

AGENDA

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

March 11, 2026 9:00 AM

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

Anchor Location

Room North Conference Room
Heber M Wells Building
160 E 300 S
Salt Lake City, UT

Join with Google Meet

meet.google.com/hwa-gngz-pnx

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(US) +1 919-525-2372 PIN: 185 713 746#

I. ADMINISTRATIVE BUSINESS:

1. Call meeting to order
2. Sign Per Diem
3. Read and approve the minutes from Uniform Building Code Commission 9-10-2025
Unified Code Analysis Council 8-5-2025
Architectural Advisory Committee 8-5-2025
Structural Advisory Committee 7-10-2025

II. DISCUSSION AND ACTION ITEMS:

1. HB0065, Type II, Large Assisted Living Facilities
2. HB0058, Building Code Analyst update, Aaron Godar

Next meeting date: as needed

Please call Sharon at 801-530-6163 if you are not going to attend the meeting.



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, jennamayne@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 84111, Phone 530-6628.

MINUTES

UTAH
UNIFORM BUILDING CODE COMMISSION

September 10, 2025

9:00

Convened: 9:06

Adjourned: 9:57

STAFF:

Stephen Duncombe, Bureau Manager
Sharon Smalley, Board Secretary
Matt Johnson, Legal Analyst

COMMISSIONERS:

Thomas Peterson,
Oliver Burt (excused)
Lorianne Bisping
Travis Dalley (excused)
Trent Hunt
Ken Adams (excused)
Gary Bullock

Jeff Puls
Art Anderson (excused)
Dirk Burton
Bryan Turner
Scott Carpenter
Steve Dailey

VISITORS:

Jason VanAusdal
Tony Allred
Tom Deary
Bryce McConkie
Lloyd Evans

Lesley Garland
Cathryn Nelson
Golden Barrett
Patrick Tomasino

PUBLIC HEARING FOR 2024
INTERNATIONAL WILDLAND
URBAN INTERFACE CODE

Matt Johnson conducted a public hearing for
this 2024 code.

PUBLIC HEARING FOR 2024
INTERNATIONAL BUILDING CODE,
INTERNATIONAL PLUMBING CODE,
INTERNATIONAL MECHANICAL
CODE,
INTERNATIONAL ENERGY
CONSERVATION CODE,
INTERNATIONAL FUEL GAS CODE
INTERNATIONAL EXISTING

Matt Johnson conducted a second public hearing
for all the remaining 2024 codes.

BUILDING CODE
INTERNATIONAL SWIMMING
POOL AND SPA CODE ALONG
WITH CURRENT AND PROPOSED
AMENDMENTS

WELCOME NEW COMMISSION
MEMBER

MINUTES

MAKE A RECOMMENDATION FOR
THE BUSINESS AND LABOR INTER-
IM COMMITTEE FOR THE 2024
CODES AND AMENDMENTS

Oliver Burt was unable to attend the meeting.

A motion was made by Trent Hunt to approve the minutes from the August 26, 2025, meeting as written. The motion was seconded by Lorianne Bisping and passed unanimously.

During the public hearing for the International Mechanical Code, Tom Deary asked that the Commission consider making a change and add an amendment for Section 1109.3.2 that would add the words "Required" at the beginning of the first sentence and also adding a new paragraph that would state, "For refrigeration systems used in residential occupancies serving only a single dwelling unit or sleeping unit, shaft ventilation shall not be required where the pipe or tube is continuous without fittings in the shaft." It was pointed out that this is already an amendment for the 2024 code with ICC and will be in the 2027 IMC. Following further discussion, a motion was made by Trent Hunt to approve the proposed language. The motion was seconded by Scott Carpenter. During the discussion on the motion, concerns were raised about making late changes and it was also pointed out that this could go directly to the legislature. The motion and second were withdrawn.

A motion was made by Trent Hunt to make a recommendation to the legislature's Business and Labor Interim Committee for the adoption of the 2024 International Wildland Urban Interface Code. The motion was seconded by Lorianne Bisping and passed with a vote of six in favor and Steve Dailey, Tom Peterson and Scott Carpenter voting in opposition.

A second motion was made by Trent Hunt to make a recommendation to the legislature's

Business and Labor Interim Committee for the adoption of the remaining 2024 I Codes along with the current and propose amendments. The motion was seconded by Lorianne Bisping and Scott Carpenter and passed unanimously.

Tom Peterson extended his thanks to all of the Commission members, advisory committee members and DOPL staff for all of the work that went into the review of the 2024 codes.

A motion was made by Trent Hunt to adjourn the meeting.

The meeting adjourned at 9:57.

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.

UNIFORM BUILDING CODE COMMISSION
ARCHITECTURAL ADVISORY COMMITTEE
UNIFIED CODE ANALYSIS COUNCIL

JOINT MEETING

August 5, 2025 9:00 am

CONVENED: 9:04 AM

ADJOURNED: 11:07 AM

STAFF:

Steve Duncombe, Bureau Manager
Sharon Smalley, Board Secretary

ARCHITECTURAL ADVISORY COMMITTEE

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

UNIFIED CODE ANALYSIS COUNCIL

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

VISITORS:

WELCOME NEW
ARCHITECTURAL
ADVISORY COMMITTEE
MEMBER

Jarod Hall was welcomed as the new member of the Architectural Committee. He gave a brief background of his experience and licensing.

MINUTES

A motion was made by Corey Solum to approve the minutes from the June 3, 2025, meetings as written. The motion was seconded by Jenefer Youngfield and passed unanimously.

REVIEW PROPOSAL FOR
CHAPTER 3 AND CHAPTER
4

Those present reviewed the proposal submitted by Malcolm Campbell for the revisions for these two chapters. Following the review of the changes and an explanation by Mr. Campbell, a motion was made by Reed Thompson to approve the proposals for both chapters. The motion was seconded Jenefer Youngfield and passed unanimously.

REVIEW PROPOSED AMEND-
MENT FOR IBC SECTION
1110.4

The committees reviewed the proposal submitted by Ross Ford to delete IBC Section 1110.4. The committee discussed the fact that this section is a requirement of the federal government and even if it was deleted, it will still be required by the federal requirements. Following the discussion by the committees, a motion was made by Lorianne Bisbing to deny the proposal. The motion was seconded by Chris Weintz and passed unanimously.

REVIEW PROPOSED AMEND-
MENT FOR IRC R702.7

The committee reviewed the proposal submitted by Ross Ford to delete this section which deals with vapor barriers. Jenefer Youngfield pointed out that this is a minimum requirement. Chris Weintz also pointed out that there is a lot of science that supports vapor barriers. Following further discussion, a motion was made by Jenefer Youngfield to deny the proposal. The motion was seconded by Chris Weintz and passed unanimously.

MAKE A RECOMMENDA-
TION TO THE UBC COM-
MISSION FOR THE 2024 IBC
AND IEBC

The committees reviewed the spreadsheet that was created for the changes to the 2024 codes. It was pointed out that many of the changes were for reorganization or clarification. The committees found no major changes. Arrin Holt pointed out that the new amendment proposed for the IEBC would have a significant cost savings. Following the review, a motion was made by Jenefer Youngfield to make a recommendation to approve the adoption of the 2024 IBC and IEBC along with the current and proposed amendments to the codes. The motion was seconded by Corey Solum and passed unanimously.

Lloyd Evans gave an update on the adoption for the 2024 WUIC. He informed the committee that the Fire Marshal's office intent is to adopt the code as written but with the deletion of Section 602. Those present discussed the importance of this code.

The meeting adjourned at 11:05.

MINUTES

UTAH
UNIFORM BUILDING CODE COMMISSION
STRUCTURAL ADVISORY COMMITTEE
MEETING

July 10, 2025

CONVENED: 3:19

ADJOURNED 3:57

STAFF:

Steve Duncombe, Bureau Manager
Sharon Smalley, Board Secretary

COMMITTEE MEMBERS:

Tim Strickland (excused)
Patrick Tomasino
John Saunders, absent
Brent Maxfield

Josh Blazzard, Commission Liaison (excused)
Oliver Burt, absent
Tyler Wright

VISITORS:

Scott Porter, SEAU
Danny Currit, SEAU
Craig Wilkinson, SEAU

MINUTES

Approval of the minutes from the June 5, 2025 meeting was tabled until the next meeting as there was not a quorum present.

REVIEW PROPOSED AMENDMENTS
FOR IBC SECTION 1905 AND 1909

Those present decided to review the proposals and make an unofficial recommendation to the Commission. The members of SEAU Code Committee presented their recommendations for a new amendment that would modify the text of ACI 318 in IBC Sections 1905 and 1909. Those present reviewed and discussed the proposal.

This proposal is being presented as ACI has made the corrections to the 2025 version but since they would not take effect until 2027, the SEAU Code Committee is recommending that the changes be made now.

Following the review and discussion, an unofficial motion was made by Tyler Wright to approve the proposals. The unofficial motion was seconded by Brent Maxfield and passed unanimously.

Page 2
Uniform Building Code Commission
Structural Advisory Committee
July 10, 2025

These proposals will be presented to the
Commission at the August meeting.

The meeting adjourned at 3:57.

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.

(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 (~~1.442~~ 1.5kN/m²) or less and roof live loads of ~~30~~ 45 pounds per square foot (~~1.442~~ 1.5kN/m²) or less need not be combined with seismic loads. Where flat roof snow loads exceed ~~30~~ 45 pounds per square foot (~~1.442~~ 1.5kN/m²), the snow loads ~~may be reduced~~ shall be in accordance with the following in load combinations including both snow and seismic loads. S as calculated below, shall be combined with seismic loads.

$S = (0.20 + 0.025(A-5)) (0.15 + 0.016(A-5))$ 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-~~1622~~ 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 $f_2 = (0.20 + 0.025(A-5))$ $f_2 = (0.15 + 0.016(A-5))$ where the roof snow load exceeds ~~30~~ 45 pounds per square foot (~~1.442~~ 1.6kN/m²). Where A = Elevation above sea level at the location of the structure (ft/1000). $f_2 = 0$ for roof snow loads of ~~30~~ 45 pounds per square foot (~~1.442~~ 1.6kN/m²) or less."

(4) IBC, Section 1608.1, is deleted and replaced with the following: "1608.1 General". Except as modified in Sections 1608.1.1 and 1608.1.2, design snow loads shall be determined in accordance with Chapter 7 of ASCE 7, but the design roof load shall not be less than that determined by Section 1607. Where the minimum live load, in accordance with Section 1607, is greater than the design roof snow load, the live load shall be used for design, but it may not be reduced to a load lower than the design roof snow load. Drifting need not be considered for design roof snow loads, less than 20 psf."

(5) A new IBC, Section 1608.1.1, is added as follows: "1608.1.1 Ice dams and icicles along eaves. Section 7.4.5 of Chapter 7 of ASCE 7 referenced in IBC Section 1608.1 is deleted and replaced with the following: 7.4.5 Ice Dams and Icicles Along Eaves. Where ground snow loads exceed 75 psf, eaves shall be capable of sustaining a uniformly distributed load of 2pf on all overhanging portions. No other loads except dead loads shall be present on the roof when this uniformly distributed load is applied. All building exits under down slope eaves shall be protected from sliding snow and ice."

(6)(3) A new IBC, Section 1608.1.~~21~~ 21 is added as follows: "1608.1.~~21~~ 21 Drifts on adjacent structures. Section 7.7.2 of ASCE 7 referenced in IBC, Section 1608.1, is deleted and replaced with the following: 7.7.2 Adjacent structures. At lower adjacent structures, the requirements of Section 7.7.1

On Wed, Feb 11, 2026 at 10:13 AM Todd Snider <todds@wc-3.com> wrote:
All -

I took a look at House Bill 65 and the adoption of the 2024 IBC, and there is a MAJOR problem with Type II, Large Assisted Living Facilities. Which goes into effect upon the Governor's signature of this Bill. They will become Risk Category IV structures. There was a typo in the first printing of the 2024 IBC, that was fixed in Errata and issued just recently uploaded in the online version of the Code.

The 2021 IBC calls for I-2 Condition 1 with 50 or more persons, and I-2 Condition 2 without emergency facilities as Risk Category III structures. Utah Amended this with footnote c to say that I-2 Assisted living facilities are Risk Category II. The 2024 deleted the I-2 provisions from Risk Category III, and states that ALL I-2 are now Risk Category IV structures. The typo was that the Risk Category IV provisions in the first printing stated it only applied to I-2, Condition 2. Which is NOT the case. See attached errata.

	accordance with the International Fire Code; and Are sufficient to pose a threat to the public if released ^b
IV	Buildings and other structures designated as essential facilities and buildings where occupants or users, including but not limited to: Group I-2 occupancies. Ambulatory care facilities having emergency surgery or emergency treatment facilities Group I-3 occupancies other than Condition 1. Fire, rescue, ambulance and police stations and emergency vehicle garages Designated earthquake, hurricane or other emergency shelters. Designated emergency preparedness, communications and operations centers Public utility facilities providing power generation, potable water treatment, or water supply Power-generating stations and other public utility facilities required as emergency facilities

As I-2 Condition 1 was no longer listed as a Risk Category III in the 2024 code, the footnote c amendment has been deleted. As such, per the 2024 code as adopted Type II Large Assisted Living Facilities will be Risk Category IV.

If this is not the intent, we may need to look at trying to get a bill to fix this. If it is the intent I think we should let people know that as of the Governor's signature, these are Risk Category IV structures.

Thanks,

Todd Snider
Regional Manager

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