

88 changes are identified by the plan review;

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

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

93 (f) "State Construction Code" means the same as that term is defined in Section
94 15A-1-102.

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

96 (h) "Structural review" means:

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

98 (A) footing size and bar placement;

99 (B) foundation thickness and bar placement;

100 (C) beam and header sizes;

101 (D) nailing patterns;

102 (E) bearing points;

103 (F) structural member size and span; and

104 (G) sheathing; or

105 (ii) if the review exceeds the scope of the review described in Subsection (1)(h)(i), a
106 review that a licensed engineer conducts.

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

109 (2) (a) If a city collects a fee for the inspection of a construction project, the city shall
110 ensure that the construction project receives a prompt inspection as described in Subsection
111 (2)(b).

112 (b) If a city cannot provide a building inspection within three business days after the
113 day on which the city receives the request for the inspection, [~~the city shall promptly engage an~~
114 ~~independent inspector with fees collected from the applicant]~~ the building permit applicant may
115 engage a third-party inspection firm from the third-party inspection firm list described in
116 Section 15A-1-105.

116a **Ĥ→ (c) Notwithstanding Subsection (2)(b), if an applicant requests that an inspection take**
116b **place on a date that is more than three days from the day on which the applicant requests the**
116c **inspection, the city shall conduct the inspection on the date requested. ←Ĥ**

117 **Ĥ→ [(c)] (d) ←Ĥ** If an inspector identifies one or more violations of the State Construction
117a Code or

118 State Fire Code during an inspection, the inspector shall give the permit holder written

- 181 (J) street names;
- 182 (K) driveway locations;
- 183 (L) defensible space provisions and elevations, if required by the Utah Wildland Urban
- 184 Interface Code adopted under Section 15A-2-103; and
- 185 (M) the location of the nearest hydrant;
- 186 (c) construction plans and drawings, including:
- 187 (i) elevations, only if the construction project is new construction;
- 188 (ii) floor plans for each level, including the location and size of doors and windows;
- 189 (iii) foundation, structural, and framing detail; and
- 190 (iv) electrical, mechanical, and plumbing design;
- 191 (d) documentation of energy code compliance;
- 192 (e) structural calculations, except for trusses;
- 193 (f) a geotechnical report, including a slope stability evaluation and retaining wall
- 194 design, if:
- 195 (i) the slope of the lot is greater than 15%; and
- 196 (ii) required by the city; and
- 197 (g) a statement indicating that actual construction will comply with applicable local
- 198 ordinances and building codes.

199 Section 2. Section 15A-1-105 is enacted to read:

200 **15A-1-105. Third-party inspection firms.**

201 (1) As used in this section:

202 (a) "Building permit applicant" means a person who applies to a local regulator for a

203 building permit.

204 ~~H→ [(b) "Code" means the same as that term is defined in Section 15A-1-102.] ←H~~

205 ~~H→ [(c)] (b) ←H "Inspection" means a physical examination of H→ [the mechanical,~~

205a ~~electrical, plumbing,] ←H~~

206 ~~H→ [and structural components of a building] all aspects of a structure ←H to ensure compliance~~

206a ~~with the H→ [code] State Construction Code ←H .~~

207 ~~H→ [(d)] (c) ←H "Local regulator" means the same as that terms is defined in Section~~

207a ~~15A-1-102.~~

208 ~~H→ [(e)] (d) ←H "Third-party inspection firm" means an entity that is:~~

209 ~~(i) licensed under Title 58, Chapter 56, Building Inspector and Factory Built Housing~~

210 ~~Licensing;~~

211 ~~(ii) independent, but may include a building inspector for an adjacent city or county;~~

212 and

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

214 ~~H~~→ [(f)] (e) ←~~H~~ "Third-party inspection firm list" means a list of:

215 (i) for a first, second, third, or fourth class county, or a municipality located within a
 216 first, second, third, or fourth class county, three or more third-party inspection firms approved
 217 by the local regulator; or

218 (ii) for a fifth or sixth class county, or a municipality located within a fifth or sixth
 219 class county, one or more third-party inspection firms approved by the local regulator.

220 (2) (a) Subject to the provisions of this section and Subsections 10-6-160(2) and
 221 17-36-55(2), after submitting a request for inspection, a building permit applicant may engage
 222 a third-party inspection firm from the local regulator's third-party inspection firm list to
 223 conduct or complete an inspection for the scope of work identified under the original request
 224 for inspection.

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

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

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

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

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

237 (i) completes the inspection; and

238 (ii) submits the inspection report to the local regulator.

239 (b) The local regulator shall ~~H~~→ promptly ←~~H~~ issue the certificate of occupancy ~~H~~→ or
 239a letter of completion [within one business day] ←~~H~~

240 after ~~H~~→ [the day on which] ←~~H~~ the third-party inspection firm submits the ~~H~~→ final ←~~H~~
 240a inspection report to the local

241 regulator as described in Subsection (3)(a)(ii).

242 (4) A local regulator is not liable for any inspection performed by a third-party