

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, ~~and in accordance with,~~ the authority vested in the Board of County Commissioners of Sheridan County (hereinafter "BOCC") by ~~the statutes of the State of Wyoming, Section 18-3-504 and Section W.S. §§ 18-5-201 through 18-5-207.~~

Section 3 - Applicability

(a) These rules and regulations ~~and subsequent regulations are to~~ 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 original area, before December 5, 2006~~12-5-06~~.
3. All new subdivisions approved by the BOCC after December 5, 2006~~12-5-06~~, ~~unless exempted by the BOCC.~~
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~~these Building Standards:~~

1. Farms or ranches ~~of~~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 in existence~~ at the time of the effective date of these ~~Building Standards rules and regulations~~ may ~~have their existing use or occupancy~~ continued, if such use or occupancy was legal ~~at the time 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 ~~Building Standards rules and regulations~~ are enacted ~~for the purpose of implementing the Sheridan County Comprehensive Plan by the~~ to promote the safety of building and structures by establishing ~~regulations to provide a service~~ to safeguard life and property from harm. These rules and regulations ~~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 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.

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

Section 6 - Definitions Reserved

~~For the interpretation and administration of these rules 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 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, ~~2006-2015~~ 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 IV of these rules and regulations.

Section 2 - Adoption of the International Residential Code

The International Residential Code, ~~2006- 2015~~ 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 IV of these rules and regulations.

Section 3 - Adoption of the International Mechanical Code

The International Mechanical Code, ~~2006-2015~~ 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 IV of these rules and regulations.

Section 4 - Adoption of the International Fuel Gas Code

The International Fuel Gas Code, ~~2006 2015~~ 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 IV of these rules and regulations.

Section 5 - Adoption of the International Plumbing Code

The International Plumbing Code, ~~2006-2015~~ 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 IV of these rules and regulations.

Section 6 - Adoption of the National Electrical Code

The National Electrical Code, ~~2008 2014~~ 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 IV of these rules and regulations.

Section 7 - Adoption of the International Fire Code

The International Fire Code, ~~2006-2015~~ 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 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. - Appendicies

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 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, perform the duties and poses the powers as provided in the International Building Code. 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 Reserved

~~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 Violations

~~The provisions of these rules and regulations 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 to refuse to comply with any provision of these rules and regulations, 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. 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 offense. Each day such violation continues is a separate offense 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 Board of County Commissioners at a public meeting 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

2006–2015 INTERNATIONAL BUILDING CODE

The following amendments to the International Building Code, ~~2006–2015~~ 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 Energy Conservation Code~~
 - ~~e.~~d. International Code Council Electrical Code

- ~~B. — Section 101.4.1 is amended to read:~~

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

- ~~C.~~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.

- ~~D.~~C. Section ~~109.2~~ 109.2 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.

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 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.E.~~ Section ~~1603.1.6~~ 1603.1.7 is deleted.

~~G.F.~~ Section 1612 is deleted.

~~H.G.~~ Chapter 27 is deleted in its entirety.

2006-2015 INTERNATIONAL RESIDENTIAL CODE

The following amendments to the International Residential Code, ~~2006~~ 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 Energy Conservation Code~~
 - e.d. International Code Council Electrical Code

- B. Section R108.2 is amended to ~~read~~ 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 Board of County Commissioners~~. These fees shall be revised periodically by the ~~BOCC Board of County Commissioners~~.

- 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.~~

~~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-F. Section R324-R322 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)~~

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 ~~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.~~

I. Chapter 11, ~~with the exception of minimum insulation standards~~, is deleted in its entirety.

~~L. Sections E3303.1 and E3303.2 are deleted.~~

~~2006-2015~~ INTERNATIONAL MECHANICAL CODE

The following amendments to the International Mechanical Code, ~~2006-2015~~ 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."~~

~~2006-2015~~ INTERNATIONAL FUEL GAS CODE

The following amendments to the International Fuel Gas Code, ~~2006~~–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.
 - ~~b. International Energy Conservation Code.~~
 - ~~c. Section 306.5, delete words "a permanent," insert word "an".~~
 - ~~D. Delete Section 406.6.3.~~

~~2006~~–2015 INTERNATIONAL PLUMBING CODE

The following amendments to the International Plumbing Code, ~~2006~~–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.
 - ~~c. International Energy Conservation Code.~~

~~2008~~ 2017 NATIONAL ELECTRICAL CODE

The following amendments to the National Electrical Code, ~~2008~~–2014 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~~–2015 INTERNATIONAL FIRE CODE

The following amendments to the International Fire Code, ~~2006~~–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