

Rules and Regulations

THE BOARD OF COUNTY COMMISSIONERS

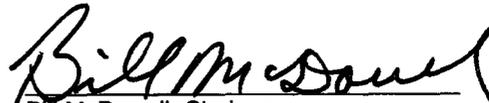
County of Natrona

I certify that the attached is a true and correct copy of the rules of the Board of County Commissioners, Natrona County, Wyoming relating to the International Residential Code, 2012 Edition, in the unincorporated areas of Natrona County adopted in accordance with the Wyoming Administrative Procedures Act, §§ 16-3-101 to 16-3-115, W.S. 1977, and pursuant to the authority provided in W.S. §§ 18-5-101 through 18-5-207 and §§ 35-9-101 through 35-9-121. These rules supersede all other rules previously filed.

Prior to adoption these rules were made available for public inspection on April 22, 2013, and notices of intended adoption were mailed to all persons requesting notice of proposed rules.

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

Signed this 4th day of June 2013.


Bill McDowell, Chairman
Natrona County Commission

Publication Date: April 20, 2013
BOCC Hearing: June 4, 2013



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NATRONA COUNTY COMMISSIONERS

RESOLUTION NO. 26-13

2012 INTERNATIONAL RESIDENTIAL CODE

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RESOLUTION NO. 26-13

A RESOLUTION ADOPTING THE INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION, REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH STRUCTURES IN NATRONA COUNTY; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR;

PROVIDING FOR PENALTIES FOR VIOLATIONS;

PROVIDING FOR AMENDMENTS THEREOF AND REPEALING RESOLUTION 43-08, WHICH HAD ADOPTED THE 2006 INTERNATIONAL RESIDENTIAL CODE.

WHEREAS, the Board of County Commissioners has authority pursuant to W.S. 18-5-101 through 18-5-207 and W.S. 35-9-101 through 35-9-121 to enact regulations to conserve and promote the public health, safety, and welfare of citizens of the County;

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Natrona County, Wyoming as follows:

Section 1. Short Title. The code adopted by this resolution shall be known as the "Residential Code" of Natrona County.

Section 2. Resolution 43-08 is hereby repealed.

Section 3. This is the Second Cycle of the International Residential Code adoption by Natrona County, Wyoming.

Section 4. International Residential Code Adopted. There is hereby adopted by the Board of County Commissioners (BOCC) for the purpose of prescribing regulations for minimum standards, to safeguard life, health, property, and public welfare that certain Code known as the International Residential Code, 2012 Edition, and except such portions as are hereinafter modified, deleted, or amended. A copy has been filed in the office of the Natrona County Clerk, and the same is adopted and incorporated as fully as if set out at length herein and from the date of adoption. These provisions shall be controlling within the unincorporated areas of the County.

Section 5. Amendments, Additions, and Deletions to International Residential Code. The International Residential Code, 2012 Edition, is amended and changed as set out below:

a. Section 101 is amended as follows:

101.1 These regulations shall be known as the Residential Code of Natrona County, hereinafter referred to as "this code."

101.6 Snow and Wind Loads. Snow and wind load calculations for structures located above 6000 feet in elevation shall be as follows: 100 pounds snow, 90 mph wind loads. Contested loads shall be case specific Engineered Designs.

b. Section 102 is amended as follows:

102.8.1 Residential Construction. It is the policy of Natrona County that residential property owners may perform work on their own place of dwelling. A homeowner is not required to hire a licensed contractor. Homeowners must obtain the proper permits from the County Development Department. Licensed contractors are required to perform work on rental units, industrial and/or commercial structures, structures or uses requiring three-phase electrical service (i.e. residential unit at an industrial site), or any structure or use where the public is invited on to the premises.

102.8.2 Agricultural Construction. It is the policy of Natrona County that agricultural property owners may perform work on their own property. An agricultural property owner is required to obtain the necessary permits. Agricultural owners are not required to hire licensed contractors to construct or repair agricultural structures or installations; except when work performed includes the installation, maintenance or repair of three-phase electrical service, installation of electrical units over 200 volts, structures or uses where the public is invited (bed and breakfast, guest house, arenas and sales barns, etc.) The building official is given discretion to determine, based on the complexity and/or inherent dangerousness, when licensed contractors are required to perform the work.

c. Section 104 is amended as follows:

104. The County Commissioners hereby direct enforcement of the provisions of this regulation to the Natrona County Development Department. The Official in charge of enforcement shall be known as the building official.

d. Section 105.0 is added as follows:

105.0 It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure in Natrona County, or cause or permit the same to be done, in violation of this code.

e. Section 112 is replaced as follows:

112.0 Any appeal of an order, decision or determination made by the building official relative to the application and interpretation of this code shall be made in writing to the Natrona County Development Board of Appeals, adopted as Resolution 84-03, on March 25, 2003 (signed March 27, 2003). The appeal shall detail the nature of the complaint or appeal, the specific section or sections challenged, and the relief requested.

f. Section 113.4 is amended as follows:

113.4 Any person violating any of the provisions of the code adopted by this chapter shall be deemed guilty of a misdemeanor. Each and every such day or portion thereof during which any violation of any of the provisions of such code is committed, continued, or permitted shall be a separate offense. Upon conviction of any

such violation, such person may be punished by a fine of not more than Seven Hundred Fifty Dollars (\$750.00) for each offense. (W.S. §§ 18-5-201 through 18-5-207)

g. Section 114 is amended as follows:

114.3 Relationships to Other Rules

114.3.2 Signature of Registered Engineer or Architect Required. No building permit will be issued or plan review undertaken for a building or structure or addition thereto that provides for the employment, housing, or assembly of fifty or more persons, or covers more than five thousand square feet of floor area, including basement, if any, intended for use by the general public, unless the plans and specifications for such building or structure bear the signature of a registered engineer or architect licensed by the State of Wyoming to practice as such.

114.3.3 No person, firm, company or corporation shall cause to be done any work regulated by the International Building Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, or International Electrical Code as adopted by the Board of County Commissioners, unless such person, firm, company or corporation shall have a valid contractor's license issued by the BOCC or its designee.

h. Section 116 is amended as follows:

116.3.1 Building Permit Issuance. No building permits shall be issued for a building on any unplatted property in the county except upon written application with complete plans showing in detail all proper approaches to streets, alleys, and upon deeding such streets and alleys and approaches to the county, and, after acceptance of streets and alleys and approaches, by vote of the BOCC.

i. Section 309 is amended as follows:

309.2 The garage shall be separated from the residence including all structural support members, attic spaces, and all habitable areas by not less than 5/8" type X Gypsum Board.

j. Section 310 is deleted.

310.1 All basements shall have at least one operable emergency and rescue opening.

k. Section Table 702.3.5 Minimum thickness and application gypsum board, is amended as follows:

Add footnote "f" to table 702.3.5 to read "all ceiling applications for gypsum board with 24" spacing of framing members must be a minimum of 5/8.

l. Section 907 is amended as follows:

907.1 added paragraph:

Asphalt Shingle Application. Not more than one overlay of asphalt shingles shall be applied over an existing asphalt shingle roof.

m. Chapter 11 is deleted and amended to read as follows:

All residential occupancies shall contain insulation in exterior walls and ceilings. The wall shall contain not less than an R-value rating of 19 and the ceiling not less than an R Value Rating of 38.

Section P2904 – Shall be deleted in its entirety.

Section 6. Repealer.

If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution.

PASSED, APPROVED, AND ADOPTED on 4th day of June 2013

ATTEST:

NATRONA COUNTY COMMISSIONER


Renea Vitto
Renea Vitto, County Clerk
Chief Deputy County Clerk

Bill McDowell
Bill McDowell, Chairman

APPROVED AS TO FORM: **My term of office expires
January 5, 2015**

WPKJ
William P. Knight Jr., County Attorney