

UNIFORM BUILDING CODE COMMISSION MEETING

November 3, 2022 9:00 AM

AGENDA

Anchor Location

Room 210
Heber M Wells Building
160 E 300 S

Join with Google Meet

meet.google.com/aqk-ouma-bdb

Join by phone

(US) +1 417-448-6176 PIN: 602 359 616#

1. Roll call
2. Welcome new member
3. Approve minutes from the August 10, 2022
4. Discuss cost analysis from 2021 code review

Next meeting date June 8, 2022

Please call Sharon at 530-6163 if you do not plan on attending the meeting.



In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Carol Inglesby, ADA Coordinator, Division of Occupational and Professional Licensing, 160 East 300 South, Salt Lake City UT 84111, Phone 530-6626, at least three working days prior to the meeting.

MINUTES

UTAH
UNIFORM BUILDING CODE COMMISSION

August 10, 2022

9:00

Convened: 9:06

Adjourned: 10:07

STAFF:

Steve Duncombe, Bureau Manager
Sharon Smalley, Board Secretary

COMMISSIONERS:

Thomas Peterson
Josh Blazzard
Lorianne Bisping
Travis Hales (absent)
Trent Hunt
Chad Flinders (absent)
Gary Bullock

Chris Hendrickson (absent)
Art Anderson
Karl Mott
Joerg Ruegemer (excused)
Scott Carpenter
Steve Dailey

VISITORS:

Dallen Romriell
Don Simons
Kevin Emerson
Ross Ford
Alberto Morales
Ava C
Helene Cuomo
Cantelloni Fettuccine
Kelly Francone
Meisel Gonzalez
Kevin Gundersen
Ryan Jackson
Brandon Koyanagi
AJ Lowry
Jim Meyers
Logan Mitchell
Jay Murdoch
Brittany Parks
Jack Peters
Troy Preslar
Mitch Richardson
Nicholas Schou
Stewart Soleman

Fred Cox
Michael Jaffe
Thomas Kessinger
Chris Cox
Matt Abbott
Eliza Cowie
Joan Entwistle
Tim Fitzpatrick
Lesley Garland
Nick Grahf
Monica Hilding
Donald Jarvis
Eric Lacey
Bryan Markkanen
Saige miller
Damian Mora
Peter Nelson
Kenna Patino
Celia Peterson
Allie Rae
Brenda Ruthizer
MJ Smith
Shawn Teigen

Alex Veilleux
Cloe Nixon
Jason Vandever
Jeff Mang
Robin Burr

Stephen Wieroniey
Ian Hughes
Jay McConagha
Robert Glass
Shruti Borie

PUBLIC HEARING

Deborah Blackburn conducted a public hearing for Title 15A for the proposed and current amendments for the 2021 codes.

MINUTES

A motion was made by Gary Bullock to approve the minutes from the July 13, 2022 meetings as written. The motion was seconded by Art Anderson passed unanimously.

Tom Peterson thanked all of the advisory committees, especially the Mechanical Advisory Committee for their work on the review of the 2021 codes. He also thanked Brent Ursenbach, Kevin Emerson and Ross Ford for their help in the review of the IECC

MAKE A RECOMMENDATION TO THE BUSINESS AND LABOR INTERIM COMMITTEE

A motion was made by Karl Mott to send the current proposal for Title 15A as approved for the Commission's recommendation to the Business and Labor Interim Committee. The motion was seconded by Scott Carpenter and passed with a vote of eight in favor and Steve Dailey voting in opposition.

The meeting adjourned at 10:56.

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.

2022 UNIFORM BUILDING CODE COMMISSION COST ANALYSIS OF AMENDMENTS

| CODE SECTION | REASON STATEMENT | COST ANALYSIS |
|---|---|---|
| 15A-1-403(9) and (10) | Definitions to match Health Department terms | No cost to amendment |
| PART 2 | | |
| 15A-2-101 (2) | Deletion of Mass Timber Construction as it is included in the code. | No cost to amendment |
| 15A-2-102 Definitions | Deletion of Mass Timber Construction as it is included in the code. | No cost to amendment |
| 15A-2-103(1)(a)-(f), (h)-(j),(l), and (o) | Changes the edition of the code adopted by the state from mostly the 2018 version to the 2021 version. The exception is the International Residential Code which is moving from the 2015 to the 2021. | There are cost increases and cost savings associated with the adoption of the new codes. The UBCC recommends for future adoptions that the legislature provides 4 specific buildings commonly built in Utah spreading the different dynamics of construction that new codes can be applied to and actual costs comparisons be determined. |
| 15A-2-104(1)(b)(i) and (ii) | Updates the IRC appendix E from the 2015 to the 2021 Code | No cost to amendment |
| 15A-2-104(1)(c) | Updates the IRC appendix E from the 2015 to the 2021 Code | No cost to amendment |
| 15A-2-104(2)(b)(ii) and (iv) | Updated definitions to match Utah Health Department terminology | No cost to amendment |
| 15A-2a | Deletion of Mass Timber Construction as it is included in the code. | No cost to amendment |
| PART 3 IBC | | |
| 15A-3-102(2) | Section renumbered in new code | No cost to amendment |
| 15A-3-102(4) | Updated definitions to match Utah Health Department terminology | No cost to amendment |
| 15A-3-102(5) | Updated definitions to match Utah Health Department terminology | No cost to amendment |
| 15A-3-102(6) | Updated definitions to match Utah Health Department terminology | No cost to amendment |
| 15A-3-102(8) | Updated definitions to match Utah Health Department terminology | No cost to amendment |
| 15A-3-102(12) | Updated definitions to match Utah Health Department terminology | No cost to amendment |
| 15A-3-102(13) | Updated definitions to match Utah Health Department terminology | No cost to amendment |
| 15A-3-102(15) | Updated definitions to match Utah Health Department terminology | No cost to amendment |
| 15A-3-102(16) | Added clarification from Utah Health Department | No cost to amendment |
| 15A-3-102(17) | Updated definitions to match Utah Health Department terminology | No cost to amendment |
| 15A-3-102(18) | Added clarification from Utah Health Department | No cost to amendment |
| 15A-3-102(19) | Updated definitions to match Utah Health Department terminology | No cost to amendment |
| 15A-3-102(20) | Updated definitions to match Utah Health Department terminology | No cost to amendment |
| 15A-3-102(21) | Updated definitions to match Utah Health Department terminology | No cost to amendment |

| CODE SECTION | REASON STATEMENT | COST ANALYSIS |
|--------------------------|--|---|
| 15A-3-103(2) | Clarification that an atrium can not contain a means of egress component above the two lowest stories | No cost to amendment |
| 15A-3-103(5) | Clarification by Utah Health Department for what doors in a rated corridor can have unprotected openings | No cost to amendment |
| 15A-3-103(6) | Clarification by the Utah Health Department regarding access to a rated corridor from a resident sleeping unit and the spaces it can go through. | No cost to amendment |
| 15A-3-103(7) | Clarification by Utah Health Department in definition | No cost to amendment |
| 15A-3-103(10) | Updated definitions to match Utah Health Department terminology | No cost to amendment |
| 15A-3-103(11) | Updated definitions to match Utah Health Department terminology | No cost to amendment |
| 15A-3-103(13) | Number Change to section in new code | No cost to amendment |
| 15A-3-104(1) | Old amendment deleted | Potential minimal savings due to fee to certify. |
| 15A-3-104(1) | Modifies requirements for Fire Riser Rooms | No cost to amendment |
| 15A-3-104(2) | Modifies requirements for Fire Riser Rooms and Fire Sprinkler room and maintains some existing language | No cost to amendment |
| 15A-3-104(3) | Clarification added by the Utah Health Department on Fire sprinklers in Ambulatory Care Facilities | This change could be up to \$60,000 depending on a very specific building but in most cases can be designed around any costs. |
| 15A-3-104(6) | Moves amendment from one section to another | No cost to amendment |
| 15A-3-104(7) | Removes the requirement to install fire suppression systems in R-3 occupancies | Cost savings in the 10's of thousands of dollars per R-3 occupancy |
| 15A-3-104(8) | Deletes amendment that was in place in the past in our state that exempts care facilities in Single family dwellings. This is not needed with the new amendment above. | No cost to amendment |
| 15A-3-104(10) | This amendment deletes the state amendment on commercial cooking equipment. This amendment was updated in the new code and is sufficient. | No cost to amendment |
| 15A-3-104(11) | This amendment deletes the state amendment on commercial cooking equipment. This amendment was updated in the new code and is sufficient. | No cost to amendment |
| 15A-3-104(12) | Deletes exception allowing E occupancy under 100 occupants to not have an Emergency Voice/Alarm Communication System. | ??? |
| 15A-3-104(13) | Deletes requirements for heat detection in E occupancies large gathering areas and requires the alarm to activate upon fire flow in suppression system | ??? |
| 15A-3-104(14) | New section for Fire Alarms in E occupancies | ??? |
| 15A-3-104(15) | Deleted Section on Carbon Monoxide that is now in the body of the code | No cost to amendment |
| 15A-3-104(15) | Adds specific requirements for Carbon Monoxide detection in E occupancies. | ??? |
| 15A-3-104(16) | Adds specific requirements for Carbon Monoxide detection in E occupancies. | ??? |

| CODE SECTION | REASON STATEMENT | COST ANALYSIS |
|------------------------------|--|---|
| 15A-3-105(1) | Deletes amendment provisions for lock down door operation. This has been added to the code. | ??? |
| 15A-3-105(7) | Deletes amendment controlling secure areas in I-1 and I-2 occupancies | ??? |
| 15A-3-105(10) | Deleting amendment not needed under new code. | No cost to amendment |
| 15A-3-105(12) | Deleted amendment requiring seating to be bolted in place in certain circumstances. | Significant cost savings in certain circumstances |
| 15A-3-105(13) | Deletes amendment that allowed a efficiency dwelling unit to be 165 sq ft with an additional 100 sq ft for every occupant over 2 | No cost to amendment |
| 15A-3-106(2) | Amendment Clarifies when snow loads need to be included in the seismic design of a structure. | No cost to amendment |
| 15A-3-106(3) | Amendment clarifies snow loads for roofs when used in conjunction with seismic load combinations | No cost to amendment |
| 15A-3-106(2) | Deleted a snowload requirement | No cost to amendment |
| 15A-3-106(3) | Deleted a snowload requirement that has been incorporated into another amendment | No cost to amendment |
| 15A-3-106(6) | Deleted a State amendment on thermal factor | No cost to amendment |
| 15A-3-106(8) | Clarification of roof calculations and definition | No cost to amendment |
| 15A-3-108(2) | Clarification of concrete elements | No cost to amendment |
| 15A-3-112(2),(3),(5),and (6) | Allows half of required plumbing fixtures to be designated as gender-neutral, and gives stipulations of how privacy is to be maintained. | No cost to amendment as it is an option, not a requirement |
| PART 2 IRC | | |
| IRC Chapters 1-5 | | |
| 15A-3-202(1) | Amendment allows multiple facilities to be built without fire sprinklers out of the IRC | Significant cost savings in multiple buildings. \$1,000-\$75,000 savings in certain buildings |
| 15A-3-202(3) | Amendment allows decks under certain criteria to be built without permits | Cost savings of up to around \$250 |
| 15A-3-202(5) | Deleted half of the existing amendment as it is included in the new code | No cost to amendment |
| 15A-3-202(4) | Delete amendment that is now included in the new code. | No cost to amendment |
| 15A-3-202(9) | Amendment address water connections in accordance with the Utah Health Department | No cost to amendment |
| 15A-3-202(15) | Clarification of the existing language | No cost to amendment |
| 15A-3-202(17) | Deletes self closing and self latching language from the door connecting living space from the garage. | Savings of up to \$40 |
| 15A-3-202(19) | Amendment eliminates the need for whole home mechanical ventilation if the home has an air tightness of 3 ACH or greater. | Savings of up to \$5000 |
| 15A-3-202(25) | Deleted amendment is in the new code | No cost to amendment |
| 15A-3-202(26) | Deleted amendment is in the new code | No cost to amendment |
| 15A-3-202(27) | Deleted amendment is in the new code | No cost to amendment |
| 15A-3-202(28) | Deleted amendment is in the new code | No cost to amendment |
| 15A-3-202(29) | Deleted requirements for ESS as they are in the new code. | No cost to amendment |

| CODE SECTION | REASON STATEMENT | COST ANALYSIS |
|----------------------------|---|---|
| 15A-3-202(32) | Amends the requirement for a 10 MIL vapor barrier back to a 6 mil barrier | Savings of around \$200 |
| IRC Chapters 6-15 | | |
| 15A-3-203(1) | Amends the code to limit the required documents allow by the jurisdiction | No cost, potential savings |
| 15A-3-203(3) & (7) | Amendment adds steps to the energy performance requirements of the code of over multiple years. | ????There are two different thoughts on the cost impact of this requirement, one is a long view cost savings and one in an immediate cost increase. |
| 15A-3-203(4) & (6) | Amendment reduces the amount of insulation required in a ceiling, walls and foundation | Savings of up to \$3000 per home |
| 15A-3-203(8), (10), & (11) | Amendment eliminates the alternate option requirements in the code | Up to \$2000 initial cost savings but have potential for some ROI |
| 15A-3-203(9) | Amendment allows a better way to do a thermal break at the slab/foundation wall connection | No cost to amendment. Some cost savings may be seen with flooring application |
| 15A-3-203(12) | Amendment allows a builder to provide pictures of areas not visible after insulation instead of the code required third party certification | Up to \$1000 savings. |
| 15A-3-203(13) | Amendment removes the exterior requirement for an air barrier at the rim joist location. | Minimal cost savings |
| 15A-3-203(14) | Amendment allows options for air sealing around electrical boxes on exterior walls | No cost to amendment |
| 15A-3-203(15) | Amendment changes the allowable air changes per hour over the next 2 years, and eliminates the option for a third party inspection. | This is not a cost to most builders initially but could cost thousands when we go to 3.0 ACH. |
| 15A-3-203(16) | Amendment changes the allowable air changes per hour over the next 2 years from 3 to 3.25 until 2025. | This is not a cost to most builders initially but could cost thousands when we go to 3.0 ACH. |
| 15A-3-203(17) | Amendment modifies the air leakage from electrical boxes | No cost to amendment |
| 15A-3-203(18) | Amendment allows ducts outside the thermal envelope to be insulated less than required by the new code. | Cost savings to the new standard at installation |
| 15A-3-203(19) | Deletes old language | No cost to amendment |
| 15A-3-203(20) | Deletes old language | No cost to amendment |
| 15A-3-203(22) | Amendment clarifies that hot water recirc pumps only need to meet certain requirements if installed | No cost to amendment |
| 15A-3-203(26) | Amendment deletes the requirement to have the mechanical ventilation tested | Construction cost savings of around \$400 |
| 15A-3-203(27) | Amendment deletes the requirement to have lighting controls | Construction cost savings of up to around \$500 |
| 15A-3-203(28) | Amendment deletes the requirement to have lighting controls | Construction cost savings of up to around \$250 |
| 15A-3-203(29) | Amendment allows the building official to use time of use pricing if readily available | No cost to amendment |
| 15A-3-203(30) | ??? | ???? |
| 15A-3-203(31) | ??? | ??? |
| IRC Chapters 16-25 | | |
| 15A-3-205(1) | Amendment by Utah Health Department, Division of Water Rights. | No cost to amendment |
| 15A-3-205(6) | Amendment allows pan drains provisions | No cost to amendment |
| 15A-3-205(7) | Amendment clarifies what a drain pan is for | No cost to amendment |

| CODE SECTION | REASON STATEMENT | COST ANALYSIS |
|---|---|---|
| 15A-3-205(8) | Amendment clarifies seismic strap requirements for water heaters | No cost to amendment |
| 15A-3-205(9) | Amendment adds a requirement for turns in relief valve piping | No cost to amendment |
| 15A-3-205(10) | Amendment by Utah Health Department, Division of Water Rights. | No cost to amendment |
| 15A-3-205(11) | Amendment by Utah Health Department, Division of Water Rights. | No cost to amendment |
| 15A-3-205(12) | Amendment adjusts the flow rates for Toilet flushes and lav faucets | No cost to amendment |
| 15A-3-205(13) | Amendment by Utah Health Department, Division of Water Rights. | No cost to amendment |
| 15A-3-205(16) | Amendment by Utah Health Department, Division of Water Rights. | No cost to amendment |
| 15A-3-205(20) | Amendment gives options for different material to be used. | No cost to amendment |
| 15A-3-205(21) | Amendment by Utah Health Department, Division of Water Rights. | No cost to amendment |
| IRC Chapters 36,37,39, 44 and appendix F | | |
| 15A-3-206(2) | Deleted amendment added to the code and no longer needed | No cost to amendment |
| 15A-3-206(2) | Amendment allows countertop receptacles to be omitted as long as provisions are made for future installation. | Amendment allows countertop receptacles to be omitted as long as provisions are made for future installation. |
| 15A-3-206(3) | Amendment prohibits receptacles below countertop except in certain situations. | Savings of \$100 to a cost of \$100 depending on what is wanted by the home owner/contractor |
| 15A-3-206(3) | Deletes amendment allowing flexibility of recepticle placement | No cost to amendment |
| 15-3-206(4) | Deleted amendment no longer needed. | No cost to amendment |
| 15A-3-206(5) | Deleted amendment requires arc-fault breakers be installed in most branch circuits. | Around \$400 increase in cost to a home |
| 15A-3-206(6) | Deleted amendment requires arc-fault breakers be installed on modified or replaced or extended circuits | Cost increase by about \$100 per circuit modified |
| PART 3 IPC | | |
| IPC Chapters 1 and 2 | | |
| 15A-3-302(1) | Deleted amendment of a definition | No cost to amendment |
| 15A-3-302(3) | Deleted amendment by the Utah Health Department | No cost to amendment |
| 15A-3-302(8),(9),and (11) | Deleted Amendment gets rid of definitions | No cost to amendment |
| 15A-3-302(8) | Amendment creates a new definition for Dual Source Connection | No cost to amendment |
| IPC Chapter 3 | | |
| 15A-3-303(5) | Amendment by Utah Health Department, Division of Water Rights. | No Cost to amendment |
| 15A-3-303(2) | Amendment creates privacy for gender neutral restroom stalls | Cost estimated to be around \$300 per stall but is an option |
| 15A-3-303(3) | Amendment creates privacy for gender neutral restroom stalls | Cost estimated to be around \$300 per stall but is an option |
| IPC Chapter 6 | | |
| 15A-3-306(3) | Amendment modifies flow rates of toilets | No cost to amendment |

| CODE SECTION | REASON STATEMENT | COST ANALYSIS |
|--------------------------------|---|---|
| 15A-3-306(6) | Amendment by Utah Health Department, Division of Water Rights. | No cost to amendment |
| 15A-3-306(7) | Amendment by Utah Health Department, Division of Water Rights. | No cost to amendment |
| <u>IPC Chapter 9</u> | | |
| 15A-3-309(2) | Amendment adds clarification on vent wall terminations | No cost to amendment |
| <u>IPC Chapter 10</u> | | |
| 15A-3-310(1) | Amendment adds the option of a deep seal trap | No cost to amendment |
| <u>IPC Chapter 13</u> | | |
| 15A-3-313(3) | Amendment by Utah Health Department, Division of Water | No cost to amendment |
| <u>IPC Chapter 15</u> | | |
| 15A-3-315(1) | Amendment by Utah Health Department, Division of Water Rights. | No cost to amendment |
| <u>IMC Chapters 1-5</u> | | |
| 15A-3-402(8) | Delete amendment that is now included in the new code. | No cost to amendment |
| <u>NEC Amendments</u> | | |
| 15A-3-601(5) | Amendment allows countertop receptacles to be omitted as long as provisions are made for future installation. | Amendment allows countertop receptacles to be omitted as long as provisions are made for future installation. |