

RESOLUTION NO.

A RESOLUTION ADOPTING THE **INTERNATIONAL BUILDING CODE, 2021 EDITION** AS MODIFIED; PROVIDING PENALTIES FOR VIOLATIONS; SETTING FEES; AND REPEALING RESOLUTION 36-18 AND ANY OTHER PREVIOUS RESOLUTIONS PERTAINING TO THE ADOPTION OF THE INTERNATIONAL BUILDING CODE AND ANY PORTION OF A RESOLUTION IN CONFLICT WITH THIS RESOLUTION.

WHEREAS, pursuant to Wyoming Statutes §§ 18-5-201, et seq. and 35-9-101 through 35-9-121.1, 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 construction, modification, condemnation, and demolition of buildings and other structures within the unincorporated area of Natrona County;

WHEREFORE, the BOCC resolves as follows:

Section 1. Short Title.

The short title of the code adopted by this Resolution is the “Building Code of Natrona County.”

Section 2. International Building Code, 2021 Edition.

The BOCC adopts the International Building Code, 2021 Edition (the “IBC”) and appendices A, C, and G as modified herein. If a modification conflicts with another provision of the IBC, the modification controls.

Section 3. Modifications.

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

a. **IBC Subsection 101.1** is amended to “These regulations shall be known as the Building Code of Natrona County and referred to in this Resolution as ‘this code.’”

b. **IBC Subsection 101.4.**

IBC Subsection 101.4.4 is amended by replacing “International Property Maintenance Code” with “Uniform Code for the Abatement of Dangerous Buildings.”

IBC Subsection 101.4.5 is amended by replacing “International Fire Code” with the “International Fire Code, 2021 Edition as amended by resolution.”

IBC Subsection 101.4.6 is deleted.

c. **IBC Subsection 101.5** is added and states “**Agricultural Construction.** To perform construction on her/his 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 for (1) installation, maintenance, or repair of three-phase electrical service, (2) installation of electrical equipment over 200 volts to ground, and (3) 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.”

- d. **IBC Subsection 103.1** is amended to “A ‘Building Official’ from the Development Department, also referred to as a ‘code official,’ shall enforce this code.”
- e. **IBC Subsection 105.0** 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.”
- f. **IBC Subsection 109.2** is amended to Resolution 45-20 comprises the building permit fee schedule.”
- g. **IBC Subsection 109.2.1** is added and states “Building permit valuation shall not be less than \$0.60 per sq. ft. for B occupancies and not less than \$0.20 per sq. ft. for all other occupancies.”
- h. **IBC Section 113, 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.”
- i. **IBC Subsection 114.4** 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.”
- j. **IBC Section 117. Relationship to Other Rules** is added.
- IBC Subsection 117.1 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.”
- IBC Subsection 117.2 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.”
- k. **IBC Table 508.4, B occupancies** is amended so that all B occupancies shall be separated by one hour separation or installation of a sprinkler system in accordance with IBC subsection 903.3.1.1.
- l. **IBC Chapter 13** is deleted.
- m. **Subsection 1608.2** is amended to replace ASCE-7 with “ASCE-7-22 Hazard Tool (web resource)”.
- n. **IBC Subsection 1612.3** is amended to “The Natrona County, May 18, 2015 flood plain map by FEMA”, is adopted and applies herein.”

Section 4. Repealer.

Resolution No. 36-18 and all other previous resolutions pertaining to the adoption of the International Building 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 BUILDING CODE, 2021 EDITION AS MODIFIED IS APPROVED.

APPROVED: _____.

**NATRONA COUNTYBOARD OF
COUNTY COMMISSIONERS**

Chair

ATTEST:

Tracy Good, County Clerk

APPROVED AS TO FORM

Natrona County Attorney's Office

For Review