

**Housing Construction Amendments**  
2025 GENERAL SESSION  
STATE OF UTAH  
**Chief Sponsor: Raymond P. Ward**

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**LONG TITLE**

**General Description:**

This bill modifies the state construction code related to housing.

**Highlighted Provisions:**

This bill:

▸ amends adopted language from Section R101.2 of the International Residential Code to include three- and four-family dwellings.

**Money Appropriated in this Bill:**

None

**Other Special Clauses:**

None

**Utah Code Sections Affected:**

AMENDS:

**15A-3-202**, as last amended by Laws of Utah 2024, Chapter 505

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

Section 1. Section **15A-3-202** is amended to read:

**15A-3-202 . Amendments to Chapters 1 through 5 of IRC.**

(1) In IRC, Section R101.2, Exception, the words "where provided with an automatic sprinkler system complying with Section P2904" are deleted.

(2) In IRC, Section R101.2, the words "one- and two-family dwellings" are deleted and replaced with "one-, two-, three-, and four-family dwellings".

~~(2)~~ (3) In IRC, Section R102, a new Section R102.7.2 is added as follows: "R102.7.2

Physical change for bedroom window egress. A structure whose egress window in an existing bedroom is smaller than required by this code, and that complied with the construction code in effect at the time that the bedroom was finished, is not required to undergo a physical change to conform to this code if the change would compromise the structural integrity of the structure or could not be completed in accordance with other applicable requirements of this code, including setback and window well requirements."

- 32 [~~(3)~~] (4) In IRC Section R105.2, under Building, the following changes are made:
- 33 (a) Number 3 is deleted and replaced with the following: "3. Retaining walls retaining  
34 less than 4 feet (1219mm) of unbalanced fill, unless supporting a surcharge or  
35 requiring design per Section R404.4."
- 36 (b) Number 10 is deleted and replaced with the following: "10. Decks that are not more  
37 than 30 inches (762mm) above grade at any point and not requiring guardrails, that  
38 do not serve exit door required by Section R311.4."
- 39 [~~(4)~~] (5) In IRC, Section R105.2, a new exception is added: "11. Grade level, non-connected  
40 conex boxes, less than 350 square feet, used for storage only."
- 41 [~~(5)~~] (6) In IRC, Section R108.3, the following sentence is added at the end of the section:  
42 "The building official shall not request proprietary information."
- 43 [~~(6)~~] (7) IRC, Section 109.1.5, is deleted and replaced with the following: "R109.1.5 Other  
44 inspections. In addition to the inspections listed in R109.1.1 through R109.1.4, the  
45 building official shall have the authority to inspect the proper installation of insulation.  
46 R109.1.5.1 Weather-resistant exterior wall envelope inspections. An inspection shall be  
47 made of the weather-resistant exterior wall envelope as required by Section R703.1 and  
48 flashings as required by Section R703.4 to prevent water from entering the  
49 weather-resistive barrier.R109.1.5.2 Fire-resistance-rated construction inspection. Where  
50 fire-resistance-rated construction is required between dwelling units or due to location  
51 on property, the building official shall require an inspection of such construction after  
52 lathing or gypsum board or gypsum panel products are in place, but before any plaster is  
53 applied, or before board or panel joints and fasteners are taped and finished."
- 54 [~~(7)~~] (8) In IRC, Section R202, the following definition is added: "ACCESSORY  
55 DWELLING UNIT: A habitable living unit created within the existing footprint of a  
56 primary owner-occupied single-family dwelling."
- 57 [~~(8)~~] (9) In IRC, Section R202, the definition for "Approved" is modified by adding the  
58 words "or independent third-party licensed engineer or architect and submitted to the  
59 building official" after the word "official."
- 60 [~~(9)~~] (10) In IRC, Section R202, the definition for "Approved Agency" is modified by  
61 replacing the word "and" with "or."
- 62 [~~(10)~~] (11) In IRC, Section 202, the definition for "Approved Source" is modified by adding  
63 the words "or licensed engineer or architect" after the word "official."
- 64 [~~(11)~~] (12) In IRC, Section R202, the following definition is added: "CERTIFIED  
65 BACKFLOW PREVENTER ASSEMBLY TESTER: A person who has shown

66 competence to test Backflow prevention assemblies to the satisfaction of the authority  
 67 having jurisdiction under Utah Code, Subsection 19-4-104(4)."

68 [(12)] (13) In IRC, Section R202, the definition of "Cross Connection" is deleted and  
 69 replaced with the following: "CROSS CONNECTION. Any physical connection or  
 70 potential connection or arrangement between two otherwise separate piping systems,  
 71 one of which contains potable water and the other either water of unknown or  
 72 questionable safety or steam, gas, or chemical, whereby there exists the possibility for  
 73 flow from one system to the other, with the direction of flow depending on the pressure  
 74 differential between the two systems (see "Backflow, Water Distribution")."

75 [(13)] (14) In IRC, Section 202, the following definition is added: "DUAL SOURCE  
 76 CONNECTION. A pipe that is installed so that either the nonpotable (i.e. secondary)  
 77 irrigation water or the potable water is connected to a pressurized irrigation system at  
 78 one time, but not both at the same time; or a pipe that is installed so that either the  
 79 potable water or private well water is connected to a residence at one time, but not both  
 80 at the same time. The potable water supply line shall be protected by a reduced pressure  
 81 backflow preventer."

82 [(14)] (15) In IRC, Section 202, the following definition is added: "ENERGY STORAGE  
 83 SYSTEM (ESS). One or more devices, assembled together, that are capable of storing  
 84 energy for supplying electrical energy at a future time."

85 [(15)] (16) In IRC, Section 202, in the definition for gray water a comma is inserted after the  
 86 word "washers"; the word "and" is deleted; and the following is added to the end: "and  
 87 clear water wastes which have a pH of 6.0 to 9.0; are non-flammable; non-combustible;  
 88 without objectionable odors; non-highly pigmented; and will not interfere with the  
 89 operation of the sewer treatment facility."

90 [(16)] (17) In IRC, Section R202, the definition of "Potable Water" is deleted and replaced  
 91 with the following: "POTABLE WATER. Water free from impurities present in  
 92 amounts sufficient to cause disease or harmful physiological effects and conforming to  
 93 the Utah Code, Title 19, Chapter 4, Safe Drinking Water Act, and Title 19, Chapter 5,  
 94 Water Quality Act, and the regulations of the public health authority having jurisdiction."

95 [(17)] (18) IRC, Figure R301.2 (3), is deleted and replaced with R301.2 (3) as follows:

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"TABLE R301.2 (3)			
GROUND SNOW LOADS FOR SELECTED LOCATIONS IN UTAH			
City/Town	County	Ground Snow Load (lb/ft <sup>2</sup> )	Elevation (ft)

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101	Beaver	Beaver	35	5886
102	Brigham City	Box Elder	42	4423
103	Castle Dale	Emery	32	5669
104	Coalville	Summit	57	5581
105	Duchesne	Duchesne	39	5508
106	Farmington	Davis	35	4318
107	Fillmore	Millard	30	5138
108	Heber City	Wasatch	60	5604
109	Junction	Piute	27	6030
110	Kanab	Kane	25	4964
111	Loa	Wayne	37	7060
112	Logan	Cache	43	4531
113	Manila	Daggett	26	6368
114	Manti	Sanpete	37	5620
115	Moab	Grand	21	4029
116	Monticello	San Juan	67	7064
117	Morgan	Morgan	52	5062
118	Nephi	Juab	39	5131
119	Ogden	Weber	37	4334
120	Panguitch	Garfield	41	6630
121	Parowan	Iron	32	6007
122	Price	Carbon	31	5558
123	Provo	Utah	31	4541
124	Randolph	Rich	50	6286
125	Richfield	Sevier	27	5338
126	St. George	Washington	21	2585
127	Salt Lake City	Salt Lake	28	4239
128	Tooele	Tooele	35	5029

129	Vernal	Uintah	39	5384
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130 Note: To convert lb/ft<sup>2</sup> to kN/m<sup>2</sup>, multiply by 0.0479. To convert feet to meters, multiply by 0.3048.1.  
Statutory requirements of the Authority Having Jurisdiction are not included in this state ground snow load table.

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

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

131 [~~18~~] (19) IRC, Section R301.6, is deleted and replaced with the following: "R301.6 Utah  
132 Snow Loads. The snow loads specified in Table R301.2(5b) shall be used for the  
133 jurisdictions identified in that table. Otherwise, for other locations in Utah, see Bean,  
134 B., Maguire, M., Sun, Y. (2018), "The Utah Snow Load Study," Utah State University  
135 Civil and Environmental Engineering Faculty Publications, Paper 3589,  
136 <http://utahsnowload.usu.edu/>, for ground snow load values."

137 [~~19~~] (20) In IRC, Section R302.2, the following sentence is added at the end of the  
138 paragraph: "When an access/maintenance agreement or easement is in place, plumbing,  
139 mechanical ducting, schedule 40 steel gas pipe, and electric service conductors including  
140 feeders, are permitted to penetrate the common wall at grade, above grade, or below  
141 grade."

142 [~~20~~] (21) In IRC, Section R302.3, a new exception 3 is added as follows: "3. Accessory  
143 dwelling units separated by walls or floor assemblies protected by not less than 1/2-inch  
144 (12.7 mm) gypsum board or equivalent on each side of the wall or bottom of the floor  
145 assembly are exempt from the requirements of this section."

146 [~~21~~] (22) In IRC, Section R302.5.1, the last sentence is deleted.

147 [~~22~~] (23) IRC, Section R302.13, is deleted.

148 [~~23~~] (24) In IRC, Section R303.4, the following exception is added: "Exception: Dwelling  
149 units tested in accordance with Section N1102.4.1.2 (R402.4.1.2) which has an air  
150 tightness of 3.0 ACH (50) or greater do not require mechanical ventilation."

151 [~~24~~] (25) In IRC, Section R310.1, all words in the last sentence after "or to a yard or  
152 court", are deleted, and Exception 3 of this section is deleted.

153 [~~25~~] (26) In IRC, Section R310.7, in the exception, the words "or accessory dwelling  
154 units" are added after the words "sleeping rooms".

155 [~~26~~] (27) IRC, Sections R311.7.45 through R311.7.5.3, are deleted and replaced with the

156 following: "R311.7.45.1 Stair treads and risers. R311.7.5.1 Riser height. The maximum riser  
157 height shall be 8 inches (203 mm). The riser shall be measured vertically between leading  
158 edges of the adjacent treads. The greatest riser height within any flight of stairs shall not  
159 exceed the smallest by more than 3/8 inch (9.5 mm).

160 R311.7.5.2 Tread depth. The minimum tread depth shall be 9 inches (228 mm). The  
161 tread depth shall be measured horizontally between the vertical planes of the foremost  
162 projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread  
163 depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).  
164 Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured as above at  
165 a point 12 inches (305 mm) from the side where the treads are narrower. Winder treads shall  
166 have a minimum tread depth of 6 inches (152 mm) at any point. Within any flight of stairs, the  
167 greatest winder tread depth at the 12-inch (305 mm) walk line shall not exceed the smallest by  
168 more than 3/8 inch (9.5 mm).

169 R311.7.5.3 Nosing. The radius of curvature at the leading edge of the tread shall be no  
170 greater than 9/16 inch (14.3 mm). A nosing not less than 3/4 inch (19 mm) but not more than  
171 1 1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing  
172 projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm)  
173 between two stories, including the nosing at the level of floors and landings. Beveling of  
174 nosing shall not exceed 1/2 inch (12.7 mm). Risers shall be vertical or sloped from the  
175 underside of the leading edge of the tread above at an angle not more than 30 degrees (0.51  
176 rad) from the vertical. Open risers are permitted, provided that the opening between treads  
177 does not permit the passage of a 4-inch diameter (102 mm) sphere.

178 Exceptions.

- 179 1. A nosing is not required where the tread depth is a minimum of 10 inches (254 mm).
- 180 2. The opening between adjacent treads is not limited on stairs with a total rise of 30  
181 inches (762 mm) or less."

182 [~~(27)~~] (28) IRC, Section R312.2, is deleted.

183 [~~(28)~~] (29) IRC, Sections R313.1 through R313.2.1, are deleted and replaced with the  
184 following: "R313.1 Design and installation. When installed, automatic residential fire  
185 sprinkler systems for townhouses or one- and two-family dwellings shall be designed  
186 and installed in accordance with Section P2904 or NFPA 13D."

187 [~~(29)~~] (30) In IRC, Section R314.2.2, the words "accessory dwelling units," are added after  
188 the words "Where alterations, repairs."

189 [~~(30)~~] (31) In IRC, Section R315.2.2, the words "accessory dwelling units," are added after

190 the words "Where alterations, repairs."

191 [(31)] (32) In IRC, Section 315.3, the following words are added to the first sentence after  
192 the word "installed": "on each level of the dwelling unit and."

193 [(32)] (33) A new IRC, Section R328.12, is added as follows:

194 "R328.12 Signage. A sign located on the exterior of the dwelling shall be installed at a  
195 location approved by the authority having jurisdiction which identifies the battery chemistry  
196 included in the ESS. This sign shall be of sufficient durability to withstand the environment  
197 involved and shall not be handwritten."

198 [(33)] (34) In IRC, Section 403.1.3.5.3, an exception is added as follows: "Exception:

199 Vertical steel in footings shall be permitted to be located while concrete is still plastic  
200 and before it has set. Where vertical steel resists placement or the consolidation of  
201 concrete around steel is impeded, the concrete shall be vibrated to ensure full contact  
202 between the vertical steel and concrete."

203 [(34)] (35) In IRC, Section R403.1.6, a new Exception 3 is added as follows: "3. When

204 anchor bolt spacing does not exceed 32 inches (813 mm) apart, anchor bolts may be  
205 placed with a minimum of two bolts per plate section located not less than 4 inches (102  
206 mm) from each end of each plate section at interior bearing walls, interior braced wall  
207 lines, and at all exterior walls."

208 [(35)] (36) In IRC, Section R403.1.6.1, a new exception is added at the end of Item 2 and

209 Item 3 as follows: "Exception: When anchor bolt spacing does not exceed 32 inches  
210 (816 mm) apart, anchor bolts may be placed with a minimum of two bolts per plate  
211 section located not less than 4 inches (102 mm) from each end of each plate section at  
212 interior bearing walls, interior braced wall lines, and at all exterior walls."

213 [(36)] (37) In IRC, Section R404.1, a new exception is added as follows: "Exception: As an

214 alternative to complying with Sections R404.1 through R404.1.5.3, concrete and  
215 masonry foundation walls may be designed in accordance with IBC Sections 1807.1.5  
216 and 1807.1.6 as amended in Section 1807.1.6.4 and Table 1807.1.6.4 under these rules."

217 [(37)] (38) In IRC, Section R405.1, a second exception is added as follows: "Exception:

218 When a geotechnical report has been provided for the property, a drainage system is not  
219 required unless the drainage system is required as a condition of the geotechnical report.  
220 The geotechnical report shall make a recommendation regarding a drainage system."

221 [(38)] (39) In IRC, Section R506.2.3, the words "10-mil (0.010 inch; 0.25 mm)" are deleted  
222 and replaced with "6-mil (0.006 inch; 0.152 mm)" and the words "conforming to ASTM  
223 E1745 Class A requirements" are deleted.

224 Section 2. **Effective Date.**

225 This bill takes effect on May 7, 2025.