

MAR 21 2018

BOARD OF COUNTY COMMISSIONERS
SHERIDAN COUNTY, WYOMING

EDA SCHUNK THOMPSON, CLERK
Eda Schunk Thompson, DEPUTY

BUILDING STANDARDS, SHERIDAN COUNTY, WYOMING

I certify that the attached is a true and correct copy of the rules of the Board of County Commissioners, Sheridan County, Wyoming relating to Building Standards adopted in accordance with Wyoming Statutes §§ 18-5-202 et seq. This rule supersedes all other rules previously filed.

Prior to adoption, this rule was made available for public inspection beginning on January 16, 2018 and notices of intended adoption were mailed to all persons requesting notice of proposed rules. The attached rules were adopted on March 20, 2018 by the Board of County Commissioners, Sheridan County, Wyoming.

The attached rules are effective immediately upon filing with the County Clerk.

Signed this 21st day of March, 2018.

BOARD OF COUNTY COMMISSIONERS,
Sheridan County, Wyoming

ATTEST:

Mike Nickel
Mike Nickel, Chairman

Eda Schunk Thompson
Eda Schunk Thompson, County Clerk

STATE OF WYOMING)
)
COUNTY OF SHERIDAN)

On this 21st day of March, 2018, before me personally appeared Mike Nickel, being first duly sworn, did say that he is the Chairman of the Board of County Commissioners, Sheridan County, Wyoming and that this instrument was signed and sealed on behalf of the said County by authority of said Board and he acknowledged said instrument to be the free act and deed of said Board.

WITNESS my hand and official seal.

Andrea R. Garrett
Notary Public

My Commission expires

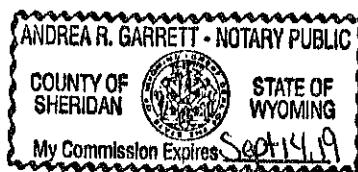


EXHIBIT 1, Revisions Filed 3-21-18

Old Section	New Section	Description
Chapter I, Sec. 2		Revise citation of statutory authority.
Chapter I, Sec. 3		Amend rules of applicability.
Chapter I, Sec. 5		Amend stated purpose of rules.
Chapter I, Sec. 6		Delete definitions.
Chapter II, Sec. 1		Code version changed from 2006 to 2015.
Chapter II, Sec. 2		Code version changed from 2006 to 2015.
Chapter II, Sec. 3		Code version changed from 2006 to 2015.
Chapter II, Sec. 4		Code version changed from 2006 to 2015.
Chapter II, Sec. 5		Code version changed from 2006 to 2015.
Chapter II, Sec. 6		Code version changed from 2008 to 2017.
Chapter II, Sec. 7		Code version changed from 2006 to 2015.
	Chapter II, Sec. 9 - International Energy Conservation Code	Added a new section for Energy Conservation Code.
	Chapter II, Sec. 10 - Appendices	Added an Appendices section.
Chapter III, Sec. 3		Changed name of section to Administration from Administration and Appeals.
Chapter III, Sec. 4		Changed name of section to Reserved from Legislative Intent.
Chapter III, Sec. 5		Changed name of section to Violations from Enforcement.
Chapter IV, COUNTY AMENDMENTS	INTERNATIONAL ENERGY CONSERVATION CODE	



BUILDING STANDARDS SHERIDAN COUNTY, WYOMING

EFFECTIVE March 22, 2018

Adopted: November 18, 1991

Amended: July 7, 1992; May 18, 1999; March 4, 2008;
December 15, 2009; March 20, 2018

To submit an application: Sheridan County Public Works
224 S. Main Street, Suite 428
Sheridan WY 82801
307-674-2920 or 307-675-2420

To comment on Rules: Board of County Commissioners
224 S. Main Street, Suite B1
Sheridan WY 82801
307-674-2900
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For County information: www.sheridancounty.com

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BUILDING STANDARDS SHERIDAN COUNTY, WYOMING

CHAPTER I - General Provisions

Section 1 - Title

These rules and regulations shall be known, cited, and referred to as "Building Standards, Sheridan County, Wyoming."

Section 2 - Authority

These rules and regulations are adopted pursuant to the authority vested in the Board of County Commissioners of Sheridan County (hereinafter "BOCC") by W.S. §§ 18-5-201 through 18-5-207.

Section 3 - Applicability

(a) These rules and regulations shall apply to all of the unincorporated portions of Sheridan County that are within:

1. The City of Sheridan's Comprehensive Planning Area of 1983.
2. Those subdivisions that the BOCC imposed building codes permitting and inspections on, outside the City of Sheridan's Comprehensive Planning Area of 1983, before December 5, 2006.
3. All new subdivisions approved by the BOCC after December 5, 2006.
4. Any parcel requiring BOCC zoning approval, such as Conditional Use Permits.

(b) The following properties and activities are specifically exempted from any requirement to comply with the Codes adopted in these rules and regulations:

1. Farms or ranches on forty (40) acres or more on deeded land. "Farms or ranches" shall mean structures used exclusively in support of growing crops or raising livestock, and shall not include residential dwellings or portions thereof.
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

Existing use and occupancy of buildings at the time of the effective date of these rules and regulations may continue, if such use or occupancy was legal as of the effective date, provided such continued use or occupancy 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

These rules and regulations are enacted to promote the safety of building and structures by establishing regulations to safeguard life and property from harm. These rules and regulations establish minimum standards for buildings based on nationally recognized codes with modifications to accommodate local Sheridan County needs. The standards and enforcement established by these rules and regulations 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 fire protection and electrical safety.

Section 6 - Reserved

Section 7 - Severability

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

CHAPTER II - Codes Adopted

Section 1 - Adoption of International Building Code

The International Building Code, 2015 Edition, published by the International Code Council is hereby adopted in whole, except insofar as certain sections and parts are specifically amended in Chapter IV of these rules and regulations.

Section 2 - Adoption of the International Residential Code

The International Residential Code, 2015 Edition, published by the International Code Council is hereby adopted in whole, except insofar as certain sections and parts are specifically amended in Chapter IV of these rules and regulations.

Section 3 - Adoption of the International Mechanical Code

The International Mechanical Code, 2015 Edition, published by the International Code Council, is hereby adopted in whole, except insofar as certain sections and parts which are specifically amended in Chapter IV of these rules and regulations.

Section 4 - Adoption of the International Fuel Gas Code

The International Fuel Gas Code, 2015 Edition, published by the International Code Council, is hereby adopted in whole, except insofar as certain sections and parts which are specifically amended in Chapter IV of these rules and regulations.

Section 5 - Adoption of the International Plumbing Code

The International Plumbing Code, 2015 Edition, published by the International Code Council, is hereby adopted in whole, except insofar as certain sections and parts which are specifically amended in Chapter IV of these rules and regulations.

Section 6 - Adoption of the National Electrical Code

The National Electrical Code, 2017 Edition, published by the National Fire Protection Association is hereby adopted in whole, except insofar as certain sections and parts which are specifically amended in Chapter IV of these rules and regulations.

Section 7 - Adoption of the International Fire Code

The International Fire Code, 2015 Edition, published by the International Code Council is hereby adopted in whole, except insofar as certain sections and parts which are specifically amended in Chapter IV of these rules and regulations.

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.

Section 9 - Adoption of the International Energy Conservation Code

The International Energy Conservation Code, 2015 Edition, published by the International Code Council, is hereby adopted.

Section 10 - Appendices

Wherever, in the above Codes, reference is made to an appendix, the provisions of the appendix shall not apply unless specifically adopted within these rules and regulations.

CHAPTER III - Administration and Enforcement

Section 1 - Permits Generally

Prior to construction of any building or structure 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 adopted in Chapter II.

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

The enforcement of these regulations shall be administered by the Sheridan County Building Official. The Building Official shall perform the duties and poses the powers as provided in the International Building Code.

Section 4 - Reserved

Section 5 - Violations

Any person who violates these rules and regulations or fails to comply with any of its requirements shall be subject to a \$750 fine pursuant to W.S. § 18-5-206 for each offence. Each day such violation continues is a separate offence pursuant to W.S. § 18-5-204.

Section 6 - Amendments

All amendments, additions or updates to these rules and regulations must be approved by the BOCC in accordance with the Wyoming Administrative Procedure Act.

Section 7 - Effective Date

These rules and regulations are effective upon filing with the County Clerk as noted on the title page to this document.

CHAPTER IV - COUNTY AMENDMENTS

2015 INTERNATIONAL BUILDING CODE

The following amendments to the International Building Code, 2015 Edition, as adopted, are hereby made and incorporated into 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 Code Council Electrical Code

- B. 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.

C. Section 109.2 is amended to read:

Fees shall be assessed in accordance with the provisions of this section or 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.

D. Section 406.3.4.1 all references to 1/2 inch gypsum board in this section shall be changed to 5/8 inch Type X gypsum board.

E. Section 1603.1.7 is deleted.

F. Section 1612 is deleted.

G. Chapter 27 is deleted in its entirety.

2015 INTERNATIONAL RESIDENTIAL CODE

The following amendments to the International Residential Code, 2015 Edition, as adopted, are hereby made and incorporated into 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 Code Council Electrical Code

B. Section R108.2 is amended to include:

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. It shall not exceed 67% of the building permit fee.

Fees. Fees are due prior to issuance of a building permit. Applicable fee(s) are set by the BOCC. These fees shall be revised periodically by the BOCC.

C. Section R301.2.4 is deleted.

D. Section R302.6 all references to 1/2 inch gypsum board in this section shall be changed to 5/8 inch Type X gypsum board.

E. Section R313 and all sections requiring residential sprinkler systems are deleted.

- F. Section R322 is hereby deleted in its entirety.
- G. Section 403.1.1 Minimum Size. Add at start of paragraph, "The minimum size of footings permitted 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. 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 unless the complete foundation is professionally designed, based upon a soils study, by a Wyoming licensed professional engineer and/or architect.
- I. Chapter 11, with the exception of minimum insulation standards, is deleted in its entirety.

2015 INTERNATIONAL MECHANICAL CODE

The following amendments to the International Mechanical Code, 2015 Edition, as adopted, are hereby made and incorporated in such International Mechanical Code:

- A. No 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.

2015 INTERNATIONAL FUEL GAS CODE

The following amendments to the International Fuel Gas Code, 2015 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.

2015 INTERNATIONAL PLUMBING CODE

The following amendments to the International Plumbing Code, 2015 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.

2017 NATIONAL ELECTRICAL CODE

The following amendments to the National Electrical Code, 2017 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.

2015 INTERNATIONAL FIRE CODE

The following amendments to the International Fire Code, 2015 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.

2015 INTERNATIONAL ENERGY CONSERVATION CODE

The following amendments to the International Energy Conservation Code, 2015 Edition, as adopted, are hereby made and incorporated in such International Energy Conservation Code:

- A. All sections of the 2015 IECC are deleted, except for the minimum insulation standards.
- B. No Energy Conservation permit shall be required from Sheridan County