communication system;
- ▶ amends provisions in the International Residential Code;
- ▶ amends citations in amendments to the International Plumbing Code;
- ▶ amends a citation in an amendment to the International Mechanical Code;
- ▶ amends provisions in the International Existing Building Code; and
- ▶ makes technical and conforming changes.

**1st Sub. H.B. 29**



119 (2) (a) If a town collects a fee for the inspection of a construction project, the town  
120 shall ensure that the construction project receives a prompt inspection.

121 (b) If a town cannot provide a building inspection within [~~a reasonable time~~] three  
122 business days after the day on which the town ~~§~~→ ~~[collects a fee]~~ receives the request ←~~§~~ for the  
122a inspection, the town shall  
123 promptly engage an independent inspector with fees collected from the applicant.

124 (c) If an inspector identifies one or more violations of the State Construction Code or  
125 State Fire Code during an inspection, [~~on the day on which the inspection occurs;~~] the inspector  
126 shall give the permit holder written notification [~~of each violation~~] that:

127 [~~(i) is delivered in hardcopy or by electronic means; and~~]

128 (i) identifies each violation;

129 (ii) upon request by the permit holder, includes a reference to each applicable provision  
130 of the State Construction Code or State Fire Code[~~;~~]; and

131 (iii) is delivered:

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

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

134 (3) (a) A town shall complete a plan review of a construction project for a one to two  
135 family dwelling or townhome by no later than 14 business days after the day on which the plan  
136 is submitted to the town.

137 (b) A town shall complete a plan review of a construction project for a residential  
138 structure built under the International Building Code, not including a lodging establishment, by  
139 no later than 21 business days after the day on which the plan is submitted to the town.

140 (c) (i) Subject to Subsection (3)(c)(ii), if a town does not complete a plan review before  
141 the time period described in Subsection (3)(a) or (b) expires, an applicant may request that the  
142 town complete the plan review.

143 (ii) If an applicant makes a request under Subsection (3)(c)(i), the town shall perform  
144 the plan review no later than:

145 (A) for a plan review described in Subsection (3)(a), 14 days from the day on which the  
146 applicant makes the request; or

147 (B) for a plan review described in Subsection (3)(b), 21 days from the day on which the  
148 applicant makes the request.

149 (d) An applicant may:

212 (A) required to be re-submitted for additional modifications or substantive changes  
 213 identified by the plan review;

214 (B) submitted as part of a deferred submittal when requested by the applicant and  
 215 approved by the building official; or

216 (C) that, due to the document's technical nature or on the request of the applicant, is  
 217 reviewed by a third party.

218 (e) "State Construction Code" means the same as that term is defined in Section  
 219 15A-1-102.

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

221 [(e)] (g) "Structural review" means:

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

223 (A) footing size and bar placement;

224 (B) foundation thickness and bar placement;

225 (C) beam and header sizes;

226 (D) nailing patterns;

227 (E) bearing points;

228 (F) structural member size and span; and

229 (G) sheathing; or

230 (ii) if the review exceeds the scope of the review described in Subsection (1)[(e)](g)(i),  
 231 a review that a licensed engineer conducts.

232 [(f)] (h) "Technical nature" means a characteristic that places an item outside the  
 233 training and expertise of an individual who regularly performs plan reviews.

234 (2) (a) If a city collects a fee for the inspection of a construction project, the city shall  
 235 ensure that the construction project receives a prompt inspection.

236 (b) If a city cannot provide a building inspection within three business days after the  
 237 day on which the \$→ [town collects a fee] city receives the request ←\$ for the inspection, the city  
 237a shall promptly engage an  
 238 independent inspector with fees collected from the applicant.

239 (c) If an inspector identifies one or more violations of the State Construction Code or  
 240 State Fire Code during an inspection, the inspector shall give the permit holder written  
 241 notification that:

242 (i) identifies each violation;

1100 (g) "Structural review" means:

1101 (i) a review that verifies that a construction project complies with the following:

1102 (A) footing size and bar placement;

1103 (B) foundation thickness and bar placement;

1104 (C) beam and header sizes;

1105 (D) nailing patterns;

1106 (E) bearing points;

1107 (F) structural member size and span; and

1108 (G) sheathing; or

1109 (ii) if the review exceeds the scope of the review described in Subsection (1)(g)(i), a

1110 review that a licensed engineer conducts.

1111 (h) "Technical nature" means a characteristic that places an item outside the training

1112 and expertise of an individual who regularly performs plan reviews.

1113 (2) (a) If a county collects a fee for the inspection of a construction project, the county

1114 shall ensure that the construction project receives a prompt inspection.

1115 (b) If a county cannot provide a building inspection within three business days after the

1116 day on which the \$→ [town collects a fee] county receives the request ←\$ for the inspection, the

1116a county shall promptly engage an

1117 independent inspector with fees collected from the applicant.

1118 (c) If an inspector identifies one or more violations of the State Construction Code or

1119 State Fire Code during an inspection, [~~on the day on which the inspection occurs,~~] the inspector

1120 shall give the permit holder written notification [~~of each violation~~] that:

1121 [~~(i) is delivered in hardcopy or by electronic means; and~~]

1122 (i) identifies each violation:

1123 (ii) upon request by the permit holder, includes a reference to each applicable provision

1124 of the State Construction Code or State Fire Code[~~;~~]; and

1125 (iii) is delivered:

1126 (A) in hardcopy or by electronic means; and

1127 (B) the day on which the inspection occurs.

1128 (3) (a) A county shall complete a plan review of a construction project for a one to two

1129 family dwelling or townhome by no later than 14 business days after the day on which the plan

1130 is submitted to the county.