

Senate Economic Development and Workforce Services Committee

February 14th, 2025

Bill: HB 175 – Housing Construction Amendments

Sponsor: Representative Raymond P. Ward

Floor Sponsor: Senator Calvin R. Musselman

UASD Position: Tracking

This Bill modifies the state construction code related to housing.

Discussion: Representative Ward stated that the intent of this Bill is to explore ways to reduce housing costs. The sponsor explained that there are two building codes, one for residential properties and one for commercial properties. Some buildings fall on the boundary between the two. Under current regulations, duplexes follow residential standards while fourplexes are classified under commercial standards. This requires fourplexes to meet additional fire management measures, such as sprinkler systems. Adding sprinklers to all four units of a fourplex costs approximately \$16,000. Representative Ward explained that this Bill removes fourplexes from commercial classification within Section R101.2 of the International Residential Code. The Utah Homebuilders Association spoke in support of the Bill. The Bill was placed on the consent calendar in the Senate. No further discussion ensued.

Yeas: 3

Nays: 0

N/V: 3

Outcome: HB 175 passed out of the Committee with a favorable recommendation and was placed on the Senate Consent Calendar.
