

AGENDA

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

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May 3, 2022 9:00

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

1. Approve minutes from the April 5, 2022 joint meeting
2. Review proposed amendment for IBC 202
3. Review recommendations from Scott Adams for IBC Section (F)915
4. Review proposed amendment for IBC Section P2902.1.1, P2902.2 and IPC 405.3
5. Review proposed amendments for R101.2, R114.1/ 115.1, R302.5.1, R303.4, R312.1.1, R326.3
6. Continue with the review of the 2021 IRC

Next Scheduled Meeting: June 1, 2022

If you do not plan on attending this meeting, please call Sharon at 530-6163 or email at ssmalley@utah.gov or sduncombe@utah.gov.



In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Dave Taylor, ADA Coordinator, at least three working days prior to the meeting. Division of Occupational and Professional Licensing, 160 East 300 South, Salt Lake City UT 84115, Phone 530-6628 or toll-free in Utah only 866-275-3675.

UNIFORM BUILDING CODE COMMISSION
ARCHITECTURAL ADVISORY COMMITTEE
UNIFIED CODE ANALYSIS COUNCIL

JOINT MEETING

April 5, 2022 9:00 am

CONVENED: 9:05 AM

ADJOURNED: 11:50 AM

STAFF:

Steve Duncombe, Bureau Manager
Sharon Smalley, Board Secretary

ARCHITECTURAL ADVISORY COMMITTEE

David Triplett	Mark Stonehocker
Chris Weintz	Bryan Romney
Max Angle (absent)	Lorin Wilcox
Lorianne Bisping, Liaison	

UNIFIED CODE ANALYSIS COUNCIL

Rick Sturm	Dave Vickers (excused)
Malcolm Campbell	Thomas Peterson
Paul Bauer (absent)	Don Brinkerhoff
Dan DeVoogd	Scott Adams
Vince Newberg (excused)	Todd Hohbein (absent)
James Williams	Chris Hendrickson, Commission Liaison (absent)

VISITORS:

William Warlick

MINUTES

A motion was made by Dave Triplett to approve the minutes from the March 1, 2022 minutes as written. The motion was seconded by Bryan Romney and passed unanimously.

REVIEW PROPOSED
AMENDMENT FOR IBC
SECTION 404.5

William Warlick spoke to the committees about his proposed amendment. Following the review and discussion on the proposal, a motion was made by Tom Peterson to approve the proposed amendment. The motion was seconded by Bryan Romney and passed unanimously.

REVIEW RECOMMENDATION
FROM SCOTT ADAMS FOR
IBC SECTION (F)903.2.8 AND
(F)915

Scott Adams presented his recommendation for Section (F)903.2.8. During the discussion on the section, Malcolm Campbell presented a recommendation to modify the proposal by adding the words "all residents are

housed on a level of exit discharge and” after the word “provided”. A motion was made by Tom Peterson to approve the modification to the proposal. The motion was seconded by Scott Adams and passed unanimously. A motion was then made by Scott Adams to modify the current amendment for Section (F)903.2.8 by adding Exception 3 as modified. The motion was seconded by Malcolm Campbell and passed unanimously.

Scott Adams reported that the State Fire Marshall’s Office is still reviewing Section (F)915 and will be ready for the May meeting with their recommendations.

REVIEW PROPOSAL FOR SECTION 2902.1.1

Tom Peterson presented a proposal for an amendment for this section. It was pointed out that Section 1210.3.2 and Section 2903.1.5 also need to have additional language as is being proposed be added to IPC Section 405.3.4. This will be reviewed at the next meeting.

START THE REVIEW OF THE 2021 IRC

Chris Weintz presented his review of Chapter 1. A motion was made by Dave Triplett to keep the current amendment for Section R102.7.2. The motion was seconded by Bryan Romney and passed with a vote of twelve in favor and Scott Adams voting in opposition.

A motion was made by Chris Weintz to continue to recommend an amendment for Section R105.2 Exception 10. The motion was seconded by Dave Triplett and passed with a vote of twelve in favor and Lorianne Bisping voting in opposition. Following further discussion, a motion was made by Chris Weintz to not move this proposal forward. The motion was seconded by Scott Adams and passed unanimously.

A motion was made by James Williams to keep the current amendment for R108.3. The motion was seconded by Scott Adams and passed unanimously.

It was pointed out that the current amendment for Section 109.1.5 needs to be renumbered to R109.1.5.2. This will be reviewed at the next meeting to make sure the numbering is correct.

The review of the IRC along with the current amendment and proposed amendments will continue at the May meeting.

The meeting adjourned at 11:50.

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.

2021 IBC Amendment

[P] 2902.1.1 Fixture Calculations

To determine the occupant load of each sex, the total occupant load shall be divided in half. To determine the required number of fixtures, the fixture ratio or ratios for each fixture type shall be applied to the occupant load of each sex in accordance with Table 2902.1. Fractional numbers resulting from applying the fixture ratios of Table 2902.1 shall be rounded up to the next whole number. For calculations involving multiple occupancies, such fractional numbers for each occupancy shall first be summed and then rounded up to the next whole number.

Exceptions:

1. The total occupant load shall not be required to be divided in half where approved statistical data indicates a distribution of the sexes of other than 50 percent of each sex.
2. Where multiple-user facilities are designed to serve all genders, the ~~minimum~~ fixture count shall be allowed to use up to 50% of the men's and 50% of the women's required fixtures calculated-100 percent, based on total occupant load for these facilities. In such multiple-user user facilities, each fixture type shall be in accordance with ICC A117.1 and each urinal that is provided shall be located in a stall.
3. Distribution of the sexes is not required where single-user water closets and bathing room fixtures are provided in accordance with Section 2902.1.2.

[P] 2902.1.2 Single-User Toilet and Bathing Room Fixtures

The plumbing fixtures located in single-user toilet and bathing rooms, including family or assisted-use toilet and bathing rooms that are required by Section 1110.2.1, shall contribute toward the total number of required plumbing fixtures for a building or tenant space. Single-user toilet and bathing rooms, and family or assisted-use toilet rooms and bathing rooms shall be identified as being available for use by all persons regardless of their sex.

The total number of fixtures shall be permitted to be based on the required number of separate facilities or based on the aggregate of any combination of single-user or separate facilities.

[P] 2902.1.3 Lavatory Distribution

Where two or more toilet rooms are provided for each sex, the required number of lavatories shall be distributed proportionately to the required number of water closets.

[P] 2902.2 Separate Facilities

Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for dwelling units and sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.
4. Separate facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.
5. Separate facilities shall not be required to be designated by sex where single-user toilets rooms are provided in accordance with Section 2902.1.2.
6. Separate facilities shall not be required for a maximum of 50% of the required toilet stalls for each sex where rooms having both water closets and lavatory fixtures are designed for use by both sexes and privacy for water closets are installed in accordance with Section 405.3.4 of the International Plumbing Code. Urinals 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.

2021 IPC Amendment

405.3.4 Water closet compartment.

Each water closet utilized by the *public* or employees shall occupy a separate compartment with walls or partitions and a door enclosing the fixtures to ensure privacy. For facilities designed for use by both sexes in the same room, the partitions of the stalls shall extend from the floor to the ceiling.

Exceptions:

1. 1. Water closet compartments shall not be required in a single-occupant toilet room with a lockable door.
2. 2. Toilet rooms located in child day care facilities and containing two or more water closets shall be permitted to have one water closet without an enclosing compartment.
3. 3. This provision is not applicable to toilet areas located within Group I-3 housing areas.

UTAH DEPARTMENT OF COMMERCE
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 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: Home Builders Association of Utah	Date:03/25/2022
Street Address:38 W 13775 S suite 120	
City, State, Zip Draper Utah 84020	
Contact Person: Ross Ford	Phone:801-352-8266
Code to be Amended: IBC <small>(Include edition)</small>	
Section: IBC 202	
Section Definitions	

AMENDMENT:
<p>Approved Agency. An established and recognized agency that is regularly engaged in conducting tests, furnishing inspection services, or furnishing product certification, and has been approved by the building official.</p> <p>Approved Sources. An independent person, firm or corporation approved by the building official, who is competent and experienced in the application of engineering principles and materials, methods, or systems analyses</p>

Purpose of or Reason for the amendment:

The building industry is rapidly changing with new products and assembles becoming available all the time. The building official is an expert in evaluating installed products to insure they meet the specifications of a manufacture or design professional. It would be unfair to expect a building official to become and expert in all aspects of design. Engineers are highly educated and heavily insured and the best equipped to assume these responsibilities. The construction process runs smoother when each player performs there work flawlessly and relies on others to do the same.

Cost or Savings Impact of Amendment:

This does not generate any cost but could save a minor amount in the form of freeing up building official's time.

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}):

This amendment will reduce the building officials time commitment when new products or processes are introduced.

Signature:

Date:

For Division Use:

Date Received:	
Committee Action: Approved Δ Denied Approved with revisions Referred to: Tabled	UBC Commission Decision for Hearing: Approved for hearing Δ Denied Approved with revisions Referred to: Tabled
Date Filed:	Public Hearing Date:
UBC Commission Decision for Adoption: Approved Δ Denied Approved with revisions Referred to: Tabled	Effective Date:

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REQUEST FOR CODE AMENDMENT

Requesting Agency/Person: Home Builders Association of Utah	Date:03 /25/2022
Street Address:38 W 13775 S suite 120	
City, State, Zip Draper Utah 84020	
Contact Person: Ross Ford	Phone:801-352-8266
Code to be Amended: IRC (Include edition)	
Section: R101.2 (Exception)	
Section: scope and general requirements	

AMENDMENT:
Exception: the following shall be permitted to be constructed in accordance with this code where provided with an automatic sprinkler system complying with Section P2904

Reason:

These structures are similar in nature and risk factor to standard residential units. The state of Utah has already debated the value of sprinklers in those units and determined they are the expense is too high.

Since the inclusion of the mandatory requirement for residential sprinklers in the 2009 IRC, more than 42 states have amended or passed legislation removing the residential sprinkler mandate for new one- and two- family dwellings. Of those states, 27 prohibit communities from requiring fire sprinkler systems from

being installed. It is important to note that the voluntary installation of residential sprinklers is still allowed.

The median age of one- and two-family housing in the U.S. is 35 years, and that number continues to increase. These older homes are more likely to have outdated electrical systems, appliances, use space heaters or display other characteristics that lead to a greater risk of a fire starting. Newer homes have fire blocking, hardwired smoke alarms and egress windows installed to today's codes, all of which increase the chances of surviving a fire. Even as homes built to today's residential code get older, they will continue to provide protection for families through their improved safety.

While questions regarding construction code requirements intended to increase the safety of homes cannot, and should not, be decided solely on the issue of cost, it is reasonable to ask if there is a demonstrated state- or region-specific need for the requirement or if an acceptable level of safety can be achieved through other, less expensive means. The cost of an incremental increase in the margin of safety can be quite high.

Higher regulatory costs have real consequences for working American families. These regulations end up pushing the price of housing beyond the means of many teachers, police officers, firefighters and other middle-class workers. Every \$838 increase in construction costs adds an additional \$1,000 to the final price of the home, and in the U.S., over 150,000 households would no longer qualify for a mortgage based on that \$1,000 increase to a median-priced home. The average cost of a sprinkler system is \$6,000.

Mandating costly incremental increases in safety will only protect those who can afford them and will often decrease safety for those who cannot. Families who cannot qualify to purchase homes due to the increased costs from mandatory code requirements such as fire sprinklers will have to live in housing that is less safe, because that housing was built to less stringent code requirements.

Cost or Savings Impact of Amendment:

Depending on the size of the structure removing the requirement for sprinklers will reduce the cost as much as \$10,000

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}):

This amendment has no increase in work load and will not increase costs.

Signature:

Date:

For Division Use:

Date Received:	
Committee Action: Approved Δ Denied Approved with revisions Referred to: Tabled	UBC Commission Decision for Hearing: Approved for hearing Δ Denied Approved with revisions Referred to: Tabled
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REQUEST FOR CODE AMENDMENT

Requesting Agency/Person: Home Builders Association of Utah	Date:03/25/2022
Street Address:38 W 13775 S suite 120	
City, State, Zip Draper Utah 84020	
Contact Person: Ross Ford	Phone:801-352-8266
Code to be Amended: IRC /IBC <small>(Include edition)</small>	
Section: R114.1 / 115.1	
Section: Stop work order	

<p>AMENDMENT:</p> <p>Note this an amendment found in15A-3-102(3) The language in the amendment is now included in the code, so the proposal is to strike the current amendment and replace it with the following.</p> <p>R114.1 and 115.1 Where The building official finds any work regulated by this code being performed in a manner contrary to the provisions of this code, <u>and the owner or the owner's representative is unwilling to make necessary corrections to comply with the code</u> or in a dangerous or unsafe manner, the building official is authorized to issue a stop work order.</p>
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Purpose of or Reason for the amendment:

The building official lacks the formal training and expertise to accurately assess “dangerous or unsafe”.

The building official has the expertise to identify the appearance of dangerous and unsafe and if identified should immediately contact the proper individuals or agencies with the training, expertise and authority to over see proper actions to remedy the situation.

A red tag has enormous impact that can ripple far beyond the short time elapsed needed to correct the immediate situation. Shutting down a job will displace workers leaving them without an income of forcing them to find work elsewhere. Restarting a job that has been shut down even for a short time will take weeks and cost thousands of dollars.

If actions as drastic as a red tag are going to be taken, the situation needs to be observed by trained professionals. The decisions stop work should be made by individuals with full understanding of the situation, what the risks are to continue forward and what the proper path is to correct the situation.

Cost or Savings Impact of Amendment:

This amendment has no cost impact

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}):

This amendment will reduce the building officials time commitment and save money.

Signature:

Date:

For Division Use:

Date Received:	
Committee Action: Approved Δ Denied Approved with revisions Referred to: Tabled	UBC Commission Decision for Hearing: Approved for hearing Δ Denied Approved with revisions Referred to: Tabled
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REQUEST FOR CODE AMENDMENT

Requesting Agency/Person: Home Builders Association of Utah	Date:03/25/2022
Street Address:38 W 13775 S suite 120	
City, State, Zip Draper Utah 84020	
Contact Person: Ross Ford	Phone:801-352-8266
Code to be Amended: IRC (Include edition)	
Section: R302.5.1	
Section: Opening protection	

AMENDMENT:

Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other opening between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35mm) in thickness, solid or honey comb core steel doors not less than 1 3/8 inches (35mm) thick, or 20,- minute fire-rated doors. ~~Doors shall be self Latching and equipped with self-closing or automatic-closing device.~~

Purpose of or Reason for the amendment:

For many years proponents argued that fires that originate in the garage could pass through these opening but failed to provide any reliable data or statistics. In the 2009-10 code process, the proponents returned with a new reason to prevent the spread of carbon monoxide from vehicles and the by-product produced by burning thermoplastics. While the proponents were able to produce an extremely lengthy dissertation on the hazards of carbon monoxide and the number of false alarms created by carbon monoxide detectors, nowhere in their written or oral testimony did they link any statistical substantiation to need for closures on these opening nor has there been any other evidence produced by other parties.

Cost or Savings Impact of Amendment:

The cost would depend on the number of hinges per door, heavy doors may require 2 in that case it could be around \$80 per home for parts, labor and profit.

Compliance Costs for Affected Persons (A Person^o 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}):

This amendment will reduce the building officials time commitment and save money.

Signature:

Date:

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REQUEST FOR CODE AMENDMENT

Requesting Agency/Person: Home Builders Association of Utah	Date:04/15/2022
Street Address:38 W 13775 S suite 120	
City, State, Zip Draper Utah 84020	
Contact Person: Ross Ford	Phone:801-352-8266
Code to be Amended: IRC (Include edition)	
Section: IRC R303.4	
Section Mechanical ventilation	

AMENDMENT:

Mechanical ventilation. Building and dwelling units complying with section N1102.4.1 shall be provided with mechanical ventilation in accordance with section M1505, or wit other approved means of ventilation.

Exception; Air changes of 3 per hour or greater do not require mechanical ventilation.

<p>Purpose of or Reason for the amendment:</p> <p>The building industry is rapidly changing with new products and assembles becoming available all the time. The building official is an expert in evaluating installed products to insure they meet the specifications of a manufacture or design professional. It would be unfair to expect a building official to become and expert in all aspects of design. Engineers are highly educated and heavily insured and the best equipped to assume these responsibilities. The construction process runs smoother when each player performs there work flawlessly and relies on others to do the same.</p>	
<p>Cost or Savings Impact of Amendment:</p> <p>This does not generate any cost but could save a minor amount in the form of freeing up building official's time.</p>	
<p>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}):</p> <p>This amendment will reduce the building officials time commitment when new products or processes are introduced.</p>	
Signature:	Date:

For Division Use:

Date Received:	
<p>Committee Action:</p> <p>Approved Δ Denied</p> <p>Approved with revisions</p> <p>Referred to:</p> <p>Tabled</p>	<p>UBC Commission Decision for Hearing:</p> <p>Approved for hearing Δ Denied</p> <p>Approved with revisions</p> <p>Referred to:</p> <p>Tabled</p>
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<p>UBC Commission Decision for Adoption:</p> <p>Approved Δ Denied</p> <p>Approved with revisions</p> <p>Referred to:</p> <p>Tabled</p>	Effective Date:

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REQUEST FOR CODE AMENDMENT

Requesting Agency/Person: Home Builders Association of Utah		Date:03/25/2022
Street Address:38 W 13775 S suite 120		
City, State, Zip Draper Utah 84020		
Contact Person: Ross Ford		Phone:801-352-8266
Code to be Amended: IRC (Include edition)		
Section: R312.1.1		
Section: Gaurds and window fall protection		

AMENDMENT:

R312.1.1 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~~ Insect screening shall not be considered as a guard.

Purpose of or Reason for the amendment:

This amendment retains the provisions of the 2015 IRC and previous editions, where guardrails were required when the elevation difference between the walking surface was greater than 30 inches to the floor or grade directly below. The IRC was amended in 2018 to require a guardrail where the elevation difference is greater than 30 inches from the walking surface to a horizontal point 36 inches adjacent to the leading edge of the walking surface to the grade or floor below. This change will now require the building official to carry a four-foot level to conduct inspections.

The proponent of this change referred to work conducted, and reports written by the ICC Code Technology Committee (CTC). At no time during the public hearings was any technical justification presented to substantiate the change requiring the building official to measure 36 inches away from the leading edge of the walking surface or tread to determine when a guardrail should or should not be required. After reviewing the many reports from the CTC website, it is still unclear from where the 36-inch requirement was derived. There are no studies that can support claims that this will have an effect on reducing possible injuries. While the proponent promotes this as a means for consistent enforcement of the guard requirements, there is no evidence of increased risk to the safety of the occupant if the current method of measuring from the edge of the walking surface to grade below is used.

Cost or Savings Impact of Amendment:

This amendment would only decrease costs. However it will only impact homes with the specific set of circumstances that would call for this guard rail.

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}):

This amendment will reduce the building officials time commitment and save money.

Signature:	Date:
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Street Address:38 W 13775 S suite 120		
City, State, Zip Draper Utah 84020		
Contact Person: Ross Ford		Phone:801-352-8266
Code to be Amended: IRC (Include edition)		
Section: R326.3		
Section: Habitable attics, story above grade plane		

AMENDMENT:
<p>R326.3 Story above grade plane. A habitable attic shall be considered a story above grade plane.</p> <p>Exceptions: A habitable attic shall not be considered to be a story above grade plane provided that the habitable attic meets all the following:</p> <ol style="list-style-type: none"> 1. The aggregate area of the habitable attic is either of the following: <ol style="list-style-type: none"> 1.1. Not not greater than one-third of the floor area of the story below. 1.2. Not greater than one-half of the floor area of the story below where the habitable attic is located within a dwelling unit equipped with a fire sprinkler system in accordance with Section P2904. 2. The occupiable space is enclosed by the roof assembly above, knee walls, if applicable, on the sides and the floor ceiling assembly below. 3. The floor of the habitable attic does not extend beyond the exterior walls of the story below. 4. Where a habitable attic is located above a third story, the dwelling unit or townhouse unit shall be equipped with a fire sprinkler system in accordance with Section P2904.

Reason: These modifications remove portions of the newly added Section R326 Habitable Attics. The proponent of this code change stated that it was necessary to add the new language in the IRC since there was inconsistency between the IRC and IBC and that a habitable attic should have similar requirements as a mezzanine in the IBC.

This section places limits on the aggregate area of a habitable attic of not greater than one-third of the floor area of the story below. Having this upper limit on the area would allow for a habitable attic without considering it as a story and would address concerns of it being a full story or equal to the area of the floor(s) below.

Exception #4 has been amended for deletion since it would require the dwelling unit or townhouse unit to be equipped with a fire sprinkler if a habitable attic is located above the third story. While an enclosed mezzanine of similar dimensions would require a sprinkler per Section R325.5, a habitable attic, regardless of use, would require an emergency and escape rescue opening, while a mezzanine does not if it's not a sleeping room. The addition of a sprinkler system would add significant cost to a new dwelling unit or townhouse that is unnecessary.

Cost or Savings Impact of Amendment:

This amendment could open a great deal of space at a greatly reduced cost pre square foot because it is already within the structure.

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}):

This amendment has no increase in work load and will not increase costs.

Signature:	Date:
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For Division Use:

Date Received:	
Committee Action: Approved Δ Denied Approved with revisions Referred to: Tabled	UBC Commission Decision for Hearing: Approved for hearing Δ Denied Approved with revisions Referred to: Tabled
Date Filed:	Public Hearing Date:
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Tabled	Effective Date:
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