

## AGENDA

UNIFORM BUILDING CODE COMMISSION  
ARCHITECTURAL ADVISORY COMMITTEE  
UNIFIED CODE ANALYSIS COUNCIL  
JOINT IN PERSON MEETING

Join with Google Meet  
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Join by phone  
(US) +1 484-416-5229 PIN: 188 295 045#

Anchor Location  
North Conference Room  
Heber M Wells  
160 E 300 S  
Salt Lake City UT

June 3, 2025 9:00

*This agenda is subject to change up to 24 hours prior to the meeting.*

1. Approve minutes from May 6, 2025, joint meeting
2. Review proposal for amendment to R311.7.5
3. Complete the overview of the 2024 IBC along with current amendments for Chapter 9
4. Review recommendations for 2024 IBC, IEBC and amendments
5. Make a recommendation to the UBC Commission for the 2024 IBC and IEBC

Next Scheduled Meeting: July 1, 2025 (if needed)

If you do not plan on attending this meeting, please call Sharon at 530-6163 or email at [ssmalley@utah.gov](mailto:ssmalley@utah.gov) or [sduncombe@utah.gov](mailto:sduncombe@utah.gov).



In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Jenna Mayne, ADA Coordinator, [jenenamayne@utah.gov](mailto:jenenamayne@utah.gov) 801-530-6256, at least three working days prior to the meeting. Division of Occupational and Professional Licensing, 160 East 300 South, Salt Lake City UT 84115, Phone 530-6628 or toll-free in Utah only 866-275-3675.

UNIFORM BUILDING CODE COMMISSION  
ARCHITECTURAL ADVISORY COMMITTEE  
UNIFIED CODE ANALYSIS COUNCIL

JOINT MEETING

May 6, 2025 9:00 am

CONVENED: 9:04 AM

ADJOURNED: 11:13 AM

STAFF:

Steve Duncombe, Bureau Manager  
Sharon Smalley, Board Secretary  
Nicole Herrera, Board Secretary

ARCHITECTURAL ADVISORY COMMITTEE

Hans Hoffman	Max Angle (absent)
Chris Weintz	Corey Solum
Lorin Wilcox	
Lorianne Bisping, Liaison	

UNIFIED CODE ANALYSIS COUNCIL

Rick Sturm	Lloyd Evans
Malcolm Campbell	Reed Thompson
Don Brinkerhoff	Dan DeVoogd
Jenefer Youngfield	Vince Newberg
Doug Bitton (excused)	Arrin Holt
Chris Hendrickson, Commission Liaison (absent)	

VISITORS:

MINUTES

A motion was made by Corey Solum to approve the minutes from the March 4, 2025, and April 1, 2025, meetings as written. The motion was seconded by Jenefer Youngfield and passed unanimously.

REVIEW PROPOSAL FOR  
THE BALLISTIC GLASS  
AMENDMENT

Those present discussed the proposal for a new amendment for ballistic glass and ballistic glazing. Following the discussion on whether or not it should be included as an amendment since it is a requirement from House Bill 84, a motion was made by Jenefer Youngfield to approve the proposal as presented and to add the two definitions in Chapter 2. The motion was seconded by Corey Solum and passed unanimously.

COMPLETE THE OVERVIEW  
OF THE 2024 IBC ALONG  
WITH CURRENT

Malcolm Campbell gave his review of Chapters 3 and 4 along with the current amendments for these chapters. He raised a concern with the current amendment for Section 308.3.2. He is

## AMENDMENTS FOR CHAPTERS 3, 5, 7, & 9

recommending that the current amendment be deleted, and a new amendment be added. The new amendment would state, all the wording following the word "Group" are deleted and replaced with the words "R4 Condition 2". Following further discussion, a motion was made by Malcolm Campbell to delete the existing amendment and replace it with the proposed wording. The motion was seconded by Jenefer Youngfield and passed unanimously.

He had no further recommendations for Chapters 3, 4 and 5 and recommended that all the current amendments be kept except for those specifically reviewed.

Reed Thompson reported that the work group for the Fire Marshall's Association of Utah has been reviewing Chapters 7 and 9. They are recommending that Chapter 7 be adopted without any amendments. There is a current amendment for Section 703.5 and following the discussion, a motion was made by Reed Thompson to delete the current amendment and approve Chapter 7 as written. The motion was seconded by Chris Weintz and passed unanimously.

The work group had one area that they are still in the process of reviewing, in particular, Section 903.3.1.1.3 Lithium-ion or lithium metal batteries. There are currently seventeen amendments for Chapter 9, and these will be reviewed at the June meeting.

During the review of Chapter 10 it was pointed out that the section needs to be changed from 1010.2.14.1 to 1010.2.13.1. Malcolm Campbell requested that the current amendment for Section 1010.2.14.1(d) be modified by deleting the words "in a smoke compartment". A motion was made by Arrin Holt to change the number 14 to the number 13 and to delete the words "in a smoke compartment". The motion was seconded by Jenefer Youngfield and passed unanimously.

## COMPLETE THE REVIEW OF THE IEBC AND CURRENT AMENDMENTS

Arrin Holt gave his review of Chapter 7. He reported that this chapter aligns with corresponding sections of the IBC. During his review he recommended that a new amendment be added for IBC Section 1512.2 and IEBC Section 705.2 that would add a new exception 2. The wording would be, "Any existing layers of polyisocyanurate insulation shall be permitted to remain in place if the roof decking is in serviceable condition and that the insulation is not damaged, deteriorated or water soaked. All other types of roof insulation and any areas of damaged, deteriorated or water soaked insulation shall be removed and replaced with new polyisocyanurate insulation." A motion was made by Arrin Holt to add this new exception 2. The motion was seconded by Jenefer Youngfield and passed unanimously.

*Note: These minutes are not intended to be a verbatim transcript but are intended to record the significant features of the business conducted in this meeting. Discussed items are not necessarily shown in the chronological order they occurred.*

rated or water soaked polyisocyanurate insulation are to be removed and replaced with new.” He also pointed out that this could be a significant cost savings. Arrin Holt made a motion to approve the proposed amendment. The motion was seconded by Corey Solum and passed unanimously.

Arrin Holt gave his review of Chapter 9 and highlighted the changes. No changes were recommended.

The committee was urged to review the google sheet for any changes that they are recommending for the meeting in June and to also note when no changes are being recommended. The committees will also finish the review of Chapter 9.

The meeting adjourned at 11:13.

*Note: These minutes are not intended to be a verbatim transcript but are intended to record the significant features of the business conducted in this meeting. Discussed items are not necessarily shown in the chronological order they occurred.*

UTAH DEPARTMENT OF COMMERCE  
DIVISION OF OCCUPATIONAL AND PROFESSIONAL LICENSING  
160 East 300 South Salt Lake City UT 84111  
PO Box 146741 Salt Lake City UT 84114-6741  
E-mail: b8@utah.gov  
Web: www.dopl.utah.gov

REQUEST FOR CODE AMENDMENT

Requesting Agency/Person: SYRACUSE CITY	Date: 5/13/2025
Street Address: 1979 W 1900S	
City, State, Zip SYRACUSE UT 84015	
Contact Person: BRIAN LEMMONS	Phone: 801-882-5437
Code to be Amended: (Include edition) 2021 IRC	
Section: R311.7.5	
Section Title: STAIR TREADS AND RISERS	

AMENDMENT:

Type proposed amendment in rule change form. (Using strikeout on portions being removed and underline on all new wording.)

1. Include the entire section you wish to amend.
2. Attach additional sheets if necessary.

R311.7.5 HAS BEEN AMENDED OUT. I BELIEVE THIS SECTION OF CODE THAT STATES: "FOR THE PURPOSE OF THIS SECTION, DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS." NEEDS TO BE IN THE CODE SO INSPECTORS ARE HELD TO AN ENFORCEABLE STANDARD. THIS WOULD MEAN STAIR RISER HEIGHTS ARE MEASURED AT THE 4 WAY NOT THE FINAL.

Purpose of or Reason for the amendment: SOME INSPECTORS ACROSS THE STATE ARE FAILING A FINAL INSPECTION BECAUSE RISER HEIGHTS ARE NOT WITHIN THE 3/8" VARIANCE DUE TO DIFFERENT THICKNESS FLOORING, INTERIOR FLOORING CHANGES AND THE STAIR RISERS SHOULD NOT HAVE TO BE REBUILT EVERY TIME THIS HAPPENS

Cost or Savings Impact of Amendment:

THE COST SAVINGS IS FOR THE BUILDERS AT THE FINAL IF AN INSPECTOR SAYS THE UNFINISHED BASEMENT STAIRS NEED TO BE CHANGED BECAUSE THE RISER HEIGHT IS OFF. THIS IS ONLY THE CASE BECAUSE THEY ARE NOT FINISHED YET.

Compliance Costs for Affected Persons (APerson@ means any individual, partnership, corporation, association, governmental entity, or public or private organization of any character other than an agency.) (You must break out the impact cost to State Budget, Local Government and you must state aggregate cost to other persons {cost per person times number of persons affected}):

THIS IS UNKNOWN TO ME, I DO KNOW BUILDERS SHOULD NOT BE FAILED AT A FINAL AND MADE TO REBUILD STAIRS BECAUSE THEY ARE UNFINISHED.

Signature:



Date:

5/13/2025

**For Division Use:**

Date Received:

**Committee Action:**

- ☐ Approved ☐ Denied  
☐ Approved with revisions  
☐ Referred to:  
☐ Tabled

**UBC Commission Decision for Hearing:**

- ☐ Approved for hearing ☐ Denied  
☐ Approved with revisions  
☐ Referred to:  
☐ Tabled

Date Filed:

Public Hearing Date:

**UBC Commission Decision for Adoption:**

- ☐ Approved ☐ Denied  
☐ Approved with revisions  
☐ Referred to:  
☐ Tabled

Effective Date:

## BUILDING PLANNING

that all persons will travel on stairs. However, the code recognizes that a prescribed location of a walkline is essential to safe stair design.

Changes in direction within a given stairway are typically accomplished by one of two means: a landing between stair flights or one or more winder treads. In scenarios where landings are not provided at changes in direction between flights of stairs, changes in the direction of travel at winder treads typically result in an arc for some portion of the walkline. This arc has a center point around which occupants travel, and the arc of the walkline at each of the winder treads at any given turn have the same center point, thus the code uses the term "concentric." As a user ascends or descends a flight, the turning at each winder tread step should be consistent through the turn.

At winder treads, the specific walkline location is determined by measuring 12 inches (305 mm) from the narrow side, or inside radius, of the "clear stair width," or the limit of where the foot might actually be placed at the narrow side of the winder tread [see Commentary Figures R311.7.5.2.1(1) and R311.7.5.2.1(2)]. The portion of treads that are on the side of guardrails or balustrades that are opposite the walkline, for example, are not considered part of the winder treads' "clear stair width." The "clear stair width" is only that portion of the stair width that is clear for passage. Portions of the stair beyond the clear width are inconsequential to use of the stair, consistent travel or location of the walkline.

For winder treads, Section R311.7.5.2.1 prescribes two critical dimensional requirements: a 10-inch minimum tread depth at the walkline and a 6-inch minimum tread depth at the narrow side of the clear width of the winder tread. Regulation at these two points controls the geometry of the turn. In order to establish consistently shaped winders, tread depths at turns must always be determined by measuring between the points formed where the arc that is the walkline, or the assumed arc of travel, intersect the nosings of adjacent treads, as measured horizontally and in a straight line.

The walkline of winder treads is unique as the only line or path of travel where winder tread depth is controlled by the same minimum tread depth as rectangular treads. At all other points, the tread depths of winder and rectangular treads differ.

The winder requirements of Section R311.7.5.2.1 recognize that winder tread depth need not be compared to rectangular tread depths for dimensional uniformity in the same flight if the code-prescribed walkline is located with the intent to provide a reasonable standard to be followed by all users.

The language "and parallel to the direction of travel entering and exiting the turn" is intended to describe the straight portion of the occupant's path along the straight portions of stairways as they approach winder treads at a change in stair travel or direction.

It is important to note that, because winders must have a minimum tread depth of 6 inches (152 mm) in accordance with Section R311.7.5.2.1, they cannot meet at a common point on the walkline side of a guard or wall.

For completely curved stairways, each tread is a winder, the narrow side of each winder tread is an arc when viewed from above, and the walk line at the entire stair is an arc, without any straight portion [see Commentary Figure R311.7.5.2.1(2)].

For additional details related to winder treads, see the commentary to Section R311.7.5.2.1.

**R311.7.5 Stair treads and risers.** *Stair treads and risers shall meet the requirements of this section. For the purposes of this section, dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.*

❖ The riser height, tread depth and profile requirements for stairways are specified in Sections R311.7.5.1 through R311.7.5.3. These provisions facilitate smooth and consistent travel. This section provides dimensional ranges and tolerances for the component elements to allow the flexibility required to design and construct a stair or a flight of stairs, which are elements of a stairway. The allowed proportion of maximum riser height and minimum tread depth provides for a maximum angle of ascent, but there is no maximum tread depth or minimum riser height that would define a minimum angle for a stairway. Nor is the proportion of riser height to tread depth compared with the limitations of the length of the user's stride on stairways, which is significantly foreshortened from the user's stride on the level. For this reason, care should be taken when incorporating large tread depths or short risers to proportion the riser height and tread depth to avoid a step that is wide enough to require more than one step to cross or a short narrow step, which can be easily stepped over. With these same limitations for proportion in mind, by controlling the minimum depth of rectangular treads and the minimum depth and angularity of winder treads, these components can control the configuration of the plan of a flight of stairs to provide for smooth and consistent travel. Carpets, rugs and runners, like furniture, are frequently changed by the occupants and are not regulated by the code. For this reason, it is essential that the riser height and tread depth be regulated exclusive of these transitory surfaces to provide an enforceable standard. This practice minimizes the possible variation due to the removal of nonpermanent carpeting throughout the life of a structure and provides a standard enforcement methodology that will provide consistency across the built environment for all users. When owners or occupants add carpeting, rugs or runners they need to be able to add it to all tread and landing surfaces in the stairway. It is important that the tread and landing surfaces are consistent and comply with the code prior to the addition of carpet. This methodology of enforcement makes it unnecessary to reconstruct floor and stair elevations in the stairway when nonpermanent carpet surfaces are changed that do not require a building permit and eliminates the resulting variations in the built environment that will not comply with the tolerance in Sections R311.7.5.1 and R311.7.5.2.

**R311.7.5.1 Risers.** The *riser* height shall be not more than  $7\frac{3}{4}$  inches (196 mm). The *riser* height shall be measured vertically between leading edges of the adjacent treads. The greatest *riser* height within any flight of stairs shall not exceed the smallest by more than  $\frac{3}{8}$  inch (9.5 mm). *Risers* shall be verti-

- (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 too 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

### **Chapter 3**

#### **Statewide Amendments Incorporated as Part of State Construction Code**

#### **Part 1**

#### **Statewide Amendments to International Building Code**

##### **15A-3-101 General provision.**

The amendments in this part are adopted as amendments to the IBC to be applicable statewide.

Enacted by Chapter 14, 2011 General Session

##### **15A-3-102 Amendments to Chapters 1 through 3 of IBC.**

- (1) IBC, Section 106, is deleted.
- (2) In IBC, Section 110, a new section is added as follows: " 110.3.13, Weather-resistant exterior wall envelope. An inspection shall be made of the weather-resistant exterior wall envelope as required by Section 1404.2 and flashing as required by Section 1404.4 to prevent water from entering the weather-resistive barrier."



- (3) IBC, Section 115.1, is deleted and replaced with the following: "115.1 Authority. Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or other pertinent laws or ordinances or is dangerous or unsafe, the building official is authorized to stop work."
- (4) In IBC, Section 202, the following definition is added for Ambulatory Surgical Center:  
"AMBULATORY SURGICAL CENTER. A building or portion of a building licensed by the Department of Health and Human Services where procedures are performed that may render patients incapable of self-preservation where care is less than 24 hours. See Utah Administrative Code R432-13."
- (5) In IBC, Section 202, the definition for "Approved" is modified by adding the words "or independent third-party licensed engineer or architect and submitted to the building official" after the word "official."
- (6) In IBC, Section 202, the definition for "Approved Agency" is modified by deleting the words "where such agency has been approved by the building official."
- (7) In IBC, Section 202, the definition for "Approved Fabricator" is modified by adding the words "or approved by the state of Utah or a licensed engineer" after the word "code."
- (8) In IBC, Section 202, the definition for "Approved Source" is modified by adding the words "or licensed engineer" after the word "official."
- (9) In IBC, Section 202, the following definition is added for Assisted Living Facility, Residential Treatment and Support: "ASSISTED LIVING FACILITY, RESIDENTIAL TREATMENT AND SUPPORT. A residential facility that provides a group living environment for four or more residents licensed by the Department of Health and Human Services and provides a protected living arrangement for ambulatory, non-restrained persons who are capable of achieving mobility sufficient to exit the facility without the physical assistance of another person.  
ASSISTED LIVING FACILITY, TYPE I. A residential facility licensed by the Department of Health and Human Services that provides a protected living arrangement, assistance with activities of daily living, and social care to two or more ambulatory, non-restrained persons who are capable of mobility sufficient to exit the facility without the assistance of another person.  
ASSISTED LIVING FACILITY, TYPE II. A residential facility licensed by the Department of Health and Human Services that provides an array of coordinated supportive personal and health care services to two or more residents who are:  
(i) Physically disabled but able to direct his or her own care; or  
(ii) Cognitively impaired or physically disabled but able to evacuate from the facility, or to a zone or area of safety, with the physical assistance of one person.  
ASSISTED LIVING FACILITY, LIMITED CAPACITY. A Type I or Type II assisted living facility having two to five residents.  
ASSISTED LIVING FACILITY, SMALL. A Type I or Type II assisted living facility having six to sixteen residents.  
ASSISTED LIVING FACILITY, LARGE. A Type I or Type II assisted living facility having more than sixteen residents."
- (10) In IBC, Section 202, the following definition is added for Ballistic Glass: "Ballistic Glass":  
Glass certified at a minimum level of:  
(i) Underwriters Laboratories Standard UL752-23, Standard for Bullet-Resisting Equipment, Threat Level UL-RF-E from Table C1 (Legacy Level 7) (2023) or  
(ii) ASTM F3279-24, Standard Test Method for Ballistic Resistant Security Glazing Materials.

Threat and Performance Level 4, Ballistic Test Identity (BTI) R1-T1-C5-21 under Table 1, Ballistic Criteria (2021).

- (10)(11) In IBC, Section 202, the following definition is added for Child Care Facility: "CHILD CARE FACILITY. A facility where care and supervision is provided for four or more children for less than 24 hours a day and for direct or indirect compensation in place of care ordinarily provided in their home."
- (11)(12) In IBC, Section 202, the definition for "[A] Record Drawings" is modified by deleting the words "a fire alarm system" and replacing them with "any fire protection system."
- (13) In IBC, Section 202, the following definition is added for "Security Glazing": "Security Glazing". A clear or tinted durable material applied to glass doors and windows that enhances the structural integrity of the glass by preventing it from shattering and falling to the ground when impacted by an object and meets the minimum standard established by:
- (i) ASTM F3561, Standard Test Method for Forced-Entry-Resistance of Fenestration Systems After Simulated Active Shooter Attack, minimum level 3 of Table 2, Potential Energy of Impactor and Drop Height (2023) or
  - (ii) ANSI Z97.1-15(R20) American National Standard for safety glazing materials used in buildings safety performance specifications and methods of test, must meet the durability requirements of Section 5.3 and 5.4.
- (12)(14) In IBC, Section 304.1, the words "and technical colleges who also educate high school students as part of their student body" are added after the words "Educational occupancies for students above the 12th grade including higher education laboratories."
- (13)(15) In IBC, Section 305, Sections 305.2 through 305.2.3 are deleted and replaced with the following:
- "305.2 Group E, child care facilities. This group includes buildings and structures or portions thereof occupied by four or more children 2 years of age or older who receive educational, supervision, child care services or personal care services for fewer than 24 hours per day. See Section 429 Day Care, for special requirements for day care.
  - 305.2.1 Within places of religious worship. Rooms and spaces within places of religious worship providing such day care during religious functions shall be classified as part of the primary occupancy.
  - 305.2.2 Four or fewer children. A facility having four or fewer children receiving such day care shall be classified as part of the primary occupancy.
  - 305.2.3 Four or fewer children in a dwelling unit. A facility such as the above within a dwelling unit and having four or fewer children receiving such day care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.
  - 305.2.4 Child day care -- residential child care certificate or a license. Areas used for child day care purposes with a residential child care certificate, as described in Utah Administrative Code, R430-50, Residential Certificate Child Care, or a residential child care license, as described in Utah Administrative Code, R430-90, Licensed Family Child Care, may be located in a Group R-2 or R-3 occupancy as provided in Sections 310.3 and 310.4 or shall comply with the International Residential Code in accordance with Section R101.2.
  - 305.2.5 Child care centers. Each of the following areas may be classified as accessory occupancies, if the area complies with Section 508.2:
    1. Hourly child care center, as described in Utah Administrative Code, R381-60 Hourly Child Care Centers;

2. Child care centers, as described in Utah Administrative Code, R381-100, Child Care Centers;
3. Out-of-school-time programs, as described in Utah Administrative Code, R381-70, Out of School Time Child Care Programs; and
4. Commercial preschools, as described in Utah Administrative Code, R381-40, Commercial Preschool Programs."

(14)(16) In IBC, Table 307.1(1), footnote "d" is added to the row for Explosives, Division 1.4G in the column titled STORAGE - Solid Pounds (cubic feet).

(15)(17) In IBC, Section 308.2, in the list of items under "This group shall include," the words "Type-I Large and Type-II Small, see Section 308.2.5" are added after "Assisted living facilities."

(16)(18) In IBC, Section 308.2.4, all of the words after the first International Residential Code are deleted.

(17)(19) A new IBC, Section 308.2.5, is added as follows:

"308.2.5 Assisted living facilities. A Type I, Large assisted living facility is classified as occupancy Group I-1, Condition 1. A Type II, Small assisted living facility is classified as occupancy Group I-1, Condition 2. See Section 202 for definitions."

(18)(20) IBC, Section 308.3, is deleted and replaced with the following:

"308.3 Institutional Group I-2. Institutional Group I-2 occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than four persons who are incapable of self-preservation. This group shall include, but not be limited to the following:  
Assisted living facilities, Type-II Large, see Section 308.3.3

Child care facilities

Foster care facilities

Detoxification facilities

Hospitals

Nursing homes (both intermediate care facilities and skilled nursing facilities)

Psychiatric hospitals"

(19)(21) In IBC, Section 308.3.2, ~~the number "five" is deleted and replaced with the number "four" in each location~~ all the wording following the word "Group" is deleted and replaced with the words "R4 Condition 2."

(20)(22) A new IBC, Section 308.3.3, is added as follows:

"308.3.3 Assisted living facilities. A Type-II, Large assisted living facility is classified as occupancy Group I-2, Condition 1. See Section 202 for definitions."

(21)(23) In IBC, Section 308.5, the words "more than five" are deleted and replaced with the words "five or more in each location."

(22)(24) IBC, Section 308.5.1, is deleted and replaced with the following:

"308.5.1 Classification as Group E. A child day care facility that provides care for five or more but not more than 100 children under two years of age, where the rooms in which the children are cared for are located on a level of exit discharge serving such rooms and each of these child care rooms has an exit door directly to the exterior, shall be classified as a Group E. See Section 429 for special requirements for Day Care."

(23)(25) In IBC, Sections 308.5.3 and 308.5.4, the words "five or fewer" are deleted and replaced with the words "four or fewer" in each location and the following sentence is added at the end:  
"See Section 429 for special requirements for Day Care."

(24)(26) IBC, Section 310.4, is deleted and replaced with the following:



"310.4 Residential Group R-3. Residential Group R-3 occupancies and single-family dwellings complying with the International Residential Code where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Assisted Living Facilities, Type-I, limited capacity, see Section 310.5.3

Buildings that do not contain more than two dwellings

Care facilities, other than child care, that provide accommodations for five or fewer persons receiving care

Congregate living facilities (non-transient) with 16 or fewer occupants

Boarding houses (non-transient)

Convents

Dormitories

Fraternities and sororities

Monasteries

Congregate living facilities (transient) with 10 or fewer occupants

Boarding houses (transient)

Lodging houses (transient) with five or fewer guest rooms and 10 or fewer occupants"

~~(25)~~(27) IBC, Section 310.4.1, is deleted and replaced with the following:

"310.4.1 Care facilities within a dwelling. Care facilities, other than child care, for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code. See Section 429 for special requirements for Child Day Care."

~~(26)~~(28) A new IBC Section 310.4.3 is added as follows: " 310.4.3 Child Care. Areas used for child care purposes may be located in a residential dwelling unit under all of the following conditions and Section 429:

1. Compliance with Utah Administrative Code, R710-8, Day Care Rules, as enacted under the authority of the Utah Fire Prevention Board.
2. Use is approved by the Department of Health and Human Services, as enacted under the authority of the Utah Code, Title 26B, Chapter 2, Part 4, Child Care Licensing, and in any of the following categories:
  - a. Utah Administrative Code, R430-50, Residential Certificate Child Care.
  - b. Utah Administrative Code, R430-90, Licensed Family Child Care.
3. Compliance with all zoning regulations of the local regulator."

~~(27)~~(29) A new IBC, Section 310.4.4, is added as follows: "310.4.4 Assisted living facilities. Type I assisted living facilities with two to five residents are Limited Capacity facilities classified as a Residential Group R-3 occupancy or are permitted to comply with the International Residential Code. See Section 202 for definitions."

~~(28)~~(30) In IBC, Section 310.5, the words "Type II Limited Capacity and Type I Small, see Section 310.5.3" are added after the words "assisted living facilities."

~~(29)~~(31) A new IBC, Section 310.5.3, is added as follows: "310.5.3 Group R-4 Assisted living facility occupancy groups. The following occupancy groups shall apply to Assisted Living Facilities: Type II Assisted Living Facilities with two to five residents are Limited Capacity Facilities classified as a Residential Group R-4, Condition 2 occupancy. Type I assisted living facilities with six to sixteen residents are Small Facilities classified as Residential Group R-4, Condition 1 occupancies. See Section 202 for definitions."

Amended by Chapter 15, 2024 General Session

**15A-3-103 Amendments to Chapters 4 through 6 of IBC.**

- (1) IBC Section 403.5.5 is deleted.
- (2) In IBC, Section 404.5, Exception 2.3 is added as follows:  
"2.3 The atrium does not contain any means of egress component above the two lowest stories."
- (3) In IBC, Section 407.2.5, the words "and assisted living facility" are added in the title and first sentence after the words "nursing home."
- (4) In IBC, Section 407.2.6, the words "and assisted living facility" are added in the title after the words "nursing home."
- (5) In IBC, Section 407.3.1.1, Item 3 is deleted and replaced with the following:  
"3. To provide makeup air for exhaust systems in accordance with Section 1020.6, Exception 1, doors to toilet rooms, bathrooms, shower rooms, sink closets, and similar auxiliary spaces that do not contain flammable or combustible materials are permitted to have louvers or an undercut of 2/3 inch (19.1 mm) maximum."
- (6) In IBC, Section 407.4.1, Exception 3 is added as follows:  
"3. Only one exit access with direct access to a corridor is required from an assisted living facility, single resident sleeping unit that consists of a living space and one or two separate sleeping rooms. For other than closets, toilet and shower rooms, occupants may not be required to pass through more than one room before reaching the exit access."
- (7) In IBC, Section 407.4.3, the words "and assisted living facility" are added in the title and after the words "nursing home."
- (8) In IBC, Section 407.11, a new exception is added as follows: "Exception: An essential electrical system is not required in assisted living facilities."
- (9) In IBC, Section 412.3.1, a new exception is added as follows: "Exception: Aircraft hangars of Type I or II construction that are less than 5,000 square feet (464.5m<sup>2</sup>) in area."
- (10) A new IBC, Section 422.2.1 is added as follows: "422.2.1 Separations: Ambulatory care facilities licensed by the Department of Health and Human Services shall be separated from adjacent tenants with a fire partition having a minimum one-hour fire-resistance rating. Any level below the level of exit discharge shall be separated from the level of exit discharge by a horizontal assembly having a minimum one-hour fire-resistance rating.  
Exception: A fire barrier is not required to separate the level of exit discharge when:
  1. Such levels are under the control of the Ambulatory Care Facility.
  2. Any hazardous spaces are separated by horizontal assembly having a minimum one-hour fire-resistance rating."
- (11) A new IBC Section 429, Day Care, is added as follows:  
"429.1 Detailed Requirements. In addition to the occupancy and construction requirements in this code, the additional provisions of this section shall apply to all Day Care in accordance with Utah Administrative Code R710-8 Day Care Rules.  
429.2 Definitions.  
429.2.1 Authority Having Jurisdiction (AHJ): State Fire Marshal, his duly authorized deputies, or the local fire enforcement authority code official.  
429.2.2 Day Care Facility: Any building or structure occupied by clients of any age who receive custodial care for less than 24 hours by individuals other than parents, guardians, relatives by blood, marriage or adoption."

429.2.3 Day Care Center: Providing care for five or more clients in a place other than the home of the person cared for. This would also include Child Care Centers, Out of School Time or Hourly Child Care Centers licensed by the Department of Health and Human Services.

429.2.4 Family Day Care: Providing care for clients listed in the following two groups:  
429.2.4.1 Type 1: Services provided for five to eight clients in a home. This would also include a home that is certified by the Department of Health and Human Services as Residential Certificate Child Care or licensed as Family Child Care.

429.2.4.2 Type 2: Services provided for nine to sixteen clients in a home with sufficient staffing. This would also include a home that is licensed by the Department of Health and Human Services as Family Child Care.

429.2.5 R710-8: Utah Administrative Code, R710-8, Day Care Rules, as enacted under the authority of the Utah Fire Prevention Board.

#### 429.3 Family Day Care.

429.3.1 Family Day Care units shall have on each floor occupied by clients, two separate means of egress, arranged so that if one is blocked the other will be available.

429.3.2 Family Day Care units that are located in the basement or on the second story shall be provided with two means of egress, one of which shall discharge directly to the outside.

429.3.2.1 Residential Certificate Child Care and Licensed Family Child Care with five to eight clients in a home, located on the ground level or in a basement, may use an emergency escape or rescue window as allowed in IFC, Chapter 10, Section 1030.

429.3.3 Family Day Care units shall not be located above the second story.

429.3.4 In Family Day Care units, clients under the age of two shall not be located above or below the first story.

429.3.4.1 Clients under the age of two may be housed above or below the first story where there is at least one exit that leads directly to the outside and complies with IFC, Section 1011 or Section 1012 or Section 1027.

429.3.5 Family Day Care units located in split entry/split level type homes in which stairs to the lower level and upper level are equal or nearly equal, may have clients housed on both levels when approved by the AHJ.

429.3.6 Family Day Care units shall have a portable fire extinguisher on each level occupied by clients, which shall have a classification of not less than 2A:10BC, and shall be serviced in accordance with NFPA, Standard 10, Standard for Portable Fire Extinguishers.

429.3.7 Family Day Care units shall have single station smoke detectors in good operating condition on each level occupied by clients. Battery operated smoke detectors shall be permitted if the facility demonstrates testing, maintenance, and battery replacement to insure continued operation of the smoke detectors.

429.3.8 Rooms in Family Day Care units that are provided for clients to sleep or nap, shall have at least one window or door approved for emergency escape.

429.3.9 Fire drills shall be conducted in Family Day Care units quarterly and shall include the complete evacuation from the building of all clients and staff. At least annually, in Type I Family Day Care units, the fire drill shall include the actual evacuation

using the escape or rescue window, if one is used as a substitute for one of the required means of egress.

**429.4 Day Care Centers.**

429.4.1 Day Care Centers shall comply with either I-4 requirements or E requirements of the IBC, whichever is applicable for the type of Day Care Center.

429.4.2 Emergency Evacuation Drills shall be completed as required in IFC, Chapter 4, Section 405.

429.4.3 Location at grade. Group E child day care centers shall be located at the level of exit discharge.

429.4.3.1 Child day care spaces for children over the age of 24 months may be located on the second floor of buildings equipped with automatic fire protection throughout and an automatic fire alarm system.

429.4.4 Egress. All Group E child day care spaces with an occupant load of more than 10 shall have a second means of egress. If the second means of egress is not an exit door leading directly to the exterior, the room shall have an emergency escape and rescue window complying with Section 1030.

429.4.5 All Group E Child Day Care Centers shall comply with Utah Administrative Code, R430-100 Child Care Centers, R430-60 Hourly Child Care Centers, and R430-70 Out of School Time.

**429.5 Requirements for all Day Care.**

429.5.1 Heating equipment in spaces occupied by children shall be provided with partitions, screens, or other means to protect children from hot surfaces and open flames.

429.5.2 A fire escape plan shall be completed and posted in a conspicuous place. All staff shall be trained on the fire escape plan and procedure."

(12) In IBC, Section 504.4, a new section is added as follows: "504.4.1 Group I-2 Assisted Living Facilities. Notwithstanding the allowable number of stories permitted by Table 504.4 Group I-2 Assisted Living Facilities of type VA, construction shall be allowed on each level of a two-story building when all of the following apply:

1. The total combined area of both stories does not exceed the total allowable area for a one-story, above grade plane building equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

2. All other provisions that apply in Section 407 have been provided."

(13) A new IBC, Section 504.5, is added as follows: "504.5 Group 1-2 Secured areas in Assisted Living Facilities. In Type IIIB, IV, and V construction, all areas for the use and care of residents required to be secured shall be located on the level of exit discharge with door operations in compliance with Section 1010.2.14."

Amended by Chapter 209, 2023 General Session

Amended by Chapter 327, 2023 General Session

**15A-3-104 Amendments to Chapters 7 through 9 of IBC.**

~~(1) In IBC, Section 703.5, the words "with signs or stenciling" are deleted.~~

(2)(1) IBC, Section (F) 902.1, is deleted and replaced with the following: "(F) 902.1 Pump and riser room size. Fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all installed equipment necessary for the installation and to provide sufficient working room around the stationary equipment. Clearances around equipment to elements of

permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly and not less than the following minimum elements:

902.1.1 A minimum clear and unobstructed distance of 12-inches shall be provided from the installed equipment to the elements of permanent construction.

902.1.2 A minimum clear and unobstructed distance of 12-inches shall be provided between all other installed equipment and appliances.

902.1.3 A clear and unobstructed width of 36-inches shall be provided in front of all installed equipment and appliances, to allow for inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly."

(3)(2) In IBC, Section 902, new sections are added as follows:

"(F) 902.2 Fire pump room. Fire pumps and controllers shall be provided with ready access.

Fire pump rooms shall be provided with doors and an unobstructed passageway large enough to allow for the removal of the largest piece of equipment. The passageway shall have a clear width not less than 72 inches. Openings into the room shall be clear and unobstructed, with doors swinging in the outward direction from the fire pump room and the opening providing a clear width of not less than 68 inches and a clear height of the door opening shall not be less than 80 inches. The door shall be permitted to be locked provided that the key is available at all times and located in a Key Box in accordance with Section 506 of the International Fire Code.

(F) 902.3 Automatic sprinkler riser room. Automatic sprinkler system risers shall be provided with ready access. Automatic sprinkler system riser rooms shall be provided with doors and an unobstructed passageway large enough to allow for the removal of the largest piece of equipment. The passageway shall have a clear width not less than 36 inches. Openings into the room shall be clear and unobstructed, with doors swinging in the outward direction from the riser room and the opening providing a clear width of not less than 32 inches and a clear height of the door opening shall not be less than 80 inches. The door shall be permitted to be locked provided that the key is available at all times and located in a Key Box in accordance with Section 506 of the International Fire Code.

(F) 902.4 Marking on access doors. Access doors for automatic sprinkler system riser rooms and fire pump rooms shall be labeled with an approved sign. The lettering shall be in contrasting color to the background. Letters shall have a minimum height of 2 inches (51 mm) with a minimum stroke of 3/8 inch (10 mm).

(F) 902.5 Environment. Automatic sprinkler system riser rooms and fire pump rooms shall be maintained at a temperature of not less than 40 degrees Fahrenheit (4 degrees Celsius). Heating units shall be permanently installed.

(F) 902.6 Lighting. Permanently installed artificial illumination shall be provided in the automatic sprinkler system riser rooms and fire pump rooms."

(4)(3) IBC, Section (F)903.2.2, is deleted and replaced with the following:

"(F) 903.2.2 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the building containing an ambulatory care facility where either of the following conditions exist at any time.

1. Four or more care recipients are incapable of self-preservation.



2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility."

~~(5)~~(4) IBC, Section (F)903.2.4, condition 2, is deleted and replaced with the following: "2. A Group F-1 fire area is located more than three stories above the lowest level of fire department vehicle access."

~~(6)~~(5) IBC, Section (F)903.2.7, condition 2, is deleted and replaced with the following: "2. A Group M fire area is located more than three stories above the lowest level of fire department vehicle access."

~~(7)~~(6) In IBC, Section (F)903.2.8, the following exceptions are added:

"Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) constructed in accordance with the International Residential Code For One- and Two-Family Dwellings.

2. Single story Group R-1 occupancies with fire areas not more than 2,000 square feet that contain no installed plumbing or heating, where no cooking occurs, and constructed of Type I-A, I-B, II-A, or II-B construction.

3. Group R-4 fire areas not more than 4,500 gross square feet and not containing more than 16 residents, provided all residents are housed on a level of exit discharge and the building is equipped throughout with an approved fire alarm system that is interconnected and receives its primary power from the building wiring and a commercial power system."

~~(8)~~(7) IBC, Section (F) 903.2.8.1 is deleted.

~~(9)~~(8) IBC, Section (F)903.2.9, condition 2, is deleted and replaced with the following: "2. A Group S-1 fire area is located more than three stories above the lowest level of fire department vehicle access."

~~(10)~~(9) In IBC, Section 905, a new subsection, Section (F)905.3.~~98~~, is added as follows:

"Open Parking Garages. Open parking garages shall be equipped with an approved Class 1 manual standpipe system when fire department access is not provided for firefighting operations to within 150 feet of all portions of the open parking garage as measured from the approved fire department vehicle access. Class 1 manual standpipe shall be accessible throughout the parking garage such that all portions of the parking structure are protected within 150 feet of a hose connection."

~~(11)~~(10) In IBC, Section (F)905.8, the exception is deleted and replaced with the following:

"Exception: Where subject to freezing and approved by the fire code official."

~~(12)~~(11) In IBC, Section (F)907.2.3 Group E is deleted and rewritten as follows: "A manual fire alarm system that initiates the occupant notification signal using an emergency voice/alarm communication system that meets the requirements of Section (F) 907.5.2.2, or a manual fire alarm system that initiates an approved audible and visual occupant notification signal that meets the requirements of Sections (F)907.5.2.1, (F)907.5.2.1.1, (F)907.5.2.1.2, and (F)907.5.2.3, and is installed in accordance with Section (F)907.6 shall be installed in Group E occupancies. Where automatic fire sprinkler systems or smoke detectors are installed, the fire sprinkler systems and smoke detectors shall be connected to the building fire alarm system."

~~(13)~~(12) In IBC, Section (F) 907.2.3 Group E, Exception 2 is deleted and the remaining exceptions are renumbered.

~~(14)~~(13) In IBC, Section (F) 907.2.3 Group E, renumbered Exception 3.2 is deleted and replaced with the following: "Exception 3.2 The fire alarm system will activate on fire sprinkler

waterflow."

~~(15)~~(14) In IBC, Section (F) 907.2.3 Group E, new sections (F) 907.2.3.1 through (F) 907.2.3.7 are added as follows:

"(F) 907.2.3.1 Automatic detection devices that detect smoke shall be installed throughout all corridors and spaces open to the corridor at the maximum prescribed spacing of thirty feet on center and no more than fifteen feet from the walls or smoke detectors shall be installed as required in NFPA, Standard 72, Section 17.7.

(F) 907.2.3.2 Where structures are not protected or are partially protected with an automatic fire sprinkler system, approved automatic smoke detectors shall be installed in accordance with the complete coverage requirements of NFPA, Standard 72.

(F) 907.2.3.3 An approved key plan drawing and operating instructions shall be posted at the main fire alarm panel which displays the location of all alarm zones and if applicable, device addresses.

(F) 907.2.3.4 The main panel shall be located in a normally attended area such as the main office or lobby. Location of the main panel, other than as stated above, shall require the review and authorization of the State Fire Marshal Division. Where location as required above is not possible, an electronically supervised remote annunciator from the main panel shall be located in a supervised area of the building. The remote annunciator shall visually indicate system power status, alarms for each zone, and give both visual and audible indication of trouble conditions in the system. All indicators on both the main panel and remote annunciator shall be adequately labeled.

(F) 907.2.3.5 All system wiring shall be as follows:

(A) The initiating device circuits shall be designated and installed Class A as defined in NFPA, Standard 72.

(B) The notification appliance circuits shall be designated and installed Class A as defined in NFPA, Standard 72.

(C) Signaling line circuits shall be designated and installed Class A loop as defined in NFPA, Standard 72.

(F) 907.2.3.6 Fan Shutdown shall be as follows:

(A) Fan shut down shall be as required in the International Mechanical Code, Chapter 6, Section 606.

(B) Duct detectors required by the International Mechanical Code, shall be interconnected and compatible with the fire alarm system."

~~(16)~~(15) IBC, Section (F) 915.2.3 Group E occupancies is deleted and replaced with the following:

"(F) 915.2.3 Group E occupancies. Carbon monoxide detectors shall be installed in the following areas within Group E occupancies:

- (1) Boiler rooms, furnace rooms, and similar rooms, or in adjacent areas where carbon monoxide is likely to spread. (The installation of carbon monoxide detectors in boiler rooms and furnace rooms may cause a false alarm problem. Installing these detectors in adjacent spaces where the carbon monoxide is likely to spread from these spaces may be a better option.)
- (2) Home economics rooms with gas appliances.
- (3) School kitchens with gas appliances. (Commercial kitchens).
- (4) Arts rooms and other areas with a gas kiln or open flame.

- (5) Gas roof top units, and other carbon monoxide producing HVAC units, one per zone. (The zone shall be the area covered by the HVAC unit.)
- (6) In areas with gas wall units.
- (7) In areas with a gas water heater or boiler.
- (8) Areas with a forge or foundry.
- (9) Metal shop or auto shop areas or in adjacent areas where carbon monoxide is likely to spread. (The installation of carbon monoxide detectors in metal shop or auto shop areas may cause a false alarm problem. Installing these detectors in adjacent spaces, i.e. classrooms or corridors, where the carbon monoxide is likely to spread from these spaces may be a better option.)
- (10) Labs with open flame.
- (11) HVAC units drawing outside air that could be contaminated with carbon monoxide.
- (12) Other areas with an open flame or fuel fired appliance.

(F) 915.2.3.1 Carbon monoxide alarm signals shall be automatically transmitted to an onsite location that is staffed by school personnel.

Exception: Carbon monoxide alarm signals shall not be required to be automatically transmitted to an onsite location that is staffed by school personnel in Group E occupancies with an occupant load of 30 or less."

~~(17)~~(16) A new IBC, Section (F) 915.7 is added as follows:

"(F) 915.7 Carbon monoxide systems in Group E occupancies. Carbon monoxide systems may be part of a fire alarm system or standalone system.

(F) 915.7.1 Power and wiring.

(F) 915.7.1.1 Power. Carbon monoxide detection systems shall require a primary and secondary power source.

(F) 915.7.1.2 Wiring. Class "A" wiring is required when the carbon monoxide system is part of, or connected to, a fire alarm system. Standalone carbon monoxide detection systems may use Class "B" wiring. All wiring shall be Class "A" or "B."

(F) 915.7.2 Equipment shut down. Equipment and appliances that are producing carbon monoxide shall shut down automatically in the zone involved upon carbon monoxide system activation.

(F) 915.7.3 Notification.

(F) 915.7.3.1 Local alarm. Each occupied space shall sound an audible alarm when detecting carbon monoxide at a level in excess of 70 ppm for one hour.

(F) 915.7.3.2 General alarm. A blue strobe, visual alarm, is required in a normally occupied location, similar to the administrative offices, when carbon monoxide is detected in the facility in excess of 70 ppm for one hour.

(F) 915.7.3.2.1 The general alarm shall require a manual reset following an alarm activation.

(F) 915.7.3.3 Digital notification. Portable carbon monoxide detectors, with digital read out indicating parts per million of carbon monoxide, in a space to determine the level of hazard in a given space.

(F) 915.7.4 Monitoring. System monitoring is not required. If the system is monitored, the signal should be a supervisory signal indicating carbon monoxide.

(F) 915.7.5 Inspection.

(F) 915.7.5.1 The carbon monoxide detection system shall be tested in the presence of a Deputy or Special Deputy of the State Fire Marshal Division. The Deputy shall require "spot testing" of the system and its components.

(F) 915.7.5.2 Before requesting final inspection and approval, the installing contractor shall test each component of the system and issue a statement of compliance, in writing, to the State Fire Marshal Division that the carbon monoxide detection system has been installed in accordance with approved plans and has been tested in accordance with the manufacturer's specifications, and the appropriate installation standard.

(F) 915.7.5.3 Systems shall be tagged with the State approved tag for fire alarm systems, upon final approval and shall be inspected and tagged annually by an individual certified as a Master Fire Alarm Technician, by the State Fire Marshal Division.

(F) 915.7.6 Evacuation. The affected area within Group E occupancies shall be evacuated when carbon monoxide is detected at a level in excess of 70 ppm for one hour in that area."

Amended by Chapter 209, 2023 General Session

### **15A-3-105 Amendments to Chapters 10 through 12 of IBC.**

- (1) In IBC, Section 1010.2.4, number (2), the following is added at the end of the sentence:  
"Blended assisted living facilities shall comply with Section 1010.2.44.13.1."
- (2) A new IBC Section 1010.2.44.13.1 is added as follows: "1010.2.44.13.1 Blended assisted living facilities. In occupancy Group I-1, Condition 2 or Group I-2, a Type-II assisted living facility licensed by the Department of Health and Human Services for residents with Alzheimer's or dementia, and having a controlled egress locking system to prevent operation from the egress side shall be permitted to also house residents without a clinical need for their containment where all of the following provisions are met:
  - (a) locks in the means of egress comply with all IBC requirements for controlled egress doors;
  - (b) all residents without a clinical need for their containment shall have the keys, codes, or other means necessary to exit the facility, in a manner that is determined by the facility operator and communicated to the resident or their legal representative;
  - (c) residents or their legal representative acknowledge in writing that they understand and agree to living in a facility where egress is controlled; and
  - (d) the number of residents housed ~~in a smoke compartment~~ with controlled egress shall not be greater than 30."
- (3) In IBC, Section 1011.5.2, exception 3 is deleted and replaced with the following: " 3. In GroupR-3 occupancies, within dwelling units in Group R-2 occupancies, and in Group U occupancies that are accessory to a Group R-3 occupancy, or accessory to individual dwelling units in Group R-2 occupancies, the maximum riser height shall be 8 inches (203 mm) and the minimum tread depth shall be 9 inches (229 mm). The minimum winder tread depth at the walk line shall be 10 inches (254 mm), and the minimum winder tread depth shall be 6 inches (152 mm). A nosing not less than 0.75 inch (19.1 mm) but not more than 1.25 inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 10 inches (254 mm)."
- (4) In IBC, Section 1011.11, a new exception 6 is added as follows: " 6. In occupancies in GroupR-3, as applicable in Section 101.2 and in occupancies in Group U, which are accessory to an occupancy in Group R-3, as applicable in Section 101.2, handrails shall be provided on at least one side of stairways consisting of four or more risers."

- (5) In IBC, Section 1025, is deleted.
- (6) In IBC, Section 1104.4, exception 1.5 is deleted.
- (7)

Amended by Chapter 505, 2024 General Session

### 15A-3-106 Amendments to Chapters 13 through 15 of IBC.

IBC, Chapters 13, and 14, ~~and 15~~ are not amended.

(1) In IBC, Section 1512.2 a new exception 2 is added as follows:

(2) Any existing layers of polyisocyanurate insulation shall be permitted to remain in place if the roof decking is in serviceable condition and that the insulation is not damaged, deteriorated or water soaked. All other types of roof insulation and any areas of damaged, deteriorated or water soaked polyisocyanurate insulation are to be removed and replaced with new.

Amended by Chapter 249, 2016 General Session

### 15A-3-107 Amendments to Chapter 16 of IBC.

~~(1) In IBC, Table 1604.5, Risk Category III, in the sentence that begins "Group I-2 Condition 1," a new footnote c is added as follows: "c. Type II Assisted Living Facilities that are I-2 Condition 1 occupancy classifications in accordance with Section 308 shall be Risk Category II in this table."~~

~~(2)~~ (1) In IBC, Section 1605.1, Exception 2 is deleted and replaced with the following:

"2. Where the allowable stress design load combinations of ASCE 7 Section 2.4 are used, flat roof snow loads of ~~30~~ 45 pounds per square foot (~~1.44~~ 2.15 kN/m<sup>2</sup>) or less and roof live loads of ~~30~~ 45 pounds per square foot (~~1.44~~ 2.15 kN/m<sup>2</sup>) or less need not be combined with seismic loads. Where flat roof snow loads exceed ~~30~~ 45 pounds per square foot (~~1.44~~ 2.15 kN/m<sup>2</sup>), the snow loads may be reduced in accordance with the following in load combinations including both snow and seismic loads. S as calculated below, shall be combined with seismic loads.

$S = (\del{0.20 + 0.025(A-5)}) (\del{0.15 + 0.016(A-5)})$  Proof, where S shall be greater than or equal to ~~0.20~~ 0.15 Proof.

Where:

S = Weight of snow to be used in combination with seismic loads.

A = Elevation above sea level at the location of the structure (ft/1,000)

Proof = Design roof snow loads, Pf or Ps, psf

For the purpose of this section, snow load shall be assumed uniform on the horizontal projection without including the effects of drift or sliding. The ~~Importance Factor, I,~~ Risk Category used in calculating Pf may be considered ~~1.0~~ 1."

~~(3)~~ (2) In IBC, Section 1605.1 a new exception ~~4~~ 5 is added as follows:

"~~4~~ 5. ASCE 7-~~16~~ 22 Section 2.3.6 Equation 6 shall be modified to  $1.2D + Ev + Eh + L + f_2S$  and  $1.2D + Ev + Emh + L + f_2S$  with  $f_2 = (\del{0.20 + 0.025(A-5)})$   $f_2 = (\del{0.15 + 0.016(A-5)})$  where the roof snow load exceeds ~~30~~ 45 pounds per square foot (~~1.44~~ 2.16 kN/m<sup>2</sup>). Where A =

(43) In IECC, Section R408 is deleted.

(a)

(i)

(A) In IECC, Chapter 6, the standard for ANSI/RESNET/ICC 201-2019 section 4.4.4 is added as follows: "4.4.4. Air Source Heat Pumps and Air Conditioners. For Heat Pumps and Air Conditioners with the more recent Manufacturers Equipment Performance Ratings (HSPF2 or SEER2) available, and HSPF and SEER are not available, these ratings shall be converted to HSPF and SEER values by dividing HSPF2 or SEER2 by the conversion factors in Table 4.4.4.1(1). If the type of equipment is not determined, the conversion shall default to the Ducted Split System factors. All calculations, including Equation 4.1-1a shall use HSPF or SEER values as made available by the Manufacturer or converted as specified in this section. Table 4.4.4.1(1) SEER2 and HSPF2 Conversion"

Equipment Type	SEER2/SEER	EER2/EER4	HSPF2/HSPF
Ductless Systems	1.00	1.00	0.90
Ducted Split System	0.95	0.95	0.85
Ducted Packaged System	0.95	0.95	0.84
Small Duct High Velocity System	1.00	Not Applicable	0.85
Ducted Space Constrained Air Conditioner	0.97	Not Applicable	Not Applicable
Ducted Space-Constrained Heat Pump	0.99	Not Applicable	0.85"

Amended by Chapter 505, 2024 General Session

Part 8

Statewide Amendments to International Existing Building Code

15A-3-801 General provisions.

The following are adopted as amendments to the IEBC and are applicable statewide:

- (1) In IEBC, Section 202, the definition for "Approved" is modified by adding the words "or independent third-party licensed engineer or architect and submitted to the building official" after the word official.
- (2) In IEBC, Section 202, the following definition is added: "BUILDING OFFICIAL. See Code official."
- (3) In IEBC, Section 202, the definition for "Code official" is deleted and replaced with the following: "CODE OFFICIAL. The officer or other designated authority having jurisdiction (AHJ) charged with the administration and enforcement of this code."



- (4) In [IEBC](#), Section 202, the definition for "Existing buildings" is deleted and replaced with the following:  
 "EXISTING BUILDING. A building that is not a dangerous building and that was either lawfully erected under a prior adopted code, or deemed a legal non-conforming building by the code official."
- (5) In IEBC, Section 302.3, the following is added after the words "code official" in the last sentence: "or independent third-party licensed engineer or architect and submitted to the building official."
- (6) In [IEBC](#), Section 301.3, the exception is deleted.
- (7) In [IEBC](#), Section 503.5 the following is added after the words "BSE-1E earthquake hazard level" in the last sentence": ["and using an objective of Life Safety Nonstructural Performance with the BSE-2E earthquake hazard level."](#)
- ~~(7)~~(8) [IEBC](#), Section 503.6 is deleted and replaced with the following:  
 "503.6 Bracing for unreinforced masonry parapets and other appendages upon reroofing. Where the intended alteration requires a permit for reroofing and involves removal of roofing materials from more than 25% of the roof area of a building assigned to Seismic Design Category D, E, or F that has parapets constructed of unreinforced masonry or appendages such as cornices, spires, towers, tanks, signs, statuary, etc., the work shall include installation of bracing to resist out-of-plane seismic forces, unless an evaluation demonstrates compliance of such items. Reduced seismic ~~forces are permitted for design purposes.~~ [criteria of IEBC Section 304.3.2 is permitted.](#)"
- (9) In [IEBC](#), Section 503.11 the following is added after the words "BSE-1E earthquake hazard level" in the last sentence": ["and using an objective of Life Safety Nonstructural Performance with the BSE-2E earthquake hazard level."](#)
- (10) In [IEBC](#), Section 705.2 a new exception 2 is added as follows:  
 (2) [Any existing layers of polyisocyanurate insulation shall be permitted to remain in place if the roof decking is in serviceable condition and that the insulation is not damaged, deteriorated or water soaked. All other types of roof insulation and any areas of damaged, deteriorated or water soaked polyisocyanurate insulation are to be removed and replaced with new.](#)
- ~~(8)~~(11) [IEBC](#), Section 706.3.1 is deleted and replaced with the following:  
 "706.3.1 Bracing for unreinforced masonry bearing wall parapets and other appendages. Where a permit is issued for reroofing more than 25 percent of the roof area of a building assigned to Seismic Design Category D, E, or F that has parapets constructed of unreinforced masonry or appendages such as cornices, spires, towers, tanks, signs, statuary, etc., the work shall include installation of bracing to resist the reduced International Building Code level seismic forces as specified in Section ~~303~~[304.3.2](#) of this code unless an evaluation demonstrates compliance of such items."
- (12) In [IEBC](#), Section 906.2 the following is added after the words "BSE-1E earthquake hazard level" in the last sentence": ["and using an objective of Life Safety Nonstructural Performance with the BSE-2E earthquake hazard level."](#)
- (13) In [IEBC](#), Section 906.3 the following is added after the words "BSE-1E earthquake hazard level" in the last sentence": ["and using an objective of Life Safety Nonstructural Performance with the BSE-2E earthquake hazard level"](#)
- ~~(9)~~(14) [IEBC](#), Section 906.6 is deleted and replaced with the following:

"906.6 Bracing for unreinforced masonry parapets and other appendages upon reroofing. Where the intended alteration requires a permit for reroofing and involves removal of roofing materials from more than 25% of the roof area of a building assigned to Seismic Design Category D, E, or F that has parapets constructed of unreinforced masonry or appendages such as cornices, spires, towers, tanks, signs, statuary, etc., the work shall include installation of bracing to resist out-of-plane seismic forces, unless an evaluation demonstrates compliance with such items. Reduced seismic ~~forces are permitted for design purposes.~~ [criteria of IEBC, Section 304.3.2 is permitted](#)"

~~(10)~~ [\(15\)](#) (a) ~~Section 1006.3 is deleted and replaced with the following:~~

~~"1006.3 Seismic loads. Where a change of occupancy results in a building being assigned to a higher risk category, or when a change of occupancy results in a design occupant load increase of 100% or more, the building shall satisfy the requirements of Section 1613 of the International Building Code using full seismic forces."~~ [In IEBC Section 1006.3 Seismic Loads, following the words, "higher risk category", in the first sentence add the following: "or when a change of occupancy results in a design occupant load increase of 100% or more."](#)

(b) In [IEBC](#) Section 1006.3, exceptions 1 through 4 remain unchanged.

(c) In [IEBC](#) Section 1006.3, add a new exception 5 as follows:

"5. Where the design occupant load increase is less than 25 occupants and the

~~(11)~~ [\(16\)](#) In [IEBC](#) Section 1011.7.3, exception 2 is deleted.

Amended by Chapter 505, 2024 General Session

## Part 9

### Installation and Safety Requirements for Mobile Homes Built Before June 15, 1976

#### 15A-3-901 General provisions.

Mobile homes built before June 15, 1976, that are subject to relocation, building alteration, remodeling, or rehabilitation shall comply with the following:

(1) Related to exits and egress windows:

(a) Egress windows. The home has at least one egress window in each bedroom, or a window that meets the minimum specifications of the United States Department of Housing and Urban Development's (HUD) Manufactured Homes Construction and Safety Standards (MHCSS) program as set forth in 24 C.F.R. Parts 3280 and 3282, MHCSS 3280.106 and 3280.404 for manufactured homes. These standards require the window to be at least 22 inches in the horizontal or vertical position in its least dimension and at least five square feet in area. The bottom of the window opening shall be no more than 36 inches above the floor, and the locks and latches and any window screen or storm window devices that need to be operated to permit exiting shall not be located more than 54 inches above the finished floor.

(b) Exits. The home is required to have two exterior exit doors, located remotely from each other, as required in MHCSS 3280.105. This standard requires that a single-section home have the doors no less than 12 feet, center-to-center, from each other, and a multisection home have the doors no less than 20 feet, center-to-center, from each other, when measured in a straight line, regardless of the length of the path of travel between the doors. One of the required exit doors must be accessible from the doorway of each bedroom and no more than 35 feet away



Chapter/Section	Overview	Proposed Amendment Language	Financial Impact	Support as-written	Reject	Modify
Chapter 1						
Hans Hoffman						
104	Duties and Powers of Building Official	(input from Building Official's needed)	TBD			
Chapter 2	No significant changes			X		
Hans Hoffman						
Chapter 3						
Jenefer Youngfield						
Chapter 4						
Corey Solum						
Chapter 5						
Corey Solum						
Malcolm Campbell		Change existing ammendment #13 to reference 1010.2.13 (1010.2.14.1 is 2021 IBC numbering).				
Chapter 6						
Arrin Holt		No proposed changes				
Chapter 7	Review by Fire Marshal Association of Utah - work group, with Mike Owens chairing the group.	No proposed changes.				
Reed Thompson						
704.2						
704.3		needs further review				
715						
Chapter 8	No significant changes			X		
Reed Thompson						
Chapter 9	Review by Fire Marshal Association of Utah - work group, with Mike Owens chairing the group.					
Chapter 10	No significant changes			X		
Arrin Holt	Changes to the existing ammendments as presented by Malcom Campbell	Change existing ammendments #1 and #2 to conform with new code numbering 1010.2.13.1 (1010.2.14 was 2021 IBC numbering). Change (d) to strike "in a smoke compartment".				
Chapter 11						
Lorraine Bisping /						
1104.4						
1104.5						
1105.1.1						
1106.7.1						
1107.2						
1108.3						
1108.6.2.2.1						

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Chapter/Section	Overview	Proposed Amendment Language	Financial impact	Support as written	Reject	Modify
1905.1.9	Section re-numbered. Amendment must be re-numbered to fit in the section.	Recommend Change to: "A new IBC, Section 1905.8, is added as follows: "1905.8 ACI 318, Section 19.3.1.1." Modify ACI 318, Table 19.3.1.1 to read as follows: In the portion of the table designated as "Conditions", the following Exposure category and class is deleted and replaced with the following: "F0: Concrete elements not exposed to freezing and thawing cycles including footing elements, such as footings, the beams, piles, and pile caps, etc., that are completely buried in soil."	None			
Chapter 20						
Lorin Wilcox	No changes					
Chapter 21						
Lorin Wilcox	No concerns with changes - most deal with updated references in the TMS 402/602 standard referred to in the code.					
Chapter 22						
Lorin Wilcox	No concerns with changes					
2210	New section for Metal Buildings					
2211	New section for Industrial Boltless Steel Shelving					
2212	New section on Stairs, Ladders and Guarding for Steel					
2213	Storage Racks and Industrial Steel Work Platforms					
Chapter 23						
Lorin Wilcox	No concerns with changes					
2306.1.6	Section re-numbered. Amendment must be re-numbered to fit in the section.	Recommend Change to: "A new IBC, Section 2306.1.6, is added as follows: "2306.1.6 Load duration factors. The allowable stress increase of 1.15 for snow load, shown in Table 2.3.2, Frequently Used Load Duration Factors, Cd, of the American Wood Council National Design Specification for Wood Construction, shall not be utilized at elevations above 5,000 feet (1,524 M)." Recommend Change to: "In IBC, Section 2308.7.1, the words "6 feet (1829 mm)" and "4 feet (1219 mm)" are deleted and each replaced with the words "32 inches."	None			
2308.7.1	Section re-numbered. Amendment must be re-numbered to fit in the section.		None			

Chapter/Section	Overview	Proposed Amendment Language	Financial impact	Support as-written	Reject	Modify
Chapter 24	<p>Adding proposed language from Chief Pennington -- in conjunction with 2024 HB 84--School Safety Amendments, the following language is proposed as an amendment, adding 2406.6 and 2406.6.1 to the 2024 IBC:</p> <p>2406.6 Glazing in Educational Occupancies (K-12)</p> <p>Exterior entrance level windows within 25 feet of an exterior entrance shall have ballistic glass or security glazing, extending from ground level to a minimum height of six feet from ground level.</p> <p>Windows surrounding the interior of the classroom entrance or instructional areas shall have ballistic glass or security glazing installed, extending from the floor to a minimum height of six feet from the floor.</p> <p>2406.6.1 Standard for Security Glazing in Educational Occupancies (K-12)</p> <p>For the purpose of this section, "Ballistic Glass" is defined as glass certified at a minimum level of:</p> <p>(i) Underwriters Laboratories Standard UL752-23, Standard for Bullet-Resisting Equipment, Threat Level UL-RF-E from Table C1 (Legacy Level 7) (2023); or</p> <p>(ii) ASTM F3279-24, Standard Test Method for Ballistic Resistant Security Glazing Materials, Threat and Performance Level 4, Ballistic Test Identity (BTI) R1-T1-C5-2L under Table 1, Ballistic Criteria (2021).</p> <p>"Security Glazing" is defined as: a clear or tinted durable material applied to glass doors and windows that enhances the structural integrity of the glass by preventing it from shattering and falling to the ground when impacted by an object and meets the minimum standard established by:</p> <p>(i) ASTM F3561, Standard Test Method for Forced-Entry-Resistance of Fenestration Systems After Simulated Active Shooter Attack, minimum level 3 of Table 2, Potential Energy of Impactor and Drop Height (2023); or</p> <p>(ii) ANSI Z97.1-15(R20) American National Standard For safety glazing materials used in buildings safety performance specifications and methods of test, must meet the durability requirements of section 5.3 and 5.4.</p> <p>References: Minimum Safety and Security Standards for School Facilities State Security Chief: 53-22-10213)(b) and (c) County Security Chief: 53-22-103(2) State board of education construction guidelines: 53E-3-702; 53E-3-706 Panic device: 53G-8-805</p>	Also add definitions to Chapter 2.				
Lorin Wilcox	No concerns with changes					
Chapter 25						
Lorin Wilcox	No concerns with changes					

Chapter/Section	Overview	Proposed Amendment Language	Financial Impact	Support as-written	Reject	Modify
Chapter 26						
Lorin Wilcox	No concerns with changes					
Chapter 27	Review by others					
Chapter 28	Review by others					
Chapter 29	Review by others					
Chapter 30	Changes to Elevator Emergency Communication System 3001.2 & 3005.5-Shunt trip		none	X		
Rick Sturn						
Chapter 31						
Reed Thompson						
Doug Bitton						
Chapter 32	No significant changes			X		
Jennifer Youngfield						
Chapter 33						
Chris Weintz						

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