

MINUTES

UTAH UNIFORM BUILDING CODE COMMISSION ARCHITECTURAL ADVISORY COMMITTEE STRUCTURAL ADVISORY COMMITTEE UNIFIED CODE ANALYSIS COUNCIL

March 11, 2026

9:00

Convened: 9:05

Adjourned: 10:05

STAFF:

Stephen Duncombe, Bureau Manager
Sharon Smalley, Board Secretary
Nicole Herrera, Board Secretary
Aaron Godar, Building Code Analyst

COMMISSIONERS:

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

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

ARCHITECTURAL ADVISORY COMMITTEE

Chris Weintz
Corey Solum (absent)
Hans Hoffman (absent)
Max Angle (absent)

Lorin Wilcox
Jarod Hall (absent)
LoriAnne Bisping, Liaison

STRUCTURAL ADVISORY COMMITTEE

Jason Van Ausdal
Oliver Burt
Tim Strickland

Brent Maxfield (absent)
Lester Ross (absent)
Tyler Wright

UNIFIED CODE ANALYSIS COUNCIL

Reed Thompson
Aarin Holt
Rick Sturm (excused)
Doug Bitton
Jenefer Youngfield (excused)

Dan DeVoogd
Don Brinkerhoff
Malcolm Campbell
Lloyd Evans

VISITORS:

Danny Current
John Little
Patrick Tomasino
Scott Porter

Rob Durfee
Bryce McConkie
Todd Snider

MINUTES

A motion was made by LoriAnne Bisping to approve the minutes from the September 10, 2025, Commission meeting. The motion was seconded by Scott Carpenter and passed unanimously.

A motion was made by Malcolm Campbell to approve the minutes from the August 5, 2025, Architectural Advisory Committee / Unified Code Analysis Council joint meeting. The motion was seconded by Doug Bitton and passed unanimously.

A motion was made by Oliver Burt to approve the minutes from the July 10, 2025, Structural Advisory Committee. The motion was seconded by Tim Strickland and passed unanimously.

HB0065, TYPE II, LARGE ASSISTED
LIVING FACILITIES

Tom Peterson reported that there is a discrepancy with the risk category for I-2 occupancies. The 2024 IBC did away with the Condition 2 Type IV structures. This made all I-2 occupancies risk category IV buildings, which will cause all assisted living facilities to go to risk category IV. A question was raised by Doug Bitton whether this would cause any withdrawal from FEMA and change the way FEMA evaluates facilities. This proposed amendment will keep Type II assisted living facilities that are Condition 1 as risk category II.

Following further discussion, a motion was made by Ken Adams to approve the proposed amendment as written. The motion was seconded by Scott Carpenter and passed unanimously.

HB0058, BUILDING CODE
ANALYST UPDATE, AARON
GODAR

Aaron Godar introduced himself to those present. He has been hired for this new position. He gave a brief description of what he will be doing to gather the needed information on common building code issues affecting con-

struction professionals and building regulators statewide. The role is exploratory and evaluative, focusing on reviewing processes such as inspections, plan reviews, permitting and code compliance to identify opportunities for improvement. Reports will be given to the UBC Commission and the legislators on his findings.

Tyler Wright brought up a concern in connection with House Bill 65 for Title 15A. He pointed out that there are two sections, 15A-3-107 and 15A-3-108, that will go into effect upon the governor's signature, while the rest of the code will go into effect on July 1, 2026. Tom Peterson explained that the intent of the legislation was to allow the structural provision of the '24 code to be adopted now, and the rest of the code will be adopted in July. It was suggested that designers of a building work with the building departments on this issue, so it doesn't stall the project.

The meeting adjourned at 10:05.

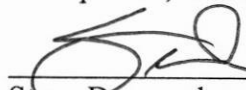
Note: These minutes are not intended to be a verbatim transcript but are intended to record the significant features of the business conducted in this meeting. Discussed items are not necessarily shown in the chronological order they occurred.

08/12/26
Date Approved

8/12/26
Date Approved



Tom Peterson
Chairperson, Uniform Building Code Commission



Steve Duncombe
Bureau Manager, Division of Occupational & Professional
Licensing