

REVISED AGENDA

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

Heber M Wells
160 E 300 S
Salt Lake City UT

August 5, 2025, 2025 9:00

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(US) +1 205-649-0252 PIN: 183 133 647#

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

1. Welcome new Architectural Advisory Committee member
2. Approve the minutes from the June 3, 2025, joint meeting
3. Review proposal for Chapters 3 and Chapter 4
4. Review proposed amendment for IBC Section 1110.4
5. Review proposed amendment for IRC R702.7
6. Make a final recommendation for the 2024 IBC and amendments

Next Scheduled Meeting: as needed

If you do not plan on attending this meeting, please call Sharon at 530-6163 or email at ssmalley@utah.gov or 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 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.

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UNIFORM BUILDING CODE COMMISSION
ARCHITECTURAL ADVISORY COMMITTEE
UNIFIED CODE ANALYSIS COUNCIL

JOINT MEETING

June 3, 2025 9:00 am

CONVENED: 9:07 AM

ADJOURNED: 11:05 AM

STAFF:

Steve Duncombe, Bureau Manager
Sharon Smalley, Board Secretary

ARCHITECTURAL ADVISORY COMMITTEE

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

UNIFIED CODE ANALYSIS COUNCIL

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

VISITORS: Brian Lemmons

MINUTES

A motion was made by Hans Hoffman to approve the minutes from the May 6, 2025, meetings as written. The motion was seconded by Vince Newberg and passed unanimously.

REVIEW PROPOSAL FOR
AMENDMENT TO R311.7.5

Brian Lemmons spoke to those present in connection with this proposal and the reason for the submission. He also asked that the wording in the proposal be changed from “carpets, rugs or runners” to “flooring finish materials”. Following the discussion on the proposal, a motion was made by Lloyd Evans to correct the section number in Title 15A from R311.7.45 to R311.7.5 and to approve the modified proposal. The motion was seconded by Doug Bitton and passed unanimously.

COMPLETE THE OVERVIEW
OF THE 2024 IBC ALONG
WITH CURRENT

Reed Thompson reported that the Fire Marshal’s code review group has completed their review of Chapters 7 and 9. They are recommending that no changes be made to either the code or the

AMENDMENTS FOR 9

REVIEW RECOMMENDATIONS FOR 2024 IBC, IEBC AND CURRENT AMENDMENTS

MAKE A RECOMMENDATION TO THE UBC COMMISSION FOR THE 2024 IBC AND IEBC

current amendments. The committees reviewed the current amendments to Chapter 9 and agreed that no changes should be recommended. Following the discussion on the amendments, a motion was made by Corey Solum to keep all of the current amendments for Chapter 9 as written. The motion was seconded by Jenefer Youngfield and passed unanimously.

The committees reviewed all the recommendations they have made for the 2024 codes along with the spreadsheet. During the review, Malcom Campbell informed the group that he still has some changes to make for Sections 305, 308 and Chapter 4. He will have the changes ready for the July meeting. Following the review, no further changes were recommended.

A motion was made by Chris Weintz to make a recommendation that the 2024 IBC and IEBC along with the current amendments as modified and new proposed amendments, except for the recommendation from Malcolm Campbell for Chapters 3 and 4, be adopted. The motion was seconded by Jenefer Youngfield and passed unanimously.

Lloyd Evans asked that there be a recommendation to change the Utah Wildland Urban Interface Code from the 2006 to the 2024. This would align with the HB 48. The change would update the materials that can be used for fire resistant construction. He will have a proposal for the next meeting.

The meeting adjourned at 11:05.

(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~~ five 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 day care facilities. This group includes buildings and structures or portions thereof occupied by ~~four~~ five 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 Child day care facilities ancillary to the main occupancy. A facility where any number of children receive such day care may be classified as an accessory occupancy if the area complies with Section 508.2. 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 ~~Four or fewer children in a dwelling unit. 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. 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.

~~305.2.5 Residential Child day 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.~~ A residential certificate child care facility as described in Utah Administrative Code R430-50, or a licensed family child care facility as described in Utah Administrative Code R430-90 licensed by the Utah Department of Health and Human Services shall be classified as a Group R-2 or R-3 occupancy, or shall comply with the International Residential Code.

~~(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."

(26) IBC, Section 308.5.4 is deleted and replaced with the following:

308.5.4 Child day care facilities ancillary to the main occupancy. A facility where any number of children receive such day care may be classified as an accessory occupancy if the area complies with Section 508.2.

(27) A new IBC Section 308.5.5 is added as follows:

308.5.5 Four or fewer persons receiving care in a dwelling-unit. A facility such as the above within a dwelling unit and having four or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

(24)(28) 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, are children receiving child day care services, and are 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

Child day care facilities having four or fewer children receiving care in a dwelling

Residential child day care facilities licensed by the Utah Department of Health and Human

Services as a:

Residential certificate child care facility,

Licensed family child care facility

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)(29) 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)(30) 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)(31) 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."

(32) A new IBC, Section 310.4.5, is added as follows: 310.4.5 Child day care facilities ancillary to the main occupancy. Child day care facilities may be classified as accessory occupancies if the area complies with Section 508.2.

(28)(32) 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)(33) 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 (464.5m²) 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 Applicability. ~~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.~~ The provisions of Sections 429.1 through 429.5 and other applicable provisions of this code shall apply to all occupancies containing day care facilities.

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. Adult day Care. Nonresidential care and supervision for three or more adults for at least four but less than 24 hours a day; and that meets the needs of functionally impaired adults through a comprehensive program that provides a variety of health, social, recreational and related support services in a protective setting. For more information, refer to Utah Administrative Code R501-13 Adult Day Care.

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. Commercial preschool program. A facility where child care is provided for direct or indirect compensation on an ongoing basis in the absence of the child's parent for five or more unrelated children between the ages of two and five years old, for four or more hours, but not exceeding 24 hours a day, is not on a regular schedule, and is in a place other than the provider's or child's home. For more information, refer to Utah Administrative Code R381-40 Commercial Preschool Programs.

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. Hourly child care center. A facility where child care is provided for direct or indirect compensation on an ongoing basis in the absence of the child's parent for five or more unrelated children, for four or more hours, but not exceeding 24 hours a day, is not on a regular schedule, and is in a place other than the provider's or child's home. For more information, please refer to Utah Administrative Code R381-40 Commercial Preschool Programs.

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. Out of school time child care program. A facility where child care is provided for direct or indirect compensation on an ongoing basis in the absence of the child's parent for five or more unrelated children who are at least five years of age for less than 24 hours a day in a place that is not the provider's or child's home. For more information refer to Utah Administrative Code R381-70 Out-of-School-Time Child Care Programs.

429.2.5 R710-8: Utah Administrative Code, R710-8, Day Care Rules, as enacted under the authority of the Utah Fire Prevention Board. Child care center. A facility where child care is provided in the absence of the child's parent on an ongoing basis for direct or indirect compensation for five or more unrelated children of any age for less than 24 hours a day in a place that is not the provider's or child's home. For more information refer to Utah Administrative Code R381-100 Child Care Centers.

429.2.6 Residential certificate child care. A facility where child care is provided for direct or indirect compensation on an ongoing basis for four or more hours a day but less than 24 hours a day, for eight or fewer children or up to ten children including the provider's own children, of any age within a dwelling that is also the provider's home. For more information, refer to Utah Administrative Code R381-50 Residential Certificate Child Care.

429.2.7 Licensed Family Child Care. A facility where child care is provided for direct or indirect compensation on an ongoing basis, in the absence of a child's parent, for four or more hours a day but less than 24 hours a day, for nine or more unrelated children of any age, within a dwelling that is also the provider's home. For more information, please refer to Utah Administrative Code, R381-50 Residential Certificate Child Care.

429.3 Family Day Care facilities.

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. 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.

429.3.2 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. Emergency Evacuation. 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. Emergency evacuation drills shall be completed in accordance with the International Fire Code and Utah Administrative Code R710-8 Day Care Rules.

~~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.~~

Occupancy classification. Buildings or areas within a building containing a commercial preschool program, hourly child care center, out of school time child care program or a child care center shall comply with the requirements of Group I-4, Group E or the primary occupancy, whichever is applicable for the type of facility. Buildings or areas within a building containing a residential certificate child day care or a licensed family child day care shall be classified as Residential Group R-3 or shall comply with the International Residential Code.

429.3.3.1 Child day care facilities having four or fewer children receiving care in a dwelling unit may be located in a Group R-2 occupancy.

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

~~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. Stories containing a Group E child day care occupancy shall be located at the level of exit discharge.~~

~~429.3.4.2 Child day care spaces for children over the age of two may be located one story above the level of exit discharge in buildings equipped with a 903.3.1.1 NFPA 13 sprinkler system throughout and the building is protected by an automatic fire detection system installed in accordance with Section 907.~~

~~429.3.4.3 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 Chapter 10.~~

~~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.~~

~~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 Child Day Care Centers Facilities located in a dwelling.

~~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. Each story of a dwelling used for child day care shall have two separate means of egress placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the dwelling measured in a straight line between them.~~

~~429.4.1.1 Where child day care is located one story above or below the level of exit discharge, one of the exits shall discharge directly to the outside.~~

~~429.4.1.2 Child day care located on a level of exit discharge may use an emergency escape and rescue opening as one of the exits where approved by the authority having jurisdiction.~~

~~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 not be located at the level of exit discharge on a story more than two stories above grade.~~

~~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. Child day care for children under the age of two shall not be located on any level other than a level of exit discharge.~~

~~429.4.4.1 Child day care for children under the age of two may be located above or below the first story where at least one exit leads directly to outside.~~

~~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. day care facilities located in a split entry or spit level type dwelling in which stairs to both levels are equal or nearly equal may be located on both levels when approved by the authority having jurisdiction.~~

~~429.4.6 Child day care facilities located in a dwelling shall have a portable fire extinguisher on each level with a classification of not less than 2A:10BC, and shall be serviced in accordance with NFPA 10, Standard for Portable Fire Extinguishers.~~

~~429.4.7 Child day care facilities located in a dwelling shall have single station smoke detectors in good operating condition on each level.~~

~~429.4.8 Rooms that are used for sleeping or napping shall have at least one emergency escape and rescue opening.~~

~~429.4.9 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.~~

429.5 Requirements for all Day Care.

429.5.1 Heating equipment, fireplaces, and cooking 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

UTAH DEPARTMENT OF COMMERCE
DIVISION OF OCCUPATIONAL AND PROFESSIONAL LICENSING
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E-mail: b8@utah.gov
Web: www.dopl.utah.gov

REQUEST FOR CODE AMENDMENT

Requesting Agency/Person: Home Builders Association of Utah	Date: 3 July 2025
Street Address: 38 W 113775 S suite 120	
City, State, Zip Draper Utah 84020	
Contact Person: Ross Ford	Phone: 801-361-9301
Code to be Amended: 2024 IBC (Include edition)	
Section: 1110.4	
Section Adult changing station	

AMENDMENT:
Delete this section

Purpose of or Reason for the amendment:

Reason:

The demand for this amenity does not justify the cost.

Cost or Savings Impact of Amendment:

This amendment will save tens of thousands of dollars. The cost of the equipment can exceed \$10,000. The room needs to be approximately 9 feet long and 6 feet wide to accommodate wheelchair access. At \$300 per foot, that is over \$16,000. For businesses with repeatable plans, there will be a redesign cost as well.

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 amendment will have no cost changes for affected persons

Signature: Ross Ford

Date: 7/3/2025

For Division Use:

Date Received:

Committee Action:

Approved Denied *8-5-25*
 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:

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Web: www.dopl.utah.gov

REQUEST FOR CODE AMENDMENT

Requesting Agency/Person: Home Builders Association of Utah	Date:31 July 2025
Street Address:38 W 113775 S suite 120	
City, State, Zip Draper Utah 84020	
Contact Person: Ross Ford	Phone:801-361-9301
Code to be Amended: 2021 IRC (Include edition)	
Section: R 702.7	
Section	

AMENDMENT:
Delete R702.7

Purpose of or Reason for the amendment:

The use of vapor barriers in contemporary wall assemblies has been the subject of extensive research within the field of building science. Findings consistently indicate that when properly applied, a single vapor barrier, strategically located on the exterior side of the wall assembly, provides the most effective means of controlling moisture migration. Conversely, the installation of an additional barrier, particularly on the interior side, is not only an unnecessary financial burden but also introduces significant hygrothermal risks.

Specifically, redundant vapor barriers can create conditions in which moisture becomes trapped within the assembly. This entrapment inhibits the natural drying potential of the wall system, leading to prolonged exposure to elevated moisture levels. Such conditions are strongly associated with the development of mold, material decay, and structural deterioration. Moreover, the resulting microbial growth and compromised building materials can contribute to unsafe indoor environmental conditions, adversely affecting occupant health and well-being.

In summary, the application of multiple vapor barriers within a wall assembly is not only technically unwarranted but counterproductive. Building science evidence underscores the importance of designing wall systems that balance vapor control with the capacity for drying, thereby enhancing both structural durability and occupant safety.

Here are supporting studies

A 2011 study by John Straube evaluated assemblies in both full-scale monitoring and simulated hygrothermal conditions. He found that low-permeance vapor barriers often fail to improve wall or roof performance, instead increasing the likelihood of condensation and moisture trapping, particularly where drying in at least one direction is blocked

[https://buildingscience.com/sites/default/files/migrate/pdf/CP-1101 ASHRAE Thermal VIII low perm vapor barrier.pdf?utm_source](https://buildingscience.com/sites/default/files/migrate/pdf/CP-1101%20ASHRAE%20Thermal%20VIII%20low%20perm%20vapor%20barrier.pdf?utm_source)

A 2009 report on adhered masonry veneers revealed inward vapor drives causing moisture to migrate into sheathing during sunny conditions, promoting wood decay—unless an air-gap membrane was used instead of a traditional vapor barrier

[https://buildingscience.com/sites/default/files/migrate/pdf/CP-0904 Adhered Veneer Inward Vapor Drive.pdf?utm_source](https://buildingscience.com/sites/default/files/migrate/pdf/CP-0904%20Adhered%20Veneer%20Inward%20Vapor%20Drive.pdf?utm_source)

Double vapor barriers (on both interior and exterior) are particularly problematic—they lock moisture into the structure with no opportunity to dry, increasing rot and mold potential

https://buildingscience.com/documents/reports/rr-0410-vapor-barriers-and-wall-design/view?utm_source

Cost or Savings Impact of Amendment:

The initial cost is not significant, less than \$300 per home. The real cost savings are realized by having a wall assembly that is dry and free from mold and dry rot.

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 a neutral cost for government entities.

Signature: Ross Ford

Date: 7/3/2025

For Division Use:

Date Received:

Committee Action: Δ Approved <input checked="" type="radio"/> Denied Δ Approved with revisions Δ Referred to: Δ Tabled	UBC Commission Decision for Hearing: Δ Approved for hearing Δ Denied Δ Approved with revisions Δ Referred to: Δ Tabled
Date Filed:	Public Hearing Date:
UBC Commission Decision for Adoption: Δ Approved <input type="radio"/> Denied Δ Approved with revisions Δ Referred to: Δ Tabled	Effective Date: