

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION ADOPTING THE **INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION** AS MODIFIED; PROVIDING PENALTIES FOR VIOLATIONS; SETTING FEES; AND REPEALING RESOLUTION 37-18 AND ANY OTHER PREVIOUS RESOLUTIONS PERTAINING TO THE ADOPTION OF THE INTERNATIONAL RESIDENTIAL CODE AND ANY PORTION OF A RESOLUTION IN CONFLICT WITH THIS RESOLUTION.

WHEREAS, pursuant to Wyoming Statutes §§ 18-5-201, et seq., the Natrona County Board of County Commissioners ("BOCC") has authority to enact regulations to promote the public health, safety, morals, and general welfare of the county; and

WHEREAS, the BOCC wants to enact regulations governing the installation, alteration, and repair of residential systems within the unincorporated area of Natrona County;

WHEREFORE, the BOCC resolves as follows:

**Section 1. Short Title.**

The short title for the code adopted by this Resolution is the "Residential Code of Natrona County."

**Section 2. International Residential Code, 2021 Edition.**

The BOCC adopts the International Residential Code, 2021 Edition (the "IRC") and Appendix E as modified herein. If a modification conflicts with another provision of the IRC, the modification controls.

**Section 3. Modifications.**

The IRC is modified by adding to, deleting, or amending the respective sections and subsections as follows.

- a. **IRC Subsection 101.1** is amended to "Herein 'this code' refers to the Residential Code of Natrona County."
- b. **IRC Subsection 103.1** is amended to "A 'Building Official' from the Development Department, also referred to as a 'code official,' shall enforce this code."
- c. **IRC Subsection 105.0** is added as follows:

IRC Subsection 105.0.1 is added and states "It is unlawful for any entity either directly or indirectly to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy, or maintain any building or other structure in the unincorporated area of Natrona County in violation of this code."

IRC Subsection 105.0.2 is added and states "**Residential Dwellings.** To perform Residential work on her/his own single family dwelling, a property owner shall obtain a permit from the Natrona County Development Department as required by Natrona County resolutions and Wyoming Statutes. A property owner may perform Residential work on her/his own single family dwelling and is not required to use a licensed contractor. Except a property owner shall use a licensed contractor to (1) install, maintain, or repair a three-phase electrical service or (2) for structures and uses where the public is invited such as a bed and breakfast, guest house, and other similar structures and uses. With the exception in Section 105.2 all other Residential work shall be performed by a licensed contractor."

IRC Subsection 105.0.3 is added and states "**Agricultural Construction.** To perform Residential work on her/his own agricultural property a property owner

shall obtain permits from the Natrona County Development Department as required by Natrona County resolutions and Wyoming Statutes. A property owner may perform construction work on her/his own agricultural property including her/his dwelling and other structures and is not required to use a licensed contractor. Except a property owner shall use a licensed contractor (1) to install, maintain, or repair a three-phase electrical service, (2) to install an electrical unit equipment over 200 volts to ground, and (3) for structures and uses where the public is invited such as a bed and breakfast, guest house, arena, sale barn, and other similar structures and uses. A property owner may request the Building Official permit an exception to the licensed contractor requirements in this subsection, and the Building Official may permit such exception based on the complexity and/or inherent risk in the construction."

d. **IRC Subsection 105.3** is amended as follows:

IRC Subsection 105.3.01 is added and states "**Unplatted Property**. In order for an applicant to obtain a permit for work on unplatted property, the applicant shall include with her/his application evidence of access to the property and a site plan."

IRC Subsection 105.3.02 is added and states "**Wyoming Licensed Engineer or Architect Required**. Plans and specifications including, but not limited to, structural, electrical, plumbing, and mechanical drawings shall be signed by a Wyoming licensed engineer or architect for any structure or addition to a structure that provides employment, housing, or assembly for 10 or more persons, has more than 5,000 square feet of floor area including any basement that is intended for use by the public, or is three or more stories high. A property owner may request the Building Official permit an exception to this subsection, and the Building Official may permit such exception based on the complexity and/or inherent risk of the construction."

e. **IRC Section 108** is amended as follows:

IRC Subsection 108.2 is amended to "Resolution 45-20 comprises the Residential permit fee schedule."

IRC Subsection 108.3 is amended by adding "Building permit valuation shall not be less than \$0.55 per square foot for finished areas, \$0.35 per square foot for unfinished areas, and \$0.14 per square foot for accessory structures."

IRC Subsection 108.6 is amended to "A property owner who commences work requiring a permit prior to obtaining a permit shall pay twice the amount of the initial permit fee."

f. **IRC Section 112, MEANS OF APPEAL** is deleted in its entirety and replaced with "An entity with standing may appeal an order or decision by Building Official regarding Building Official's application and/or interpretation of this Code. Such entity ("Appellant") must submit to the Development Department a written appeal within ten days of the date of the order or decision Appellant is appealing. The appeal must include the Code section(s) at issue and the relief Appellant requests. An appeal is governed by Natrona County Resolution No. \_\_\_\_\_, Establishment of and Rules of Practice for the Natrona County Development Board of Appeals, as amended."

g. **IRC Subsection 113.4** is amended to "Any person violating any provision of this code is guilty of a misdemeanor. Each and every day or portion thereof during which a violation of any provision of this code is committed, continued, or permitted constitutes a separate offense. Upon conviction, such person may be punished by a fine of not more than \$750.00 for each offense."

- i. **IRC Table 301.2** is amended as follows:

<b><u>STRUCTURES LOCATED:</u></b>	<b><u>GROUND SNOWLOAD</u></b>
Above 6000' elevation	100 lbs.
6000' and under elevation	30 lbs.

The Building Official may permit an alternate design to the snow load requirements. Alternate designs must be submitted with either ASCE-7-22 Hazard Tool (web resource) data or a Wyoming licensed engineer design report.

<b>WIND DESIGN</b>				<b>SEISMIC DESIGN CATEGORY</b>	<b>SUBJECT TO DAMAGE FROM:</b>		
<b>Speed (mph)</b>	<b>Topographic effects</b>	<b>Special wind region</b>	<b>Wind-borne debris zone</b>		<b>Weathering</b>	<b>Frostline depth</b>	<b>Termite</b>
105 mph with 3 second gust	No	No	No	B for Risk I and II	Severe	42"	None To sight

<b>WINTER DESIGN TEMP</b>	<b>ICE BARRIER UNDERLAYMENT REQUIRED</b>	<b>FLOOD HAZARDS</b>	<b>AIR FREEZING INDEX</b>	<b>MEAN ANNUAL TEMP</b>
-10' F	Required if history of damage	a) 8/17/1978 b) 3/18/15 Study #56025CV000B c) 5/18/15; 1670E, 1984E, 1985E, 1990E, 1992E, 1995E, 2001E, 2002E, 2003E, 2004E, 2006E, 2007E, 2008E, 2009E, 2011E, 2012E, 2013E, 2014E, 2016E, 2017E, 2018E, 2026E, 2028E, 2030E, 2035E, 2055E	2500	44.T F

- j. **IRC Subsection and Table 302.6** are amended to read: "All references in Table 302.6 of 1/2" gypsum board are amended and replaced to read 5/8" Type X gypsum board."

- k. **IRC Subsection 302.7** is amended to "5/8" Type X gypsum board."

- l. **IRC Subsection 303.3** is amended by adding to the Exception "If the building official approves, venting may vent into attic space."

- m. **IRC Subsection 313.2** with its subsections is deleted.

- n **IRC Subsection 602.7.2** is amended by deleting the sentence 'The number of full- height studs at each end shall be not less than the number of studs displaced by half of the header span based on the maximum stud spacing in accordance with Table R602.3(5)."

- o. **IRC Table 702.3.5** footnote d is amended to "All ceiling applications for gypsum board with 24" spacing of framing members must be a minimum of 5/ 8."
- p. **IRC Subsection 905.2.9** is added and states "Asphalt Shingle Application. More than one overlay of asphalt shingles applied over an existing asphalt shingle roof is prohibited."
- q. **IRC Chapter 11 Energy Efficiency**, is deleted in its entirety and replaced with "All residential structures shall contain insulation in exterior walls and ceilings. Exterior walls shall contain not less than R-Value 19 and ceilings shall contain not less than R-Value 38."
- r. **IRC Section P2904** with its subsections is deleted.

**Section 4. Repealer.**

Resolution No. 37-18 and all other previous resolutions pertaining to the adoption of the International Residential Code and any portion of a resolution in conflict with this resolution are repealed.

**Section 5. Savings Clause.**

If any portion of this Resolution is determined by a court with jurisdiction to be invalid or otherwise unenforceable, the remainder of this Resolution shall remain in effect.

**Section 6. Effective Date.**

This Resolution becomes effective on and continues from the date it is filed with the County Clerk.

**THEREFORE, THE BOARD OF COUNTY COMMISSIONERS RESOLVES THE INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION AS MODIFIED IS APPROVED.**

APPROVED: \_\_\_\_\_.

**NATRONA COUNTY  
BOARD OF COUNTY  
COMMISSIONERS**

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Tracy Good, County Clerk

APPROVED AS TO FORM

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Natrona County Attorney's Office