



Board of County Commissioners - Staff Report

Meeting Date: December 7, 2021

Presenter: Billy Nunn & Kathy Clay

Submitting Dept: Building & Planning and Fire/EMS

Subject: Adoption of 2022 Building Codes and Fire Code Resolutions

Statement / Purpose:

For the Board of County Commissions (BCC) to authorize the commencement of the 45-day public comment period for possible adoption to the 2022 Teton County Building Code Resolution, 2022 Teton County Fire Code Resolution, and 2022 Teton County Fire Protection Resolution for New Subdivisions.

Background / Description (Pros & Cons):

Pursuant to Wyoming Statute §35-9-121, Teton County presently is allowed by the State Fire Marshal to exercise local enforcement authority for fire, building, existing building standards, and electrical standards. Teton County is required, in order to maintain their local enforcement authority, to adopt minimum standards by resolution that are equivalent to or more stringent than those applicable standards adopted by the State of Wyoming. Teton County presently is operating under the 2018 codes that were adopted by Teton County in 2019 and went into effect on June 1, 2019.

Teton County presently operates under the following codes in compliance with the State of Wyoming requirements:

- 2018 International Building Code (including Appendix C, Group U-Ag buildings, Appendix E, Supp Accessibility Requirements, Appendix I, Patio Covers)
- 2018 International Existing Building Code
- 2018 International Mechanical Code
- 2018 International Fuel Gas Code
- 2018 International Property Maintenance Code (As referenced for life-safety only)
- 2018 International Fire Code

Though not required by the State of Wyoming, Teton County chose to also adopt the following:

- 2018 International Residential Code (including Appendix A, Sizing and Capacities of Gas Piping, Appendix B, Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category 1 Appliances, and Appliances listed for Use with Type B Vents, Appendix F, Radon Control Methods, Appendix H, Patio Covers)
- 2018 International Plumbing Code
- 2018 International Wild Land Urban Interface Code
- 2012 International Energy Conservation Code

The State of Wyoming adopted the new 2021 International Codes in September 2021. Pursuant to Wyoming Statute §35-9-121, a county shall adopt the new codes within 6 months of the State of Wyoming adopting.

Teton County also operates under the National Electric Code, but that code is updated and adopted on a different schedule than the building and fire codes. Teton County may choose to be more restrictive than the required 2021 International Codes but not less restrictive. In the attached 2022 Resolution, the areas where the county is being more restrictive than the State are detailed for those codes required by the State to be adopted. For those codes that the county adopts that are not required by the State, the 2022 Resolution shows both areas where the county is more restrictive and less restrictive.



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Stakeholder Analysis & Involvement:

Teton County, Design community (Architects and Engineers), Builders, and Property Owners.

Fiscal Impact:

Training of staff. Training has been budgeted in the FY22 budget.

Staff Impact:

Staff will require training with the new code. Buildings under construction at the time of adoption of the new codes will remain under the code that was in place at the time of permitting (Note: At this time, we have projects under construction that were reviewed under the 2012, 2015, and 2018 codes).

Legal Review:

Gingery

Staff Input / Recommendation:

Staff recommends commencing the 45-day public comment period.

Attachments:

- 2022 Teton County Building Code Resolution
- 2022 Teton County Fire Code Resolution
- 2022 Fire Protection Resolution for New Subdivisions

Suggested Motion:

I move to authorize the commencement of the 45-day public comment period to seek public comment on the Proposed 2022 Teton County Building Code Resolution which will adopt the following codes, with amendments:

- 2021 International Building Code
- 2021 International Residential Code
- 2021 International Plumbing Code
- 2021 International Mechanical Code
- 2021 International Fuel Gas Code
- 2012 International Energy Conservation Code
- 2021 International Existing Building Code
- 2021 International Property Maintenance Code

And I further move to authorize the commencement of the 45-day public comment period to seek public comments on the 2022 Fire Code Resolution which will adopt the following codes, with amendments:

- 2021 International Fire Code
- 2021 International Wildland-Urban Interface Code
- 2022 Fire Protection Resolution for New Subdivisions

COUNTY BUILDING CODES
RESOLUTION

TETON COUNTY, WYOMING

Effective **January 25, 2022**

TABLE OF CONTENTS

SECTION 1. TITLE.....p.3

SECTION 2. AUTHORITY.....p.3

SECTION 3. PURPOSE.....p.3

SECTION 4. JURISDICTION.....p.3

SECTION 5. INTERPRETATION.....p.3

SECTION 6. ADOPTION OF TECHNICAL CODES..... p.3

SECTION 7. AMENDMENTS TO ADOPTED CODES.....p.4

INTERNATIONAL BUILDING CODE AMENDMENTS.....p.4

INTERNATIONAL RESIDENTIAL CODE AMENDMENTS.....p.9

INTERNATIONAL PLUMBING CODE AMENDMENTS.....p.17

INTERNATIONAL MECHANICAL CODE AMENDMENTS.....p.23

INTERNATIONAL FUEL GAS CODE AMENDMENTS..... p.25

INTERNATIONAL ENERGY CONSERVATION CODE.....p.28

INTERNATIONAL EXISTING BUILDING CODE AMENDMENTS..... p.28

TABLE 1. WHEN PERMITS ARE REQUIRED.....p.29

TABLE 2. TETON COUNTY SNOW LOAD REQUIREMENTS.....p.31

SECTION 8. REPEAL.....p.31

SECTION 9. SEVERABILITY..... p.31

SECTION 1. TITLE. This resolution shall be known as the County Building Codes Resolution of Teton County, Wyoming.

SECTION 2. AUTHORITY. The County Building Codes Resolution of Teton County is authorized by W.S. Sections 35-9-101 through 35-9-121 and 18-5-201 through 18-5-207.

SECTION 3. PURPOSE. This chapter is enacted to provide for the minimum requirements to safeguard life or limb, health, and the public safety and welfare and the protection of property by regulating and controlling the construction, alteration, removal, demolition, equipment, materials, use and occupancy of all buildings and structures, providing for the issuance of permits and collection of fees therefore within the unincorporated portions of Teton County and for the placing and maintenance therein of the electrical wiring and appliances, plumbing and gas installations.

SECTION 4. JURISDICTION. The territorial jurisdiction of this chapter shall include all of the unincorporated lands within Teton County.

SECTION 5. INTERPRETATION. In their interpretation and application, the provisions of this Resolution shall be held to be minimum requirements. No provision of this Resolution is intended to repeal, abrogate, annul, impair or interfere with any existing Resolution of the County, except as is specifically repealed by adoption of this Resolution, provided that where any provision of this Resolution imposes more stringent regulations, requirements or limitations than are imposed by any other Resolution of Teton County, or any statute of the State of Wyoming, or regulation of any of its departments, then the provisions of this Resolution shall govern.

All of the nationally recognized model codes upon which this Resolution is based are comprehensive and flexible and make provision for the use of all safe materials or methods of construction. Consequently, there are construction materials and practices other than referred to in this code that may be adequate for the purposes intended. These other methods represent either seldom used or new systems or performance type systems that require individual consideration by the professional architect or engineer and approval by the Teton County Building Official based on test data, engineering analysis and listings and are therefore not included herein.

SECTION 6. ADOPTION OF TECHNICAL CODES. In order to carry out the purposes set forth above, each of the following technical codes, (except for portions thereof specifically excluded by the County Commissioners from time to time) are hereby adopted by reference:

- A. The International Building Code, 2021 edition, including Appendix C, Group U-Agricultural Buildings; Appendix I, Patio Covers, as published by the International Code Council.
- B. The International Residential Code, 2021 edition, including Appendix AF, Radon Control Methods

- C. International Plumbing Code, 2021 edition, including Appendix E, Sizing of Water Piping System, as published by the International Code Council.
- D. International Mechanical Code, 2021 edition, including Appendix A, Combustion Air Openings and Chimney Connector Pass-Throughs, as published by the International Code Council.
- E. International Fuel Gas Code, 2021 edition, specifically excluding all appendices.
- F. International Energy Conservation Code, 2012 edition, specifically excluding all appendices.
- G. International Existing Building Code, 2021 edition, including Appendix A, Guidelines for the Seismic Retrofit of Existing Buildings.
- H. International Property Maintenance Code 2021 as such code is referenced in the International Building Code, the International Fire Code, the International Mechanical Code, and the International Fuel Gas Code, but only to the extent that the referenced provisions apply to fire and life safety.

SECTION 7 AMENDMENTS TO ADOPTED CODES.

INTERNATIONAL BUILDING CODE AMENDMENTS

A. THE INTERNATIONAL BUILDING CODE 2021 IS SPECIFICALLY AMENDED AS FOLLOWS:

Section 101.4.4 Property maintenance. Amend by adding; to the last sentence; as such code is referenced in the International Building Code, the International Fire Code, the International Mechanical Code, and the International Fuel Gas Code, but only to the extent that the referenced provisions apply to fire and life safety.

Section 101.4.8 Electrical. Amend by adding section 101.4.8 Electrical. The provisions of the 2020 National Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

Section 103.1 Creation of enforcement agency. Change “Department of Building Safety” to “Teton County Building Department.”

Section 103.3. Deputies. Delete the last sentence. For the maintenance of existing properties, see the International Property Maintenance Code.

Section 104.11.3. Amend by Adding. 104.11.3 Structural Insulated Panel (SIPs) Roof Assemblies. All roofs utilizing Structural Insulated Panels will be required to include a cold roof ventilation design approved by the Building Official

Commented [BN1]: Just for clarification

Section 105.2 Work Exempt from Permit:

Item 6 is amended as follows: Platforms, decks, sidewalks and driveways not more than 30-inches above grade and not over any basement or story below and which are not part of an accessible route.

Item 11 is amended to read as follows: Swings and other playground equipment.

Add item 14: Private use agricultural buildings, limited to one structure per parcel, roof eave height not to exceed 10 ft. and a roof area not exceeding 600 square feet, defined as a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products placed on a lot over 2 acres in size. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public. This section does not exempt any person from the requirements of obtaining other permits required by law, including but not limited to plumbing, mechanical, electrical and septic permits and permits required under the Teton County Land Development Regulations.

Section 105.3.2 Time limitation of application. Amended to read: An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued.

Section 105.5 Expiration. Amend second sentence to read: The Building Official is authorized to grant, in writing, two (2) extensions of time, for periods not more than 180 days each.

Commented [BN2]: This was in the previous resolutions it is now its own section

Section 109.2 Schedule of permit fees. Amend to read as follows: The fee for building permits shall be as follows: Building Permit Fees will be established using the most current Building Valuation Data published by The International Code Council and a Permit Fee Multiplier as established in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions. The multiplier and valuation for remodels and the minimum fees for building and miscellaneous permits shall also be as established in the Fee Schedule.

On structures requiring gas, mechanical and plumbing systems, a separate fee for each permit shall be accessed as required, in accordance with the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions. Electrical permit fees shall be determined by the Electrical Division of the Jackson Hole Fire/EMS Department.

The fees for all energy work shall be as indicated in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions. The fee schedule shall be in effect as of the effective date of this resolution.

Permit Fee Multipliers may be adjusted as deemed necessary under the direction of the Teton County Commissioners.

Section 109.2.1 Plan review fees. Add Section 109.2.1 Schedule of plan review fees. When submittal documents are required by Section 107.1, a Plan Review Fee shall be paid at the time of submitting the submittal documents for plan review. Said Plan Review Fee shall be 65 percent of the Building Permit Fee.

The Plan Review Fees specified in this section are separate fees from the Permit Fees specified in section 109.2 and are in addition to the Permit Fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.1, an additional Plan Review Fee shall be charged at the rate shown in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions.

Section 109.3 Building Permit Valuations. Amended as follows: The valuation for Building Permits in Teton County shall be based on the most recent cost figures per square foot as shown in International Building Code, Building Valuation Data Table published by International Code Council. The latest Building Valuation Table may be found at www.iccsafe.org or at the Teton County Building Department Office.

Section 109.4 Work commencing before permit issuance. Add last sentence: The fee shall be double the permit fee.

Commented [BN3]: Moved to new section

Section 109.6 Refunds. Amend to read as follows:

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of plan review fee payment, and then only under the following conditions:

1. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.
2. The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. The Building Official may authorize refunding of not more than 80 percent of the fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review effort has been expended.

Section 110.3.10.1 Reinspection and testing. Add Section 110.3.10.1 Reinspection and Testing as follows: When required a reinspection fee may be assessed for the following circumstances: For each reinspection that results from the applicant either not completing all or a portion of the work for which an inspection was previously requested; for not providing the approved plans to the inspector at the

time of any inspection; for failure to provide access on the date and time for which the inspection is requested; for deviating from the plans without prior approval of the building official.

If assessed the fees shall be charged at the rate shown in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions. Additional work and/or inspections may be prohibited until reinspection fees have been paid and/or needed corrections have been completed.

Section 117, License required. Add Section 117 License required as follows:

Contractors performing work requiring a permit under this code shall be required to be licensed and have in their possession a contractor's license issued by the Town of Jackson, Wyoming.

Exceptions:

1. Owner(s) of a single family home performing work on their primary residence or associated outbuildings for their personal use. For purposes of this exception, homeowners who construct more than one house every two years, before receiving a Certificate of Occupancy or Completion, in Teton County shall be considered contractors and shall be licensed.
2. Work being performed that does not require licensing by the Town of Jackson.

Section 305.2 Group E, Day Care Facilities shall be revised to read, "The use of a building or structure, or portion thereof, for educational, supervision or personal care services for more than ten children older than 2-1/2 years of age, shall be classified as a Group E occupancy."

Section 308.5.4 Five or fewer persons receiving care in a dwelling unit. shall be revised to read: "A facility such as the above with ten or fewer persons shall be classified as a Group R-3 or shall comply with the International Residential code in accordance with Section 101.2."

Section 901.7 Fire Areas. Revise to read as follows: Where structures or portions thereof, are 5,000 square feet or larger, the building shall be protected by an approved automatic fire sprinkler system, installed in accordance with further requirements of the IBC, IFC, and/or NFPA 13, 13D or 13R, whichever applies based on type of occupancy.

For the purpose of determining fire area for the amended portion of section 903.2 (buildings 5,000 square feet and larger) square footage calculations shall be measured from the exterior surface of framing members encompassing the perimeter of the Fire Area, from the interior surface of concrete or masonry walls that are 50% or more below grade, and for log construction to the exterior surface of foundations or supporting elements.

Section 903.2 Where required. Add the following: All structures, regardless of occupancy, 5,000 square feet or larger, shall be protected by an approved automatic fire sprinkler system, installed in accordance with further requirements of the IBC and/or NFPA 13, 13D or 13R, whichever applies based on type of occupancy.

EXCEPTIONS: Agricultural buildings. Where uses other than residential occur within an agricultural building, and comprise not more than 10% of the floor area of such building, an automatic fire

extinguishing system may be omitted unless otherwise required by other provisions as adopted by Teton County.

Section 903.2.1.1 Group A-1. Revise to read as follows: 1. The building is 5,000 square feet or larger.

Section 903.2.1.2 Group A-2. Revise to read as follows: 1. The building is 5,000 square feet or larger.

Section 903.2.1.3 Group A-3. Revise to read as follows: 1. The building is 5,000 square feet or larger.

Section 903.2.1.4 Group A-4. Revise to read as follows: 1. The building is 5,000 square feet or larger.

Section 903.2.3 Group E. Revise to read as follows: 1. Throughout all Group E buildings greater than 5,000 square feet or larger.

Section 903.2.4 Group F-1. Revise to read as follows: 1. Where the building is 5,000 square feet or larger.

Section 903.2.7 Group M. Revise to read as follows: 1. Where the building is 5,000 square feet or larger.

Section 903.2.9 Group S-1. Revise to read as follows: 1. Where the building is 5,000 square feet or larger.

Section 903.2.9.1 Repair garages. Amend to read as follows:

1. Buildings two or more stories in height, including basements, that are 5,000 square feet or larger.
2. One-story buildings that are 5,000 square feet or larger.

Section 907.2.1 Group A. Change the exception to read, Exception: Manual fire alarm boxes may be omitted when approved by the Fire Code Official and where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.2 Group B. Change the exception to read, Exception: Manual fire alarm boxes may be omitted when approved by the Fire Code Official and where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.4 Group F. Change the exception to read, Exception: Manual fire alarm boxes may be omitted when approved by the Fire Code Official and where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.7 Group M. Change the exception to read, Exception: Manual fire alarm boxes may be omitted when approved by the Fire Code Official and where the building is equipped throughout with

an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 1031.2 General Delete Exception 5 in its entirety

Commented [BN4]: New code section number

Section 1505.1 General. Amend by adding the following as the last sentence: All new roofing and re-roofing shall be provided with a minimum of class B roof covering.

Section 1608.2 Ground snow load. Add sentence to read: Ground snow loads shall be those shown on the GIS for Teton County, tan will be 120lbs and blue will be 175lbs.

Commented [BN5]: clarification

Section 1805.1.2 Under Floor Space The second sentence shall be revised to read “Where there is evidence that the seasonal ground water table rises to the elevation of the bottom floor of the crawl space, the ground level of the under floor space shall be elevated to a minimum of 12 inches above such elevation unless an approved drainage system is provided”.

Section 1809.5 Frost Protection. Amended and replace to read: Foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by the following method; Footings subject to frost shall have a minimum depth of 34-inches measured from finish grade to the bottom of the footing or the depth otherwise specified by the Soils Engineer of record.

Section 1809.12 Timber Footings. Amend as follows: Delete.

INTERNATIONAL RESIDENTIAL CODE AMENDMENTS

B. THE INTERNATIONAL RESIDENTIAL CODE 2021 IS SPECIFICALLY AMENDED AS FOLLOWS:

R101.1 Title. Revise to read as follows: These provisions shall be known as the *Residential Code for One- and Two-Family Dwellings* of Teton County, and shall be cited as such and will be referred to herein as “this code.”

R102.7 Existing Structures. Revise to read as follows: The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code or the *International Fire Code*, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

Section 104.11 Alternative materials, design and methods of construction and equipment. Amend by Adding. 104.11.2 Structural Insulated Panel (SIPs) Roof Assemblies. All roofs utilizing Structural

Insulated Panels will be required to include a cold roof ventilation design approved by the Building Official.

R105.2 Work exempt from a permit. Amend to read as follows: 1. One-story detached accessory structures, limited to one such structure per parcel, and provided the floor area does not exceed 200 square feet.

Item 5 is amended as follows: Platforms, decks, sidewalks and driveways not more than 30 inches above grade and not over any basement or storage below and which are not part of an accessible route.

Add the following 11. Private use agricultural buildings, limited to one structure per parcel, roof eave height not to exceed 10 ft. and roof area not exceeding 600 square feet, placed on a lot over 2 acres in size, designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public. This section does not exempt any person from the requirements of obtaining other permits required by law, including but not limited to plumbing, mechanical, electrical and septic permits and permits required under the Teton County Land Development Regulations.

R108.2 Schedule of permit fees. Amend to read as follows: The fee for building permits shall be as follows: Building Permit Fees will be established using the most current Building Valuation Data published by The International Code Council and a Permit Fee Multiplier as established in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions. The multiplier and valuation for remodels and the minimum fees for building and miscellaneous permits shall also be as established in the Fee Schedule.

On structures requiring gas, mechanical and plumbing systems, a separate fee for each permit shall be accessed as required, in accordance with the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions. Electrical permit fees shall be determined by the Electrical Division of the Jackson Hole Fire/EMS Department.

Permit Fee Multipliers may be adjusted as deemed necessary under the direction of the Teton County Commissioners.

R108.2.1 Plan review fees. Add Section R108.2.1 Schedule of permit fees. When submittal documents are required by Section 106.1, a Plan Review Fee shall be paid at the time of submitting the submittal documents for plan review. Said Plan Review Fee shall be 65 percent of the Building Permit Fee as shown in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions.

The Plan Review Fees specified in this section are separate fees from the Permit Fees specified in section 108.2 and are in addition to the Permit Fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106.1, an additional plan review fee shall be charged at the rate shown in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions.

R108.3 Building permit valuations. Section R108.2 Building Permit valuations is amended as follows: The valuation for Building Permits in Teton County shall be based on the most recent cost figures per square foot as shown in the International Building Code, Building Valuation Data, published by the International Code Council. The latest Building Valuation Data Table may be found at www.iccsafe.org or at the Teton County Building Department Office.

R108.4.1 Work commencing before permit issuance. Add Section R108.4.1. Work commencing before permit issuance. An investigation fee, in addition to the permit fee, may be collected in cases where the owner, contractor, or applicant, as the case may be, begins work prior to the issuance of the necessary permits, whether or not a permit is then or subsequently issued. The minimum investigation fee shall be equal to the amount of the permit fee required by this code as set forth in Section R108.2 of the Teton County Building Resolution. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

R108.5 Refunds. Amend to read as follows:

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of plan review fee payment, and then only under the following conditions:

1. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.
2. The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. The Building Official may authorize refunding of not more than 80 percent of the fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review effort has been expended.

Section 109.1.5.2 Reinspection and testing. Add Section 109.1.5.2 Reinspection and Testing as follows:

A reinspection fee may be assessed for the following circumstances: For each reinspection that results from the applicant either not completing all or a portion of the work for which an inspection was previously requested; for not providing the approved plans to the inspector at the time of any inspection; for failure to provide access on the date and time for which the inspection is requested; for deviating from the plans without prior approval of the building official.

If accessed the applicant shall pay the reinspection fee as set forth in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions. Depending on circumstance additional work and/or inspections may be prohibited until reinspection fees have been paid and/or needed corrections have been completed.

Section 115, License required. Add Section 115 License required as follows:

Contractors performing work requiring a permit under this code shall be required to be licensed and have in their possession a contractor's license issued by the Town of Jackson, Wyoming.

Exceptions:

3. Owner(s) of a single family home performing work on their primary residence or associated outbuildings for their personal use. For purposes of this exception, homeowners who construct more than one house every two years in Teton County shall be considered contractors and shall be licensed.
4. Work being performed that does not require licensing by the Town of Jackson.

SECTION R202 Definitions. Amend this section by adding the following definitions:

Accessory Structure. In one- and two-family dwellings not more than three stories high with separate means of egress, a building, the use of which is incidental to that of the main building, is located on the same lot.

Approved Solid Fuel Heating Device (ASFHD). ASFHD are those devices whose primary use is heating which include but are not limited to pellet stoves and inserts, corn stoves and inserts or any other device with emissions of 1 gram or less of particulate per hour, capable of being vented within 4ft. of an operable window and approved by the Building Official.

Bedroom. An area or room meeting all of the requirements of Sections R304, R305, R310, and R311 that is directly connected to a dwelling unit and has access through the conditioned area of the dwelling unit to facilities for eating cooking and bathing.

Kitchen. Kitchen shall mean an area used, or designated to be used, for the preparation of food and shall contain permanent provisions for the cooking, storage, and preparation of food consisting of a sink, refrigerator oven and/or a cook top.

Solid Fuel Heating Device (SFHD). SFHD are those devices whose primary use is heating which include but are not limited to certain brands of wood stoves and inserts, and masonry heaters or any other device capable of controlling combustion through mechanical means and approved by the Building Official. *This definition shall specifically exclude fireplaces or barbeques.*

Solid Fuel Decorative Device (SFDD). SFDD are devices whose primary use is esthetic or decorative and shall include masonry or manufactured fireplaces or any other solid fuel, free burning device **constantly open to view** and approved by the Building Official.

Commented [BN6]: added for clarification

R301.1.1.2 Design. Add section R301.1.1.2

: All Single Family Dwellings and Accessory structures, 5,000 square feet or larger, shall be protected by an approved automatic fire sprinkler system, installed in accordance with further requirements of the IRC, IFC and/or NFPA 13, 13D or 13R, whichever applies based on type of occupancy.

EXCEPTIONS:

1. Agricultural buildings. Where uses other than residential occur within an agricultural building, and comprise not more than 10% of the floor area of such building, an automatic fire extinguishing system may be omitted unless otherwise required by other provisions as adopted by Teton County.

2. Additions to existing residences built after October 1st 1991, may use the 2 hr. fire barrier provision to separate the fire areas to 5000 sq. ft. or less on each side of the fire barrier, shall not be required to provide sprinkler protection provided that all provisions are met:
 - a. The door or doors separating the areas shall be 90 minute rated, self-closing and provided with hold-open devices actuated to release on detection of smoke by detectors located on each side of the door or by the loss of power.
 - b. Ducts that penetrate fire barrier shall have fire damper that is fire-resistance-rated to 90 minutes.
3. Buildings permitted before October 1st 1991.
EXCEPTION: Buildings permitted before October 1st 1991 with additions permitted for construction on or after that date, totaling 5000 square feet or larger, shall be required to be protected by an approved sprinkler system throughout or may have the additions only, protected by an approved sprinkler system, provided they are separated from the existing construction by a two hour fire barrier approved by the Building Official and Jackson Hole Fire/EMS & EMS.

For the purpose of this section, square footage calculations shall be measured from the exterior surface of framing members encompassing the perimeter of the Fire Area, from the interior surface of exterior concrete or masonry walls that are 50 % or more below grade, and for log construction to the exterior surface of foundations or supporting elements.

R301.1.3. Engineered Design. Revise the last sentence to read: Except for detached non-habitable structures less than 600 square feet, buildings shall be designed by a civil or structural engineer licensed in the State of Wyoming.

~~EXCEPTION: Single story structures not of unusual shape, and less than 1,500 square feet excluding attached garage shall not be required to be designed by a licensed engineer providing all of the following conditions are met:~~

- ~~1. There are no openings within 4 ft. of any corner.~~
- ~~2. There are no more than two off sets in the structure.~~
- ~~3. Off sets in the wall are limited to a maximum of 4 ft. or less.~~
- ~~4. Single openings shall not exceed 10 ft.~~
- ~~5. Distance between openings shall not be less than 4 ft.~~
- ~~6. Hold downs are provided at the end of all walls, offsets and (openings greater than 4 ft.).~~
- ~~7. Minimum exterior shear nailing is .131 diameter nails at 4 inches O.C. for framing members spaced every 16 inches, or 3 inches O.C. for framing members spaced every 24 inches at the panel edges and 8 inches O.C. in the field. Nails penetrating treated members shall be hot dipped galvanized or stainless.~~
- ~~8. Roof boundary blocking is provided at the wall perimeter with four .148 diameter nails in each block and the roof diaphragm is nailed at 6 inches O.C. at the panel edges and 8 inches in the field.~~
- ~~9. The sill plate is attached to the foundation by 5/8 inch anchor bolts with 2x2 x 3/16th washers at 4 ft. O.C. and within 12 inches of the end of each member.~~

~~10. A complete set of structural drawings is provided containing details and/or notes for all of the items above, in addition to header sizes and spans, required location of double king studs, post sizes and necessary connections, truss connections, beam sizes and connections, etc.~~

Commented [BN7]: This exception does not account for footings, foundations, or soil conditions. This would put design liability on Teton County.

TABLE R301.2 (1) is amended as follows:

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load ^a	Wind Speed ^d	Topographic Effects ^k	Special Wind Region ^l	Windborne Debris zone ^m	Seismic Design Category ^f	Weathering ^a	Frost line Depth ^b	Termite ^c	Ice Barrier Underlayment Required ⁿ	Flood Hazard ^e	Air freezing Index ⁱ	Meannannual Temp ^j
0	105	No	No	No	D1,D2	Severe	34inches	Slight	Yes	g	3500	38

For SI: 1 pound per square foot=0.0479 kN/m², 1 mile per hour=1.609km/h.

- a. Probability Map [Figure R301.2 (3)]. Concrete shall conform to the “severe” requirements of Table R402.2. The grade of masonry units shall be determined from ASTM C34, C55, C62, C73, C90, C129, C145, C216 or C652.
- b. The frost line depth for Teton County is 34-inches measured from finished grade to the bottom of footings or as determined by a soils investigation.
- c. Teton County shall be considered “none to slight” in accordance with figure R301.2(6).
- d. The basic wind speed shall be 105 as determined from the wind speed map [Figure R301.2(2)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be -30.
- f. The minimum Seismic Design Category for Teton County as determined from Section R301.2.2.1 is D.
- g. The date of Teton County’s entry into the National Flood Insurance Program is May 4th 1989, September 29th 2012 is the currently effective FIRM and FBFM, or other flood hazard map adopted by the community, as may be amended.
- h. The Mean Annual Temperature is 38.0 and the Air Freezing Index Return Periods & Associated Probabilities 100 Year (99%) is 2531. Prepared by NOAA – National Climatic Data Center.
- i. The Mean Annual Temperature is 38.0 and the Air Freezing Index Return Periods & Associated Probabilities 100 Year (99%) is 2531. www.ncdc.noaa.gov/fpsf.html.
- j. Source - www.ncdc.noaa.gov/fpsf.html.
- o. As shown on the GIS map for Teton County. To view go to www.tetoncountywy.gov click on the following: Agencies and Services – Geographic Information Services – Web based Geographic Information Services – Teton County Map Sever – County Zoning Map – Layers Tool – Ground Snow Loads – blue is 175 and tan is 120

Delete Manual J Design Criteria tables.

TABLE R302.6 Separation required. Amend by changing all references of ½ inch gypsum board to read as follows: 5/8-inch type X gypsum board.

R302.7 Under-stair protection: Revised to read: Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 5/8 inch gypsum board.

Commented [BN8]: Added for clarification

R302.12 Draftstopping. Amend by adding section R302.12.1.2. Cold Roof Assemblies shall have draft stops installed so that the area of the concealed space does not exceed 1000 square feet.

R302.13 Protection of Floors. Delete entire Section.

R304.3 Height effect on room area. Amend to read as follows: Portions of a room with a sloping ceiling measuring less than 5 feet (1524 mm) or a furred ceiling measuring less than 7 feet (2134 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room. Rooms or areas that are not approved as habitable space, or do not meet the definition, or minimum dimensions for size and height of habitable space shall not contain

electrical outlets, light switches, plumbing fixtures, or terminations for phone, internet, or cable wiring, unless specifically required by another section of the adopted resolutions of Teton County.

Exception: Approved garages and accessory structures (such as workshops, studios, or studies and similar structures incidental to the primary dwelling unit), providing they meet the minimum dimensional requirements of habitable space for size, height and area.

R306.2 Kitchen. Amend to read as follows: Every dwelling unit shall be provided with a kitchen area and every kitchen area shall be provided with a sink, refrigerator, oven and/or a cook top.

R310.1 Emergency Escape and Rescue Openings. Delete Exception 2 in its entirety.

R311.7.10.1 Spiral stairways. Amend by adding the following: The maximum diameter of the inside radius of the stairs shall not exceed 12 inches. Spiral stairs shall not serve as a primary means of egress for any dwelling unit. Spiral stairs shall not serve as the primary means of egress from or any story or area within a dwelling having a gross square footage greater than 500 square feet.

R313 Delete in its entirety

Commented [BN9]: This is the section that requires sprinklers and was removed in previous resolutions moved to new section number

R403.3 Frost protected shallow foundations. Amend to read: Frost protected Shallow foundations are prohibited.

R806.3 Vent and insulation clearance. Where eave or cornice vents are installed, insulation shall not block the free flow of air. When ventilation is required a minimum of a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing continuously around the building envelope and/or the entire length of the ridge and lower eaves.

R902.1 Roof covering materials. Amend the first sentence to read as follows: All new roofing and re-roofing shall have a minimum class B rating.

R1001.1 General: Amend by adding the following: Installation of Solid Fuel Heating Devices (SFHD) and Solid Fuel Decorative Devices (SFDD) is prohibited.

Exceptions:

1. A maximum of one SFHD may be installed in any detached single family dwelling.
2. A maximum of one SFDD may be installed in any detached single family dwelling. Properties a minimum of three acres in size may be permitted an additional SFDD and one additional SFDD for each additional acre in excess of three acres, up to a maximum of four SFDD's.
3. SFDD's shall be allowed for commercial developments when proposed to and approved by the Teton County, Board of County Commissioners as part of the Development Permit process.
4. Approved Solid Fuel Heating Devices (ASFHD) are exempt from the provisions of this section.

N1101 (R401.1) GENERAL. Amend by adding the following sections:

Add section N1102.1.6 (R402.1.6) : Finished Garages and Accessory Structures. Finished garages and accessory structures shall meet the minimum insulation requirements for Table N1102.1.3.

N1102.3 (R402.3) Amend by adding the following. Fenestration Limitation. Fenestration shall not exceed 30% of the gross conditioned wall area above grade. To determine allowable wall area of walk out (daylight) basements the wall must have a minimum of 6 foot exposure from finished grade. Exception: The 30% limit can be exceeded if the designer can demonstrate that the UA total of the proposed design is less than the UA of the same structure with 30% fenestration total and code minimum insulation and fenestration values by using the ResCheck or other approved software programs.

N1102.4.1.2 (R402.4.1.2) Testing. Delete.

M1414.1 General. Amend by adding the following: Installation or re-location of a Solid Fuel Heating Device is prohibited unless the device meets the minimum requirements for Phase II emissions as established by the EPA at the time of its installation.

M1501.1 Outdoor discharge. Add the following: Required back draft dampers shall be installed at the duct termination. Ducts shall be installed on the warm side of insulation from inside the building envelope to the exterior veneer of the building.

M1503.2.1 Open-top broiler exhaust. Delete exception.

M1503.3 Exhaust discharge. Delete exception for new construction. Exception can only be used for remodels an only if the kitchen fan installation would require existing finishes to be removed.

Commented [BN10]: Added for clarification

M1504.1 Exhaust Ducts. Amend by adding the following sentence: All exhaust ducts shall be constructed of rigid metal ducts having smooth interior surfaces with male joints running in the direction of air flow.

Add section M1701.1 Buildings of unusually tight construction. Shall read: In all structures containing habitable space or unusually tight construction, combustion air shall be obtained from outside the thermal envelope.

Commented [BN11]: Added for clarification was in previous resolution in different section

M1801.1 Venting required. Amend first sentence to read: Fuel-burning appliances shall be vented to the outdoors in accordance with their listing and label and manufacturer's installation instructions.

Commented [BN12]: Added for clarification

G2406.2 (303.3) Prohibited locations. Delete the following conditions to the exception;, 3, 4.

G2407.1 (304.1) General. Amend by adding the following as the first sentence: In all structures containing habitable space or unusually tight construction, combustion air shall be obtained from outside the building thermal envelope.

G2414.4.3 (403.4.3) Copper tubing. Revise to read as follows: Copper and brass tubing shall not be used for installations of gas piping systems.

G2420.3 (409.3.2) Individual buildings. Revise to read as follows: Shut off valves shall be installed outdoors at all buildings where the supply enters the building.

G2432.1 (602.1) Decorative Appliances for Installation in Fireplaces. Amend by adding the following sentence: Decorative appliances installed in residential occupancies shall be listed and labeled to allow for installation of glass doors and shall be listed and labeled to operate with the doors in the closed position.

Exception: An approved Flue Sentinel may be installed with an electrical interlock in conjunction with the decorative appliance only if the doors are not installed on the fireplace.

G2433.1 (603.1) LOG LIGHTERS. General. Amend by adding the following sentence: All gas fired log lighters shall be provided with a listed pilot safety device installed in accordance with the manufacturer's installation requirements.

G2445.4 (621.4) Prohibited locations. Amend to read as follows: Unvented room heaters shall not be installed in dwelling units, normally occupied spaces, or any area meeting the definition of unusually tight construction and shall also comply with the requirements of Section G2406.2.

P2603.5 Freezing. Revise the last sentence to read: Water service pipe shall be installed not less than 72 inches deep.

P2603.5.1 Sewer depth. Revise to read as follows: P2603.6.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 24 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 48 inches below grade. All building sewers that do not meet the minimum required depth below grade shall be protected from freezing by insulation, heating or both.

~~**P2904 Dwelling Unit Fire Sprinkler Systems.** Amend by deleting entire section.~~

P3103.1.1 Roof extension. Amend by changing the first reference of 6 inches to 16 inches.

~~Delete Chapter E34 thru E40 in their entirety~~

Commented [BN13]: These are the electrical chapters. Teton county uses NEC

INTERNATIONAL PLUMBING CODE AMENDMENTS

C. THE INTERNATIONAL PLUMBING CODE 2021 IS SPECIFICALLY AMENDED AS FOLLOWS:

101.1 Title. Amend to read as follows: These regulations shall be known as the International Plumbing Code of Teton County, and shall be cited as such and will be referred to herein as “this code”.

101.1.1. All references to “code official” in this code to shall mean Teton County Building Official.

103.1 Creation of agency. Insert Teton County Building Division

Section 108.4.3.1 Reinspection and testing. Add Section 108.4.3.1 Reinspection and Testing as follows: A reinspection fee may be assessed for the following circumstances:

For each reinspection that results from the applicant either not completing all or a portion of the work for which an inspection was previously requested; for not providing the approved plans to the inspector at the time of any inspection; for failure to provide access on the date and time for which the inspection is requested; for deviating from the plans without prior approval of the building official.

109.2 Fee Schedule. Amend to read as follows: The fees for all plumbing work shall be as indicated in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions.

109.5 Refunds. Amend to read as follows:

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of plan review fee payment, and then only under the following conditions:

1. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.
2. The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. The Building Official may authorize refunding of not more than 80 percent of the fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review effort has been expended.

If accessed the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by Teton County. Depending on circumstance, additional work and/or inspections may be prohibited until reinspection fees have been paid and/or needed corrections have been completed.

113 Stop work orders. Amend to read: Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner’s agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

115.4 Violation penalties. Amend to read: Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

Section 116, License required. Add Section 111 License required as follows: Contractors performing work requiring a permit under this code shall be required to be licensed and have in their possession a contractor’s license issued by the Town of Jackson, Wyoming.

Exceptions:

1. Owner(s) of a single family home performing work on their primary residence or associated outbuildings for their personal use. For purposes of this exception, homeowners who construct more than one house every two years in Teton County shall be considered contractors and shall be licensed.
2. Work being performed that does not require licensing by the Town of Jackson.

305.4. Freezing. Amend the last sentence to read: Exterior water supply system piping shall be installed not less than 6 feet below finished grade.

305.4.1 Sewer depth. Amend to read: Building sewers that connect to private disposal systems shall be a minimum of 24 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 48 inches below finished grade.

416.1 Commercial food waste grinder waste outlets. Amend the second sentence to read: Commercial food waste grinders are prohibited.

416.3 Commercial food waste grinder waste outlets. Delete (see amendment to section 416.1)

Add section 502.3.1 Water heaters installed in crawl spaces. Crawl spaces containing a water heater shall be provided with an opening and unobstructed passageway large enough to allow removal of the water heater. The passageway shall be not less than 30 inches (762 mm) in height and 18 inches (559 mm) in width 24 inches in length or large enough to remove the appliance whichever is greater and not more than 20 feet (6096 mm) in length when measured along the centerline of the passageway from the opening to the water heater. A level service space not less than 30 inches (762 mm) in length and 30 inches (762 mm) in width shall be present at the front or service side of the water heater.

Commented [BN14]: Code does not address water heaters installed in crawl spaces. This section provides access requirements.

608.17.4 Connections to automatic fire sprinkler systems and standpipe systems. Amend to read as follows: The potable water supply to automatic fire sprinkler and standpipe systems shall be protected against backflow by a reduced pressure principle backflow prevention device.

903.1.1 Roof extensions. Amend to read: All open vent pipes that extend through a roof shall be terminated at least 16 inches above the roof.

903.1.2 Roof used for recreational or assembly purposes. Amend to read: where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet above the roof.

Commented [BN15]: Always in resolution new section

903.2 Frost enclosure. Amend the first sentence to read: Every vent extension through a roof or wall shall be a minimum of 3 inches in diameter.

1003.3.1 Grease traps and grease interceptors required. Add the following sentence; Grease traps and interceptors shall be connected to a drain a minimum of 2 inches in diameter.

1003.3.2 Food Waste Grinders. Amend to read: Food waste grinders shall not be allowed in commercial kitchens

1003.3.5.2 Grease Interceptor Sizing. Amend by adding Section 1003.3.5.2 Grease Interceptor Sizing. “Grease interceptors for commercial kitchens shall be sized in accordance with the following:”

DESIGN, CONSTRUCTION AND INSTALLATION OF COMMERCIAL KITCHEN GREASE INTERCEPTORS
Sizing of Grease Interceptors

Number of Meals	Waste Flow	Retention	Storage	Interceptor Size
Per peak hour 1 x Rate 2 x Time 3 x Factor 4 = Liquid Capacity				

1. Meals Served at Peak Hour
2. Waste Flow Rate
 - a. With dishwashing machine6 gallon (22.7L) flow
 - b. Without dishwashing machine5 gallon (18.9 L) flow
 - c. Single service kitchen*..... 2 gallon (7.6 L) flow
3. Retention Times
 - Commercial kitchen waste Dishwasher2.5 hours
 - Single-Service Kitchen*
 - Single-serving.....1.5 hours
4. Storage Factors
 - Fully equipped commercial kitchen8-hour operation: 1
 -16-hour operation: 2
 -24-hour operation: 3

Single-Service Kitchen*.....1.5

*Single service kitchen - paper service only; no food preparation

H 101.0 GENERAL

The provisions of this appendix shall apply to the design, construction, installation, and testing of commercial kitchen grease interceptors.

H 102.0 WASTE DISCHARGE REQUIREMENTS

H 102.1 Waste discharge from fixtures and equipment in establishments which may contain grease, including but not limited to, scullery sinks, Pot and pan sinks, dishwashing machines, soup kettles and floor drains located in areas where grease-containing materials may exist, may be drained into the sanitary waste through the interceptor when approved by the Administrative Authority.

H 102.2 Toilets, urinals, and other similar fixtures shall not drain through the interceptor.

H 102.3 All waste shall enter the interceptor through the inlet pipe only.

H 103.0 DESIGN

H 103.1 Interceptors shall be constructed in accordance with the design approved by the Administrative Authority and shall have a minimum of two compartments with fittings designed for grease retention.

H 103.2 There shall be an adequate number of manholes to provide access for cleaning all areas of an interceptor; a minimum of one (1) per ten (10) feet (3048 mm) of interceptor length. Manhole covers shall be gastight in construction having a minimum opening dimension of twenty (20) inches (508mm).

H 103.3 In areas where traffic may exist the interceptor shall be designed to have adequate reinforcement and cover.

H 104.0 LOCATION

H 104.1 Each grease interceptor shall be so installed and connected that it shall be at all times easily accessible for inspection, cleaning, and removal of the intercepted grease. A grease interceptor may not be installed in any part of a building where food is handled. Location of the grease interceptor shall meet the approval of the Administrative Authority.

H 104.2 Interceptors shall be placed as close as practical to the fixtures it serves.

H 104.3 Each business establishment for which a grease interceptor is required shall have an interceptor, which shall serve only that establishment.

H 105.0 CONSTRUCTION REQUIREMENTS

H 105.1.0 PURPOSE Grease interceptors shall be designed to remove grease from effluent, and shall be sized in accordance with this appendix. Grease interceptors shall also be designed to retain grease until accumulations can be removed by pumping the interceptor. It is recommended that a sample box be located at the outlet end of all grease interceptors so that the Administrative Authority can periodically sample effluent quality.

H 105.2.0 DIMENSION AND TOLERANCE REQUIREMENTS Drawings shall be complete and shall show all dimensions, capacities, reinforcing, and structural design calculations.

H 105.2.2 Grease interceptors shall have two (2) compartments. The inlet compartment shall be two-thirds (2/3) of the total capacity of the interceptor, shall have a minimum liquid volume of three hundred thirty three (333) gallons (1260 L) and in all cases shall be longer than the maximum inside width of the interceptor. The outlet compartment shall have minimum capacity

of one-third (1/3) of the total interceptor capacity. The liquid depth shall not be less than two feet six inches (2'6") (362 mm) nor more than six feet (6') (1829 mm).

H 105.2.3 All grease interceptors shall have at least one (1) square foot (0.09 m²) of surface area for every forty-five (45) gallons (170 L) of liquid capacity.

H 105.2.4 Access to each grease interceptor shall be provided by a manhole over the inlet and a manhole over the outlet. There shall also be an access manhole for each ten (10) feet (3048 mm) of length for interceptors over twenty (20) feet (6096 mm) long. Each such access opening shall have a leak-resistant closure (i.e., lid) that cannot slide, rotate or flip, exposing the opening when properly installed and which does not require the use of mechanical fasteners. Note: The intention is that a child-resistant lid be provided. Mechanical fasteners are recommended to augment the safety of and ensure positive closure of the lid. Manholes shall extend to grade, have a minimum size of 20"x20" square (508mm x 508 mm), and shall have a gasket cover at grade.

H 105.2.5 The inlet and outlet shall have a baffle tee or similar flow device with a minimum cross sectional area equal to the required cross sectional area of the inlet. Each baffle shall extend from at least four (4) inches (102 mm) above the liquid level to within at least twelve (12) inches (305 mm) of the inside floor of the interceptor.

H 105.2.6 Adequate partitions or baffles of sound durable material shall be constructed between compartments of the grease interceptor and shall extend at least six (6) inches (152 mm) above the liquid level. Flow from inlet compartment to outlet compartment shall be through a quarter bend, or similar device equivalent in cross sectional area to the inlet into the interceptor, and shall extend down to within twelve (12) inches (305 mm) of the inside floor. Wooden baffles are prohibited.

H 105.2.7 Inlet, outlet and main baffle shall have a free vent area equal to the required cross sectional area of the inlet pipe.

H 105.2.8 The inside cover of the grease interceptor shall be minimum of nine (9) inches (229 mm) above the liquid level over the entire surface area of the interceptor. The airspace shall have a minimum capacity equal to 12-1/2% of the grease interceptor's liquid volume.

H 105.3.0 STRUCTURAL REQUIREMENTS

H 105.3.1 Grease interceptors shall be designed to withstand all anticipated loads.

H 105.3.2 Grease interceptors and covers shall be designed for an earth load of not less than five hundred (500) pounds per square foot (24 kPa) when the maximum coverage does not exceed three (3) feet (914 mm). Each interceptor and cover shall be structurally designed to withstand all anticipated earth or other loads and to be installed level and on a solid bed. Wood covers are prohibited. Grease interceptors for installation in traffic areas shall be designed to withstand an AASHTO H20-44 wheel load, an additional three (3) foot (914 mm) earth load with an assumed soil weight of one hundred (100) pound per square foot (4.8 kPa), and thirty (30) pounds per square foot (1.4 kPa) fluid equivalent sidewall pressure.

H 105.3.3 Independent laboratory tests and engineering calculations certifying the grease interceptor capacity and structural stability shall be provided.

H 105.4.0 MATERIAL REQUIREMENTS

H 105.4.1 Concrete shall have a minimum compressive strength of four thousand (4000) pounds per square inch (27579 kPa).

Specification for Fly Ash and Raw or Calcined Natural Pozzolan for use as a Mineral Admixture in Portland Cement Concrete.

H 105.4.2 Walls shall have a thickness of at least three (3) inches (76mm), except where engineering analysis and production methods can justify a lesser thickness.

H 105.4.3 The minimum area of steel reinforcement (in both directions) of the structural elements shall be 0.0015 times the gross cross-sectional area of the reinforced section, if of bars; and not less than three fourths (3/4) as much if of welded wire fabric. All reinforcement shall be protected with a minimum of one (1) inch (25.4 mm) of concrete and shall comply with ASTM A 185-85, Specification for Steel Welded Wire Fabric, Plain for Concrete Reinforcement and ASTM A 165, Specification for Deformed and Plain Billet-Steel Bars for Concrete Reinforcement. Tanks shall be of sufficient strength to resist stresses caused during handling and installation without structural cracking.

H 105.4.4. If repairs are necessary, they shall be carried out in accordance with the established practices of the manufacturer in a manner that insures that the repaired interceptor meets the requirements of this appendix.

H 105.5.1 Steel. Steel grease interceptors shall comply with the requirements for steel septic tanks in Section 4 of PS 1.

H 105.6.1 Fiberglass reinforced polyester

Fiberglass reinforced polyester grease interceptors shall comply with the requirements for fiberglass reinforced polyester septic tanks in Section 4 of PS 1.

H 105.6.2 Polyethylene. Polyethylene grease interceptors shall comply with the requirements for polyethylene septic tanks in Section 4 of PS 1.

H 105.7.0 Water tight testing

H 105.7.1 Water testing. A sampling from each manufacturer's production run shall be water tested. One sample shall be tested for each size interceptor manufactured. Sample interceptors shall be assembled per manufacturer's instructions, set level, and water raised to the flow-line of the outlet fitting. Interceptors shall show no leakage from section seams, pinholes, or other imperfections. Any leakage is cause for rejection. When leakage occurs additional water testing shall be made from new samples after correcting measures in production or installation have been completed. Test reports shall show total number of interceptors tested, number passing, number failing, location and cause of leakage. When leakage occurs corrective measures taken shall be reported.

H 105.8.0 Marking and Identification

H 105.8.1 Grease interceptors shall be permanently and legibly marked with the following:

- (1) Manufacturer's name of trademark.
- (2) Model number.
- (3) Any other marking required by law.

H 106.0 SIZING CRITERIA

H 106.1 Parameters. The parameters for sizing a grease interceptor are hydraulic loading and grease storage capacity, for one or more fixtures.

H 106.2 Sizing formula. The size of the interceptor shall be determined by using the method outlined in Table H-1.

H 107.0 EFFLUENT SAMPLING. The Administrative Authority may require an effluent sampling box on grease interceptors.

1106.1 General. Amended to read as follows: The size of the vertical conductors and leaders, of building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on the 100-year hourly rainfall rate of 1.8 inches.

INTERNATIONAL MECHANICAL CODE AMENDMENTS

D. THE INTERNATIONAL MECHANICAL CODE 2021 IS SPECIFICALLY AMENDED AS FOLLOWS:

101.1 Title. Revise to read as follows: These regulations shall be known as the *Mechanical Code* of Teton County, hereinafter referred to as “this code.”

101.1.1. All references to “code official” in this code to shall mean Teton County, Building Official.

103.1 Creation of agency. Insert Teton County Building Department.

108.3.3 Reinspection and testing. Add Section 108.3.3 Reinspection and Testing as follows:

A reinspection fee may be assessed for the following circumstances:

For each reinspection that results from the applicant either not completing all or a portion of the work for which an inspection was previously requested; for not providing the approved plans to the inspector at the time of any inspection; for failure to provide access on the date and time for which the inspection is requested; for deviating from the plans without prior approval of the building official.

If accessed the applicant shall pay the reinspection fee as set forth in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions. Depending on circumstance additional work and/or inspections may be prohibited until reinspection fees have been paid and/or needed corrections have been completed.

109.2 Fee schedule. Revise to read as follows: The fees for mechanical work shall be as indicated in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions.

109.6 Refunds. Amend to read as follows:

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of plan review fee payment, and then only under the following conditions:

1. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.
2. The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

3. The Building Official may authorize refunding of not more than 80 percent of the fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review effort has been expended.

115.4 Violation penalties. Amend to read: Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

~~**108.5 Stop work orders.** Revise the section to read as follows: Upon notice from the code official that mechanical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.~~

Commented [BN16]: Section 113 now covers this

116 License required. Add Section 111 License required as follows:

Contractors performing work requiring a permit under this code shall be required to be licensed and have in their possession a contractor's license issued by the Town of Jackson, Wyoming.

Exceptions:

1. Owner(s) of a single family home performing work on their primary residence or associated outbuildings for their personal use. For purposes of this exception, homeowners who construct more than one house every two years in Teton County shall be considered contractors and shall be licensed.
2. Work being performed that does not require licensing by the Town of Jackson.

SECTION 202 GENERAL DEFINITIONS. Amend this section by adding the following definitions.

Approved Solid Fuel Heating Device (ASFHD). ASFHD are those devices whose primary use is heating which include but are not limited to pellet stoves and inserts, corn stoves and inserts or any other device with emissions of 1 gram or less of particulate per hour, capable of being vented within 4ft. of an operable window and approved by the Building Official.

Solid Fuel Heating Device (SFHD). SFHD are those devices whose primary use is heating which include but are not limited to certain brands of wood stoves and inserts, and masonry heaters or any other device capable of controlling combustion through mechanical means and approved by the Building Official. *This definition shall specifically exclude fireplaces or barbeques.*

Solid Fuel Decorative Device (SFDD). SFDD are devices whose primary use is esthetic or decorative and shall include masonry or manufactured fireplaces or any other solid fuel, free burning device **constantly open to view** approved by the Building Official.

508.1.1 Makeup air temperature. Amend by adding the following: Exception. Seasonal operations open only during the months May thru October do not have to provide **conditioned** makeup air.

Add section 701.3 Buildings of unusually tight construction. Shall read: In all structures containing habitable space or unusually tight construction, combustion air shall be obtained from outside the thermal envelope.

Commented [BN17]: Moved from different section

Add section 901.5 Minimum Requirements. Installation or relocation of a Solid Fuel Heating Device is prohibited unless the device meets the minimum requirements for Phase II emissions as established by the EPA at the time of its installation.

Add section 901.6. Prohibited Installations: Installation of Solid Fuel Heating (SFHD) and Solid Fuel Decorative Devices (SFDD) is prohibited.

Commented [BN18]: For clarification no section in code

Exceptions:

1. A maximum of one SFHD may be installed in any detached single family dwelling.
2. A maximum of one SFDD may be installed in any detached single family dwelling. Properties a minimum of three acres in size may be permitted an additional SFDD and one additional SFDD for each additional acre in excess of three acres, up to a maximum of four SFDD's.
3. SFDD's shall be allowed for commercial developments when proposed to and approved by the Teton County, Board of County Commissioners as part of the Development Permit process.
4. Approved Solid Fuel Burning Devices (ASFBD) are exempt from the provisions of this section.

903.3 Unvented gas log heaters. Amend by adding the following sentence: Unvented gas log heaters shall not be installed in residential occupancies, habitable rooms or spaces or buildings of unusually tight construction.

INTERNATIONAL FUEL GAS CODE AMENDMENTS

E. THE INTERNATIONAL FUEL GAS CODE 2021 IS SPECIFICALLY AMENDED AS FOLLOWS:

101.1 Title. Amend to read: These regulations shall be known as the Fuel Gas Code for Teton County, hereinafter referred to as "this code."

101.1.1. All references to "code official" in this code to shall mean Teton County, Building Official.

109.2 Fee Schedule. Amend to read: The fees for work shall be as indicated in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions.

109.6 Refunds. Amend to read as follows:

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of plan review fee payment, and then only under the following conditions:

1. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.
2. The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. The Building Official may authorize refunding of not more than 80 percent of the fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review effort has been expended.

Section 112.3.3 Reinspection and testing. Reinspection and Testing as follows:

A reinspection fee may be assessed for the following circumstances:

For each reinspection that results from the applicant either not completing all or a portion of the work for which an inspection was previously requested; for not providing the approved plans to the inspector at the time of any inspection; for failure to provide access on the date and time for which the inspection is requested; for deviating from the plans without prior approval of the building official.

If accessed the applicant shall pay the reinspection fee as set forth in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development. Depending on circumstance additional work and/or inspections may be prohibited until reinspection fees have been paid and/or needed corrections have been completed.

115.4 Violation penalties. Amend to read: Persons, who shall violate a provision of this code, fail to comply with any of the requirements thereof or erect, install, alter or repair work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

~~**108.5 Stop work orders.** Revise the section to read as follows: Upon notice from the code official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.~~

Commented [BN19]: Section 116 now covers this

Section 117, License required. Add Section 117 License required as follows:

Contractors performing work requiring a permit under this code shall be required to be licensed and have in their possession a contractor's license issued by the Town of Jackson, Wyoming.

Exceptions:

3. Owner(s) of a single family home performing work on their primary residence or associated outbuildings for their personal use. For purposes of this exception, homeowners who construct more than one house every two years in Teton County shall be considered contractors and shall be licensed.
4. Work being performed that does not require licensing by the Town of Jackson.

303.3 Prohibited Locations. Delete the following conditions to the exception; 3, 4.

304.1 General. Amend by adding the following as the first sentence: In all structures containing habitable space or unusually tight construction, combustion air shall be obtained from outside the building thermal envelope.

403.3.3 Copper and Brass. Revise the paragraph to read as follows: Copper piping shall not be used for gas piping systems.

602.1 Decorative Appliances for Installation in Fireplaces. Amend by adding the following sentence: Decorative appliances installed in residential occupancies must be listed and labeled to operate with glass doors installed and in the closed position.

Exception: An approved Flue Sentinel may be installed with an electrical interlock in conjunction with the decorative appliance only if the doors are not installed on the fireplace.

603.1 Log Lighters. General. Add the following sentence: All gas fired log lighters shall be provided with a listed pilot safety device installed in accordance with the manufacturer's installation requirements.

621.4 Prohibited locations. Amend by making the following the first sentence: Unvented gas log heaters shall not be installed in residential occupancies, habitable rooms or spaces, or buildings of unusually tight construction.

621.6 Oxygen-depletion safety-system. Add the following sentence: The room must also be equipped with a listed Carbon Monoxide Detector installed according to the manufacturer's installation instructions.

621.7 Unvented log heaters. Revise to read as follows: An unvented log heater shall not be installed in a factory-built fireplace unless the fireplace system has been specifically tested, listed and labeled for such use in accordance with UL 127 and Section 602.

INTERNATIONAL ENERGY CONSERVATION CODE

F. THE INTERNATIONAL ENERGY CONSERVATION CODE 2012 IS AMENDED AS FOLLOWS:

101.1 Title. Amend to read: These regulations shall be known as the Energy Conservation Code for Teton County, hereinafter referred to as “this code.”

101.1.1. All references to “code official” in this code to shall mean Teton County, Building Official.

Table R402.4.1.1. Add Fireplace to read, Fireplaces must be fitted with gasketed doors or the building must pass a blower door test with the fireplace face open and the flue damper in the closed position.

R402.4.1.2 Testing. Delete.

INTERNATIONAL EXISTING BUILDING CODE

G. THE INTERNATIONAL EXISTING BUILDING CODE 2021 IS AMENDED AS FOLLOWS:

101.1 Title. Amend to read: These regulations shall be known as the Existing Building Code for Teton County, hereinafter referred to as “this code.”

101.1.1. All references to “code official” in this code to shall mean Teton County, Chief Building Official.

108.2 Schedule of permit fees. Amend to read as follows: The fee for building permits shall be as follows: Building Permit Fees will be established using the most current Building Valuation Data published by The International Code Council and a Permit Fee Multiplier as established in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions. The multiplier and valuation for remodels and the minimum fees for building and miscellaneous permits shall also be as established in the Fee Schedule.

On structures requiring gas, mechanical and plumbing systems, a separate fee for each permit shall be assessed as required, in accordance with the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions. Electrical permit fees shall be determined by the Electrical Division of the Jackson Hole Fire/EMS Department.

Permit Fee Multipliers may be adjusted as deemed necessary under the direction of the Teton County Commissioners.

108.2.1 Plan review fees. Add Section R108.2.1 Schedule of permit fees. When submittal documents are required by Section 106.1, a Plan Review Fee shall be paid at the time of submitting the submittal documents for plan review. Said Plan Review Fee shall be 65 percent of the Building Permit Fee as shown in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions.

The Plan Review Fees specified in this section are separate fees from the Permit Fees specified in section 108.2 and are in addition to the Permit Fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106.1, an additional plan review fee shall be charged at the rate shown in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions.

TABLE 1

This TABLE sets forth projects which may require permit(s), if any, and identifies the specific type of permit(s) required and the site inclusion requirements. Additional permits not identified in Table 1 may also be required. It shall be the duty of the person and/or entity of a proposed project which is not specifically set forth in Table 1 to contact the Teton County Building Department for a determination of the type of permit(s) required, if any, and the site inclusion requirements.

**(1) BUILDING (2) PLUMBING (3) ELECTRICAL (4) MECHANICAL (5)GRADING
(6) INDIVIDUAL SEWAGE DISPOSAL (7) SIGN (8) MANUFACTURED HOUSING
HOOKUP (9) FIRE ALARM SYSTEM (10) FIRE SPRINKLER SYSTEM ROUTING**

ABBREVIATION:

**BUILDING DIVISION=BD ENVIRONMENTAL HEALTH=EH
PLANNING DIVISION=PD ENGINEERING=EG FIRE=FD**

(This Table is a Permit Requirement Guideline ONLY, and does not take precedence over the Teton County Land Use Regulations or the International Codes as adopted by Teton County)

CLASSIFICATION OF PROJECTS	SPECIFIC PROJECTS	NO PERMIT REQUIRED	PERMIT (S) REQUIRED	REVIEW REQUIRED	SITE PLAN REQUIRED
New Structures & Factory Built Structures & Manufactured on Private Land	Building of New Residential Structures		1,2,3,4,5,6,9,10	BD,PD,EG, FD	X
	Building of New Non-Residential Commercial Structure		1,2,3,4,5,6,9,10	BD,EH,PD,EG, FD	X
	Moving of Existing Structure to New Location		1	BD,EH,PD,EG FD	X
	Moving of Manufactured Housing into a Mobile Home Park		3,8	BD,PD	X
	Moving & Setting of Factory Built Structure on Building Site		1,2,3,4,5,6	BD,EH,PD,EG	X
	May Require a Road Cut Permit Through Engineering Department		5	EG	X
Amended Agricultural	Building of a Structure Used Solely as an Agricultural Building (See 105.2 Item 14)	X		PD	X
	One story detached buildings used as tool and storage sheds playhouses and similar uses provided the projected roof area does not exceed 200 s.f..	X		PD	X
Condemned Buildings	Demolition of the Whole or Part of Building, Factory Built Structures, or Manufactured Housing		1	BD,PD	
Additions & Alterations to Exterior Construction & On Site Accessory Construction	Additions & alterations involving bedroom, bathroom, kitchen, living room, or other accessory rooms		1,2,3,4,6,9,10	BD,EH,PD,EG	X
	Additions & alterations involving an attached or detached garage or shop		1,2,3,4,5,6	BD,PD,EG	X
	Non-structural sidewalks/slabs	X			

CLASSIFICATION OF PROJECTS	SPECIFIC PROJECTS	NO PERMIT REQUIRED	PERMIT (S) REQUIRED	REVIEW REQUIRED	SITE PLAN REQUIRED
Additions & Exterior Construction & On Site Accessory Construction	Decks & Patios not over 30 inches above grade with no permanent construction above the floor line	X		PD	X
	Decks, Entry Porches, Etc.		1,3	BD,PD	X
	Retaining Walls, over 4 feet in height (Engineering Required)		1	BD,EG	X
	Fences over 6 feet in height		1	BD,PD	X
	Fences used for Agricultural purposes only or those fences under 6 feet in height	X			
	Erection of Exterior Signs (Except as Exempt in Zoning Resolutions)		7	BD,PD	X
	All Non-Structural Landscaping	X			
Demolition	Removal of any structure		X	BD,PD,FD*	X
Exterior Repair & Replacement &/or Addition	Replacement of Roof		1	BD	
	Repair of Replacement of Exterior Siding	X			
	Addition of Exterior Window		1	BD	
	Repair of Existing Exterior Window	X			
	Addition of Exterior Door		1	BD,PD	
	Repair or Replacement of Existing Exterior Door	X			
Interior Repair & Replacement &/or Addition	Repair or Replacement of floor covering	X			
	Painting, Papering or Similar Finish Work-Exterior or Interior	X			
	Installation of Wood burning Stove or Fireplace		4	BD	

* May be approved over-the-counter with proper documentation.

Table 2

Teton County Snow Loads

As shown on the GIS map for Teton County. To view go to www.tetoncountywy.gov click on the following; Agencies and Services – Geographic Information Services – Web based Geographic Information Services – Teton County Map Server – County Zoning Map – Layers Tool – Ground Snow Loads – blue is 175 and tan is 120.

SECTION 8. REPEAL. Upon the approval and adoption of this Resolution by the Teton County Board of Commissioners, all existing or previously adopted Building Resolutions not reflected in this Resolution be and the same are hereby repealed and superseded by this Resolution. The Woodstove Regulation Resolutions are also repealed and superseded by this Resolution.

SECTION 9. SEVERABILITY. The Teton County Board of Commissioners hereby declares that if any section, subsection, clause or phrase of this Resolution or of the 2021 International Codes adopted by this Resolution, is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution and/or the 2021 Codes.

PASSED, APPROVED AND ADOPTED on January 4, 2022, and effective upon adoption.

ATTEST:

TETON COUNTY

Maureen Murphy
County Clerk

Natalia D. Macker
Chairwoman, County
Commissioners

FIRE CODE RESOLUTION

CHAPTER 1 GENERAL PROVISIONS

Section 1. Title. This resolution shall be known as the Fire Code Resolution of Teton County, Wyoming.

Section 2. Authority. The Fire Code Resolution of Teton County is authorized by Wyoming State Statutes, Sections 35-9-101 through 35-9-131, as amended and 18-5-201 through 18-5-207, W.S., (1977), as amended.

Section 3. Purpose. This chapter is enacted to provide for the enforcement of the Teton County Comprehensive Master Plan and implementing resolutions and minimum requirements to regulating and controlling the construction, alteration, removal, demolition, equipment, materials, maintenance, use and occupancy of all building and premises within unincorporated portions of Teton County.

Section 4. Jurisdiction. The territorial jurisdiction of this chapter shall include all of the unincorporated lands within Teton County.

Section 5. Interpretation. In their interpretation and application, the provisions of this resolution shall be held to be minimum requirements. No provision of this resolution is intended to repeal, abrogate, annul, impair or interfere with any existing resolution of the County, except as is specifically repealed by adoption of this resolution, provided that where any provision of this resolution imposes more stringent regulations, requirements, or limitations than are imposed by any other resolution of Teton County, or any statute of the State of Wyoming, or regulation of any of its departments, then the provisions of this resolution shall govern.

Section 6. Adoption of Codes. In order to carry out the purposes set forth above, the following codes and documents, (except for portions thereof specifically excluded by the County Commissioners from time to time) are hereby adopted:

- A. THE INTERNATIONAL FIRE CODE (IFC), 2018 2021** Edition, including Appendices B, C, D, E, F, and G, and utilizing the most current suggested standards where such standards are referenced in the code, as published by the International Code Council, Inc., with the following amendments:

1. **GENERAL:** Substitute the *National Electrical Code* for all reference to the *ICC Electrical Code* throughout the IFC.

2. **CHAPTER 3, General, SECTION 307, Open Burning.** Add sections:

307.6 Pile Volume. The pile volume of any open burn shall not exceed 1000 cubic feet.

307.7 Prohibited materials. Materials containing paints, resins, glues, stains or any other manufactured coating or bonding material shall not be burned.

307.8 All burning must be completed and suppressed by nightfall.

307.9 All property owners, irrelevant of property acreage size, must report open burning activity to Teton County Sheriff Dispatch.

Commented [KC1]: Continued confusion re open burning; this language provides clarity.

3. **CHAPTER 4, Emergency Planning and Preparedness, SECTION 403, Requirements Emergency Preparedness Requirements, SUBSECTION 403.5 Group E Occupancies.** Add subsection:

403.5.4 Alternate type of drill. Alternate safety drills may be used in lieu of fire evacuation drills provided fire evacuation drills are conducted at each public or private Group E Occupancy not less than four (4) times during any one (1) academic year. The building's fire alarm system shall be tested at each fire evacuation or alternate safety drill. An alternate safety drill may include any organized response to a potential threat to the health and safety of the student population.

4. **CHAPTER 5, Fire Service Features, SECTION 507, Fire Protection Water Supplies, SUBSECTION 507.2,** add subsection:

507.2.1 Open water ponds. Open water ponds are not permitted for fire department water supply.

Commented [KC2]: Ponds silt up quickly. An engine can cause great damage to expensive internal pumps by pulling up pond debris. When ponds freeze over, it is impossible to draft from the sealed container. If open in the winter, ponds become a wildlife attractant.

CHAPTER 5, Fire Service Features, SECTION 507, Fire Protection Water Supplies, SUBSECTION 507.5.1 Where Required. Amend exceptions to read:

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirements shall be 500 feet (152 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 500 feet (152 m).

5. CHAPTER 9, Fire Protection and Life Safety Systems, SECTION 903, Automatic Sprinkler Systems, SUBSECTION 903.3 Installation requirements 903.3.1.1.1 Exempt locations, Add exception:

7. The upper lid of an elevator shaft built in accordance with Section 3008 of the *International Building Code*.

6. CHAPTER 9, Fire Protection and Life Safety Systems, SECTION 903, Automatic Sprinkler Systems, SUBSECTION 903.2 Where Required. Add second paragraph and exception:

Additionally, all structures, regardless of occupancy, 5000 square feet or larger, shall be protected by an approved automatic sprinkler system, installed in accordance with further requirements of this Chapter whichever applies based on type of occupancy. Where requirements in this chapter are more restrictive, the more restrictive requirement shall control.

Exception: Agricultural buildings.

Where non-agricultural uses, other than residential, occur within an agricultural building, and comprise not more than 10% of the floor area of such building, an automatic fire-extinguishing system may be omitted unless otherwise required by this Chapter.

7. CHAPTER 23, Motor Fuel-Dispensing Facilities and Repair Garages, SECTION 2301, General. Add subsections:

2301.7 Emergency Spill Containment. Each automotive motor fuel-dispensing facility, marine motor fuel-dispensing facility, and fleet vehicle motor fuel-dispensing facility shall maintain not less than one spill kit within 100 feet of dispensing equipment and shall be immediately available for Fire Department use. The type and size of spill kit shall be determined by the Fire Code Official and shall be based upon the product and potential spill size. The person in control of the facility shall be responsible to ensure kit supplies are replaced immediately after use.

2301.8 Disposal of Spilled Product. The person in control of the facility shall be responsible for proper disposal of all spilled materials and spill mitigation products. Spilled materials shall be immediately removed from the facility and shall be transported to the appropriate hazardous waste facility. If immediate removal is not possible, the spilled material and containment products shall be stored in a manner approved by the Fire Code Official.

8. Chapter 12, Energy Systems, Section 1204.2, Solar Photovoltaic Power Systems

1204.2 Access and pathways, add:

Exception:

3. Structures built to the International Building Code and fully sprinklered with a NFPA 13 **system**.

Commented [KC3]: Structures built with NFPA 13 fire sprinkler system have the most robust fire safety systems. Fire suppression efforts will likely not involve roof operations given this kind of fire protection. This allows the fullest use of solar panel coverage on roofs which are protected by these fire systems.

13.CHAPTER 56, Explosives and Fireworks, SECTION 5601, General, SUBSECTION 5601.1.3, Fireworks.

Strike Exception 4.

9. Chapter 61, Liquefied Petroleum Gases, Section 6104, Location, add:

6104.5 LP-Gas containers having a water capacity of 125 gallons or more, shall **be** defined as a utility and be buried underground.

Commented [KC4]: Mirrors county adopted "all utilities shall be buried" language. This reduces hazards to other structures and to firefighters.

B. THE FIRE PROTECTION RESOLUTION FOR NEW SUBDIVISIONS, 2018 2021 Edition, as promulgated by Jackson Hole Fire/EMS.

C. THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (IWUIC), including Appendices, 2018 2021 Edition, as promulgated by the International Code Council, Inc., with the following amendments:

1. **GENERAL:** Substitute the *National Electrical Code* for all reference to the *ICC Electrical Code* throughout the IWUIC.

2. **CHAPTER 1, Scope and Administration, SECTION 101, Scope and General Requirements, SUBSECTION 101.5, Additions or alterations.** Add exception:

Exception: Additions or alterations of not more than 500 square feet to existing structures shall not be required to conform to that required for a new building or structure.

3. **CHAPTER 4, Wildland-Urban Interface Area Requirements, SECTION 403, Access, SUBSECTION 403.2.3 Service limitations.** Amend to read:

A driveway shall serve not more than two dwelling units.

4. **CHAPTER 5, Special Building Construction Regulations, SECTION 505, Class 2 Ignition-Resistant Construction, General, Section 501.4,** add:

501.4 Wood Shake Shingles. The use of all types of wood shake shingles is prohibited within the mapped wildland urban interface area.

CHAPTER 5, Special Building Construction Regulations, SECTION 505, Class 2 Ignition-Resistant Construction, SUBSECTION 505.10.1, Vent locations, Add exception:

Exception: Cold Roofs constructed above structural framing and insulation shall be allowed to have horizontal ventilation located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Ventilation shall be allowed when the structural

Commented [KC5]: As adopted by the BCC March 2021

sheathing is protected by noncombustible materials used for one hour fire resistive construction. Such ventilation shall be covered with noncombustible, corrosion-resistant mesh with opening not to exceed ¼ inch (6.4 mm). A Cold Roof is a roof assembly constructed with a ventilated cavity above the insulated roof provided to equalize exterior and interior temperatures through the process of air movement.

5. **CHAPTER 6, Fire Protection Requirements, SECTION 606, Liquefied Petroleum Gas Installations.** Add subsection:

606.3 Underground installation. LP-gas containers shall be installed underground within the wildland-urban interface.

6. **APPENDIX C, Fire Hazard Severity Form.** Amend to read:

As attached in **APPENDIX C, Area Fire Hazard Severity Form.**

Section 7. Fire Code Official. The “Fire Code Official” referred to by the International Fire Code, as herein adopted, is the officer charged with the implementation, administration and enforcement of such codes. The Fire Code Official is hereby defined and declared to be the Fire Chief of Jackson Hole Fire/EMS.

Section 8. Enforcement. It shall be the duty of the Fire Chief or his appointed Fire Marshal to enforce the provisions of this resolution and to make inspections and test hereunder.

Section 9. Date of Effect. This resolution shall take effect and be in force from and after its approval date as required by law.

INSERT APPENDIX C

Commented [KC6]: INSERT APPENDIX C, 3 tabs

**TETONCOUNTY
FIRE PROTECTION RESOLUTION FOR NEW SUBDIVISIONS**

2018 ~~2021~~ Edition

**Chapter I
General Provisions**

SECTION 1.1: TITLE. This Resolution shall be known as the Teton County Fire Protection Resolution For New Subdivisions.

SECTION 1.2: AUTHORITY. The Teton County Fire Protection Resolution For New Subdivisions is authorized by Sections 18-5-201 and 18-5-301, Wyoming Statutes, 1977, as amended. The provisions listed herein are based upon the International Fire Code and the International Wildland-Urban Interface Code as adopted by Teton County, and other nationally recognized fire protection standards, such as those standards promulgated by the National Fire Protection Association.

SECTION 1.3: PURPOSE. It is the purpose of this Resolution that, through the application of the County's authority to review and approve residential and commercial subdivisions and planned unit developments, adequate fire protection measures be required in all such developments in order to protect the public health, safety and welfare. This purpose shall be achieved through the implementation of the fire protection provisions of this Resolution in the form of fire department access design; fire lane design; adequate year round water supply; sprinkler provisions; plan review submittal; and fire resistive roof coverings and building materials for all residential subdivisions, all commercial subdivisions, and all residential subdivisions or planned unit developments with commercial areas. It is further the purpose of this Resolution that all provisions herein be subject to Fire Department review and approval prior to installation.

SECTION 1.4: JURISDICTION. The territorial jurisdiction of the Fire Protection Resolution For New Subdivisions shall include all of the non-incorporated non-federal lands within Teton County, Wyoming. All subdivisions of land in Teton County and all planned unit developments shall comply with the fire protection requirements set forth in this Resolution.

SECTION 1.5: APPLICABILITY. For the purpose of this Resolution, the term "subdivision" shall be defined as any division of a plat, tract, parcel or lot of land into two (2) or more parts by means of platting in accordance with the procedures and standards of Article VI, Platting and Land Records, Teton County Land Development Regulations. For the purpose of administering the provisions of this Resolution, if the subdivision is to be developed in two or more phases, the number of lots shall be the total number of lots in all phases.

SECTION 1.6: SUBDIVISION APPROVAL CONDITIONED ON COMPLIANCE.
No subdivision or Planned Unit Development Permits shall be issued to any applicant unless they comply with the Fire Protection Requirements of Chapter II of this Resolution.

Chapter II Fire Protection Features

SECTION 2.1: FIRE APPARATUS ACCESS DESIGN. The provisions of this section shall constitute design requirements for driveways, roads, fire lanes, or any other means of providing fire apparatus access from a fire station to a structure, or portion thereof. Alternate methods may be considered by the Fire Department where allowed by the International Fire Code, the International Wild-land Urban Interface Code, or other nationally recognized standards.

- 2.1.1 **Surface:** The surface shall be an all-weather type capable of supporting the imposed loads of fire apparatus.
- 2.1.2 **Turn Radius:** The minimum turn radius shall be 50 feet on center line.
- 2.1.3 **Vertical Clearance:** The unobstructed height shall be not less than 13 feet 6 inches.
- 2.1.4 **Grade:** Where sustained grades exceed 10%, special fire protection may be required as listed below. For the purpose of this section, a sustained grade of 10% may include sections not to exceed 15% for not more than 200 feet, provided those sections in excess of 10% are not on curves with radii of less than 100 feet. This section shall not apply to access to agricultural buildings or detached garages with no living space.
 - 2.1.4.1 Protection of all occupancies by an automatic sprinkler system installed in accordance with the *International Fire Code*, Chapter 9, Section 903, ~~2018~~ 2021 Edition.
 - 2.1.4.2 Other forms of protection,—given sufficient documentation is presented to substantiate an equivalent level of protection is proposed and is approved.
- 2.1.5 **Bridge Design:** Bridges shall be engineered to support the imposed loads of the largest fire apparatus which may use it, and shall meet the minimum design requirements of the AASHTO *Standard Specification for Highway Bridges*, Standard H-15. **Bridges shall be posted/signed to indicate weight limit.**
- 2.1.6 **Bridge Width:** The minimum drive surface of a bridge shall be not less than 14 feet.
- 2.1.7 **Security Gates:** The installation of security gates across a fire apparatus access shall be approved by the Fire Department. Where security gates are installed, they shall have an approved means of emergency operation. The security gates

Commented [KC1]: Bold faced this type

and the emergency operation shall be maintained operational at all times.

2.1.8 Road Design: Fire apparatus access roads serving more than two (2) dwelling units shall be designed to the following additional requirements:

2.1.8.1 Road Width: The minimum road width for fire apparatus access roads shall be 20 feet.

2.1.8.2 Dead Ends: Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Turnarounds may consist of Cul-de-Sacs with a minimum diameter of 96 feet, Hammerhead Tee, Wye, or Dog Leg each with legs not less than 60 feet measured to center line. The width of legs shall be not less than 20 feet.

2.1.8.3 Gated Communities: The Fire Department may require additional fire protection in accordance with 2.1.5.1 - 2.1.5.4 of this section where all structures within a subdivision are accessed through security gates.

2.1.8.4 Additional Access: The Fire Department may require more than one fire apparatus access road where the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors could limit access.

2.1.9 Driveway Design: A driveway is a fire apparatus access serving two (2) or fewer dwelling units. Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet from a fire apparatus access road. Driveways shall meet the following additional requirements:

2.1.9.1 Driveway Width: The minimum width of drive surface of a private drive shall be not less than 12 feet. A clear width of not less than 16 feet shall remain free of all obstructions, including vegetation in excess of 12 inches in height.

2.1.9.2 Turnarounds: Driveways shall include turnarounds where fire apparatus access extends longer than 150 feet without an approved fire apparatus turnaround. Turnarounds may consist of cul-de-sacs with a minimum diameter of 90 feet, Hammerhead Tee, Wye, or Dog Leg each with legs not less than 40 feet measured to center line. The width of legs shall be not less than 12 feet.

2.1.9.3 Turnouts: Driveways in excess of 200 feet in length, and less than 20 feet in width shall be provided with turnouts in addition to turnarounds. Driveway turnouts shall be an all-weather surface at least 10 feet wide

and 30 feet long. Turnout locations shall be approved by the Fire Department.

2.1.9.4 Bridges: Bridges shall be engineered to support the imposed loads of the largest fire apparatus which may use it, and shall meet the minimum design requirements of the AASHTO *Standard Specification for Highway Bridges*, Standard H-15. **Bridges shall be posted/signed to indicate weight limit.**

2.1.9.5 Bridge Width: The minimum drive surface of a bridge shall be not less than 14 feet.

Commented [KC2]: Add to residential driveways

2.1.10 Fire Lane Design: A fire lane is a road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus. Fire lanes may be required in close proximity to structures where access may be difficult due to traffic congestion, size of the building, proximity of other structures, etc. Fire lanes required by the Fire Department shall meet the following additional requirements:

2.1.10.1 Width: Fire lanes shall be not less than 20 feet in width.

2.1.10.2 Signage: Fire lanes shall be signed with approved signs that prohibit parking within the required width of the lane.

2.1.10.3 Distance to Structure: The minimum distance from the closest edge of the fire lane to the structure shall be approved by the fire department based on the structure's square footage, height, and proximity to exposures.

SECTION 2.2: FIRE PROTECTION WATER SUPPLIES. A year round water source for firefighting purposes shall be provided for subdivisions. All systems shall be subject to Fire Department review and approval prior to installation and shall meet required Department of Environmental Quality standards.

2.2.1 Subdivisions with 3 to 10 Residential Lots:

2.2.1.1 Subdivisions with 3 to 10 residential lots, where average densities are 1 unit to 3 or more acres, shall provide a water source in the form of:

- a central main system with hydrants; **OR**
- one fire well with pump, hydrant, and reliable power source; **OR**
- storage tank with hydrant; **OR**
- one dry hydrant with cistern type storage (provided the water table is capable of year round flow); **OR**
- other approved type suitable for year round use.

2.2.2 Subdivisions with 11 to 29 Residential Lots:

2.2.2.1 Subdivisions with 11 to 29 residential lots, where average densities are 1 unit to 3 or more acres, shall provide a water source in the form of:

- a central main system with hydrants; OR
- up to two fire wells with pump, hydrant, and reliable power source; OR
- storage tank(s) with hydrants; OR
- dry hydrants with cistern type storage (provided the water table is capable of year round flow); OR
- other approved type suitable for year round use.

2.2.2.2 Subdivisions with 11 to 29 residential lots, where average densities are 1 unit to less than 3 acres, or where clustering is allowed, shall provide a water source in the form of:

- a central main system with hydrants; **OR**
- up to two fire wells with pump, hydrant, and reliable power source.

2.2.3 Subdivisions with 30 or more Residential Lots:

2.2.3.1 Subdivisions with 30 or more residential lots, where average densities are 1 unit to 3 acres or more, shall provide a water source in the form of:

- a central main system with hydrants; **OR**
- fire wells with pumps, hydrants and reliable power source; **OR**
- storage tanks with hydrants; **OR**
- dry hydrants with cistern type storage (provided the water table is capable of year round flow); **OR**
- other approved type suitable for year round use.

Where fire wells, storage tanks, or dry hydrants are used, a minimum of **two** such sources shall be provided for the first 30 lots and **one additional** source for each additional 15 lots, or fraction thereof.

2.2.3.2 Subdivisions with 30 or more residential lots, where average densities are 1 unit to less than 3 acres, or where clustering of units is allowed, shall provide a water source in the form of:

- a central system with hydrants.

2.2.4 Commercial Subdivisions or Residential Subdivisions with Commercial Areas: Commercial subdivisions or residential subdivisions with commercial areas shall provide a fire fighting water supply based upon the type of businesses present, type of construction, size of the buildings, proximity to exposures, fire

flow requirements, access, etc. Each system will be reviewed to the specific hazard and may necessitate upgrading existing systems to provide adequate supply when changes of use occur.

2.2.5 Special Provisions: In all residential subdivisions, except those with commercial areas, regardless of densities, the water source requirements may be reduced provided all structures within the subdivision are protected by an approved automatic sprinkler system. When water source requirements are reduced by use of sprinkler provisions, the minimum number and type of sources shall be determined based upon road system design, topography, exposure protection requirements, densities, travel distance to established water sources, etc., and shall be subject to Fire Department approval. The water source requirements shall not be reduced to less than 500 gallons per minute in all circumstances.

2.2.6 System Designs: All required water supply systems shall be subject to Fire Department approval and shall meet the design requirements of nationally recognized standards and shall be installed to meet said standards with the following as minimum requirements:

2.2.6.1 Central Mains with Hydrants:

2.2.6.1.1 A central hydrant system shall be capable of providing a minimum of 1000 gallons per minute for not less than 2 hours at a residual pressure of 20 psi. Systems may provide 500 gallons per minute for not less than two hours at a residual pressure of 20 psi when installed in subdivisions where all residential occupancies are protected by approved automatic residential sprinkler systems.

2.2.6.1.2 System mains shall be not less than 6 inch for looped lines, 8 inch for dead end lines, subject to engineered hydraulic analysis. Hydrants shall be serviced by a branch line not less than 6 inches in diameter with a gate valve located on the branch line. Main size may be down-sized accordingly to system demand when all residential occupancies are protected by approved automatic residential sprinkler systems.

2.2.6.1.3 Hydrants shall be dry barrel type with two 2 1/2 inch outlets and one 4 1/2 inch outlet, all with National Standard Thread.

2.2.6.1.4 Hydrants shall be located adjacent to roadways, preferably on corners, with the 4 1/2 inch outlet facing the road. Hydrants may be placed not greater than 10 feet for the edge of the roadway. Hydrants shall be spaced not more than 500 feet

apart in subdivisions with densities of 1 unit on less than 3 acres and 1000 feet apart in subdivision with densities of 1 unit on 3 or more acres.

2.2.6.2 Fire Wells: Fire wells shall be capable of supplying a minimum of 500 gpm for not less than 2 hours at a residual pressure of not less than 20 psi. Fire pumps shall be automatic on demand and shall be provided with a reliable power source, which may include utility power, on-site emergency generator, engine driven pumps, or other approved system. One hydrant shall be provided with a minimum of two 2 1/2 inch male outlets with national standard thread.

2.2.6.3 Storage Tank with Hydrant: Storage tanks shall be sized to provide the minimum required fire flow for not less than 2 hours. Tanks may be underground, surface or elevated where allowed, and may consist of one or multiple tanks. One hydrant shall be provided with a minimum of one 4 1/2 inch NST male thread outlet for underground tanks or two 2 1/2 inch outlets for surface or elevated tanks, each with national standard thread.

Commented [KC3]: Added for consistency and clarification

2.2.6.4 Dry Hydrant with Cistern Type Storage: Dry hydrants with cistern type storage shall be designed specifically to the aquifer in which it will be used, but will be designed to flow a minimum of 500 gpm for not less than 2 hours. One hydrant shall be provided with a minimum of one 4 1/2 inch NST male thread outlet with national standard thread.

Commented [KC4]: Clarification added on outlet requirements.

2.2.7 Responsibility to Provide Binding Documentation: It shall be the responsibility of the developer to provide adequate water supply, and system design information to allow the fire department to review and approve any system design. When down-grading of the water supply system by use of sprinkler systems throughout the subdivision is requested by the developer, adequate documentation shall be provided by the developer to ensure minimum requirements will be met.

2.2.8 Open water ponds. Open water ponds are not permitted for fire department water supply.

Commented [KC5]: Ponds silt up quickly. An engine can cause great damage to expensive internal pumps by pulling up pond debris. When ponds freeze over, it is impossible to draft from the sealed container. If open in the winter, ponds become a wildlife attractant.

SECTION 2.3 WILDLAND-URBAN INTERFACE. Subdivisions located in the wildland-urban interface may be at risk of a devastating wildfire. Those subdivisions approved within the wildland-urban interface shall comply with the *International Wildland-Urban Interface Code, 2018 2021 Edition*.

SECTION 2.4: ADMINISTRATIVE PROVISIONS

2.4.1 Enforcement: The Fire Chief of Jackson Hole Fire/EMS, also referred to as the

Fire Code Official, shall be responsible for the interpretation and enforcement of the provisions of this resolution, pursuant to the authority vested in him by the most recently adopted edition of the International Fire Code.

In carrying out these responsibilities, the Fire Chief shall review all applications for proposed residential and commercial subdivisions and planned unit developments, whether referred by the Administrator of Planning or the permit applicants, and shall submit a written report to the Administrator of Planning setting forth the requirements of this resolution that must be met by the applicant in order to receive Fire Department approval. All such fire protection requirements will be incorporated into the Planning staff review of each application and shall be stated as required conditions that the applicant must meet. Upon approval by the Board of County Commissioners of the final plat of a subdivision or the final master plan of a planned unit development, the conditions of such approval that relate to fire protection shall be enforced by the Fire Chief of the Jackson Hole Fire/EMS.

List of Revisions

Original-May 29, 1991

1st Revision-February 21, 1995

2nd Revision-January 20, 1998

3rd Revision-December 28, 2003

4th Revision-March 22, 2008

5th Revision-May 7, 2013

6th Revision – February, 2019

7th Revision – December 2021

Area Fire Hazard Severity Form/Appendix C ~~2018~~ 2021 IWUIC

This hazard rating sheet, the first of three tabs, is for the area the property is located within. Fuel type, topography of the area, emergency ingress and egress, water supply, and the anticipated wind directions all impact how a wildland fire burns. IR construction is then determined on final tab.

A. Area Design	
1. Ingress/Egress	
Two or more primary roads <i>Bar Y/Pratt Road is a good example; there are two primary road ways into and out of this subdivision.</i>	1
One road <i>Coyote Loop is a good example. One road going into, around and out of subdivision</i>	3
One-way road in, one-way road out <i>Road into Paintbrush Subdivision is a good example; if the fire burns over at the bottom, fire crews would be trapped on top</i>	5
2. Width of Primary Road	
20 or more feet	1
Less than 20 feet	3
3. Accessibility	
Road grade 5% or less	1
Road grade more than 5%	3
4. Secondary Road including driveways	
Loop roads, cul-de sacs with an outside turning radius of 45 feet or greater <i>Loop roads with culdesacs make for easiest fire department access and turnaround</i>	1
Cul-de-sac turnaround/Dead-end roads 200 feet or less in length <i>These two variables are not as good as a choice as the first; require backing and or multipoint turn</i>	3
Dead-end roads great than 200 feet in length <i>Requires long backing distances for fire trucks</i>	5
5. Street Signs	
Present	1
Not Present	3
B. Vegetation	
1. Fuel Types	
Light <i>Grass with scatted mix of forbs, cottonwoods and aspens can be here</i>	1
Medium <i>Heavy sage brush downslope, mix of aspen conifer groves</i>	5
Heavy	10

Conifers without separation from each other with heavy fuel loads and ability to carry fire in a crown fire

2. Defensible Space

70% or more of the area	1
30% or more, but less than 70% of the area	10
Less than 30% of the area	20

Defensible space has twofold importance; to maintain a safe space for fire crews work and to limit fuel loads near structures. Area is viewed as a whole

C. Topography within the Area

8% or less	1
More than 8%, but less than 20%	4
20% or more, but less than 30%	7
30% or more	10

Topography becomes a critical factor for fire spread in the wildland arena. Combustibles upward of the fire are preheated and ignite quicker. Buildings located in natural chimneys, situated in saddles or narrow canyons are in significant risk in a fire. Winds funnel up these canyons causing increased flames and increased convective heat. Steepest areas will be calculated into area topography for slope percentage.

D. Roofing Material within the Area

Class A Fire Rated	1
Class B Fire Rated	5
Class C Fire Rated	10
Nonrated	20

*Roof materials in the area are reviewed with nothing less than Teton County required Class B roof covering. **As of March 2021, no wood shake shingles are allowed.***

E. Fire Protection-Water Source

500 GPM hydrant within 1000 feet	1
Hydrant farther than 1000 feet or draft site	2
Water source 20 min or less, round trip	5
Water source farther than 20 min and 45 min or less round trip	7
Water source farther than 45 min round trip	10

Areas will be reviewed for water source availability. Water sources must be all-season, fully function, and fire department accessible at all times of the year to be considered.

F. Existing Building Construction Materials within the Area

Noncombustible siding/deck	1
Noncombustible siding/combustible deck	5
Combustible siding and deck	10

Structures are significant fuel loads which when on fire cause immediate threat to other structures nearby and downwind.

G. Utilities

All underground utilities	1
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One underground, one aboveground
All aboveground

3
5

Totals for the Area

SUM 0

Moderate

40-59

High Hazard

60-74

Extreme Hazard

75+

Conforming Water Supply Per Section 404

IFC 404.5 Adequate Water Supply	Flow Requirements	Reductions Allowed
One and two family dwellings < or equal to 3600 ft2	1000 gal/minute for 30 minutes	Can be reduced 50% with sprinkler coverage
One and two family dwellings > 3600 ft2	1500 gal/minute for 30 minutes	Can be reduced 50% with sprinkler coverage
Buildings other than one and two family dwellings	1500 gal/minute for two hours	Can be reduced 75% with sprinkler coverage

PROPERTY REQUIREMENTS	
PROPERTY MEETS, YES/NO	NO

IGNITION-RESISTANT CONSTRUCTION*

Table 503.1

MODERATE HAZARD Water Supply**		
Defensible Space	Conforming	Nonconforming
Nonconforming	IR2	IR1
Conforming	IR3	IR2
1.5 Conforming	Not Required	IR3

HIGH HAZARD Water Supply**		
Defensible Space	Conforming	Nonconforming
Nonconforming	IR1	IR1/N.C
Conforming	IR2	IR1
1.5 Conforming	IR3	IR2

EXTREME HAZARD Water Supply**		
Defensible Space	Conforming	Nonconforming
Nonconforming	IR1/N.C.	Not Permitted
Conforming	IR1	IR1/N.C.
1.5 Conforming	IR2	IR1

* Access shall be in accordance with Section 402.

**Subdivisions shall have a conforming water supply in accordance with Section 402.1
 CONFORMING - conforming defensible space base on Secion 603
 NON-CONFORMING - any water system or source that does not comply with Section 404, including situations where there is no water supply for structure protection or fire suppression.

N.C. (Noncombustible) = Exterior walls shall have a fire-resistance rating of not less than 1 hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.

Final Property Assessment

Required Defensible Space

Moderate Hazard 30feet

High Hazard 50 feet

Extreme Hazard 100 feet

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