

AMENDED AGENDA

BUILDING INSPECTOR LICENSING BOARD

September 15, 2026 10:00 AM

Heber M Wells Bldg
160 E 300 S Salt Lake City Utah

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

Anchor Location
Room 475
Heber M Wells Building
160 E 300 S
Salt Lake City, UT

Join with Google Meet
meet.google.com/tmv-bkua-fpc

Join by phone
(US)+1 916-750-3321
PIN: 273 748 056#

1. Elect a chairman and vice chairman
2. Approve minutes from the May 13, 2025, meeting
3. Discuss adding the National Institute of Building Inspectors (NIBI) certification to the list for Private Home Inspectors in R156-56-302

Next meeting: as needed

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

Privacy Notice:

This meeting may be recorded. If you attend, join, or participate in this meeting, the personal data that you provide, or that is collected from you, is generally classified as a public record pursuant to Utah Code § 63G-2-301 of the Government Records Access and Management Act (GRAMA), and may be made available to the public as provided by Utah Code § 63G-2-201, except where the meeting is closed under Utah Code § 52-4-205.



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, at least three working days prior to the meeting 801-530-6256 jennamayne@utah.gov. Division of Occupational and Professional Licensing, 160 East 300 South, Salt Lake City UT 84111, Phone 530-6628 or toll-free in Utah only 866-275-3675



In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Dave Taylor, ADA Coordinator, 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 or toll-free in Utah only 866-275-3675

AGENDA

BUILDING INSPECTOR LICENSING BOARD

September 15, 2026 10:00 AM

Heber M Wells Bldg
160 E 300 S Salt Lake City Utah

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

Anchor Location
Room 475
Heber M Wells Building
160 E 300 S
Salt Lake City, UT

Join with Google Meet
meet.google.com/tmv-bkua-fpc

Join by phone
(US)+1 916-750-3321
PIN: 273 748 056#

1. Approve minutes from the May 13, 2025, meeting
2. Discuss adding the National Institute of Building Inspectors (NIBI) certification to the list for Private Home Inspectors in R156-56-302

Next meeting: as needed

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

Privacy Notice:

This meeting may be recorded. If you attend, join, or participate in this meeting, the personal data that you provide, or that is collected from you, is generally classified as a public record pursuant to Utah Code § 63G-2-301 of the Government Records Access and Management Act (GRAMA), and may be made available to the public as provided by Utah Code § 63G-2-201, except where the meeting is closed under Utah Code § 52-4-205.



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, at least three working days prior to the meeting 801-530-6256 jennamayne@utah.gov. Division of Occupational and Professional Licensing, 160 East 300 South, Salt Lake City UT 84111, Phone 530-6628 or toll-free in Utah only 866-275-3675

MINUTES

UTAH
BUILDING INSPECTOR LICENSING BOARD

May 13, 2025

MINUTES

CONVENED: 10:00

ADJOURNED 11:05

STAFF:

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

BOARD MEMBERS:

Eric Miller	Jerry Thompson
Cathryn Nelson	Wesley Greenhalgh
Paul James	

VISITORS:

Tom Peterson, State of Utah	Casey Larsen, Pillar to Post Larsen Team
Jason VanAusdal	Jared Fenn, Pillar to Post Fenn Team
Troy Thompson, Nook-N-Kranny	James Angela, Hometech

ELECT A CHAIR AND VICE CHAIR

A motion was made by Jerry Thompson to delay electing a new chair and vice chair until the next meeting. The motion was seconded by Cathryn Nelson and passed unanimously.

MINUTES

A motion was made by Jerry Thompson to approve the minutes from the December 15, 2020, meeting as written. The motion was seconded by Cathryn Nelson and passed unanimously.

INVESTIGATIONS UPDATE

The chief investigator, Bobby Main, could not attend this meeting as he was traveling DOPL CE caravan.

DISCUSS THE LICENSURE OF PRIVATE HOME INSPECTORS

Steve Duncombe explained that with the passage of HB 58 there is now a requirement for the licensure of private home inspectors. The definition for a private home inspector is in Title 15A but the requirements for licensure are in 58-56. Those present reviewed a draft of R156-56-302 that would require certification from a nationally recognized organization and to maintain liability insurance or errors and

omissions insurance.

Questions were asked and answered by those present. A comparison chart of requirements for certification by the two organizations was reviewed. Continuing education is required by both organizations to keep the certification. During the discussion, Tom Peterson recommended that ICC certification also be accepted. A recommendation was made that there be a minimum requirement set for the insurances. Suggestions were made that both types of insurance be required and that the limit be set at \$500,000.

Following the discussion, a motion was made by Jerry Thompson to approve the language for the requirements for licensure as presented with the modification of adding the word "or" and add line (C) the ICC certification, add the word "and" at the end of line (ii) and include a limit for the minimum amount of insurance. The motion was seconded by Cathryn Nelson. During the discussion, Jerry Thompson modified the motion by stating that the ICC certification must be the Residential Combination Inspector. The motion was seconded by Cathryn Nelson. The modified motion passed unanimously.

Questions were asked and answered about the new requirement for the certification of building officials.

The meeting adjourned at 11:05

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.



Proposal to Amend Utah Administrative Rules Governing Home Inspector Licensure

Request to Recognize the National Institute of Building Inspectors (NIBI) as an Approved National Certification Organization

Submitted To:

Utah Division of Professional Licensing (DOPL)

Submitted By:

Brian Wetzel

Senior Manager, Training & Development

National Institute of Building Inspectors (NIBI)

Executive Summary

The National Institute of Building Inspectors (NIBI) respectfully requests that the Utah Division of Professional Licensing amend the applicable administrative rule governing home inspector licensure to recognize NIBI as an approved national certification organization.

This proposal does not seek to modify Utah's existing licensing standards, education requirements, examination requirements, standards of practice, continuing education requirements, or disciplinary authority. Rather, it seeks recognition of NIBI as an additional qualifying certification organization for individuals seeking licensure as home inspectors in Utah.

NIBI maintains established standards for education, competency evaluation, ethics, continuing professional development, and professional accountability that align with the public protection objectives underlying Utah's home inspector licensing framework.

Recognition of NIBI would expand access to qualified professionals while maintaining the high standards currently required by the State of Utah.

Background

Utah has developed a respected regulatory framework for home inspector licensure that helps ensure consumers receive services from qualified and competent professionals. The current system appropriately emphasizes education, practical knowledge, professional ethics, and ongoing professional development.

NIBI shares these same objectives.

Founded in 1987, the National Institute of Building Inspectors provides professional education, certification, continuing education, and ethical standards for home inspectors throughout the United States. NIBI's certification programs are designed to promote professional competency and support consumer protection through rigorous training and continuing education.

NIBI certification standards include:

- Comprehensive inspector education
- Standards of Practice
- A Code of Ethics
- Competency-based examinations
- Continuing education for recertification requirements annually
- Professional accountability measures

These principles are consistent with Utah's commitment to ensuring that licensed home inspectors possess the knowledge, skills, and professionalism necessary to serve the public.

Benefits to the State of Utah

Recognition of NIBI as an approved certification organization would provide several benefits to Utah consumers and the profession while preserving existing regulatory safeguards.

1. Enhanced Consumer Protection

Recognition of multiple nationally recognized certification organizations encourages high levels of professional education and competency while preserving rigorous qualification requirements for licensure.

2. Expanded Workforce Availability

Utah continues to experience residential growth and development. Recognition of additional qualified certification organizations can help expand the pool of competent inspectors available to serve consumers without lowering licensure standards.

3. Promotion of Professional Excellence

Recognizing multiple nationally respected organizations encourages continued improvement in educational offerings, professional development opportunities, ethical standards, and member support services.

4. Minimal Administrative Impact

This proposal requires only a limited amendment to existing administrative language.

No changes are requested regarding:

- Licensing requirements
- Licensing fees
- Examination requirements
- Continuing education requirements
- Standards of Practice
- Disciplinary authority
- Licensing procedures

Proposed Rule Amendment

NIBI respectfully requests that the applicable administrative rule be amended to include the National Institute of Building Inspectors (NIBI) among the nationally recognized home inspector certification organizations accepted for licensure purposes.

Suggested Rule Language

The following language is provided for illustrative purposes only and is intended to preserve the structure and intent of the current rule.

Existing Language (Example)

An applicant shall hold certification from one of the following nationally recognized home inspector organizations:

- American Society of Home Inspectors (ASHI)
- International Association of Certified Home Inspectors (InterNACHI)

Proposed Language

An applicant shall hold certification from one of the following nationally recognized home inspector organizations:

- American Society of Home Inspectors (ASHI)
- International Association of Certified Home Inspectors (InterNACHI)
- National Institute of Building Inspectors (NIBI)

If approved organizations are identified elsewhere within Utah's administrative rules, NIBI respectfully requests that its name be added to those lists without alteration of any other rule provisions.

NIBI's Alignment with Utah's Regulatory Objectives

NIBI maintains certification standards that include:

- Comprehensive education and training
- Written competency examinations
- Standards of Practice
- Code of Ethics requirements
- Continuing education obligations
- Ongoing professional development requirements
- Accountability to the certifying organization

These requirements support the same public protection objectives served by Utah's current regulatory framework by promoting competence, professionalism, and continuing education within the profession.

Public Interest Considerations

Recognition of NIBI would serve the public interest by:

- Expanding access to qualified home inspectors
- Encouraging professional excellence and continuing education
- Maintaining consumer confidence in licensed inspectors
- Preserving the integrity of Utah's licensing system
- Providing additional professional pathways without reducing standards

This proposal supports professional opportunity while maintaining Utah's longstanding commitment to consumer protection.

Historical Background of the National Institute of Building Inspectors

The National Institute of Building Inspectors traces its origins to the professionalization efforts that helped shape the modern home inspection industry.

NIBI was founded in 1987 by **Ken Austin**, who was also a **co-founder of the American Society of Home Inspectors (ASHI)**. Having participated in the development of one of the industry's earliest professional organizations, Mr. Austin recognized the need for formalized inspector training, competency assessment, and continuing education programs.

At the time NIBI was established, formal educational and continuing education requirements for home inspectors were limited or nonexistent in many jurisdictions. NIBI was founded to provide a structured approach to professional training and ongoing competency development.

Founding Objectives

NIBI was created to provide:

- Comprehensive education covering major residential building systems
- Practical field training opportunities
- Knowledge testing and certification
- Continuing education requirements
- Technical resources and professional support

These elements were designed to promote professionalism and competency within the home inspection industry.

Development and Growth

NIBI initially operated as a state-approved vocational training institution affiliated with HouseMaster Home Inspections. Over time, it expanded its focus to serve home inspectors throughout the broader profession.

The organization later established a dedicated training facility in Bound Brook, New Jersey, and subsequently expanded its educational offerings through distance-learning and online programs designed to meet the evolving needs of inspectors across North America.

Certification and Continuing Education

NIBI's certification program has historically included:

- Completion of prescribed educational coursework, both in person and online
- Field-based training requirements
- Competency assessment and testing including a final exam
- Ongoing continuing education and recertification requirements

These requirements are intended to ensure that certified inspectors remain informed regarding evolving building systems, inspection practices, safety considerations, and industry standards.

Industry Contribution

For nearly four decades, NIBI has provided education, certification, and continuing professional development for home inspectors. As states increasingly adopted licensing and continuing education requirements, NIBI's educational framework has remained focused on supporting professional competency and consumer protection.

Conclusion

The National Institute of Building Inspectors respectfully requests that the Utah Division of Professional Licensing amend the applicable administrative rule to recognize NIBI as an approved national home inspector certification organization.

This request does not seek to alter Utah's existing licensing standards or regulatory framework. Rather, it seeks recognition of an additional certification organization that maintains established standards for education, competency assessment, ethics, continuing education, and professional accountability.

Recognition of NIBI would expand the list of approved certifying organizations while preserving the consumer protection objectives and professional standards that Utah has established for the home inspection profession.

NIBI appreciates the Division's consideration of this request and welcomes the opportunity to provide additional information regarding its certification standards, educational curriculum, examination processes, continuing education requirements, governance structure, and Code of Ethics.

Respectfully submitted,

Brian Wetzel

Senior Manager, Training & Development

National Institute of Building Inspectors (NIBI)