

## AGENDA

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

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June 7, 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 Sections (F) 903 & (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, R506.2.3 & R609.4.1
6. Continue with the review of the 2021 IRC

Next Scheduled Meeting: June 21, 2022

If you do not plan on attending this meeting, please call Sharon at 530-6163 or email at [ssmalley@utah.gov](mailto:ssmalley@utah.gov) or [sduncombe@utah.gov](mailto: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 Bispington 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.

*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.*

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.

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UNIFORM BUILDING CODE COMMISSION  
ARCHITECTURAL ADVISORY COMMITTEE  
UNIFIED CODE ANALYSIS COUNCIL

JOINT MEETING

May 3, 2022 9:00 am

CONVENED: 9:05 AM

ADJOURNED: 12:05

STAFF:

Steve Duncombe, Bureau Manager  
Sharon Smalley, Board Secretary

ARCHITECTURAL ADVISORY COMMITTEE

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

UNIFIED CODE ANALYSIS COUNCIL

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

VISITORS:

MINUTES

Approval of the minutes from the April 5, 2022 meeting was deferred until the June meeting as there was not a quorum present.

REVIEW PROPOSED  
AMENDMENT FOR IBC  
SECTION 202

The committees reviewed the proposal for this section. Following the discussion, those present agreed that this proposal should be denied due to the fact that it removes the building official and does not have any guidelines as to who is qualified. This will be voted on at the June meeting.

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

Scott Adams reported that the Fire Marshall's office is still in the process of reviewing this section and should be ready with their recommendation for review at the June meeting.

REVIEW PROPOSED AMENDMENT FOR IBC SECTION P2902.2, P2902.2 AND IPC 405.3

Lorianne Bisping presented the proposal that the subcommittee has drafted for these sections. Following the review of the proposal, those present pointed out areas that need to be changed. The subcommittee will make the recommended changes and bring their recommendation back to the June meeting.

REVIEW PROPOSED AMENDMENTS FOR R101.2, R114.1/ R115.1, R302.5.1, R303.4, R312.1.1, R326.3

Since there was not a quorum present, the committees could not vote on whether to approve or deny the proposals. Those present did review each of the proposed amendments and the following recommendations were made for each proposal. These recommendations will be voted on at the June meeting.

The requested change for R101.2 was discussed and a recommendation was made to propose denial as this would apply to higher risk units and adds a level of risk that the IRC does not address.

The requested change for R114.1 and 115.1 was reviewed and discussed. It was pointed out that 115.1 is in the IBC. A recommendation was made to propose denial as this would diminish the authority of the building official.

The requested changes for R302.5.1, was discussed and a recommendation was made to propose denial. James Williams pointed out that some statistics for garage fires are available. Scott Adams also pointed out that there are going to be more charging and storage units installed in garages in the coming years. There is also the hazard from carbon monoxide.

The requested changes for R303.4, was discussed and a recommendation was made to propose denial as this is tied to other amendments.

The requested changes for R312.1.1, was discussed and a recommendation was made to propose denial. Deleting the 36 inches could create a hazard.

The requested changes for R326.3, was discussed and a

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CONTINUE WITH THE  
REVIEW OF THE 2021 IRC

recommendation was made to propose denial. This amendment would take a residential application beyond the bounds of what the IRC is intended to address.

Those present reviewed the current amendment for Section R109.1.5 and agreed that it should be renumbered to R109.1.5.2, the reference to R703.8 should be changed to R703.4 and to delete (3)(b). This recommendation will be voted on at the June meeting.

The current amendment for Section R114.1 was reviewed and the recommendation will be to delete the current amendment as it is now covered in the 2021 code.

Following the review of the current amendment for Section R302.2, the recommendation will be to delete the current amendment as it is now covered in the 2021 code.

Those present agreed that an extra meeting needs to be scheduled for June. The second meeting will be scheduled for June 21<sup>st</sup> at 9:00.

The meeting adjourned at 12:05.

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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: 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 (Include edition)	
Section: IBC 202	
Section Definitions	

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

Purpose of or Reason for the amendment:  The building industry is rapidly changing with new products and assemblies 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:	
<b>Committee Action:</b> Approved <input checked="" type="checkbox"/> Denied <i>6-7-22</i> Approved with revisions Referred to: Tabled	<b>UBC Commission Decision for Hearing:</b> Approved for hearing <input type="checkbox"/> Denied Approved with revisions Referred to: Tabled
Date Filed:	Public Hearing Date:
<b>UBC Commission Decision for Adoption:</b> Approved <input type="checkbox"/> Denied Approved with revisions Referred to: Tabled	Effective Date:

## Title 15A. State Construction and Fire Codes Act

### Chapter 1 General Chapter

#### Part 1

#### General Provisions

## 01

- (3) ~~In IBC, Section (F)903.2.2, the words "the entire floor" are is deleted and replaced with "a building" and the last paragraph is deleted 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.

- (4) IBC, 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."
- (5) IBC, 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."

## 02

- (6) ~~In IBC, Sections (F)903.2.8 (F)903.2.8.1, and (F)903.2.8.2, are deleted and replaced with the following: "(F)903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area 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 IA, 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 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."

~~(7) IBC, Section (F)903.2.8.1 is deleted.~~

~~(7) IBC, Section (F)903.2.8.3 is renumbered to (F)903.2.8.1 and the following exception is added:~~

~~"Exception: Group R-4 fire areas not more than 4,500 gross square feet and not containing more than 16 residents, provided 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, Section (F)903.2.8.4, is deleted.~~

(9) IBC, 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."

## 03

(10) IBC, Section (F)904.12.13, is deleted and replaced with the following: "(F)904.12.13 Commercial cooking systems. The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems. Pre-engineered automatic extinguishing systems shall be tested in accordance with UL 300 and listed and labeled for the intended application. The system shall be installed in accordance with this code, its listing and the manufacturer's installation instructions. Exception: Factory-built commercial cooking recirculating systems that are tested in accordance with UL 710B and listed, labeled, and installed in accordance with Section 304.1 of the International Mechanical Code."

(11) IBC, Sections ~~(F)904.12.3, (F)904.12.3.1, (F)904.12.4, and (F)904.12.4.1~~ (F)904.13.3, (F)904.13.3.1, (F)904.13.4, and (F)904.13.4.1, are deleted.

(12) In IBC, 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."

## 15A-3-104 Amendments to Chapters 7 through 9 of IBC.

(13) In IBC, 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."

(14) In IBC, 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 sprinkler systems or detectors are installed, the systems or detectors shall be connected to the building fire alarm system. 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 sprinkler systems or detectors are installed, the systems or detectors shall be connected to the building fire alarm system."~~  
*fire* 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 sprinkler systems or detectors are installed, the systems or detectors shall be connected to the building fire alarm system."

(15) In IBC, Section (F) 907.2.3 Group E, Exception 2, is deleted entirely and Exception 3 renumbered as Exception 2.

(16) In IBC, Section (F) 907.2.3 Group E, Exception 4.2, deleted and rewritten as follows: Exception 4.2 The fire alarm system will activate on sprinkler waterflow.

(17) In IBC, New Section 907.2.3.1 – 907.2.3.7, added as follows:

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.

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

907.2.3.4 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.

907.2.3.5 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 SFM. 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 a visual and audible indication of trouble conditions in the system. All indicators on both the main panel and remote annunciator shall be adequately labeled.

907.2.3.6 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.

907.2.3.7 Fan Shutdown shall be as follows:

- (A) Fan shut down shall be as required in IMC, Chapter 6, Section 606.
- (B) Duct detectors required by the IMC, shall be interconnected, and compatible with the fire alarm system.

~~(15 17) IBC, Sections (F)915 through (F)915.6, are deleted and replaced with the following Section 915.2.3, deleted and rewritten as follows:~~

~~"(F)915 Where required.~~

~~Group I-1, I-2, I-4, and R occupancies located in a building containing a fuel-burning appliance or in a building that has an attached garage shall be equipped with single-station carbon monoxide alarms. The carbon monoxide alarms shall be listed as complying with UL 2034 or UL 2075 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. An open parking garage, as defined in Chapter 2, or an enclosed parking garage, ventilated in accordance with Section 404 of the International Mechanical Code, shall not be considered an attached garage. A minimum of one carbon monoxide alarm shall be installed on each habitable level.~~

~~E—— 915.1 Interconnection.~~

~~Where more than one carbon monoxide alarm is required to be installed within Group I-1, I-2, I-4, or R occupancies, the carbon monoxide alarm shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms. Physical interconnection of carbon monoxide alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.~~

#### ~~(F) 915.2 Power source.~~

~~In new construction, required carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Carbon monoxide alarms with integral strobes that are not equipped with a battery backup shall be connected to an emergency electrical system. Carbon monoxide alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.~~

#### ~~Exceptions:~~

- ~~1. Carbon monoxide alarms are not required to be equipped with a battery backup where they are connected to an emergency electrical system.~~
- ~~2. Hard wiring of carbon monoxide alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available that could provide access for hard wiring without the removal of interior finishes.~~

#### ~~(F) 915.3 Group E.~~

~~A carbon monoxide detection system shall be installed in new buildings that contain Group E occupancies in accordance with IFC, Chapter 9, Section 915. A carbon monoxide detection system shall be installed in existing buildings that contain Group E occupancies in accordance with IFC, Chapter 11, Section 1103.9.~~

##### ~~(F) 915.3.1 Where required.~~

~~In Group E occupancies, a carbon monoxide detection system shall be provided where a fuel burning appliance, a fuel burning fireplace, or a fuel burning forced air furnace is present.~~

##### ~~(F) 915.3.2 Detection equipment.~~

~~Each carbon monoxide detection system shall be installed in accordance with NFPA-720 and the manufacturer's instructions and be listed as complying with, for single station detectors, UL 2034 and, for system detectors, UL 2075.~~

~~(F) 915.3.3 Locations.~~

~~Each carbon monoxide detection system shall be installed in the locations specified in NFPA 720.~~

~~(F) 915.3.4 Combination detectors.~~

~~A combination carbon monoxide/smoke detector is an acceptable alternative to a carbon monoxide detection system if the combination carbon monoxide/smoke detector is listed in accordance with UL 2075 and UL 268.~~

~~(F) 915.3.5 Power source.~~

~~Each carbon monoxide detection system shall receive primary power from the building wiring if the wiring is served from a commercial source. If primary power is interrupted, each carbon monoxide detection system shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than that required for overcurrent protection.~~

~~(F) 915.3.6 Maintenance.~~

~~Each carbon monoxide detection system shall be maintained in accordance with NFPA-720. A carbon monoxide detection system that becomes inoperable or begins to produce end-of-life signals shall be replaced~~

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 CO is likely to spread. (The installation of CO detectors in boiler rooms and furnace rooms may cause a false alarm problem. Locating these detectors in adjacent spaces where the CO is likely to spread from these areas 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 CO 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 CO is likely to spread. (The installation of CO detectors in metal shop or auto shop areas may cause a false alarm problem. Locating these detectors in adjacent spaces, i.e. class rooms or corridors, where the CO is likely to spread from these spaces may be a better option.)

(10) Labs with an open flame.

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

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

915.2.3.1 Carbon monoxide alarm signals shall be automatically transmitted to an on-site location that is staffed by school personnel.

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

(18) IBC, New Section 915.7, added as follows:

915.7 Carbon Monoxide Systems in Group "E" occupancies

915.7.1 Systems. Carbon monoxide systems may be part of a fire alarm system or standalone system.

915.7.2 Power and Wiring.

915.7.2.1 Power. Carbon monoxide detection systems shall require a primary and secondary power source.

915.7.2.2 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".

915.7.3 Equipment Shut Down. Equipment and appliances that are producing carbon monoxide shall shut down automatically in the zone involved upon carbon monoxide system activation.

915.7.4 Notification

915.7.4.1 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.

915.7.4.2 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.

915.7.4.2.1 The general alarm shall require a manual reset following an alarm activation.

915.7.4.3 Digital Notification. Portable carbon monoxide detector, with digital read out indicating parts per million of carbon monoxide, in a space to determine the level of hazard in a given space.

915.7.5 Monitoring. System monitoring is not required. If the system is monitored the signal should be a supervisory signal indicating carbon monoxide.

915.7.6 Inspection.

915.7.6.1 The CO detection system shall be tested in the presence of a Deputy, or Special Deputy of the Utah State Fire Marshal. The Deputy shall require "spot testing" of the system and its components.

915.7.6.2 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 Utah State Fire Marshal that the CO 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.

915.7.6.3 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 Utah State Fire Marshal's office.

915.7.7 Evacuation. The affected area within Group "E" occupancies shall be evacuated when carbon monoxide is detected in that area."

## **15A-5-204 Amendments and additions to IFC related to fire protection and life safety systems.**

(20) IFC, Chapter 9, Section 907.2.3 Group E:

(a) Section 907.2.3, deleted and rewritten as follows:

[F] 907.2.3 Group E. 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 sprinkler systems or detectors are installed, the systems or detectors shall be connected to the building fire alarm system.

(b) Exception 2, deleted entirely and Exception 3 renumbered as Exception 2.

(c) Exception 4.2, deleted and rewritten as follows:

Exception 4.2 The fire alarm system will activate on sprinkler waterflow.

(d) New Section 907.2.3.1 – 907.2.3.7, added as follows:

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.

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

907.2.3.4 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.

907.2.3.5 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 SFM. 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 a visual and audible indication of trouble conditions in the system. All indicators on both the main panel and remote annunciator shall be adequately labeled.

907.2.3.6 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.

907.2.3.7 Fan Shutdown shall be as follows:

- (A) Fan shut down shall be as required in IMC, Chapter 6, Section 606.
  - (B) Duct detectors required by the IMC, shall be interconnected, and compatible with the fire alarm system.
- 

(21) IFC, Chapter 9, Section 915 Carbon Monoxide Detection:

(a) Section 915.2.3, deleted and rewritten as follows:

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 CO is likely to spread. (The installation of CO detectors in boiler rooms and furnace rooms may cause a false alarm problem. Locating these detectors in adjacent spaces where the CO is likely to spread from these areas 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 CO 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 CO is likely to spread. (The installation of CO detectors in metal shop or auto shop areas may cause a false alarm problem. Locating these detectors in adjacent spaces, i.e. class rooms or corridors, where the CO is likely to spread from these spaces may be a better option.)
- (10) Labs with an open flame.
- (11) HVAC units drawing outside air that could be contaminated with CO.

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

915.2.3.1 Carbon monoxide alarm signals shall be automatically transmitted to an on-site location that is staffed by school personnel.

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

(b) New Section 915.7, added as follows:

915.7 Carbon Monoxide Systems in Group "E" occupancies

915.7.1 Systems. Carbon monoxide systems may be part of a fire alarm system or standalone system.

915.7.2 Power and Wiring.

915.7.2.1 Power. Carbon monoxide detection systems shall require a primary and secondary power source.

915.7.2.2 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".

915.7.3 Equipment Shut Down. Equipment and appliances that are producing carbon monoxide shall shut down automatically in the zone involved upon carbon monoxide system activation.

915.7.4 Notification

915.7.4.1 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.

915.7.4.2 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.

915.7.4.2.1 The general alarm shall require a manual reset following an alarm activation.

915.7.4.3 Digital Notification. Portable carbon monoxide detector, with digital read out indicating parts per million of carbon monoxide, in a space to determine the level of hazard in a given space.

915.7.5 Monitoring. System monitoring is not required. If the system is monitored the signal should be a supervisory signal indicating carbon monoxide.

915.7.6 Inspection.

915.7.6.1 The CO detection system shall be tested in the presence of a Deputy, or Special Deputy of the Utah State Fire Marshal. The Deputy shall require "spot testing" of the system and its components.

915.7.6.2 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 Utah State Fire Marshal that the CO 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.

915.7.6.3 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 Utah State Fire Marshal's office.

915.7.7 Evacuation. The affected area within Group "E" occupancies shall be evacuated when carbon monoxide is detected in that area.

## **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 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

DIVISION OF OCCUPATIONAL AND PROFESSIONAL LICENSING

160 East 300 South Salt Lake City UT 84111  
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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: 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  
Approved with revisions  
Referred to:  
Tabled

~~X~~ Denied 6-7-17

**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:

UTAH DEPARTMENT OF COMMERCE

DIVISION OF OCCUPATIONAL AND PROFESSIONAL LICENSING

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E-mail: b8@utah.gov  
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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 (Include edition)	
Section: R114.1 / 115.1	
Section: Stop work order	

<b>AMENDMENT:</b>
<p>Note this an amendment found in 15A-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, and the owner or the owner's representative is unwilling to make necessary corrections to comply with the code or in a dangerous or unsafe manner, the building official is authorized to issue a stop work order.</p>

**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** (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 will reduce the building officials time commitment and save money.

Signature:

Date:

**For Division Use:**

Date Received:

**Committee Action:**

Approved  
Approved with revisions  
Referred to:  
Tabled

*X Denied 6-7-22*

**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: R302.5.1		
Section: Opening protection		

AMENDMENT:
<p><b>Opening protection.</b> 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. <del>Doors shall be self Latching and equipped with self closing or automatic closing device.</del></p>

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<sup>®</sup> 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

Approved with revisions

Referred to:

Tabled

~~A~~ Denied 6-7-22

**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: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.

Purpose of or Reason for the amendment:

The building industry is rapidly changing with new products and assemblies 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<sup>@</sup> 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:	
<b>Committee Action:</b> Approved Approved with revisions Referred to: Tabled	<b>UBC Commission Decision for Hearing:</b> Approved for hearing <input checked="" type="checkbox"/> Denied Approved with revisions Referred to: Tabled
Date Filed:	Public Hearing Date:
<b>UBC Commission Decision for Adoption:</b> Approved <input checked="" type="checkbox"/> Denied Approved with revisions Referred to: Tabled	Effective Date:

UTAH DEPARTMENT OF COMMERCE

DIVISION OF OCCUPATIONAL AND PROFESSIONAL LICENSING

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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: 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:

**For Division Use:**

Date Received:

**Committee Action:**

Approved  
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:

<b>UBC Commission Decision for Adoption:</b> Approved                      Δ Denied Approved with revisions Referred to: Tabled	Effective Date:
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UTAH DEPARTMENT OF COMMERCE

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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: R326.3		
Section: Habitable attics, story above grade plane		

AMENDMENT:
<p><b>R326.3 Story above grade plane.</b> A habitable attic shall be considered a story above grade plane.</p> <p><b>Exceptions:</b> 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"> <li>1. The aggregate area of the habitable attic is either of the following: 1.1. Not not greater than one-third of the floor area of the story below. 1.2. <del>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.</del></li> <li>2. The occupiable space is enclosed by the roof assembly above, knee walls, if applicable, on the sides and the floor ceiling assembly below.</li> <li>3. The floor of the habitable attic does not extend beyond the exterior walls of the story below.</li> <li>4. <del>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.</del></li> </ol>

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 per square foot because it is already within the structure.

**Compliance Costs for Affected Persons** (A Person<sup>®</sup> 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  
Approved with revisions  
Referred to:  
Tabled

~~Δ~~ Denied 6-7-22

**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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UTAH DEPARTMENT OF COMMERCE  
DIVISION OF OCCUPATIONAL AND PROFESSIONAL LICENSING  
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E-mail: b8@utah.gov  
Web: www.dopl.utah.gov

REQUEST FOR CODE AMENDMENT

Requesting Agency/Person: Home Builders Association of Utah	Date:5/24/2022
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: 2021 IRC (Include edition)	
Section: R506.2.3	
Section Title: Vapor retarder	

AMENDMENT:

**R506.2.3 Vapor retarder.** A minimum ~~10-mil (0.010 inch; 0.254mm)~~ 6-mil (0.006 inch; .152 mm) vapor retarder ~~conforming to ASTM E17545 Class A requirements~~ with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where a base course does not exist.

Purpose of or Reason for the amendment:

6-mil is the current standard and there are no reported problems. 10-mil is still an option. With the growing supply chain problems, it is prudent to have as many options as possible.

Cost or Savings Impact of Amendment:

There is no significant change in cost for this amendment

Compliance Costs for Affected Persons (APerson<sup>o</sup> 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 have no cost impact for compliance

Signature:

Date:

**For Division Use:**

Date Received:

**Committee Action:**

Approved  
Approved with revisions  
Referred to:  
Tabled

~~A~~ Denied 6-7-22

**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  
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Referred to:  
Tabled

Effective Date:

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: Home Builders Association of Utah	Date:5/24/2022
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: 2021 IRC (Include edition)	
Section: R609.4.1	
Section Title: Garage Door Labeling	

AMENDMENT:
<b>609.4.1 Garage door labeling.</b> Strike the entire section

Purpose of or Reason for the amendment:

This is not a life safety issue. Over time the door manufactures will provide this on all doors. This is a requirement that is outside the control of the contractor or homeowner but will be required and will hold up closings up.

Cost or Savings Impact of Amendment:

Striking the language has no cost impact.

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 will eliminate an inspection item for code officials and reduce there overall cost.

Signature:

Date:

**For Division Use:**

Date Received:

**Committee Action:**

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Approved with revisions  
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