

MINUTES
UTAH
UNIFORM BUILDING CODE COMMISSION

August 12, 2026

Convened: 9:03

Adjourned: 12:07

STAFF:

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

COMMISSIONERS:

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

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

VISITORS:

Wade Watkins
Jared Tingey
Rob Durfee
Mike Moffatt
Ashley Spatafore Mirabelli
Steven Collen
Eric Hales
James Weston
Will Warnick
Jeremy Moser
Jared Bunnell
Jim Hardy
Emily
Jonah Peterson
Coty Chadburn
Bradi Frei
Mary D
Bryce McConkie
Jason Vandever

Lesley Garland
Angela Dives
Matt S
Ross Ford
Alaina Platt
North Ogden
Jason Nelson
Jared Tingey
Denise Gibb
Molly Urtel Austin
Cameron Wright
Lloyd Evans Jr
Charlotte Woody
Jeff F
John Little
Mike Haycock
Saratoga Building
Jason Van Ausdal
Dave Spatafore

MINUTES

A motion was made by Scott Carpenter to approve the minutes from the March 11, 2026, meeting as written. The motion was seconded by Jeff Puls and passed unanimously.

BUILDING CODE ANALYST REPORT

Aaron Godar gave a report on the progress he has made in his role which involves collecting and analyzing statewide data on permitting, inspections, and code enforcement. He will make a report on his findings to the legislature in October.

He reported that so far, he has made 54 site visits covering 69 jurisdictions. It was agreed that his report to the legislature should be modeled using the division's existing OPLR reporting model. Mr. Godar reported that the top issues he has found were permit and plan review processes for building permit applications, inspection processes, timelines, communication between parties, and permits not obtained when required.

He discussed the letter of concern that can be sent to local regulators, building officials, third parties, and contractors who are found to be incorrectly interpreting, enforcing or complying with the code. They would be given a chance to go before the Commission for review and give them an opportunity to speak.

Mr. Godar brought up the possibility of creating a training for permit technicians. It was also suggested that, if and when the training is developed, contractors be included in these training sessions to foster open communication.

REVIEW TITLE 15A – IECC SECTIONS C405.12, C405.13 AND C405.15

Tom Peterson explained why he is asking the Commission to consider deleting these sections of the code. He felt the requirements in these three sections regarding outlet controls, metering, and solar requirements far exceed what a minimum code is. Following the discussion, a motion was made by Scott Carpenter to delete these three sections. The motion was seconded by Lorianne Bisping and passed unanimously. Mr. Peterson reported that if there is a special

REVIEW PROPOSED AMENDMENT
FOR RESIDENTIAL FIRE SERVICE

session, the deletion will be presented at that time.

Ross Ford presented the proposed amendment to the IRC. He pointed out that the intent is to bring the fire code into the IRC so that the IRC would be a single, stand-alone document. Lorianne Bisping pointed out that during her review she did not see any requirements for aerial apparatus access.

Lloyd Evans pointed out that the Wildland Urban Interface Code also needs to be considered in this process.

Following a lengthy discussion with all present, a motion was made by Scott Carpenter to table the decision to allow Mr. Ford and the fire officials to correct any language that is missing and to allow further collaboration between the parties. The motion was seconded by Jeff Puls and passed unanimously.

Jason Vandever asked the commission why in his opinion there two conflicting codes with the IECC and Chapter 11 of the IRC. It was pointed out that this is something that can and will be corrected at a later date.

The meeting adjourned at 12:07.

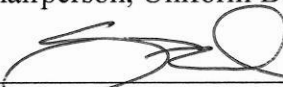
Note: These minutes are not intended to be a verbatim transcript but are intended to record the significant features of the business conducted in this meeting. Discussed items are not necessarily shown in the chronological order they occurred.

09/09/2026
Date Approved

9/9/2026
Date Approved



Tom Peterson
Chairperson, Uniform Building Code Commission



Steve Duncombe
Bureau Manager, Division of Occupational & Professional
Licensing