

AGENDA
UBC COMMISSION
STRUCTURAL ADVISORY COMMITTEE

October 1, 2026 3:00 pm

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

Anchor Location
Room 474
Heber M Wells Building
160 E 300 S
Salt Lake City, UT

Join with Google Meet
meet.google.com/jkt-jpju-ysd

Join by phone
(US) +1 470-735-3652 PIN: 584 294 999#

I. ADMINISTRATIVE BUSINESS

- A. Call meeting to order
- B. Elect a chairperson and vice chair
- C. Approve minutes from March 11, 2026, meeting

II. DISCUSSION AND ACTION ITEMS

- A. Review 15A-3-110(1) Section 2306.1.6
- B. Review 2021 IRC Section R301.1.3
- C. Review proposed amendment IRC Chapter 44
- D. Title 15A Chapter 3 various sections
- E. Review IRC Section R317 Occupiable Roofs

Next Scheduled Meeting: as needed

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

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, 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 84111, Phone 530-6628 or toll-free in Utah only 866-275-3675

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.



DOPLBureau5 B5 <doplbureau5@utah.gov>

Fwd: Utah Building Code - Structural - Roof Snow Load Issue

1 message

DOPL Commerce <dopl@utah.gov>
To: DOPLBureau5 B5 <b5@utah.gov>

Tue, Sep 22, 2026 at 2:46 PM

ATTENTION LICENSEES: The Division is discontinuing paper licenses, as well as renewal postcards, and will be sending all license certificates and renewal notices by EMAIL. Please make sure you provide a valid email during the licensing, reinstatement, and renewal process.

----- Forwarded message -----

From: **Chris Reeves** <j.christopher.reeves@gmail.com>
Date: Tue, Sep 22, 2026 at 2:44 PM
Subject: Utah Building Code - Structural - Roof Snow Load Issue
To: <dopl@utah.gov>

This email is addressed to the Structural Advisory Committee regarding Utah's Uniform Building Code.

Hello,

I am a PE within Utah (J Chris Reeves - 13061142) and have noticed a small hole in the Utah building code amendments that an engineer could exploit to circumvent the intent of the code.

15A-3-110 Amendments to Chapters 23 through 25 of IBC. (1) A new IBC, Section 2306.1.6, is added as follows: "2306.1.6 Load duration factors. The allowable stress increase of 1.15 for snow load, shown in Table 2.3.2, Frequently Used Load Duration

Factors, C_d , of the National Design Specifications, shall not be utilized at elevations above 5,000 feet (1,524 M)."

C_d , the Load duration factor is ASD only and does not reference λ , the time effect factor which is the LRFD equivalent. It would therefore technically be possible to circumvent this provision in the code amendments simply by doing wood design in LRFD.

Suggest something to the effect of: For load combinations including Snow where the Time Effect Factor, λ , is 0.8, for elevations above 5,000 feet the Time Effect factor shall instead be 1.0.

Thank you for your time.

-Chris



DOPLBureau5 B5 <doplbureau5@utah.gov>

Fwd: Utah Building Code - Structural - Roof Snow Load Issue

1 message

DOPL Commerce <dopl@utah.gov>
To: DOPLBureau5 B5 <b5@utah.gov>

Tue, Sep 22, 2026 at 2:47 PM

ATTENTION LICENSEES: The Division is discontinuing paper licenses, as well as renewal postcards, and will be sending all license certificates and renewal notices by EMAIL. Please make sure you provide a valid email during the licensing, reinstatement, and renewal process.

----- Forwarded message -----

From: **Chris Reeves** <j.christopher.reeves@gmail.com>
Date: Tue, Sep 22, 2026 at 2:47 PM
Subject: Re: Utah Building Code - Structural - Roof Snow Load Issue
To: <dopl@utah.gov>

Typo correction, I mistakenly went the wrong way with my suggestion. The correction is underlined and bolded below.

This email is addressed to the Structural Advisory Committee regarding Utah's Uniform Building Code.

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Cd, the Load duration factor is ASD only and does not reference Lambda, the time effect factor which is the LRFD equivalent. It would therefore technically be possible to circumvent this provision in the code amendments simply by doing wood design in LRFD.

Suggest something to the effect of: For load combinations including Snow where the Time Effect Factor, lambda, is 0.8, for elevations above 5,000 feet the Time Effect factor shall instead be 0.6/0.7.

Thank you for your time.

-Chris

On Tue, 22 Sept 2026 at 14:44, Chris Reeves <j.christopher.reeves@gmail.com> wrote:
This email is addressed to the Structural Advisory Committee regarding Utah's Uniform Building Code.

Hello,

I am a PE within Utah (J Chris Reeves - 13061142) and have noticed a small hole in the Utah building code amendments that an engineer could exploit to circumvent the intent of the code.

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Cd, the Load duration factor is ASD only and does not reference Lambda, the time effect factor which is the LRFD equivalent. It would therefore technically be possible to circumvent this provision in the code amendments simply by doing wood design in LRFD.

Suggest something to the effect of: For load combinations including Snow where the Time Effect Factor, lambda, is 0.8, for elevations above 5,000 feet the Time Effect factor shall instead be 1.0.

Thank you for your time.

UTAH DEPARTMENT OF COMMERCE
DIVISION OF OCCUPATIONAL AND PROFESSIONAL LICENSING
160 East 300 South Salt Lake City UT 84111
PO Box 146741 Salt Lake City UT 84114-6741
E-mail: b8@utah.gov
Web: www.dopl.utah.gov

REQUEST FOR CODE AMENDMENT

Requesting Agency/Person: Chris Yeates/Acute Engineering	Date: 8/31/2026
Street Address: 744 S 400 E	
City, State, Zip Orem, UT 84097	
Contact Person: Chris Yeates	Phone: 801-229-9020
Code to be Amended: Amendment to the 2021 IRC (Include edition)	
Section:	
Section Title:	

AMENDMENT:

Type proposed amendment in rule change form. (Using strikeout on portions being removed and underline on all new wording.)

1. Include the entire section you wish to amend.
2. Attach additional sheets if necessary.

As the amendments to the 2021 IRC and 2024 IBC are written in HB0065, it requires engineers working on IRC type structures to use the 2024 IBC as well as the new snow loads found in ASCE 7-22. However, in speaking with the Home Builder Association, the intent of the bill (from their standpoint) was that for IRC type structures, the old snow loads from ASCE 7-16 and the Utah Snow load map were intended to be used along with the 2021 IBC and the previous amendments made to the 2021 IBC. Because there is no mention of the 2021 IBC or the previous adopted amendments to the 2021 IBC by the state of Utah, plan reviewers and most engineers are of the opinion that the 2024 IBC and the associated standards must be used.

There is a large gap between what the builders interpretation of the house bill is and what the engineers and plan reviewers interpretation of the house bill is, leading to quite a bit of confusion in the industry.

In speaking to Tom Petersen, he has said that the intent of the bill was to allow the 2021 IBC and the previously adopted amendments to be used for IRC type structures.

Purpose of or Reason for the amendment:

Cost or Savings Impact of Amendment:

Compliance Costs for Affected Persons (A Person@ 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}):

Signature:

Date:

For Division Use:

Date Received:

Committee Action:

- ☐ Approved ☐ Denied
☐ 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:

Mr. Macade Jensen and Mr. Danny Currit,

As you are the committee chairs for the SEAU Legislative Committee and Codes Committee respectively, I wanted to write to you to get your input on some questions we have been getting from builders and city building officials in respect to the recent code update.

On July 1, 2026, Utah House Bill 0065 went into effect. This bill adopted the 2024 IBC with amendments throughout the State of Utah. The bill did not include language adopting a new edition of the IRC, so the currently adopted edition of the IRC remains the 2021 edition. Unfortunately, the decision to proceed with IRC and IBC on different years is causing some potentially unforeseen issues and confusion regarding the structural aspects of residential structures.

The biggest issue or question that has arisen is whether the new seismic loads, snow loads and load combinations that are in ASCE 7-22, which is the referenced standard in the 2024 IBC, should be used, or whether residential structures can continue to be engineered using the old loads and load combinations found in ASCE 7-16, 2021 IBC, and the Utah Snow Study. Most builders and some engineers that deal primarily in the residential field that we have spoken to feel like the latter is correct, while many building officials feel like the former is correct.

Section R301.1.3 of the IRC states that when "a building of otherwise conventional construction contains elements exceeding the limits of R301 or otherwise not conforming to this code, these elements shall be designed in accordance with accepted engineering practice." It goes on to state that "Engineered design in accordance with the *International Building Code* is permitted for buildings and structures, and parts thereof, included in the scope of this code."

I believe that much of the confusion arises from builders and building officials not understanding the differences between the IRC and the IBC, specifically when it comes to structural engineering practices. There are many sections of the IRC that are used in the construction of the home in terms of electrical, mechanical, and plumbing that the builders and building officials know well. However, there seems to be a general lack of understanding that when an engineer is retained to provide engineering for a residential

structure, most engineers do not use the presumptive tables for headers or joists and that many do engineered shear wall design instead of using the prescriptive braced walls.

Because Utah has chosen to remain on the 2021 IRC, most builders and some engineers are saying that the old seismic loads, snow loads and load combinations from IBC 2021 can still be used because chapter 44 of the 2021 IRC specifically references the 2021 IBC. Essentially, if a structure is governed by the IRC code, the 2021 IRC refers engineers to the 2021 IBC regardless of the currently adopted IBC in the jurisdiction.

One challenge with this assumption is that Utah House Bill 0065 superseded the previous amendments to the IBC given in Utah Title 15A-3-107 and 108 that engineers and builders rely on to simplify structural design. The new amendments contained in sections 107 and 108 specifically reference the 2024 version of the IBC rather than the 2021 version. Only historical versions of Utah Title 15A contain amendments to the 2021 IBC.

Do you believe that the intent of the legislation was to allow the old seismic loads, snow loads and load combinations from the 2021 IBC and ASCE 7-16 to be used for residential structures? If so, can the old amendments to the 2021 IBC continue to be used?

Any input or insight regarding the matter would be appreciated.

UTAH DEPARTMENT OF COMMERCE
DIVISION OF OCCUPATIONAL AND PROFESSIONAL LICENSING
160 East 300 South Salt Lake City UT 84111
PO Box 146741 Salt Lake City UT 84114-6741
E-mail: b8@utah.gov
Web: www.dopl.utah.gov

REQUEST FOR CODE AMENDMENT

Requesting Agency/Person: ACUTE ENGINEERING	Date: 09/02/2026
Street Address: 744 S 400 E	
City, State, Zip OREM, UT 84097	
Contact Person: CHRIS YEATES	Phone: 801-229-9020
Code to be Amended: UTAH TITLE 15A (Include edition)	
Section: CHAPTER 3, PART 2	
Section Title: SECTION 206 Amendments to Chapter 36, 37, 39, and 44 and Appendix F of IRC	

AMENDMENT:

Type proposed amendment in rule change form. (Using strikeout on portions being removed and underline on all new wording.)

1. Include the entire section you wish to amend.
2. Attach additional sheets if necessary.

See attached sheets for proposal language. Additional clarity is given in the Purposes and Reasons section of this document.

This is amendment proposal **1 of 2**.

Proposal 1: This proposal is designed to clarify that engineered design of structures governed by International Residential Code (IRC) should conform to the state's currently adopted version of the International Building Code (IBC) rather than the IBC version referenced in Chapter 44 of IRC. This is the simplest proposal and will not require modification each code cycle.

Proposal 2: This proposal is designed to clarify that engineered design of structures governed by International Residential Code (IRC) should conform to the version of the International Building Code (IBC) referenced in Chapter 44 of IRC. This proposal re-introduces superseded amendments to International Building Code as found in the historical versions of Utah Title 15A. This is complex and will require substantial revision each code cycle. For example, if Utah adopts both the 2027 IBC and 2027 IRC in 2029, the codes will once again be on the same cycle and all sections added by this proposal become null and void. All engineered design will be done according to 2027 IBC as amended by Utah. However, during the following code cycle, if Utah adopts the 2030 IBC and stays on the 2027 IRC, all previous amendments to the 2027 IBC will need to be relocated from 15A-3 Part 1 to the proposed section 15A-3 Part 11 for continued use in residential construction, and all amendments in 15A-3 Part 1 will be superseded by amendments to the 2030 IBC. This pattern will need to be repeated at each adoption of a new IBC or IRC. However, it will allow residential construction to fully follow a 6-year code cycle with no design changes when a new IBC version is adopted.

Purpose of or Reason for the amendment:

As the amendments to the 2021 IRC and 2024 IBC are written in HB0065, it requires engineers working on IRC type structures to use the 2024 IBC as well as the new snow loads found in ASCE 7-22. However, according to the Utah Homebuilders Association, the intent of the bill was that IRC-governed structures would not be subject to any code updates, in an effort to minimize housing costs. Because there is no mention of the 2021 IBC or the previous adopted amendments to the 2021 IBC by the state of Utah, plan reviewers and most engineers are of the opinion that the 2024 IBC and the associated standards must be used. Designing to superseded amendments creates legal challenges, and designing to 2021 IBC without the Utah Amendments increases building costs substantially. Designing to 2024 IBC is the simplest approach, but it requires builders to have their plans updated.

Cost or Savings Impact of Amendment:

Jurisdictions in the State of Utah are not united as to the acceptance of building code. A homebuilder may submit plans engineered under the 2021 IBC to one jurisdiction and have them approved, but the neighboring jurisdiction rejects them because they require plans to be engineered under the 2024 IBC. Every time a plan is rejected, it results in a delay of several weeks for the builder, which turns into increased cost for the homeowner. The cost savings of the proposed amendment is difficult to measure, but it is designed to bring all construction back into uniformity and reduce internal costs for the builders.

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}):

No known compliance costs outside what is normally required for building.

Signature:

Date:

For Division Use:

Date Received:

Committee Action:

- ☐ Approved ☐ Denied
☐ 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:

15A-3-206 Amendments to Chapters 36, 37, 39, and 44 and Appendix F of IRC.

(1)In IRC, Section E3601.6.2, a new exception is added as follows: "Exception: An occupant of an accessory dwelling unit is not required to have access to the disconnect serving the dwelling unit in which they reside."

(2)IRC, Section E3606.5, is deleted.

(3)IRC, Section E3601.7, is deleted and replaced with the following:

"3601.7 Maximum number of disconnects. The service disconnecting means shall consist of not more than six switches or six sets of circuit breakers mounted in a single enclosure or in a group of separate enclosures."

(4)In IRC, Section E3705.4.4, the following sentences are deleted:

"Where more than two NM cables containing two or more current-carrying conductors are installed, without maintaining space between the cables, through the same opening in wood framing should be sealed with thermal insulation, caulk or sealing foam. The allowable ampacity of each conductor shall be adjusted in accordance with Table E3705.3 and the provisions of Section E3701.3. Exception. may not apply."

(5)IRC, Section E3901.4.2, is deleted and replaced with the following:

"E3901.4.2 Island and Peninsular Countertops and Work Spaces. Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with E3901.4.3. If a receptacle outlet is not provided to serve an island or peninsular countertop or work surface, provisions shall be provided at the island or peninsula for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface."

(6)IRC, Section E3901.4.3, is deleted and replaced with the following:

"E3901.4.3 Receptacle Outlet Location. When installed, receptacle outlets shall be located in one or more of the following:

1. On or above, but not more than 20 inches (508 mm) above a countertop or work surface.
2. In a countertop using receptacle outlet assemblies listed for use in countertops.
3. In a work surface using receptacle outlet assemblies listed for use in work surface or listed for use in countertops.

Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or range tops as covered in the exception to Section E3901.4.1 or appliances occupying assigned spaces shall not be considered as these required outlets.

4. Under the countertop not more than 14 inches from the bottom leading edge of the countertop."

(7)In IRC, Section 3902.1, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."

(8)In IRC, Section 3902.2, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."

(9)In IRC, Section 3902.3, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."

(10)In IRC, Section 3902.4, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."

(11)In IRC, Section 3902.5, after the word "125-volt" add the words "single phase 15 and 20 ampere in unfinished portions of the basement shall have ground-fault circuit-interrupter protection for personnel" and delete the rest of the section.

(12)In IRC, Section 3902.6, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."

(13)In IRC, Section 3902.7, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."

(14)In IRC, Section 3902.8, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."

(15)In IRC, Section 3902.9, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."

- (16)IRC, Section 3902.10, is deleted.
- (17)In IRC, Section 3902.12, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."
- (18)In IRC, Section 3902.13, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."
- (19)IRC, Section 3902.15, Crawl space lighting outlets, is deleted.
- (20)IRC, Section 3902.16, Equipment requiring servicing, is deleted.
- (21)IRC Section 3902.17, Outdoor outlets, is deleted.
- (22)IRC, Section 3902.19, Location of arc-fault circuit interrupters, is deleted.
- (23)IRC, Section E3902.20, Arc-fault circuit interrupter protection, is deleted.
- (24)IRC, Section E3902.21, Arc-fault circuit interrupter protection for branch circuit extensions or modification, is deleted.
- (25)IRC, Section 4002.11, is deleted and replaced with the following: "4002.11 Bathtub and Shower Space. Receptacles shall not be installed within or directly over a bathtub or shower stall."
- (26)IRC, Chapter 44, is amended by deleting the standard for "ANCE."
- (27)In IRC, Chapter 44, the standard for ASHRAE is amended by changing "34-2013" to "34-2019."
- (28)In IRC, Chapter 44, the standard for CSA, is amended by changing the:
- (a)standard reference number "UL/CSA/ANCE 60335-2-40-2012" to "UL/CSA 60335-2-40-2019"; and
 - (b)title "Standard for Household and Similar Electrical Appliances, Part 2: Particular Requirements for Motor-Compressors" to "Standard for Household and Similar Electrical Appliances, Part 2-40, Requirements for Electric Heat Pumps, Air Conditioners and Dehumidifiers-3rd Edition."

(29)In IRC, Chapter 44, the standard for ICC is amended by changing "IBC-21" to "IBC edition adopted by Utah Title 15A-2-103"

~~(29)~~(30)In IRC, Chapter 44, the standard for UL, is amended by changing the:

- (a)standard reference number "1995-2011" to "1995-2015";
- (b)standard reference number "UL/CSA/ANCE 60335-2-40-2012" to "UL/CSA 60335-2-40-2019"; and
- (c)title "Standard for Household and Similar Electrical Appliances, Part 2: Particular Requirements for Motor-Compressors" to "Standard for Household and Similar Electrical Appliances, Part 2-40, Requirements for Electric Heat Pumps, Air Conditioners and Dehumidifiers-3rd Edition."

~~(30)~~(31)In IRC, Chapter 44, the standard for ANSI/RESNET/ICC 201-2019 Section 4.4.4 is added as follows:

"4.4.4. Air Source Heat Pumps and Air Conditioners. For Heat Pumps and Air Conditioners with the more recent Manufacturers Equipment Performance Ratings (HSPF2 or SEER2) available, and HSPF and SEER are not available, these ratings shall be converted to HSPF and SEER values by dividing HSPF2 or SEER2 by the conversion factors in Table 4.4.4.1(1). If the type of equipment is not determined, the conversion shall default to the Ducted Split System factors. All calculations, including Equation 4.1-1a shall use HSPF or SEER values as made available by the Manufacturer or converted as specified in this section.

Table 4.4.4.1(1) SEER2 and HSPF2 Conversion Factors³.

Equipment Type	SEER2/SEER	EER/EER4	HSPF/HSPF
Ductless Systems	1.00	1.00	0.90
Ducted Split System	0.95	0.95	0.85
Ducted Package System	0.95	0.95	0.84
Small Duct High Velocity System	1.00	not applicable	0.85
Ducted Space-Constrained Air Conditioner	0.97	not applicable	not applicable
Ducted Space-Constrained Heat Pump		not applicable	0.85"

~~(31)~~(32) IRC, Chapter 44, is amended by adding the following reference standard:

“Standard reference number”	Title	Referenced in code section number
USC-FCCCHR 10th Edition Manual of Cross Connection Control	Foundation for Cross-Connection Control and Hydraulic Research University of Southern California Kaprielian Hall 300 Los Angeles CA 90089-2531	Table P2902.3”

~~(32)~~(33) IRC, Chapter 44, is amended by adding the following reference standard: “UL 9540-20: Energy Storage Systems and Equipment; R328.1, R328.2, and R328.6.”

~~(33)~~(34)

- (a) When passive radon controls or portions thereof are voluntarily installed, the voluntary installation shall comply with Appendix F of the IRC.
- (b) An additional inspection of a voluntary installation described in Subsection (28)(a) is not required.

UTAH DEPARTMENT OF COMMERCE
DIVISION OF OCCUPATIONAL AND PROFESSIONAL LICENSING
160 East 300 South Salt Lake City UT 84111
PO Box 146741 Salt Lake City UT 84114-6741
E-mail: b8@utah.gov
Web: www.dopl.utah.gov

REQUEST FOR CODE AMENDMENT

Requesting Agency/Person: ACUTE ENGINEERING	Date: 09/02/2026
Street Address: 744 S 400 E	
City, State, Zip OREM, UT 84097	
Contact Person: CHRIS YEATES	Phone: 801-229-9020
Code to be Amended: UTAH TITLE 15A (Include edition)	
Section: CHAPTER 3, various sections	
Section Title: Various	

AMENDMENT:

Type proposed amendment in rule change form. (Using strikeout on portions being removed and underline on all new wording.)

1. Include the entire section you wish to amend.
2. Attach additional sheets if necessary.

See attached sheets for proposal language. Additional clarity is given in the Purposes and Reasons section of this document.

This is amendment proposal **2 of 2**.

Proposal 1: This proposal is designed to clarify that engineered design of structures governed by International Residential Code (IRC) should conform to the state's currently adopted version of the International Building Code (IBC) rather than the IBC version referenced in Chapter 44 of IRC. This is the simplest proposal and will not require modification each code cycle.

Proposal 2: This proposal is designed to clarify that engineered design of structures governed by International Residential Code (IRC) should conform to the version of the International Building Code (IBC) referenced in Chapter 44 of IRC. This proposal re-introduces superseded amendments to International Building Code as found in the historical versions of Utah Title 15A. This is complex and will require substantial revision each code cycle. For example, if Utah adopts both the 2027 IBC and 2027 IRC in 2029, the codes will once again be on the same cycle and all sections added by this proposal become null and void. All engineered design will be done according to 2027 IBC as amended by Utah. However, during the following code cycle, if Utah adopts the 2030 IBC and stays on the 2027 IRC, all previous amendments to the 2027 IBC will need to be relocated from 15A-3 Part 1 to the proposed section 15A-3 Part 11 for continued use in residential construction, and all amendments in 15A-3 Part 1 will be superseded by amendments to the 2030 IBC. This pattern will need to be repeated at each adoption of a new IBC or IRC. However, it will allow residential construction to fully follow a 6-year code cycle with no design changes when a new IBC version is adopted.

Purpose of or Reason for the amendment:

As the amendments to the 2021 IRC and 2024 IBC are written in HB0065, it requires engineers working on IRC type structures to use the 2024 IBC as well as the new snow loads found in ASCE 7-22. However, according to the Utah Homebuilders Association, the intent of the bill was that IRC-governed structures would not be subject to any code updates, in an effort to minimize housing costs. Because there is no mention of the 2021 IBC or the previous adopted amendments to the 2021 IBC by the state of Utah, plan reviewers and most engineers are of the opinion that the 2024 IBC and the associated standards must be used. Designing to superseded amendments creates legal challenges, and designing to 2021 IBC without the Utah Amendments increases building costs substantially. Designing to 2024 IBC is the simplest approach, but it requires builders to have their plans updated.

Cost or Savings Impact of Amendment:

Jurisdictions in the State of Utah are not united as to the acceptance of building code. A homebuilder may submit plans engineered under the 2021 IBC to one jurisdiction and have them approved, but the neighboring jurisdiction rejects them because they require plans to be engineered under the 2024 IBC. Every time a plan is rejected, it results in a delay of several weeks for the builder, which turns into increased cost for the homeowner. The cost savings of the proposed amendment is difficult to measure, but it is designed to bring all construction back into uniformity and reduce internal costs for the builders.

Compliance Costs for Affected Persons (A Person@ 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}):

No known compliance costs outside what is normally required for building.

Signature:

Date:

For Division Use:

Date Received:

Committee Action:

- ☐ Approved ☐ Denied
☐ 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:

Title 15A State Construction and Fire Codes Act

Chapter 3 Statewide Amendments Incorporated as Part of State Construction Code

Part 1 Statewide Amendments to International Building Code

Part 2 Statewide Amendments to International Residential Code

Part 3 Statewide Amendments to International Plumbing Code

Part 4 Statewide Amendments to International Mechanical Code

Part 5 Statewide Amendments to International Fuel Gas Code

Part 6 Statewide Amendments to National Electrical Code

Part 7 Statewide Amendments to International Energy Conservation Code

Part 8 Statewide Amendments to International Existing Building Code

Part 9 Installation and Safety Requirements for Mobile Homes Built Before June 15, 1976

Part 10 Statewide Amendments to International Swimming Pool and Spa Code

Part 11 Statewide Amendments to International Building Code for Structures Governed by International Residential Code

Section ~~1101~~1201 General provisions.

15A-3-206 Amendments to Chapters 36, 37, 39, and 44 and Appendix F of IRC.

(1)In IRC, Section E3601.6.2, a new exception is added as follows: "Exception: An occupant of an accessory dwelling unit is not required to have access to the disconnect serving the dwelling unit in which they reside."

(2)IRC, Section E3606.5, is deleted.

(3)IRC, Section E3601.7, is deleted and replaced with the following:

"3601.7 Maximum number of disconnects. The service disconnecting means shall consist of not more than six switches or six sets of circuit breakers mounted in a single enclosure or in a group of separate enclosures."

(4)In IRC, Section E3705.4.4, the following sentences are deleted:

"Where more than two NM cables containing two or more current-carrying conductors are installed, without maintaining space between the cables, through the same opening in wood framing should be sealed with thermal insulation, caulk or sealing foam. The allowable ampacity of each conductor shall be adjusted in accordance with Table E3705.3 and the provisions of Section E3701.3. Exception. may not apply."

(5)IRC, Section E3901.4.2, is deleted and replaced with the following:

"E3901.4.2 Island and Peninsular Countertops and Work Spaces. Receptacle outlets, if installed to serve an island or peninsular countertop or work surface, shall be installed in accordance with E3901.4.3. If a receptacle outlet is not provided to serve an island or peninsular countertop or work surface, provisions shall be provided at the island or peninsula for future addition of a receptacle outlet to serve the island or peninsular countertop or work surface."

(6)IRC, Section E3901.4.3, is deleted and replaced with the following:

"E3901.4.3 Receptacle Outlet Location. When installed, receptacle outlets shall be located in one or more of the following:

1. On or above, but not more than 20 inches (508 mm) above a countertop or work surface.
2. In a countertop using receptacle outlet assemblies listed for use in countertops.
3. In a work surface using receptacle outlet assemblies listed for use in work surface or listed for use in countertops.

Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or range tops as covered in the exception to Section E3901.4.1 or appliances occupying assigned spaces shall not be considered as these required outlets.

4. Under the countertop not more than 14 inches from the bottom leading edge of the countertop."

(7)In IRC, Section 3902.1, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."

(8)In IRC, Section 3902.2, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."

(9)In IRC, Section 3902.3, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."

(10)In IRC, Section 3902.4, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."

(11)In IRC, Section 3902.5, after the word "125-volt" add the words "single phase 15 and 20 ampere in unfinished portions of the basement shall have ground-fault circuit-interrupter protection for personnel" and delete the rest of the section.

(12)In IRC, Section 3902.6, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."

(13)In IRC, Section 3902.7, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."

(14)In IRC, Section 3902.8, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."

(15)In IRC, Section 3902.9, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."

- (16)IRC, Section 3902.10, is deleted.
- (17)In IRC, Section 3902.12, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."
- (18)In IRC, Section 3902.13, after the word "125-volt" add "single phase 15 and 20 ampere" and strike the words "through 250 volt."
- (19)IRC, Section 3902.15, Crawl space lighting outlets, is deleted.
- (20)IRC, Section 3902.16, Equipment requiring servicing, is deleted.
- (21)IRC Section 3902.17, Outdoor outlets, is deleted.
- (22)IRC, Section 3902.19, Location of arc-fault circuit interrupters, is deleted.
- (23)IRC, Section E3902.20, Arc-fault circuit interrupter protection, is deleted.
- (24)IRC, Section E3902.21, Arc-fault circuit interrupter protection for branch circuit extensions or modification, is deleted.
- (25)IRC, Section 4002.11, is deleted and replaced with the following: "4002.11 Bathtub and Shower Space. Receptacles shall not be installed within or directly over a bathtub or shower stall."
- (26)IRC, Chapter 44, is amended by deleting the standard for "ANCE."
- (27)In IRC, Chapter 44, the standard for ASHRAE is amended by changing "34-2013" to "34-2019."
- (28)In IRC, Chapter 44, the standard for CSA, is amended by changing the:
- (a)standard reference number "UL/CSA/ANCE 60335-2-40-2012" to "UL/CSA 60335-2-40-2019"; and
 - (b)title "Standard for Household and Similar Electrical Appliances, Part 2: Particular Requirements for Motor-Compressors" to "Standard for Household and Similar Electrical Appliances, Part 2-40, Requirements for Electric Heat Pumps, Air Conditioners and Dehumidifiers-3rd Edition."
- (29)In IRC, Chapter 44, the standard for ICC is amended by changing "IBC-21" to "IBC-21 with the Amendments of Utah Title 15A Chapter 3 Part 11"
- ~~(29)~~(30)In IRC, Chapter 44, the standard for UL, is amended by changing the:
- (a)standard reference number "1995-2011" to "1995-2015";
 - (b)standard reference number "UL/CSA/ANCE 60335-2-40-2012" to "UL/CSA 60335-2-40-2019"; and
 - (c)title "Standard for Household and Similar Electrical Appliances, Part 2: Particular Requirements for Motor-Compressors" to "Standard for Household and Similar Electrical Appliances, Part 2-40, Requirements for Electric Heat Pumps, Air Conditioners and Dehumidifiers-3rd Edition."
- ~~(30)~~(31)In IRC, Chapter 44, the standard for ANSI/RESNET/ICC 201-2019 Section 4.4.4 is added as follows:
- "4.4.4. Air Source Heat Pumps and Air Conditioners. For Heat Pumps and Air Conditioners with the more recent Manufacturers Equipment Performance Ratings (HSPF2 or SEER2) available, and HSPF and SEER are not available, these ratings shall be converted to HSPF and SEER values by dividing HSPF2 or SEER2 by the conversion factors in Table 4.4.4.1(1). If the type of equipment is not determined, the conversion shall default to the Ducted Split System factors. All calculations, including Equation 4.1-1a shall use HSPF or SEER values as made available by the Manufacturer or converted as specified in this section.
- Table 4.4.4.1(1) SEER2 and HSPF2 Conversion Factors³.

Equipment Type	SEER2/SEER	EER/EER4	HSPF/HSPF
Ductless Systems	1.00	1.00	0.90
Ducted Split System	0.95	0.95	0.85
Ducted Package System	0.95	0.95	0.84
Small Duct High Velocity System	1.00	not applicable	0.85
Ducted Space-Constrained Air Conditioner	0.97	not applicable	not applicable
Ducted Space-Constrained Heat Pump		not applicable	0.85"

~~(31)~~(32) IRC, Chapter 44, is amended by adding the following reference standard:

“Standard reference number”	Title	Referenced in code section number
USC-FCCCHR 10th Edition	Foundation for Cross-Connection Control and	Table P2902.3”
Manual of Cross Connection	Hydraulic Research University of Southern	
Control	California Kaprielian Hall 300 Los Angeles CA	
	90089-2531	

~~(32)~~(33) IRC, Chapter 44, is amended by adding the following reference standard: “UL 9540-20: Energy Storage Systems and Equipment; R328.1, R328.2, and R328.6.”

~~(33)~~(34)

- (a) When passive radon controls or portions thereof are voluntarily installed, the voluntary installation shall comply with Appendix F of the IRC.
- (b) An additional inspection of a voluntary installation described in Subsection (28)(a) is not required.

15A-3-1101 General provision.

The amendments in this part are adopted as amendments to the IBC edition referenced in Chapter 44 of International Residential Code, subsequently referred to as IBC-R, to be applicable to structures governed by International Residential Code statewide. References to other building codes within this section shall refer to the editions specified in Chapter 35 of IBC-R.

15A-3-1102 Amendments to Chapters 1 through 3 of IBC-R.

(1)IBC-R, Section 106, is deleted.

(2)In IBC-R, Section 110, a new section is added as follows: “ 110.3.13, Weather-resistant exterior wall envelope. An inspection shall be made of the weather-resistant exterior wall envelope as required by Section 1404.2, and flashing as required by Section 1404.4 to prevent water from entering the weather-resistive barrier.”

(3)IBC-R, 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-R, 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-R, 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-R, 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-R, 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-R, Section 202, the definition for “Approved Source” is modified by adding the words “or licensed engineer” after the word “official.”

(9)In IBC-R, 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-R, Section 202, the following definition is added for Child Care Facility: “CHILD CARE FACILITY. A facility where care and supervision is provided for four 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)In IBC-R, 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.”

(12)In IBC-R, 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)In IBC-R, Section 305, Sections 305.2 through 305.2.3 are deleted and replaced with the following:

"305.2 Group E, child care facilities. This group includes buildings and structures or portions thereof occupied by four 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. 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.

305.2.4 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.

305.2.5 Child 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."

(14)In IBC-R, 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)In IBC-R, 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)In IBC-R, Section 308.2.4, all of the words after the first International Residential Code are deleted.

(17)A new IBC-R, 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)IBC-R, 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)In IBC-R, Section 308.3.2, the number "five" is deleted and replaced with the number "four" in each location.

(20)A new IBC-R, 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)In IBC-R, Section 308.5, the words "more than five" are deleted and replaced with the words "five or more in each location."

(22)IBC-R, 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)In IBC-R, 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."

(24)IBC-R, 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 and 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

Congregate living facilities (nontransient) with 16 or fewer occupants

Boarding houses (nontransient)

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)IBC-R, 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)A new IBC-R 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)A new IBC-R, 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.”

(28)In IBC-R, 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)A new IBC-R, 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.”

15A-3-1103 Amendments to Chapters 4 through 6 of IBC-R.

(1) IBC-R Section 403.5.5 is deleted.

(2) In IBC-R, 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-R, 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-R, Section 407.2.6, the words “and assisted living facility” are added in the title after the words “nursing home.”

(5) In IBC-R, 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-R, 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-R, Section 407.4.3, the words “and assisted living facility” are added in the title and after the words “nursing home.”

(8) In IBC-R, 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-R, 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-R, 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-R Section 429, Day Care, is added as follows:

“429.1 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.

429.2 Definitions.

429.2.1 Authority Having Jurisdiction (AHJ): State Fire Marshal, his duly authorized deputies, or the local fire enforcement authority code official.

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.

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.

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.

429.2.5 R710-8: Utah Administrative Code, R710-8, Day Care Rules, as enacted under the authority of the Utah Fire Prevention Board.

429.3 Family Day Care.

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.

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.

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.

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

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.

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.

429.3.6 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 Day Care Centers.

429.4.1 Day Care Centers shall comply with either I-4 requirements or E requirements of the IBC-R, whichever is applicable for the type of Day Care Center.

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 be located at the level of exit discharge.

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.

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.

429.5 Requirements for all Day Care.

429.5.1 Heating 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-R, 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-R, 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."

15A-3-1104 Amendments to Chapters 7 through 9 of IBC-R.

(1) In IBC-R, Section 703.5, the words "with signs or stenciling" are deleted.

(2) IBC-R, 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) In IBC-R, 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 clear width of not less than 68 inches and a clear height of the door opening shall not be less than 80 inches. The door shall be permitted to be locked provided that the key is available at all times and located in a Key Box in accordance with Section 506 of the International Fire Code.

(F) 902.3 Automatic sprinkler riser room. Automatic sprinkler system risers shall be provided with ready access. Automatic sprinkler system riser 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 36 inches. Openings into the room shall be clear and unobstructed, with doors swinging in the outward direction from the riser room and the opening providing a clear width of not less than 32 inches and a clear height of the door opening shall not be less than 80 inches. The door shall be permitted to be locked provided that the key is available at all times and located in a Key Box in accordance with Section 506 of the International Fire Code.

(F) 902.4 Marking on access doors. Access doors for automatic sprinkler system riser rooms and fire pump rooms shall be labeled with an approved sign. The lettering shall be in contrasting color to the background. Letters shall have a minimum height of 2 inches (51 mm) with a minimum stroke of 3/8 inch (10 mm).

(F) 902.5 Environment. Automatic sprinkler system riser rooms and fire pump rooms shall be maintained at a temperature of not less than 40 degrees Fahrenheit (4 degrees Celsius). Heating units shall be permanently installed.

(F) 902.6 Lighting. Permanently installed artificial illumination shall be provided in the automatic sprinkler system riser rooms and fire pump rooms."

(4) IBC-R, Section (F) 903.2.2, is deleted and replaced with the following:

"(F) 903.2.2 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the building containing an ambulatory care facility where either of the following conditions exist at any time.

1. Four or more care recipients are incapable of self-preservation.

2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility."

(5) IBC-R, Section (F) 903.2.4, condition 2, is deleted and replaced with the following: "2. A Group

F-1 fire area is located more than three stories above the lowest level of fire department vehicle access."

(6)IBC-R, Section (F)903.2.7, condition 2, is deleted and replaced with the following: "2. A Group M fire area is located more than three stories above the lowest level of fire department vehicle access."

(7) In IBC-R, Section (F)903.2.8, the following exceptions are added:

"Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) constructed in accordance with the International Residential Code For One- and Two-Family Dwellings.

2. Single story Group R-1 occupancies with fire areas not more than 2,000 square feet that contain no installed plumbing or heating, where no cooking occurs, and constructed of Type I-A, I-B, II-A, or II-B construction.

3. Group R-4 fire areas not more than 4,500 gross square feet and not containing more than 16 residents, provided all residents are housed on a level of exit discharge and the building is equipped throughout with an approved fire alarm system that is interconnected and receives its primary power from the building wiring and a commercial power system."

(8)IBC-R, Section (F) 903.2.8.1 is deleted.

(9)IBC-R, Section (F)903.2.9, condition 2, is deleted and replaced with the following: "2. A Group S-1 fire area is located more than three stories above the lowest level of fire department vehicle access."

(10) In IBC-R, Section 905, a new subsection, Section (F)905.3.9, is added as follows:

"Open Parking Garages. Open parking garages shall be equipped with an approved Class 1 manual standpipe system when fire department access is not provided for firefighting operations to within 150 feet of all portions of the open parking garage as measured from the approved fire department vehicle access. Class 1 manual standpipe shall be accessible throughout the parking garage such that all portions of the parking structure are protected within 150 feet of a hose connection."

(11) In IBC-R, Section (F)905.8, the exception is deleted and replaced with the following:

"Exception: Where subject to freezing and approved by the fire code official."

(12) In IBC-R, Section (F)907.2.3 Group E is deleted and rewritten as follows: "A manual fire alarm system that initiates the occupant notification signal using an emergency voice/alarm communication system that meets the requirements of Section (F) 907.5.2.2, or a manual fire alarm system that initiates an approved audible and visual occupant notification signal that meets the requirements of Sections (F)907.5.2.1, (F)907.5.2.1.1, (F)907.5.2.1.2, and (F)907.5.2.3, and is installed in accordance with Section (F)907.6 shall be installed in Group E occupancies. Where automatic fire sprinkler systems or smoke detectors are installed, the fire sprinkler systems and smoke detectors shall be connected to the building fire alarm system."

(13) In IBC-R, Section (F) 907.2.3 Group E, Exception 2 is deleted and the remaining exceptions are renumbered.

(14) In IBC-R, Section (F) 907.2.3 Group E, renumbered Exception 3.2 is deleted and replaced with the following: "Exception 3.2 The fire alarm system will activate on fire sprinkler waterflow."

(15) In IBC-R, Section (F) 907.2.3 Group E, new sections (F) 907.2.3.1 through (F) 907.2.3.7 are added as follows:

"(F) 907.2.3.1 Automatic detection devices that detect smoke shall be installed throughout all corridors and spaces open to the corridor at the maximum prescribed spacing of thirty feet on center and no more than fifteen feet from the walls or smoke detectors shall be installed as required in NFPA, Standard 72, Section 17.7.

(F) 907.2.3.2 Where structures are not protected or are partially protected with an automatic fire sprinkler system, approved automatic smoke detectors shall be installed in accordance with the complete coverage requirements of NFPA, Standard 72.

(F) 907.2.3.3 An approved key plan drawing and operating instructions shall be posted at the main fire alarm panel which displays the location of all alarm zones and if applicable, device addresses.

(F) 907.2.3.4 The main panel shall be located in a normally attended area such as the main office or lobby. Location of the main panel other than as stated above, shall require the review and authorization of the State Fire Marshal Division. Where location as required above is not possible, an electronically supervised remote annunciator from the main panel shall be located in a supervised area of the building. The remote annunciator shall visually indicate system power status, alarms for each zone, and give both visual and audible indication of trouble conditions in the system. All indicators on both the main panel and remote annunciator shall be adequately labeled.

(F) 907.2.3.5 All system wiring shall be as follows:

(A) The initiating device circuits shall be designated and installed Class A as defined in NFPA, Standard 72.

(B) The notification appliance circuits shall be designated and installed Class A as defined in NFPA, Standard 72.

(C) Signaling line circuits shall be designated and installed Class A loop as defined in NFPA, Standard 72.

(F) 907.2.3.6 Fan Shutdown shall be as follows:

(A) Fan shut down shall be as required in the International Mechanical Code, Chapter 6, Section 606.

(B) Duct detectors required by the International Mechanical Code, shall be interconnected and compatible with the fire alarm system."

(16) IBC-R, Section (F) 915.2.3 Group E occupancies is deleted and replaced with the following:

"(F) 915.2.3 Group E occupancies. Carbon monoxide detectors shall be installed in the following areas within Group E occupancies:

(1) Boiler rooms, furnace rooms, and similar rooms, or in adjacent areas where carbon monoxide is likely to spread. (The installation of carbon monoxide detectors in boiler rooms and furnace rooms may cause a false alarm problem. Installing these detectors in adjacent spaces where the carbon monoxide is likely to spread from these spaces may be a better option.)

(2) Home economics rooms with gas appliances.

(3) School kitchens with gas appliances. (Commercial kitchens).

(4) Arts rooms and other areas with a gas kiln or open flame.

(5) Gas roof top units, and other carbon monoxide producing HVAC units, one per zone. (The zone shall be the area covered by the HVAC unit.)

(6) In areas with gas wall units.

(7) In areas with a gas water heater or boiler.

(8) Areas with a forge or foundry.

(9) Metal shop or auto shop areas or in adjacent areas where carbon monoxide is likely to spread. (The installation of carbon monoxide detectors in metal shop or auto shop areas may cause a false alarm problem. Installing these detectors in adjacent spaces, i.e. class rooms or corridors, where the carbon monoxide is likely to spread from these spaces may be a better option.)

(10) Labs with open flame.

(11) HVAC units drawing outside air that could be contaminated with carbon monoxide.

(12) Other areas with an open flame or fuel fired appliance.

(F) 915.2.3.1 Carbon monoxide alarm signals shall be automatically transmitted to an onsite location that is staffed by school personnel.

Exception: Carbon monoxide alarm signals shall not be required to be automatically transmitted to an onsite location that is staffed by school personnel in Group E occupancies with an occupant load of 30 or less."

(17) A new IBC-R, Section (F) 915.7 is added as follows:

"(F) 915.7 Carbon monoxide systems in Group E occupancies. Carbon monoxide systems may be part of a fire alarm system or standalone system.

(F) 915.7.1 Power and wiring.

(F) 915.7.1.1 Power. Carbon monoxide detection systems shall require a primary and secondary power source.

(F) 915.7.1.2 Wiring. Class "A" wiring is required when the carbon monoxide system is part of, or

connected to, a fire alarm system. Standalone carbon monoxide detection systems may use Class "B" wiring. All wiring shall be Class "A" or "B."

(F) 915.7.2 Equipment shut down. Equipment and appliances that are producing carbon monoxide shall shut down automatically in the zone involved upon carbon monoxide system activation.

(F) 915.7.3 Notification.

(F) 915.7.3.1 Local alarm. Each occupied space shall sound an audible alarm when detecting carbon monoxide at a level in excess of 70 ppm for one hour.

(F) 915.7.3.2 General alarm. A blue strobe, visual alarm, is required in a normally occupied location, similar to the administrative offices, when carbon monoxide is detected in the facility in excess of 70 ppm for one hour.

(F) 915.7.3.2.1 The general alarm shall require a manual reset following an alarm activation.

(F) 915.7.3.3 Digital notification. Portable carbon monoxide detectors, with digital read out indicating parts per million of carbon monoxide, in a space to determine the level of hazard in a given space.

(F) 915.7.4 Monitoring. System monitoring is not required. If the system is monitored, the signal should be a supervisory signal indicating carbon monoxide.

(F) 915.7.5 Inspection.

(F) 915.7.5.1 The carbon monoxide detection system shall be tested in the presence of a Deputy or Special Deputy of the State Fire Marshal Division. The Deputy shall require "spot testing" of the system and its components.

(F) 915.7.5.2 Before requesting final inspection and approval, the installing contractor shall test each component of the system and issue a statement of compliance, in writing, to the State Fire Marshal Division that the carbon monoxide detection system has been installed in accordance with approved plans and has been tested in accordance with the manufacturer's specifications, and the appropriate installation standard.

(F) 915.7.5.3 Systems shall be tagged with the State approved tag for fire alarm systems, upon final approval and shall be inspected and tagged annually by an individual certified as a Master Fire Alarm Technician, by the State Fire Marshal Division.

(F) 915.7.6 Evacuation. The affected area within Group E occupancies shall be evacuated when carbon monoxide is detected at a level in excess of 70 ppm for one hour in that area."

15A-3-1105 Amendments to Chapters 10 through 12 of IBC-R.

(1)In IBC-R, Section 1010.2.4, number (2), the following is added at the end of the sentence:

"Blended assisted living facilities shall comply with Section 1010.2.14.1."

(2)A new IBC-R Section 1010.2.14.1 is added as follows: "1010.2.14.1 Blended assisted living facilities. In occupancy Group I-1, Condition 2 or Group I-2, a Type-II assisted living facility licensed by the Department of Health and Human Services for residents with Alzheimer's or dementia, and having a controlled egress locking system to prevent operation from the egress side shall be permitted to also house residents without a clinical need for their containment where all of the following provisions are met:

(a)locks in the means of egress comply with all IBC-R requirements for controlled egress doors;

(b)all residents without a clinical need for their containment shall have the keys, codes, or other means necessary to exit the facility, in a manner that is determined by the facility operator and communicated to the resident or their legal representative;

(c)residents or their legal representative acknowledge in writing that they understand and agree to living in a facility where egress is controlled; and

(d)the number of residents housed in a smoke compartment with controlled egress shall not be greater than 30."

(3)In IBC-R, Section 1011.5.2, exception 3 is deleted and replaced with the following: " 3. In Group R-3 occupancies, within dwelling units in Group R-2 occupancies, and in Group U occupancies that are accessory to a Group R-3 occupancy, or accessory to individual dwelling units in Group R-2 occupancies, the maximum riser height shall be 8 inches (203 mm) and the minimum tread depth shall be 9 inches (229 mm). The minimum winder tread depth at the walk line shall be 10 inches (254 mm), and the minimum winder tread depth shall be 6 inches (152 mm). A nosing not less than 0.75 inch (19.1 mm) but not more than 1.25 inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 10 inches (254 mm)."

(4)In IBC-R, Section 1011.11, a new exception 6 is added as follows: " 6. In occupancies in Group R-3, as applicable in Section 101.2 and in occupancies in Group U, which are accessory to an occupancy in Group R-3, as applicable in Section 101.2, handrails shall be provided on at least one side of stairways consisting of four or more risers."

(5)In IBC-R, Section 1025, is deleted.

(6)In IBC-R, Section 1104.4, exception 1.5 is deleted.

15A-3-1106 Amendments to Chapters 13 through 15 of IBC-R.

IBC-R, Chapters 13, 14, and 15 are not amended.

15A-3-1107 Amendments to Chapter 16 of IBC-R.

(1) In IBC-R, 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) In IBC-R, 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 pounds per square foot (1.44kN/m²) or less and roof live loads of 30 pounds per square foot (1.44kN/m²) or less need not be combined with seismic loads. Where flat roof snow loads exceed 30 pounds per square foot (1.44kN/m²), the snow loads may be reduced in accordance with the following in load combinations including both snow and seismic loads. S as calculated below, shall be combined with seismic loads.

$S = (0.20 + 0.025(A-5))\text{Proof}$, where S shall be greater than or equal to 0.20Proof.

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, P_f or P_s, 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, used in calculating P_f may be considered 1.0."

(3) In IBC-R, Section 1605.1 a new exception 4 is added as follows:

"4. ASCE 7-16 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 $f_2 = (0.20 + 0.025(A-5))$ where the roof snow load exceeds 30 pounds per square foot (1.44kN/m²). Where A = Elevation above sea level at the location of the structure (ft/1000). $f_2 = 0$ for roof snow loads of 30 pounds per square foot (1.44kN/m²) or less."

(4) IBC-R, 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-R, 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-R 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) A new IBC-R, Section 1608.1.2 is added as follows: "1608.1.2 Drifts on adjacent structures. Section 7.7.2 of ASCE 7 referenced in IBC-R, 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 shall be used to calculate windward and leeward drifts. The resulting drift is permitted to be truncated."

(7) A new IBC-R, Section 1608.2.1 is added as follows: "1608.2.1 Utah ground snow loads. Section 7.2 of ASCE 7 referenced in IBC-R, Section 1608.1 is modified as follows:

(a) In paragraph 1, 7.2-8 is deleted and replaced with 7.2-9.

(b) On Figure 7.2-1, remove CS and other ground snow load values in the state of Utah. Add red shaded region for the state of Utah with the following note: See note for Utah.

(c) The following is added to the Note on Figure 7.2.1: See Table 7.2-9 for Utah.

(d) Add Table 7.2-9 as follows:

	TABLE 7.2-9			
	GROUND SNOW LOADS FOR SELECTED LOCATIONS IN UTAH			
	City/Town	County	Ground Snow Load (lb/ft ²)	Elevation (ft)
	<u>Beaver</u>	<u>Beaver</u>	<u>35</u>	<u>5886</u>
	<u>Brigham City</u>	<u>Box Elder</u>	<u>42</u>	<u>4423</u>
	<u>Castle Dale</u>	<u>Emery</u>	<u>32</u>	<u>5669</u>
	<u>Coalville</u>	<u>Summit</u>	<u>57</u>	<u>5581</u>
	<u>Duchesne</u>	<u>Duchesne</u>	<u>39</u>	<u>5508</u>
	<u>Farmington</u>	<u>Davis</u>	<u>35</u>	<u>4318</u>
	<u>Fillmore</u>	<u>Millard</u>	<u>30</u>	<u>5138</u>
	<u>Heber City</u>	<u>Wasatch</u>	<u>60</u>	<u>5604</u>
	<u>Junction</u>	<u>Piute</u>	<u>27</u>	<u>6030</u>
	<u>Kanab</u>	<u>Kane</u>	<u>25</u>	<u>4964</u>
	<u>Loa</u>	<u>Wayne</u>	<u>37</u>	<u>7060</u>
	<u>Logan</u>	<u>Cache</u>	<u>43</u>	<u>4531</u>
	<u>Manila</u>	<u>Daggett</u>	<u>26</u>	<u>6368</u>
	<u>Manti</u>	<u>Sanpete</u>	<u>37</u>	<u>5620</u>
	<u>Moab</u>	<u>Grand</u>	<u>21</u>	<u>4029</u>
	<u>Monticello</u>	<u>San Juan</u>	<u>67</u>	<u>7064</u>
	<u>Morgan</u>	<u>Morgan</u>	<u>52</u>	<u>5062</u>
	<u>Nephi</u>	<u>Juab</u>	<u>39</u>	<u>5131</u>
	<u>Ogden</u>	<u>Weber</u>	<u>37</u>	<u>4334</u>
	<u>Panguitch</u>	<u>Garfield</u>	<u>41</u>	<u>6630</u>
	<u>Parowan</u>	<u>Iron</u>	<u>32</u>	<u>6007</u>
	<u>Price</u>	<u>Carbon</u>	<u>31</u>	<u>5558</u>
	<u>Provo</u>	<u>Utah</u>	<u>31</u>	<u>4541</u>
	<u>Randolph</u>	<u>Rich</u>	<u>50</u>	<u>6286</u>
	<u>Richfield</u>	<u>Sevier</u>	<u>27</u>	<u>5338</u>
	<u>St. George</u>	<u>Washington</u>	<u>21</u>	<u>2585</u>
	<u>Salt Lake City</u>	<u>Salt Lake</u>	<u>28</u>	<u>4239</u>
	<u>Tooele</u>	<u>Tooele</u>	<u>35</u>	<u>5029</u>
	<u>Vernal</u>	<u>Uintah</u>	<u>39</u>	<u>5384</u>
	Note: To convert lb/ft ² to kN/m ² , multiply by 0.0479. To convert feet to meters, multiply by 0.3048.			

1. Statutory requirements of the Authority Having Jurisdiction are not included in this state ground snow load table.

2. For locations where there is substantial change in altitude over the city/town, the load applies at and below the cited elevation, with a tolerance of 100 ft (30 m).

3. For other locations in Utah, see Bean, B., Maguire, M., Sun, Y. (2018), "The Utah Snow Load Study," Utah State University Civil and Environmental Engineering Faculty Publications, Paper 3589, <http://utahsnowload.usu.edu/>, for ground snow load values."

(8) A new IBC-R, Section 1613.1.1, is added as follows: "1613.1.1 Effective Seismic Weight. In ASCE 12.7.2 and 12.14.8.1 as referenced in Section 1613.1, Definition of W, Item 4 is deleted and replaced with the following:

4. Where flat roof snow load, P_f , exceeds 30 psf (1.44kN/m²), the snow load included in the effective seismic weight shall be calculated, in accordance with the following equation: $W_s = (0.20 + 0.025(A-5))P_f \geq 0.20 P_f$.

WHERE:

W_s = Weight of snow to be included as effective seismic weight

A = Elevation above sea level at the location of the structure (ft./1,000)

P_f = Design flat roof snow load, psf.

For the purposes 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_s , used in calculating P_f may be considered 1.0 for use in the formula for W_s ."

15A-3-1108 Amendments to Chapters 17 through 19 of IBC-R.

(1) A new IBC-R, Section 1807.1.6.4, is added as follows: "1807.1.6.4 Empirical concrete foundation design. Group R, Division 3 Occupancies three stories or less in height, and Group U Occupancies, which are constructed in accordance with Section 2308, or with other methods employing repetitive wood-frame construction or repetitive cold-formed steel structural member construction, shall be permitted to have concrete foundations constructed in accordance with Table 1807.1.6.4."

(2) A new IBC-R, Table 1807.1.6.4 is added as follows:

"TABLE 1807.1.6.4

EMPIRICAL FOUNDATION WALLS (1,7,8)

<u>Max. Height</u>	<u>Top Edge Support</u>	<u>Min. Thickness</u>	<u>Vertical Steel (2)</u>	<u>Horizontal Steel (3)</u>	<u>Steel at Openings (4)</u>	<u>Max. Lintel Length</u>	<u>Min. Lintel Length</u>
<u>2'(610 mm)</u>	<u>None</u>	<u>6"</u>	<u>(5)</u>	<u>2- #4 Bars</u>	<u>2- #4 Bars</u> <u>above</u> <u>1- #4 Bar each</u> <u>side</u> <u>1- #4 Bar</u> <u>below</u>	<u>2'(610 mm)</u>	<u>2" for each foot</u> <u>of opening</u> <u>width;</u> <u>min. 6"</u>
<u>3'(914 mm)</u>	<u>None</u>	<u>6"</u>	<u>#4@3 2"</u>	<u>3- #4 Bars</u>	<u>2- #4 Bars</u> <u>above</u> <u>1- #4 Bar each</u> <u>side</u> <u>1- #4 Bar</u> <u>below</u>	<u>2'(610 mm)</u>	<u>2" for each foot</u> <u>of opening</u> <u>width;</u> <u>min. 6"</u>
<u>4'(1,219 mm)</u>	<u>None</u>	<u>6"</u>	<u>#4@3 2"</u>	<u>4- #4 Bars</u>	<u>2- #4 Bars</u> <u>above</u> <u>1- #4 Bar each</u> <u>side</u> <u>1- #4 Bar</u> <u>below</u>	<u>3'(914 mm)</u>	<u>2" for each foot</u> <u>of opening</u> <u>width;</u> <u>min. 6"</u>
<u>6'(1,829 mm)</u>	<u>Floor or roof Diaphragm (6)</u>	<u>8"</u>	<u>#4@2 4"</u>	<u>5- #4 Bars</u>	<u>2- #4 Bars</u> <u>above</u> <u>1- #4 Bar each</u> <u>side</u> <u>1- #4 Bar</u> <u>below</u>	<u>6'(1,829 mm)</u>	<u>2" for each foot</u> <u>of opening</u> <u>width;</u> <u>min. 6"</u>
<u>8'(2,438 mm)</u>	<u>Floor or roof Diaphragm (6)</u>	<u>8"</u>	<u>#4@2 4"</u>	<u>6- #4 Bars</u>	<u>2- #4 Bars</u> <u>above</u> <u>1- #4 Bar each</u> <u>side</u> <u>1- #4 Bar</u> <u>below</u>	<u>6'(1,829 mm)</u>	<u>2" for each foot</u> <u>of opening</u> <u>width;</u> <u>min. 6"</u>
<u>9'(2,743 mm)</u>	<u>Floor or roof Diaphragm (6)</u>	<u>8"</u>	<u>#4@1 6"</u>	<u>7- #4 Bars</u>	<u>2- #4 Bars</u> <u>above</u> <u>1- #4 Bar each</u> <u>side</u> <u>1- #4 Bar</u> <u>below</u>	<u>6'(1,829 mm)</u>	<u>2" for each foot</u> <u>of opening</u> <u>width;</u> <u>min. 6"</u>

Over 9'(2,743 mm), Engineering required for each column

Footnotes:

- (1) Based on 3,000 psi (20.6 Mpa) concrete and 60,000 psi (414 Mpa) reinforcing steel.
 - (2) To be placed in the center of the wall, and extended from the footing to within three inches (76 mm) of the top of the wall; dowels of #4 bars to match vertical steel placement shall be provided in the footing, extending 24 inches (610 mm) into the foundation wall.
 - (3) One bar shall be located in the top four inches (102 mm), one bar in the bottom four inches (102 mm) and the other bars equally spaced between. Such bar placement satisfies the requirements of Section 1808.8.6. Corner reinforcing shall be provided so as to lap 24 inches (610 mm).
 - (4) Bars shall be placed within two inches (51 mm) of the openings and extend 24 inches (610 mm) beyond the edge of the opening; vertical bars may terminate three inches (76 mm) from the top of the concrete.
 - (5) Dowels of #4 bar at 32 inches on center shall be provided in the footing, extending 18 inches (457 mm) into the foundation wall.
 - (6) Diaphragm shall conform to the requirements of Section 2308.
 - (7) Footing shall be a minimum of nine inches thick by 20 inches wide.
 - (8) Soil backfill shall be soil classification types GW, GP, SW, or SP, per Table 1610.1. Soil shall not be submerged or saturated in groundwater."
- (3) A new IBC-R, Section 1905.1.9, is added as follows: "1905.1.9 ACI 318, Section 19.3.1.1."
Modify ACI 318, Table 19.3.1.1 to read as follows: In the portion of the table designated as
"Conditions", the following Exposure category and class is deleted and replaced with the following:
"F0: Concrete elements not exposed to freezing and thawing cycles including footing
elements, such as footings, tie beams, piles, and pile caps, etc., that are completely buried in soil."

15A-3-1109 Amendments to Chapters 20 through 22 of IBC-R.

IBC-R, Chapters 20 through 22 are not amended.

15A-3-1110 Amendments to Chapters 23 through 25 of IBC-R.

(1) A new IBC-R, Section 2306.1.5, is added as follows: "2306.1.5 Load duration factors. The allowable stress increase of 1.15 for snow load, shown in Table 2.3.2, Frequently Used Load Duration Factors, Cd, of the National Design Specifications, shall not be utilized at elevations above 5,000 feet (1,524 M)."

(2) In IBC-R, Section 2308.3.1, the words "6 feet (1829 mm)" and "4 feet (1219 mm)" are deleted and each replaced with the words "32 inches."

15A-3-1111 Amendments to Chapters 26 through 28 of IBC-R

IBC-R, Chapters 26 through 28 are not amended.

15A-3-112 Amendments to Chapters 29 through 31 of IBC-R.

(1) In IBC-R [P] Table 2902.1 the following changes are made:

- (a) In the row for "E" occupancy in the field for "OTHER" a new footnote i is added.
- (b) In the row for "I-4" occupancy in the field for "OTHER" a new footnote i is added.
- (c) A new footnote g is added as follows: "FOOTNOTE: g. When provided, subject to footnote i, in public toilet facilities there shall be an equal number of diaper changing facilities in male toilet rooms and female toilet rooms."
- (d) A new footnote h is added to the table as follows: "FOOTNOTE h: Non-residential child care facilities shall comply with additional sink requirements of Utah Administrative Code, R381-60-9, Hourly Child Care Centers, R381-70-9, Out of School Time Child Care Programs, and R381-100-9, Child Care Centers."
- (e) A new footnote i is added to the table as follows: "FOOTNOTE i: A building owned by a state government entity or by a political subdivision of the state that allows access to the public shall provide diaper changing facilities in accordance with footnote g if:
 - 1. the building is newly constructed; or
 - 2. a bathroom in the building is renovated."
- (f) Footnote f is deleted and replaced with the following: "FOOTNOTE f: The required number and type of plumbing fixtures for outdoor public swimming pools shall be in accordance with Utah Administrative Code, R392-302, Design, Construction and Operation of Public Pools."

(2) In IBC-R, Section [P] 2902.1.1, Exception 2 is deleted and replaced with the following:

"2. Where multiple-user facilities are designed to serve all genders the following shall apply:

2.1 The maximum fixture count to serve all genders shall be calculated at 50 percent of the total occupant load. The maximum fixture count for the multiple-user all gender facility shall be calculated at 50 percent female and 50 percent male.

2.2 The remaining 50 percent of the required restroom fixtures shall be provided as required by Table 2902.1 in separate toilet facilities."

(3) In IBC-R, Section [P] 2902.2, Exception 6 is deleted and replaced with the following:

"6. Separate facilities shall not be required as prescribed in Section 2902.1.1 Exception 2. Rooms having both water closets and lavatory fixtures designed for use by all genders and privacy for water closets shall be installed in accordance with Section 405.3.4 of the International Plumbing Code and Section 2903.1.4 of this code. Urinals in multiple-user all gender toilet facilities shall be located in an area visually separated from the remainder of the facility or each urinal that is provided shall be located in a stall and installed in accordance with Section 405.3.5 of the International Plumbing Code and Section 2903.1.5 of this code."

(4) A new IBC-R, Section [P] 2902.8, is added as follows:

"[P] 2902.8 Toilet Facilities for Workers.

Toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition. Construction worker toilet facilities of the nonsewer type shall conform to ANSI Z4.3-2016."

(5) In IBC-R, Section [P] 2903.1.4, the following sentence is added after the first sentence: "For restroom facilities designed to serve all genders, the partitions of the stalls shall extend from the floor to the ceiling."

(6) In IBC-R, Section [P] 2903.1.5, the following sentence is added at the end of the paragraph: "For facilities designed for use by all genders in the same room, urinals shall be located in a separate room or in stalls with partitions that extend from the floor to the ceiling."

(7) IBC-R, Section 3001.2, is deleted.

(8) In IBC-R, Section 3005.5, a new exception is added as follows: "Exception: Hydraulic elevators and roped hydraulic elevators with a rise of 50 feet or less."

(9) In IBC-R, Section 3109.1, the words "the International Swimming Pool and Spa Code" at the end of the section are deleted and replaced with the words "Utah Administrative Code, R392-302, Design, Construction and Operation of Public Pools."

15A-3-113 Amendments to Chapters 32 through 35 of IBC-R.

(1)In IBC-R, Chapter 35, the referenced standard "ICC A117.1-17: Accessible and Usable Buildings and Facilities" is deleted and replaced with "ICC A117.1-09: Accessible and Usable Buildings and Facilities."

(2)In IBC-R, Chapter 35, the referenced standard ICCA117.1-09, Section 606.2, Exception 1, is modified to include the following sentence at the end of the exception:

"The minimum clear floor space shall be centered on the sink assembly."

15A-3-~~1101~~1201 General provisions.

(1)In IWUIC, Section 302.1, the following sentence is added at the end of the section:

“Unless approved by the Division of Forestry, Fire, and State Lands no designated wildland-urban interface areas shall be below the risk category 5 threshold of the Smoothed Structure Exposure Score map found on the Utah Wildfire Risk Explorer Website.”

(2)In IWUIC, Section 602 is deleted.

RB35-25

IRC: SECTION 202 (New), SECTION 317 (New), 317.1 (New), 317.2 (New), R318.1, R321.1.1

Proposed Change as Submitted

Proponents: Steve Thomas, Shums Coda Associates, representing Colorado Chapter Code Development Committee
(sthomas@coloradocode.net)

2024 International Residential Code

Add new definition as follows:

OCCUPIABLE ROOFS. An exterior space on a roof that is designed for human occupancy, other than maintenance or repair.

Add new text as follows:

SECTION R317 **OCCUPIABLE ROOFS**

R317.1 Occupiable Roofs. Occupiable roofs shall comply with this section. The occupiable roof shall not be included in the number of stories as regulated in Section R101.2.

R317.2 Enclosures. Elements or structures enclosing the occupiable roof areas shall not extend more than 48 inches (1220 mm) above the surface of the occupiable roof.

Exceptions:

1. Stair and mechanical enclosures not exceeding 50 square feet (4.65 m²) in roof area.
2. Elements or structures enclosing occupiable roof areas located on the same level as a story.

SECTION R318 **MEANS OF EGRESS**

Revise as follows:

R318.1 Means of egress. *Dwelling units* shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the *dwelling unit, including occupiable roofs*, to the required egress door without requiring travel through a garage. The required egress door shall open directly into a *public way* or to a *yard or court* that opens to a *public way*.

SECTION R321 **GUARDS AND WINDOW FALL PROTECTION**

R321.1.1 Where required. *Guards* shall be provided for those portions of open-sided walking surfaces, including floors, *stairs, ramps* and landings that are located more than 30 inches (762 mm) measured vertically to the floor or *grade* below at any point within 36 inches (914 mm) horizontally to the edge of the open side and at the perimeter of occupiable roofs. Insect screening shall not be considered as a *guard*.

Exception: Portions of an occupiable roof located less than 30 inches (762 mm) measured vertically to adjacent unoccupiable roof areas where approved guards are present at the perimeter of the roof.

Reason: The IRC is silent on how to apply the code to occupiable roofs. These occupiable spaces are becoming more popular and we need something in the code to address the issue. The proposed language is modeled after the IBC language regarding occupiable roofs. We believe that it is important to have some level of regulations when someone wants to use the roof for an occupiable space. This proposal will provide equivalent requirements to those included in the IBC.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact: We believe that most building departments are already requiring occupiable roofs to comply with these proposed requirements. The intent is to provide clarifying language to give the code official language to use for things that are already being done.

RB35-25

Public Hearing Results (CAH1)

Committee Action CAH1:

Disapproved

Committee Reason: While adding an occupiable roof to the IRC is a good concept, there were concerns raised by the committee. An enclosure limitation should be considered. During the testimony, an amendment in Seattle was mentioned that might provide guidance. There needs to be coordination between the habitable attic and occupiable roof so that this does not effectively become a fourth floor level. The floor loads for the occupiable roof need to be addressed.

Vote: (8-2)

RB35-25

Approved Comments (CAH2)

Comment 1:

IRC: SECTION 202, R317.1, R317.2

Proponents: Steve Thomas, Shums Coda Associates, representing Colorado Chapter Code Development Committee (sthomas@coloradocode.net) requests As Modified by Committee (AMC2)

Modify as follows:

2024 International Residential Code

OCCUPIABLE ROOFS. An exterior space on a roof that is not considered a story and that is designed for human occupancy, other than maintenance or repair.

SECTION R317 OCCUPIABLE ROOFS

R317.1 Occupiable Roofs. Occupiable roofs shall comply with this section. The occupiable roof shall not be included in the number of stories as regulated in Section R101.2. An occupiable roof shall only serve and be located above an individual dwelling unit and shall not extend over adjacent dwelling units. Occupiable roofs shall not be located above or at the same level of a habitable attic.

R317.2 Enclosures. Elements or structures enclosing the occupiable roof areas shall not extend more than 48 inches (1220 mm) above the surface of the occupiable roof.

Exceptions:

1. Stair and mechanical enclosures not exceeding 50 square feet (4.65 m²) in roof area.
2. Elements or structures enclosing occupiable roof areas located on the same level as a story.

R317.2 Enclosures. Elements or structures enclosing the occupiable roof areas shall not extend more than 60 inches (1220 mm) above the surface of the occupiable roof.

Exceptions:

1. A stair penthouse within a dwelling unit where all of the following are met:
 - 1.1. The interior landing area at the top of the stairs is less than 25 square feet (2.3 m²).
 - 1.2. The use of the interior landing area is limited to circulation to and from the occupiable roof.
 - 1.3. Roof overhangs shall not exceed 2 feet (1372 mm). A maximum 3 feet x 3 feet (914 mm x 914mm) roof overhang located above the exterior door shall be permitted.
2. Where mechanical enclosures are provided on the roof, they shall comply with both of the following:
 - 2.1. The floor area of the enclosure shall be limited to a maximum of 6 inch space around the mechanical equipment or the minimum distance specified by the manufacturer for service, whichever is greater.
 - 2.2. Access to the mechanical enclosure shall not be from the interior of the building.
3. Elements and structures enclosing occupiable roof areas located on the same level as a story shall be permitted.

Reason:

We are submitting this comment to address the issue of occupiable roofs in the IRC. The original proposal was submitted to get comments from the committee and others to make the language better. Thank you to those who provided comments to us. We have taken those comments and developed the language shown in this comment. The following changes have been proposed.

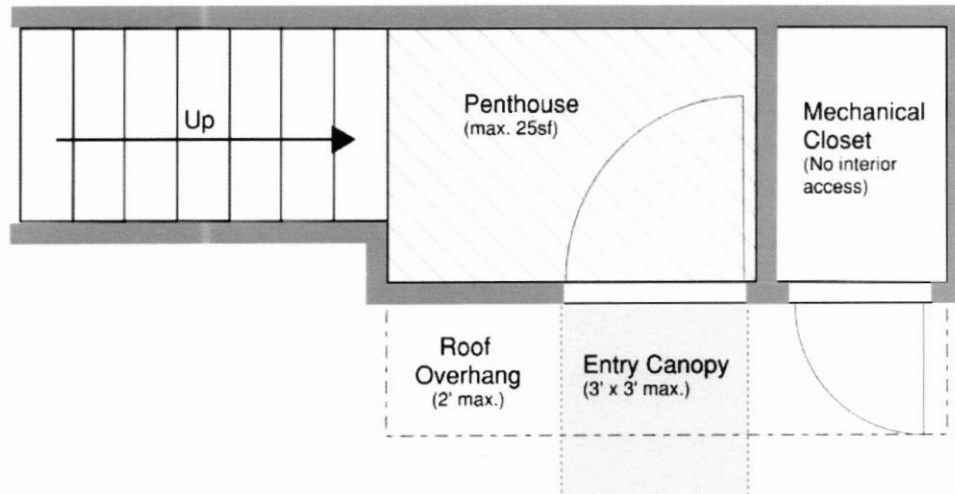
1. The definition has been revised to clarify that an occupiable roof is not a story. An occupiable roof does not meet the definition of a story so it cannot be designated as such.
2. We have clarified that the occupiable roof can only serve and be located above the dwelling unit it serves. The redundant language in Section 317.1 is intended to clearly state that an occupiable roof cannot extend partially or completely over an adjacent unit. This is to maintain the theory that a townhouse is a continuous building from the foundation to the roof.
3. We have provided a more detailed requirement for the permitted elements or structures above the occupiable roof. Much of this language is taken from the City of Seattle policy regarding occupiable roofs in the IRC (See figure below).
 1. Instead of regulating the size of the stairway penthouse, we are regulating the size of the landing at the top of the stairs.
 2. We have also reworded the language regarding mechanical enclosures. We are limiting the size to 6 inches larger than the mechanical equipment and requiring the access from the exterior.
 3. We also are allowing elements and structures on levels that are all ready a story.
4. We provided language regarding occupiable roofs and habitable attics. We are proposing that they not be permitted above or on the same level as an occupiable roof.

There was concern from the committee regarding the structural design of the building. It was pointed out that the IRC is a prescriptive code limited to a three-story building. If an occupiable roof is placed on top of a three story building, Section R301.1.3 would apply. It states, "Where a building of otherwise conventional construction contains structural elements exceeding the limits of Section R301 or otherwise not conforming to this code, these elements shall be designed in accordance with accepted engineering practice". So the three

story building with an occupiable roof would need to be engineered to address any additional loads on the roof.

We believe we have addressed the concerns of the committee and those people who spoke in favor or of our concept. This language is needed in the IRC because these types of areas are being constructed across the country. Code officials need guidance on how to handle the occupiable roofs and provide consistent application of the code.

See the following diagram showing the elements of a compliant penthouse:



Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact: Occupiable roofs are currently being constructed accross the country. This proposal just provides the code official with some guidance on how to handle these uses.

Comment (CAH2)# 1276

Public Hearing Results (CAH2)

Committee Action CAH2:

As Modified by Committee (AMC2)

Approved Comments: Comment 1

Committee Modification:

Modify as follows:

R317.2 Enclosures. Elements or structures enclosing the occupiable roof areas shall not extend more than ~~60-48~~ inches (1220 mm) above the surface of the occupiable roof.

Exceptions:

1. A stair penthouse within a dwelling unit where all of the following are met:
 - 1.1. The interior landing area at the top of the stairs is less than 25 square feet (2.3 m²).
 - 1.2. The use of the interior landing area is limited to circulation to and from the occupiable roof.
 - 1.3. Roof overhangs shall not exceed 2 feet (1372 mm). A maximum 3 feet x 3 feet (914 mm x 914mm) roof overhang located above the exterior door shall be permitted.
2. Where mechanical enclosures are provided on the roof, they shall comply with both of the following:
 - 2.1. The floor area of the enclosure shall be limited to a maximum of 6 inch space around the mechanical equipment or the minimum distance specified by the manufacturer for service, whichever is greater.
 - 2.2. Access to the mechanical enclosure shall not be from the interior of the building.
3. Elements and structures enclosing occupiable roof areas located on the same level as a story shall be permitted.

Committee Reason: The modification matches the height of the barriers around the occupied roof to the IBC. This does address some of the concerns regarding the requirements for an occupiable roof and when it would be considered another story. However, the new language in Section R317.2 Exception 2 still raises a concern that the 6-inch limit around equipment does not address ventilation requirements for such equipment.

Vote: (11-0)

RB35-25

Individual Consideration Agenda

Public Comment THOMAS-PC1:

IRC: R317.2

Proponents: Steve Thomas, Shums Coda Associates, representing Colorado Chapter Code Development Committee (sthomas@coloradocode.net) requests As Modified by Public Comment (AMPC)

Modify as follows:

2024 International Residential Code

R317.2 Enclosures . Elements or *structures* enclosing the occupiable roof areas shall not extend more than 48 inches (1220 mm) above the surface of the occupiable roof.

Exceptions:

1. A stair penthouse within a dwelling unit where all of the following are met:
 - 1.1. The interior landing area at the top of the stairs is less than 25 square feet (2.3 m²).
 - 1.2. The use of the interior landing area is limited to circulation to and from the occupiable roof.
 - 1.3. Roof overhangs shall not exceed 2 feet (1372 mm). A maximum 3 feet x 3 feet (914 mm x 914mm) roof overhang located above the exterior door shall be permitted.

2. Where mechanical enclosures are provided on the roof, they shall comply with both of the following:
 - 2.1. The floor area of the enclosure shall be limited to a maximum of 6 inch space around the mechanical equipment or the minimum distance clearances specified by the manufacturer for service, whichever is greater.
 - 2.2. Access to the mechanical enclosure shall not be from the interior of the building.
3. Elements and structures enclosing occupiable roof areas located on the same level as a story shall be permitted.

Reason:

This change is an effort to address occupiable roofs on buildings regulated by the IRC. The original proposal was revised to address the committee's and testifier's comments and presented at the CAH2. The committee approved those revisions but requested that we make a small revision regarding the size of any mechanical enclosure on the occupiable roof. Their concern was that it did not address clearance around equipment for ventilation. Therefore, we are now addressing that concern by requiring the clearances around the equipment to comply with the manufacturer's installation instructions. We also believe that it is clearer language for both clearances for service as well as ventilation.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact: The proposal is to clarify the requirement based on the committee's comments.