

**SEISMIC REQUIREMENTS FOR
CONDOMINIUM CONVERSION PROJECTS**

2010 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Larry B. Wiley

Senate Sponsor: _____

LONG TITLE

General Description:

This bill enacts a provision relating to seismic requirements for structures converted to condominiums.

Highlighted Provisions:

This bill:

- ▶ requires the owner of a structure converting it to a condominium to cause a seismic evaluation of the structure to be performed;
- ▶ establishes standards for a person performing a seismic evaluation; and
- ▶ imposes requirements on the owner of a structure if the seismic evaluation shows that the structure fails to comply with an applicable standard.

Monies Appropriated in this Bill:

None

Other Special Clauses:

None

Utah Code Sections Affected:

ENACTS:

57-8-42, Utah Code Annotated 1953

Be it enacted by the Legislature of the state of Utah:



28 Section 1. Section ~~57-8-42~~ is enacted to read:

29 ~~57-8-42. Seismic evaluation required if structure converted to condominium --~~
30 **Requirements if structure not in compliance.**

31 (1) If a structure is converted to a condominium under this chapter, the structure's
32 owner shall cause a seismic evaluation of the structure to be performed by a person licensed as
33 a professional structural engineer under Title 58, Chapter 22, Professional Engineers and
34 Professional Land Surveyors Licensing Act.

35 (2) The person performing the seismic evaluation under Subsection (1) shall perform
36 the evaluation under a standard recognized by the International Building Code for:

37 (a) the seismic evaluation of an existing building; or

38 (b) the seismic rehabilitation of an existing building.

39 (3) If the seismic evaluation under Subsection (1) indicates that the structure is not in
40 compliance with an applicable standard, the structure's owner shall, before occupancy of the
41 converted condominium:

42 (a) review the noncompliance with, as applicable:

43 (i) the county in whose unincorporated area the converted condominium is located; or

44 (ii) the municipality in which the converted condominium is located;

45 (b) correct the noncompliance; and

46 (c) comply with applicable county or municipal requirements, including:

47 (i) submitting the converted condominium to an inspection; and

48 (ii) obtaining a required approval or permit.

Legislative Review Note
as of 12-7-09 10:24 AM

Office of Legislative Research and General Counsel

H.B. 77 - Seismic Requirements for Condominium Conversion Projects

Fiscal Note

2010 General Session

State of Utah

State Impact

Enactment of this bill will not require additional appropriations.

Individual, Business and/or Local Impact

Owners of condominium conversions will incur the cost of the seismic evaluation.
