

SHERIDAN COUNTY

BUILDING STANDARDS RESOLUTION

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SHERIDAN COUNTY

BUILDING STANDARDS RESOLUTION

CHAPTER I - General Provisions

Section 1 - Title

This resolution shall be known, cited, and referred to as the "Sheridan County Building Standards Resolution".

Section 2 - Authority

This resolution is adopted pursuant to, and in accordance with, the authority vested in the Board of County Commissioners of Sheridan County by the statutes of the State of Wyoming, Section 18-3-504 and Section 18-5-201 through 18-5-207.

Section 3 - Applicability

This resolution and subsequent regulations are to apply to all of the unincorporated portions of Sheridan County that are within:

1. City of Sheridan's Comprehensive Planning Area of 1983.
2. Those subdivisions that the BOCC imposed building codes permitting and inspections on, outside the original area, before 12-5-06.
3. All new subdivisions approved after 12-5-06, unless exempted by the BOCC.

The following properties and activities are specifically exempted from this Building Standards Resolution:

1. Farms or ranches of forty (40) acres or more on deeded land.
2. County memorial hospitals, hospital districts, private hospitals and other health care facilities.
3. Mines or their appurtenant facilities, oil field operations, petroleum refineries, and liquefied petroleum gas facilities.
4. Railway shops, railway buildings (except those used for public assembly, cafeterias, dormitories, etc.) rolling stock and locomotive equipment.
5. Automotive equipment employed by a railway, gas electric, or communication utility in the exercise of its function as a public utility.

Section 4 - Existing Structures

Buildings in existence at the time of the effective date of this resolution may have their existing use or occupancy continued, if such use or occupancy was legal at the time of effective date, provided such continued use is not dangerous to life. Additions, alterations or repairs may be made to any building or structure without requiring the existing building or structure to comply with all the requirements of the adopted codes, provided the addition; alteration or repair does not cause the existing building or structure to become unsafe.

Section 5 - Purpose

This resolution is enacted for the purpose of implementing the Sheridan County Comprehensive Plan by the establishment of regulations to provide a service to safeguard life and property from harm. This resolution will establish minimum standards for buildings based on nationally recognized codes with modifications to accommodate local Sheridan County needs. The standards and enforcement established by this resolution are intended to compliment the authority vested in the State of Wyoming, and the State's authority shall supersede the authority of Sheridan County relating to the fire protection and electrical safety.

Wherever, in the Adopted Codes, reference is made to an appendix, the provisions of the appendix shall not apply unless specifically adopted within this resolution.

Section 6 - Definitions

For the interpretation and administration of this resolution and regulations, the following definitions shall apply:

1. "Building Official" shall be the Sheridan County Engineer and his/her office.

Section 7 - Severability

If any provisions of this resolution or the application thereof to any person are held invalid, the invalidity shall not affect the other provisions or applications of this resolution which can be given effect without the invalid provision or application, and, for this purpose, the provisions of this resolution are severable.

CHAPTER II - Codes Adopted

Section 1 - Adoption of International Building Code

The International Building Code, 2006 Edition, published by the International Code Council is hereby adopted by Sheridan County in whole thereof, except insofar as certain sections and parts are specifically amended in the amendments Chapter of this resolution.

Section 2 - Adoption of the International Residential Code.

The International Residential Code, 2006 Edition, published by the International Code Council is hereby adopted by Sheridan County in whole thereof, except insofar as certain sections and parts are specifically amended in the amendments Chapter of this resolution.

Section 3 - Adoption of the International Mechanical Code

The International Mechanical Code, 2006 Edition, published by the International Code Council, is hereby adopted by Sheridan County in whole thereof, except insofar as certain sections and parts which are specifically amended in the amendments Chapter of this resolution.

Section 4 - Adoption of the International Fuel Gas Code

The International Fuel Gas Code, 2006 Edition, published by the International Code Council, is hereby adopted by Sheridan County in whole thereof, except insofar as certain sections and parts which are specifically amended in the amendments Chapter of this resolution.

Section 5 - Adoption of the International Plumbing Code

The International Plumbing Code, 2006 Edition, published by the International Code Council, is hereby adopted by Sheridan County in whole thereof, except insofar as certain sections and parts which are specifically amended in the amendments Chapter of this resolution.

Section 6 - Adoption of the National Electrical Code

The National Electrical Code, 2008 Edition, published by the National Fire Protection Association, is hereby adopted by Sheridan County in whole thereof, except insofar as certain sections and parts which are specifically amended in the amendments Chapter of this resolution.

Section 7 - Adoption of the International Fire Code

The International Fire Code, 2006 Edition, published by the International Code Council, is hereby adopted by Sheridan County in whole thereof, except insofar as certain sections and parts which are specifically amended in the amendments Chapter of this resolution.

Section 8 - Adoption of the Uniform Code for the Abatement of Dangerous Buildings

The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials, is hereby adopted by Sheridan County in whole thereof.

CHAPTER III - Administration and Enforcement

Section 1 - Permits Generally

Prior to construction with a value in excess of \$5,000.00, a property owner or his agent shall obtain a building permit and any other applicable permit from the building official for any new construction, remodeling, repair, additions or demolition projects. All construction regardless of value must conform to applicable codes.

Section 2 - Emergency Work

None of these regulations or codes shall be construed to interfere with emergency installations or repairs. Emergency installations or repairs are those items of construction, which are necessary to be accomplished outside of normal business hours to avoid a serious hardship for the property owner. The Building Official must be notified of the work during the first available normal workday. At that time the Building Official will determine if the work actually constituted an emergency installation or repair. All disputes concerning emergency installations, repairs or work shall be settled by the Board of Appeals.

Section 3 - Administration and Appeals

The enforcement of these regulations shall be administered by the Sheridan County Building Official. The Building Official shall interpret codes, prescribe applications and permit forms, establish time frames and direct inspections. The Board of Appeals shall determine the suitability of alternate materials and type of construction and may grant variances and rule upon directives and orders issued by the Building Official. The Board of Appeals may amend, modify or rescind directives issued by the Building Official. The Board of Appeals may investigate the conduct of the Building Official's Office and shall have access to records of the Department. The Board of Appeals may require written or oral information from any officer or employee of the County. Decisions of the Building Official and the Board of Appeals can be appealed to the Board of Sheridan County Commissioners for confirmation, amendment, or reversal.

Section 4 - Legislative Intent

Decisions, determinations, and actions of the Sheridan County Building Official, the Board of Appeals, and the County Commission in the processing of this permit process, are governmental acts undertaken by a County, exercising discretion; and the County reserves all common law and statutory sovereign immunity defenses to claims of liability.

Section 5 - Enforcement

The provisions of this resolution are enforceable for all appropriate legal remedies including, but not limited to, injunction relief or a writ of mandamus. Any person who willfully violates or fails or refuses to comply with any provision of this resolution, including an officer or agent of a corporation or association, who participates in or is an accessory to violation, may be punished by a fine of not more than two hundred fifty dollars (\$250.00) for each offense. Each day that a violation exists shall constitute a separate offense.

Section 6 - Amendments

All amendments, additions or updates to this resolution must be approved by the Board of County Commissioners at a public meeting.

Section 7 - Effective Date

This resolution shall become effective on March 1, 1992

Amended this 18th day of May, 1999.

Amended this ____ day of _____, 2008.

DRAFT CODE UPDATE 1-12-07
3-13-07
9-17-07
12-19-07

CHAPTER IV - AMENDMENTS

SHERIDAN COUNTY BUILDING STANDARDS RESOLUTION

2006 INTERNATIONAL BUILDING CODE

The following amendments to the International Building Code, 2006 Edition, as adopted, are hereby made and incorporated in such International Building Code:

- A. In all chapters and sections, references to the following are deleted.
 - a. International Private Sewage Disposal Code
 - b. International Property Maintenance Code
 - c. International Existing Building Code
 - d. International Energy Conservation Code
 - e. International Code Council Electrical Code

- B. Section 101.4.1 is amended to read:

The provisions of the National Electric Code shall apply...

- C. Section 105.2 is amended to include the following:

When the total value of the improvements, including construction, remodeling, repair, additions or demolition, does not exceed \$5,000.00, no building permit fee shall be charged.

- D. Section 108.2 is amended to read:

Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee schedule adopted by Sheridan County.

The fee for each permit shall be as set forth in the Table 1-A, Building Permit Fees, of the 1997 Uniform Building Code.

A plan review fee shall be charged. The plan review fee is a separate fee from the building permit fee and shall be in addition to the building permit fee. The plan review fee shall be set by Sheridan County but shall not exceed 67 percent of the building permit fee.

- E. Section 112 is amended to read as follows:

Section 112.1 - General: In order to determine the suitability of alternate materials and methods of construction and to provide for reasonable interpretations of this code, the Board of County Commissioners shall appoint five (5) persons, who are qualified by experience and training, to pass upon matters pertaining to building construction, all of who shall reside within the unincorporated areas of the county, to preside as the Board of Appeals for the interpretations of the various uniform codes adopted by the County. The terms of the members appointed to the Board of Appeals shall be of such length and so arranged that the term on one (1) member will expire at the end of one

year, two (2) member will expire at the end of two (2) years and two (2) members will expire at the end of three (3) years; and, thereafter, each member shall be appointed for a term of three (3) years. The Board of County Commissioners may remove any member of the appointed board for cause other than politics or religion. If a vacancy occurs in the appointed board, the Board of County Commissioners shall fill the vacancy by appointment for the unexpired term.

- F. Section 1603.1.6 is deleted.
- G. Section 1612 is deleted.
- H. Chapter 27 is deleted in its entirety.

2006 INTERNATIONAL RESIDENTIAL CODE

The following amendments to the International Residential Code, 2006 Edition, as adopted, are hereby made and incorporated in such International Residential Code:

- A. In all chapters and sections, references to the following are deleted.
 - a. International Private Sewage Disposal Code
 - b. International Property Maintenance Code
 - c. International Existing Building Code
 - d. International Energy Conversation Code
 - e. International Code Council Electrical Code
- B. Section R108.2 is amended to read:

Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee schedule adopted by Sheridan County.

The fee for each permit shall be as set forth in the Table 1-A, Building Permit Fees, contain within the 1997 Uniform Building Code.

A plan review fee shall be charged. The plan review fee is a separate fee from the building permit fee and shall be in addition to the building permit fee. The plan review fee shall be set by Sheridan County but shall not exceed 67 percent of the building permit fee.
- C. Section R301.2.4 is deleted.
- D. Section R311.4.3 is amended to read:

Landings at all exterior doors shall have landings no less than thirty-six inches in the direction of egress, nor not less than the dimension of the door in width. The elevation of the landing shall be no greater than seven and three-quarter inches lower than the top of the threshold.
- E. Section R324 is hereby deleted in its entirety.
- F. Section R401.3 the following words are deleted.

"to a storm sewer conveyance or other approved point of collection"
- G. Section 403.1.1 Minimum Size. Add at start of paragraph, "The minimum size of footings permitted by Sheridan County is 8 inches by 16 inches

with two number four rebar running continuous and placed upon undisturbed or compacted soil. Unless the complete foundation is professionally designed based upon a soils study, by a Wyoming licensed professional engineer and/or architect.

- H. Delete tables R404.1 (1) (2) & (3)
- I. Section R404.1.5, Foundation wall thickness based upon walls supported. Add at start of paragraph. The minimum foundation wall thickness shall be eight inches with minimum rebar reinforcement allowed by Sheridan County unless the complete foundation is professionally designed, based upon a soils study, by a Wyoming licensed professional engineer and/or architect.
- J. Section R506.2.3 is deleted.
- K. Chapter 11 is deleted in its entirety.
- L. Sections E3303.1 and E3303.2 are deleted.

2006 INTERNATIONAL MECHANICAL CODE

The following amendments to the International Mechanical Code, 2006 Edition, as adopted, are hereby made and incorporated in such International Mechanical Code:

- A. No permit shall be required from Sheridan County. Authority of the State of Wyoming shall supersede.
- B. In all chapters and sections, references to the following are deleted.
 - a. International Existing Building Code.
 - b. International Code Council Electrical Code.
 - c. International Energy Conservation Code.
- C. Section 306.5 delete the words "a permanent" insert word "an."

INTERNATIONAL FUEL GAS CODE

- 2. The following amendments to the International Fuel Gas Code, 2006 Edition, as adopted, are hereby made and incorporated in such International Fuel Gas Code:
 - A. No fuel gas permit shall be required from Sheridan County.
 - B. In all chapters and sections, references to the following are deleted.
 - a. International Code Council Electrical Code.
 - b. International Energy Conservation Code.
 - C. Section 306.5, delete words "a permanent" insert word "an."
 - D. Delete Section 406.6.3.

2006 INTERNATIONAL PLUMBING CODE

- 2. The following amendments to the International Plumbing Code, 2006 Edition, as adopted, are hereby made and incorporated in such International Plumbing Code:

- A. No plumbing permit shall be required from Sheridan County.
- B. In all chapters and sections, references to the following are deleted.
 - a. International Existing Building Code.
 - b. International Code Council Electrical Code.
 - c. International Energy Conservation Code.

2008 NATIONAL ELECTRICAL CODE

- 2. The following amendments to the National Electrical Code, 2008 Edition, as adopted, are hereby made and incorporated in such National Electrical Code:
 - A. No permit shall be required from Sheridan County. Authority of the State of Wyoming shall supersede.

2006 INTERNATIONAL FIRE CODE

The following amendments to the International Fire Code, 2006 Edition, as adopted, are hereby made and incorporated in such International Fire Code:

- A. No permit shall be required from Sheridan County, Authority of the State of Wyoming shall supersede.

