

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

A RESOLUTION ADOPTING THE **INTERNATIONAL EXISTING BUILDING CODE, 2021 EDITION** AS MODIFIED; PROVIDING PENALTIES FOR VIOLATIONS; SETTING FEES; AND REPEALING RESOLUTION 41-18 AND ANY OTHER PREVIOUS RESOLUTIONS PERTAINING TO THE ADOPTION OF THE INTERNATIONAL EXISTING BUILDING 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 alteration and repair of existing buildings 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 "Existing Building Code of Natrona County."

**Section 2. International Existing Building Code, 2021 Edition.**

The BOCC adopts the International Existing Building Code, 2021 Edition (the "IEBC") as modified herein. If a modification conflicts with another provision of the IEBC, the modification controls.

**Section 3. Modifications.**

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

- a. **IEBC Subsection 101.1** is amended to "Herein 'this code' refers to the Existing Building Code of Natrona County."
- b. **IEBC 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. **IEBC Subsection 105.0** is added as follows:

IEBC 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."

IEBC 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."

IEBC 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 electrical 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. IEBC Section 112, MEANS OF APPEAL** T 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."

**e. IEBC 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."

**Section 4. Repealer.**

Resolution No. 41-18 and all other previous resolutions pertaining to the adoption of the International Existing 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 EXISTING BUILDING CODE, 2021 EDITION AS MODIFIED IS APPROVED.**

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

**NATRONA COUNTY  
BOARD OF COUNTY  
COMMISSIONERS**

\_\_\_\_\_

Chair

ATTEST:

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

APPROVED AS TO FORM

\_\_\_\_\_  
Natrona County Attorney's Office