

**Representative Paul Ray** proposes the following substitute bill:

**BUILDING REGULATION AMENDMENTS**

2020 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Paul Ray**

Senate Sponsor: David G. Buxton

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**LONG TITLE**

**General Description:**

This bill amends provisions relating to building regulation.

**Highlighted Provisions:**

This bill:

- defines terms;
- invites the Utah League of Cities and Towns to submit a report to the Business and Labor Interim Committee;
- allows a local planning commission to recommend the reduction of certain building design elements in a proposed general plan; and
- provides for statewide amendments to the International Plumbing Code related to lavatories.

**Money Appropriated in this Bill:**

None

**Other Special Clauses:**

None

**Utah Code Sections Affected:**

AMENDS:

**10-9a-403**, as last amended by Laws of Utah 2019, Chapters 327 and 376



26 **15A-3-304**, as last amended by Laws of Utah 2019, Chapter 20

27 **17-27a-403**, as last amended by Laws of Utah 2019, Chapters 327 and 376

28 **63I-2-210**, as last amended by Laws of Utah 2019, Chapters 136, 165, 255, and 510

29 ENACTS:

30 **10-6-160.1**, Utah Code Annotated 1953

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

33 Section 1. Section **10-6-160.1** is enacted to read:

34 **10-6-160.1. Report.**

35 (1) As used in this section, "plan review" means the same as that term is defined in  
36 Section **10-6-160**.

37 (2) The Business and Labor Interim Committee shall invite the Utah League of Cities  
38 and Towns to submit a written report before the October 2020 interim meeting that describes:

39 (a) for any municipality that required a plan review during the preceding 12-month  
40 period:

41 (i) the average length of time needed to complete a plan review;

42 (ii) the longest length of time needed to complete a plan review;

43 (iii) whether the municipality allowed nonsubstantive changes to a plan without  
44 requiring the plan to be re-submitted for review; and

45 (iv) reasons for any delay in completing a plan review; and

46 (b) for any municipality that required a building inspection during the preceding  
47 12-month period:

48 (i) the average length of time needed to complete an inspection;

49 (ii) the longest length of time needed to complete an inspection;

50 (iii) reasons for any delay in completing an inspection; and

51 (iv) the number of inspections completed by a municipal building inspector as  
52 compared to an independent building inspector.

53 Section 2. Section **10-9a-403** is amended to read:

54 **10-9a-403. General plan preparation.**

55 (1) (a) As used in this section, "residential building design element" means for a  
56 single-family residential building;

- 57           (i) exterior building color;  
58           (ii) type or style of exterior cladding material;  
59           (iii) style or materials of a roof structure, roof pitch, or porch;  
60           (iv) exterior nonstructural architectural ornamentation;  
61           (v) location, design, placement, or architectural styling of a window or door, including  
62 a garage door;  
63           (vi) the number or type of rooms;  
64           (vii) the interior layout of a room; or  
65           (viii) the minimum square footage of a structure.  
66           (b) "Residential building design element" does not include for a single-family  
67 residential building:  
68           (i) the height, bulk, orientation, or location of a structure on a lot; or  
69           (ii) buffering or screening used to:  
70           (A) minimize visual impacts;  
71           (B) mitigate the impacts of light or noise; or  
72           (C) protect the privacy of neighbors.  
73           ~~[(+)]~~ (2) (a) The planning commission shall provide notice, as provided in Section  
74 10-9a-203, of its intent to make a recommendation to the municipal legislative body for a  
75 general plan or a comprehensive general plan amendment when the planning commission  
76 initiates the process of preparing its recommendation.  
77           (b) The planning commission shall make and recommend to the legislative body a  
78 proposed general plan for the area within the municipality.  
79           (c) The plan may include areas outside the boundaries of the municipality if, in the  
80 planning commission's judgment, those areas are related to the planning of the municipality's  
81 territory.  
82           (d) Except as otherwise provided by law or with respect to a municipality's power of  
83 eminent domain, when the plan of a municipality involves territory outside the boundaries of  
84 the municipality, the municipality may not take action affecting that territory without the  
85 concurrence of the county or other municipalities affected.  
86           ~~[(2)]~~ (3) (a) At a minimum, the proposed general plan, with the accompanying maps,  
87 charts, and descriptive and explanatory matter, shall include the planning commission's

88 recommendations for the following plan elements:

89 (i) a land use element that:

90 (A) designates the long-term goals and the proposed extent, general distribution, and  
91 location of land for housing for residents of various income levels, business, industry,  
92 agriculture, recreation, education, public buildings and grounds, open space, and other  
93 categories of public and private uses of land as appropriate; and

94 (B) may include a statement of the projections for and standards of population density  
95 and building intensity recommended for the various land use categories covered by the plan;

96 (ii) a transportation and traffic circulation element that:

97 (A) provides the general location and extent of existing and proposed freeways, arterial  
98 and collector streets, public transit, active transportation facilities, and other modes of  
99 transportation that the planning commission considers appropriate;

100 (B) for a municipality that has access to a major transit investment corridor, addresses  
101 the municipality's plan for residential and commercial development around major transit  
102 investment corridors to maintain and improve the connections between housing, employment,  
103 education, recreation, and commerce;

104 (C) for a municipality that does not have access to a major transit investment corridor,  
105 addresses the municipality's plan for residential and commercial development in areas that will  
106 maintain and improve the connections between housing, transportation, employment,  
107 education, recreation, and commerce; and

108 (D) correlates with the population projections, the employment projections, and the  
109 proposed land use element of the general plan; and

110 (iii) for a municipality described in Subsection [10-9a-401\(3\)\(b\)](#), a plan that provides a  
111 realistic opportunity to meet the need for additional moderate income housing.

112 (b) In drafting the moderate income housing element, the planning commission:

113 (i) shall consider the Legislature's determination that municipalities shall facilitate a  
114 reasonable opportunity for a variety of housing, including moderate income housing:

115 (A) to meet the needs of people of various income levels living, working, or desiring to  
116 live or work in the community; and

117 (B) to allow people with various incomes to benefit from and fully participate in all  
118 aspects of neighborhood and community life;

(ii) for a town, may include, and for other municipalities, shall include, an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;

(iii) for a town, may include, and for other municipalities, shall include, a recommendation to implement three or more of the following strategies:

(A) rezone for densities necessary to assure the production of moderate income housing;

(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;

(C) facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing;

(D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city;

(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;

(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;

(G) encourage higher density or moderate income residential development near major transit investment corridors;

(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;

(I) allow for single room occupancy developments;

(J) implement zoning incentives for low to moderate income units in new developments;

(K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis;

(L) preserve existing moderate income housing;

(M) reduce impact fees, as defined in Section 11-36a-102, related to low and moderate income housing;

(N) participate in a community land trust program for low or moderate income

housing;

(O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality;

(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing;

(Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity;

(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services;

(S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act;

(T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;

(U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;

(V) utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; ~~and~~

(W) reduce residential building design elements; and

~~[(W)]~~ (X) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income; and

(iv) in addition to the recommendations required under Subsection ~~[(2)]~~ (3)(b)(iii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in Subsection ~~[(2)]~~ (3)(b)(iii)(G) or (H).

(c) In drafting the land use element, the planning commission shall:

(i) identify and consider each agriculture protection area within the municipality; and

(ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture.

(d) In drafting the transportation and traffic circulation element, the planning

commission shall:

(i) consider the regional transportation plan developed by its region's metropolitan planning organization, if the municipality is within the boundaries of a metropolitan planning organization; or

(ii) consider the long-range transportation plan developed by the Department of Transportation, if the municipality is not within the boundaries of a metropolitan planning organization.

(3) The proposed general plan may include:

(a) an environmental element that addresses:

(i) the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and

(ii) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;

(b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;

(c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:

(i) historic preservation;

(ii) the diminution or elimination of a development impediment as defined in Section 17C-1-102; and

(iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;

(d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;

(e) recommendations for implementing all or any portion of the general plan, including

the use of land use ordinances, capital improvement plans, community development and promotion, and any other appropriate action;

(f) provisions addressing any of the matters listed in Subsection 10-9a-401(2) or (3); and

(g) any other element the municipality considers appropriate.

Section 3. Section 15A-3-304 is amended to read:

**15A-3-304. Amendments to Chapter 4 of IPC.**

(1) In IPC, Table 403.1, the following changes are made:

(a) In row number "3", for in the field for "OTHER", a new footnote h is added.

(b) In row number "5", for "Adult day care and child day care" occupancy, in the field for "OTHER", a new footnote h is added.

(c) Footnote f is deleted and replaced with the following: "FOOTNOTE f: The required number and type of plumbing fixtures for outdoor public swimming pools shall be in accordance with Utah Administrative Code, R392-302 Design, Construction and Operation of Public Pools."

(d) A new footnote g is added as follows: "FOOTNOTE: g: When provided, in public toilet facilities, there shall be an equal number of diaper changing facilities in male toilet rooms and female toilet rooms. Diaper changing facilities shall meet the requirements of ASTM F2285-04 (2010) Standard Consumer Safety Performance Specifications for Diaper Changing Tables for Commercial Use."

(e) A new footnote h is added to the table as follows: "FOOTNOTE h: Non-residential child care facilities shall comply with the additional sink requirements of Utah Administrative Code, R381-60-9, Hourly Child Care Centers, R381-70-9, Out of School Time Child Care Programs, and R381-100-9, Child Care Centers."

(2) In IPC, Section 403.1.1, the following changes are made:

(a) the word "Exception" is deleted and replaced with the words "Exceptions: 1."; and

(b) after exception 1, new exceptions 2 and 3 are added as follows:  
"2. Where multiple-user facilities are designed to serve all genders, the minimum fixture count shall be calculated 100 percent, based on total occupant load. In such multiple-user user facilities, each fixture type shall be in accordance with ICC A117.1 and each urinal that is provided shall be located in a stall."



243 3. Distribution of the sexes is not required where single-user water closets and bathing room  
244 fixtures are provided in accordance with Section 403.1.2."

245 (3) In IPC, Section 403.1.2, the following changes are made:

246 (a) the word "facility" or "facilities" is deleted in:

247 (i) the title;

248 (ii) the first sentence; and

249 (iii) the second sentence;

250 (b) the words "as being available" are added in the second sentence after the words  
251 "shall be identified";

252 (c) the word "either" in the second sentence is deleted and replaced by the words "all  
253 persons regardless of their"; and

254 (d) a third sentence is added as follows: "The total number of fixtures shall be  
255 permitted to be based on the required number of separate facilities or based on the aggregate of  
256 any combination of single-user or separate facilities."

257 (4) In IPC, Section 403.2, after exception 4, new exceptions 5 and 6 are added as  
258 follows:

259 "5. Separate facilities shall not be required to be designated by sex where single-user toilets  
260 rooms are provided in accordance with Section 403.1.2.

261 6. Separate facilities shall not be required where rooms having both water closets and lavatory  
262 fixtures are designed for use by both sexes and privacy for water closets are installed in  
263 accordance with Section 405.3.4. Urinals shall be located in an area visually separated from the  
264 remainder of the facility or each urinal that is provided shall be located in a stall."

265 [~~(2)~~] (5) A new IPC, Section 406.3, is added as follows: "406.3 Automatic clothes  
266 washer safe pans. Safe pans, when installed under automatic clothes washers, shall be installed  
267 in accordance with Section 504.7."

268 [~~(3)~~] (6) A new IPC, Section 413.5, is added as follows: "413.5 Public toilet rooms.  
269 All public toilet rooms shall be equipped with at least one floor drain."

270 [~~(4)~~] (7) A new IPC, Section 412.6, is added as follows: "Prohibition of motor vehicle  
271 waste disposal wells. New and existing motor vehicle waste disposal wells are prohibited. A  
272 motor vehicle waste disposal well associated with a single family residence is not subject to  
273 this prohibition."

274           ~~[(5)]~~ (8) IPC, Section 423.3, is deleted.

275           Section 4. Section **17-27a-403** is amended to read:

276           **17-27a-403. Plan preparation.**

277           (1) (a) The planning commission shall provide notice, as provided in Section  
278 **17-27a-203**, of its intent to make a recommendation to the county legislative body for a general  
279 plan or a comprehensive general plan amendment when the planning commission initiates the  
280 process of preparing its recommendation.

281           (b) The planning commission shall make and recommend to the legislative body a  
282 proposed general plan for:

283           (i) the unincorporated area within the county; or

284           (ii) if the planning commission is a planning commission for a mountainous planning  
285 district, the mountainous planning district.

286           (c) (i) The plan may include planning for incorporated areas if, in the planning  
287 commission's judgment, they are related to the planning of the unincorporated territory or of  
288 the county as a whole.

289           (ii) Elements of the county plan that address incorporated areas are not an official plan  
290 or part of a municipal plan for any municipality, unless it is recommended by the municipal  
291 planning commission and adopted by the governing body of the municipality.

292           (iii) Notwithstanding Subsection (1)(c)(ii), if property is located in a mountainous  
293 planning district, the plan for the mountainous planning district controls and precedes a  
294 municipal plan, if any, to which the property would be subject.

295           (2) (a) At a minimum, the proposed general plan, with the accompanying maps, charts,  
296 and descriptive and explanatory matter, shall include the planning commission's  
297 recommendations for the following plan elements:

298           (i) a land use element that:

299           (A) designates the long-term goals and the proposed extent, general distribution, and  
300 location of land for housing for residents of various income levels, business, industry,  
301 agriculture, recreation, education, public buildings and grounds, open space, and other  
302 categories of public and private uses of land as appropriate; and

303           (B) may include a statement of the projections for and standards of population density  
304 and building intensity recommended for the various land use categories covered by the plan;

(ii) a transportation and traffic circulation element that:

(A) provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate;

(B) addresses the county's plan for residential and commercial development around major transit investment corridors to maintain and improve the connections between housing, employment, education, recreation, and commerce; and

(C) correlates with the population projections, the employment projections, and the proposed land use element of the general plan;

(iii) a plan for the development of additional moderate income housing within the unincorporated area of the county or the mountainous planning district, and a plan to provide a realistic opportunity to meet the need for additional moderate income housing; and

(iv) before May 1, 2017, a resource management plan detailing the findings, objectives, and policies required by Subsection 17-27a-401(3).

(b) In drafting the moderate income housing element, the planning commission:

(i) shall consider the Legislature's determination that counties should facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

(A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and

(B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life; and

(ii) shall include an analysis of how the county will provide a realistic opportunity for the development of moderate income housing within the planning horizon, which may include a recommendation to implement three or more of the following strategies:

(A) rezone for densities necessary to assure the production of moderate income housing;

(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;

(C) facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing;

(D) consider county general fund subsidies or other sources of revenue to waive

336 construction related fees that are otherwise generally imposed by the county;

337 (E) create or allow for, and reduce regulations related to, accessory dwelling units in  
338 residential zones;

339 (F) allow for higher density or moderate income residential development in  
340 commercial and mixed-use zones, commercial centers, or employment centers;

341 (G) encourage higher density or moderate income residential development near major  
342 transit investment corridors;

343 (H) eliminate or reduce parking requirements for residential development where a  
344 resident is less likely to rely on the resident's own vehicle, such as residential development near  
345 major transit investment corridors or senior living facilities;

346 (I) allow for single room occupancy developments;

347 (J) implement zoning incentives for low to moderate income units in new  
348 developments;

349 (K) utilize strategies that preserve subsidized low to moderate income units on a  
350 long-term basis;

351 (L) preserve existing moderate income housing;

352 (M) reduce impact fees, as defined in Section [11-36a-102](#), related to low and moderate  
353 income housing;

354 (N) participate in a community land trust program for low or moderate income  
355 housing;

356 (O) implement a mortgage assistance program for employees of the county or of an  
357 employer that provides contracted services for the county;

358 (P) apply for or partner with an entity that applies for state or federal funds or tax  
359 incentives to promote the construction of moderate income housing;

360 (Q) apply for or partner with an entity that applies for programs offered by the Utah  
361 Housing Corporation within that agency's funding capacity;

362 (R) apply for or partner with an entity that applies for affordable housing programs  
363 administered by the Department of Workforce Services;

364 (S) apply for or partner with an entity that applies for services provided by a public  
365 housing authority to preserve and create moderate income housing;

366 (T) apply for or partner with an entity that applies for programs administered by a

metropolitan planning organization or other transportation agency that provides technical planning assistance;

(U) utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; ~~and~~

(V) reduce residential building design elements as defined in Section 10-9a-403; and

~~(W)~~ (W) consider any other program or strategy implemented by the county to address the housing needs of residents of the county who earn less than 80% of the area median income.

(c) In drafting the land use element, the planning commission shall:

(i) identify and consider each agriculture protection area within the unincorporated area of the county or mountainous planning district; and

(ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture.

(d) In drafting the transportation and traffic circulation element, the planning commission shall:

(i) consider the regional transportation plan developed by its region's metropolitan planning organization, if the relevant areas of the county are within the boundaries of a metropolitan planning organization; or

(ii) consider the long-range transportation plan developed by the Department of Transportation, if the relevant areas of the county are not within the boundaries of a metropolitan planning organization.

(3) The proposed general plan may include:

(a) an environmental element that addresses:

(i) to the extent not covered by the county's resource management plan, the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and

(ii) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;

(b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;

(c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:

(i) historic preservation;

(ii) the diminution or elimination of a development impediment as defined in Section 17C-1-102; and

(iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;

(d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected county revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;

(e) recommendations for implementing all or any portion of the general plan, including the use of land use ordinances, capital improvement plans, community development and promotion, and any other appropriate action;

(f) provisions addressing any of the matters listed in Subsection 17-27a-401(2) or (3)(a)(i); and

(g) any other element the county considers appropriate.

Section 5. Section 63I-2-210 is amended to read:

**63I-2-210. Repeal dates -- Title 10.**

(1) Section 10-6-160.1 is repealed January 1, 2021.

~~[(1)]~~ (2) Subsection 10-9a-304(2), regarding municipal authority over property located within a mountainous planning district, is repealed June 1, 2021.

~~[(2)]~~ (3) When repealing Subsection 10-9a-304(2), the Office of Legislative Research and General Counsel shall, in addition to the office's authority under Subsection 36-12-12(3), make necessary changes to subsection numbering and cross references.