



**Board of County Commissioners - Staff Report**

**Meeting Date:** November 15, 2016

**Presenter:** Kelly Sluder and Kathy Clay

**Submitting Dept:** Building and Fire Departments

**Subject:** Adoption of 2015 I Codes and Amendments

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**Statement / Purpose:**

For the Board of County Commissions (BCC) to consider adoption of the 2017 Teton County Building Code Resolution, 2017 Teton County Fire Code Resolution and 2017 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 2012 codes that were adopted by Teton County in 2013 and went into effect on January 1, 2014.

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

- 2012 International Building Code (including Appendix C, Group U-Ag buildings, Appendix E, Supp Accessibility Requirements, Appendix I, Patio Covers)
- 2012 International Residential Code, life/safety provisions only
- 2012 International Fire Code
- 2012 International Existing Building Code
- 2012 International Mechanical Code
- 2012 International Fuel Gas Code
- 2012 International Property Maintenance Code (as referenced for life-safety only)

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

- 2012 International Residential Code, remainder of Code
- 2012 International Plumbing Code
- 2012 International Energy Conservation Code

The State of Wyoming adopted the new 2015 International Codes in 2014. Pursuant to Wyoming Statute §35-9-121, Teton County was required to adopt the new 2015 International Codes by July 1, 2016.

Staff recommends that the County remain under the 2012 International Energy Conservation Code at this time. Staff is vetting the 2015 Energy Code to determine whether it will place undue hardship on the design and construction of new structures and should Teton County consider its adoption.

Teton County may choose to be more restrictive than the required 2015 International Codes but not less.

**Stakeholder Analysis & Involvement:**

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

**Fiscal Impact:**

Purchasing new code books, reference materials and training of staff.

**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: we have jobs under construction at this time that are under the 2006 and 2012 codes).



**Board of County Commissioners - Staff Report**

**Legal Review:**

Gingery

**Staff Input / Recommendation**

The Board of County Commissioners held a workshop on this item on August 29, 2016. Staff has attached the August Workshop staff report that provided an overview of the significant changes from the 2012 to the 2015 codes. Staff has not received any additional public comment on this item since that time. Staff notes that this information is technical in nature, if Commissioners or the Public have any questions or would like to understand any specific change better please let staff know. Although this item has been discussed as one, there are three separate resolutions with three separate motions needed to adopt the requested changes.

**Attachments:**

2017 Teton County Building Code Resolution  
2017 Teton County Fire Code Resolution  
2017 Teton County Fire Protection Resolution for New Subdivisions  
Board of County commissioners Workshop staff report, dated August 29, 2016

**Suggested Motions:**

**Item A**

I move to approve the 2017 Teton County Building Code Resolution taking effect on January 1, 2017.

**Item B**

I move to approve the 2017 Teton County Fire Code Resolution taking effect on January 1, 2017.

**Item C**

I move to approve the 2017 Teton County Fire Protection Resolution for New Subdivisions taking effect on January 1, 2017.

COUNTY BUILDING CODES  
RESOLUTION

TETON COUNTY, WYOMING

Effective January 1, 2017

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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, 2015 edition, including Appendix C, Group U-Agricultural Buildings; Appendix E, Supplementary Accessibility Requirements; Appendix I, Patio Covers, as published by the International Code Council.
- B. The International Residential Code, 2015 edition, 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, as

published by the International Code Council. We will be using the 2012 IRC Energy Code and will accept 2015 IRC as a alternate means and method.

- C. International Plumbing Code, 2015 edition, including Appendix E, Sizing of Water Piping System, as published by the International Code Council.
- D. International Mechanical Code, 2015 edition, including Appendix A, Combustion Air Openings and Chimney Connector Pass-Troughs', as published by the International Code Council.
- E. International Fuel Gas Code, 2015 edition, 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 C, Exit Terminals of Mechanical Draft and Direct-Vent Systems, as published by the International Code Council.
- F. International Energy Conservation Code, 2012 edition
- G. International Existing Building Code, 2015 edition
- H. International Property Maintenance Code 2015 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 2015 IS SPECIFICALLY AMENDED AS FOLLOWS:

**Section 101.4.1 Electrical.** The provisions of the 2014 National Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

**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 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 104.11.0.1.** Amend by Adding.104.11.0.1Structural Insulated Panel Roof Assemblies. All roofs utilizing Structural Insulated Panels will be required to include a cold roof ventilation design approved by the Building Official

**Section 105.1.1 Annual Permit:** Delete.

**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; except that the building official is authorized to grant two extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**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 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.

**Section 109.6 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](http://www.iccsafe.org) or at the Teton County Building Department Office.

**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 110.3.8.1 Reinspection and testing.** Add Section 110.3.8.1 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 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 308.6.4** 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 903.2.2 Group E.** Revise to read as follows: 1. Throughout all Group E buildings greater than 5,000 square feet or larger.

**Section 903.2.3 Group F-1.** Revise to read as follows: 1. Where the building is 5,000 square feet or larger.

**Section 903.2.6 Group M.** Revise to read as follows: 1. Where the building is 5,000 square feet or larger.

**Section 903.2.8 Group S-1.** Revise to read as follows: 1. Where the building is 5,000 square feet or larger.

**Section 903.2.8.1 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** 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 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 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 by deleting Section 1809.5 entirely and replacing with the following: 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 180.9.12 Timber Footings.** Amend as follows: Deleted.

## INTERNATIONAL RESIDENTIAL CODE AMENDMENTS

B. THE INTERNATIONAL RESIDENTIAL CODE 2012 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** Amend by Adding. 104.11.2 Structural Insulated Panel 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](http://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 approved by the Building Official.

**R301.1 Design.** 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 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 1<sup>st</sup> 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 1<sup>st</sup> 1991.

EXCEPTION: Buildings permitted before October 1<sup>st</sup> 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.

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

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

GROUND SNOW LOAD k	WIND SPEED <sup>d</sup> (mph)	SEISMIC DESIGN CATEGORY <sup>f</sup>	Weathering <sup>a</sup>	Frost Line depth <sup>b</sup>	Termite <sup>c</sup>	WINTER DESIGN TEMP <sup>e</sup>	ICE SHIELD UNDER-LAYMENT REQUIRED <sup>i</sup>	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX <sup>h</sup>	MEAN ANNUAL TEMP <sup>j</sup>
k	115	D1,D2	Severe	34"	Slight	-30	YES	g	YES	38

For SI: 1 pound per square foot=0.0479 kN/m<sup>2</sup>, 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 90 mph/3sec gusts as determined from the wind speed map [Figure R301.2(4)]. 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 4<sup>th</sup> 1989, September 29<sup>th</sup> 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](http://www.ncdc.noaa.gov/fpsf.html).
- j. Source - [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).
- k. As shown on the GIS map for Teton County. To view go to [www.tetonwyo.org](http://www.tetonwyo.org) 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

**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.

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

**R304.4 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.

**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.

**R403.3 Frost protected shallow foundations.** Amend by adding the first sentence: Frost protected footings are prohibited in one and two family dwellings and structures attached to one and two family dwellings.

**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 (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 GENERAL.** Amend by adding the following sections:

**N1102.1.1.1** 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.

**N1102.1.1.2.** Amend by adding the following Finished Garages and Accessory Structures. Finished garages and accessory structures shall meet the minimum insulation requirements for Table N1102.1.1.

**N1104.1.2** Amend by adding the following Landscape Lighting. All exterior landscape lighting shall be solar powered.

**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.

**M1506.1 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.

**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.

**G2414.5.2 (403.5.2) Copper tubing.** Revise to read as follows: Copper and brass tubing shall not be used for installations of gas piping systems.

**G2420.3 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.

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

## INTERNATIONAL PLUMBING CODE AMENDMENTS

### C. THE INTERNATIONAL PLUMBING CODE 2015 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.

**106.6.2 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.

**106.6.3 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 107.4.3.1 Reinspection and testing.** Add Section 107.3.3.1 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.

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.

**108.4 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.

**108.5 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.

**Section 111, 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.

**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.

**305.6.1 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.

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

**413.3 Commercial food waste grinder waste outlets.** Delete (see amendment to section 413.1)

**608.16.4 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.

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

**904.2 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.

**1003.3.6 Grease Interceptor Sizing.** Amend by adding Section 1003.3.6 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 machine .....6 gallon (22.7L) flow
- b. Without dishwashing machine .....5 gallon (18.9 L) flow
- c. Single service kitchen\* ..... 2 gallon (7.6 L) flow

3. Retention Times



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 m<sup>2</sup>) 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.

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

**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 2015 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.

**106.5.2 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.

**106.5.3 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 107.3.3.1 Reinspection and testing.** Add Section 107.2.3.1 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.

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.

**108.4 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.

**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.

**Section 111, 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 Devise (ASFHD).** ASFHD are those devises 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 approved by the Building Official.

**702.1 All air from indoors.** Amend by adding the following after the first sentence: Exception: Group R Occupancies shall obtain all combustion air from the outdoors.

**901.5 Minimum Requirements.** Add section 901.5: 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.

**901.6. Prohibited Installations:** Installation of Solid Fuel Heating (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 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 2015 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.

**106.6.2 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.

**106.6.3 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 107.2.3.1 Reinspection and testing.** Add Section 107.2.3.1 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.

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.

**108.4 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.

**Section 111, 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:

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

**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.

**403.4.3 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.

**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 402.4.1.1.** Amend 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.

# INTERNATIONAL EXISTING BUILDING CODE

G. THE INTERNATIONAL EXISTING BUILDING CODE 2015 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.

**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)

<b>CLASSIFICATION OF PROJECTS</b>	<b>SPECIFIC PROJECTS</b>	<b>NO PERMIT REQUIRED</b>	<b>PERMIT (S) REQUIRED</b>	<b>REVIEW REQUIRED</b>	<b>SITE PLAN REQUIRED</b>
<b>New Structures</b> & <b>Factory Built Structures</b> & <b>Manufactured on Private Land</b>	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
<b>Amended Agricultural</b>	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 120 s.f. and the height of said buildings does not exceed 10 feet at peak of roof	X		PD	X
<b>Condemned Buildings</b>	Demolition of the Whole or Part of Building, Factory Built Structures, or Manufactured Housing		1	BD,PD	
<b>Additions &amp; Alterations to Exterior Construction &amp; On Site Accessory Construction</b>	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			
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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 or Replacement of Exterior Siding	X			
	Replacement or 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.tetonwyo.org](http://www.tetonwyo.org) 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.

**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 2015 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 2015 Codes.

**PASSED, APPROVED AND ADOPTED** on November 15, 2016, and effective on January 1, 2017.

ATTEST:

TETON COUNTY

\_\_\_\_\_  
Sherry Daigle  
County Clerk

\_\_\_\_\_  
Barbara Allen  
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), 2015 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.

3. **CHAPTER 4, Emergency Planning and Preparedness, SECTION 408, Use and Occupancy-Related Requirements, SUBSECTION 408.3 Group E Occupancies.** Add subsection:

**408.3.5 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 506, Key Boxes, SUBSECTION 506.1 Where Required.** Add Subsection:

**506.1.2 Additional locations.** Whenever an elevator is installed within a structure, the Fire Code Official may require a key box immediately adjacent to the fire fighter control panel for the elevator. The key box shall contain all keys necessary to control the elevator and elevator shaft systems controlled at that location.

5. **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).

**6. CHAPTER 9, Fire Protection 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 9, Fire Protection Systems, SECTION 907, Fire Alarm and Detection Systems, SUBSECTION 907.2.1 Group A.** Amend 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.

**8. CHAPTER 9, Fire Protection Systems, SECTION 907, Fire Alarm and Detection Systems, SUBSECTION 907.2.2 Group B.** Amend 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.

- 9. CHAPTER 9, Fire Protection Systems, SECTION 907, Fire Alarm and Detection Systems, SUBSECTION 907.2.4 Group F.** Amend 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.

- 10. CHAPTER 9, Fire Protection Systems, SECTION 907, Fire Alarm and Detection Systems, SUBSECTION 907.2.7 Group M.** Amend exception #2 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.

- 11. CHAPTER 9, Fire Protection Systems, SECTION 913, Fire Pumps, SUBSECTION 913.2 Protection against interruption of service.** Add subsections:

**913.2.2 Service disconnect.** Fire pump service wiring shall be installed such that disconnecting the normal building service does not interrupt power to the fire pump. A separate means of disconnect

shall be provided for the fire pump and installed such that its power supply is taken from the line side of the buildings service panel. The service disconnect shall be installed in accordance with Section 695 of the National Electrical Code.

**913.2.3 Protection of service wiring.** Service wiring to fire pumps shall be installed within assemblies rated for not less than 1-hour fire-resistant construction. Installation shall be in accordance with Section 695 of the National Electrical Code.

**12. 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.

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

Strike Exception 4.

**B. THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (IWUIC),** including Appendices, 2015 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 an 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, 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 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.

## APPENDIX C

### AREA FIRE HAZARD SEVERITY FORM

This appendix is to be used in place of Table 502.1 to determine the fire hazard severity.

<b>A. Area Design</b>	
1. Ingress/Egress	
Two or more primary roads	1
One road	3
One-way road in, one-way road out	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	1
Cul-de-sac turnaround/Dead-end roads 200 feet or less in length	3
Dead-end roads great than 200 feet in length	5
5. Street Signs	
Present	1
Not Present	3
<b>B. Vegetation (IWUIC Definitions)</b>	
1. Fuel Types	
Light	1
Medium	5
Heavy	10
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
<b>C. Topography within the Area</b>	
8% or less	1
More than 8%, but less than 20%	4
20% or more, but less than 30%	7
30% or more	10
<b>D. Roofing Material within the Area</b>	
Class A Fire Rated	1
Class B Fire Rated	5
Class C Fire Rated	10
Nonrated	20

<b>E. Fire Protection-Water Source</b>	
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 father than 20 min and 45 min or less round trip	7
Water source father than 45 min round trip	10
<b>F. Existing Building Construction Materials within the Area</b>	
Noncombustible siding/deck	1
Noncombustible siding/combustible deck	5
Combustible siding and deck	10
<b>G. Utilities</b>	
All underground utilities	1
One underground, one aboveground	3
All aboveground	5

**Totals for the Area** **SUM 0**

**Moderate** 40-59  
**High Hazard** 60-74  
**Extreme Hazard** 75+

PASSED, APPROVED AND ADOPTED on November 15, 2016, and effective on January 1, 2017.

ATTEST:

TETON COUNTY

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Sherry Daigle  
County Clerk  
Commissioners

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Barbara Allen  
Chairwoman, County

**TETONCOUNTY**  
**FIRE PROTECTION RESOLUTION FOR NEW SUBDIVISIONS**

2015 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, 2015 Edition.
  - 2.1.4.2** Other forms of protection provided sufficient documentation is provided to substantiate an equivalent level of protection is proposed.
- 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

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

**2.1.8 Road Design:** Fire apparatus access roads serving more than 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 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.

**2.1.10 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, 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, 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, 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 from 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 male outlet for underground tanks or two 2 1/2 inch outlets for surface or elevated tanks, each with national standard thread.

**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 outlet with national standard thread.

**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.

**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, 2015 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*

*1<sup>st</sup> Revision-February 21, 1995*

*2<sup>nd</sup> Revision-January 20, 1998*

*3<sup>rd</sup> Revision-December 28, 2003*

*4<sup>th</sup> Revision-March 22, 2008*

*5<sup>th</sup> Revision-May 7, 2013*

*6<sup>th</sup> Revision- September, 2016*

PASSED, APPROVED AND ADOPTED on November 15, 2016, and effective on January 1, 2017.

ATTEST:

TETON COUNTY

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Sherry Daigle

County Clerk

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Barbara Allen

Chairwoman, County Commissioners



**Board of County Commissioners - Staff Report**

**Meeting Date:** August 29, 2016

**Submitting Dept:** Building Department

**Presenter:** Kelly Sluder & Kathy Clay

**Subject:** Adoption of 2015 Building and Fire Codes

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**Statement / Purpose:**

Provide Commissioners and the Public an overview on the upcoming adoption of the 2015 Building and Fire Codes and associated Amendments.

**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 2012 codes that were adopted by Teton County in 2013 and went into effect on January 1, 2014.

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

- 2012 International Building Code (including Appendix C, Group U-Ag buildings, Appendix E, Supp Accessibility Requirements, Appendix I, Patio Covers)
- 2012 International Residential Code, life/safety provisions only
- 2012 International Fire Code
- 2012 International Existing Building Code
- 2012 International Mechanical Code
- 2012 International Fuel Gas Code
- 2012 International Property Maintenance Code (as referenced for life-safety only)

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

- 2012 International Residential Code, remainder of Code
- 2012 International Plumbing Code
- 2012 International Energy Conservation Code

The State of Wyoming adopted the new 2015 International Codes in 2014. Pursuant to Wyoming Statute §35-9-121, Teton County was required to adopt the new 2015 International Codes by July 1, 2016.

**Stakeholder Analysis & Involvement:**

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

**Fiscal Impact:**

Purchasing new code books and references. Training of staff.

**Staff Impact:**

Staff will require training with the new codes along with being required to know which code to apply on which job. Buildings under construction at the time of adoption of the new code will remain under the code that was in place at the time of permitting (we have jobs under construction at this time that are under the 2006 and 2012 codes).

**Legal Review:**

Gingery



## Board of County Commissioners - Staff Report

### Staff Input / Recommendation:

Below staff has provided an overview of the significant changes from the 2012 to the 2015 codes. Staff will provide an overview of this information at the workshop and be available for any questions. . Staff notes that this information is technical in nature, if Commissioners or the Public have any questions or would like to understand any specific change better please let staff know.

### **Building Code:**

1. **Private garages** are now limited to a maximum of 1000 sq.ft. all though the code allows larger buildings containing Group U (Utility) parking if the individual parking garages are separated by a minimum 1-hour fire resistant construction. Ceiling height in this use is reduced to 7 feet.
2. **An Automatic Fire Sprinkler System** is no longer allowed as substitution for 1-hour fire rated construction. Example: A building sized such or for other reason requiring Type VA, combustibile, 1-hour protected construction cannot be Type VB – unprotected construction based on the addition of an otherwise non-required sprinkler system.
3. **Requirement for a type of fire damper defined as a “Corridor Damper”** in a fire rated ceiling of a fire rated exit or exit access corridor. Under some conditions corridor dampers are now required. Cost increase for corridor damper unknown.
4. **Buildings containing occupiable roofs** with a potential occupant content of more than 100 persons must have the levels between the roof and exit discharge protected by an automatic fire sprinkler system. This means a roof of more than 700 square feet may trigger the sprinkler requirement even in buildings of less than 5000 sq.ft., not otherwise required to be protected.
5. **Buildings protected by NFPA 13R automatic fire sprinkler systems** (systems often used in residential only buildings up to four stories in height such as apartment and some hotels) where the building design includes open-ended corridors shall have the corridors sprinklered. These exit paths are no longer exempt from such protection.
6. **Limited area fire sprinkler systems** have been reduced to a maximum of six sprinkler heads from the previous 20. These are systems used to protect specific fire hazards in buildings which would otherwise not require an automatic fire sprinkler system.
7. **Carbon Monoxide Detection** in Classrooms of Educational Occupancies is now required under most conditions. There are limited exceptions.
8. **Occupant Load calculation** has been decreased for new street level Mercantile Occupancies. Stores will now be assessed at one person per 60 square feet versus the previous one per 30 square feet. One per 60 sq.ft. has been allowed for basement and upper floors but occupant content calculation will now be consistent throughout. Impact will be slightly larger stores before a minimum of two means of egress are required.

### **Residential Code:**

1. **Accessory Structures**-Changed from “A structure not greater than 3000 square feet” to “A structure that is accessory to and incidental to that of the dwelling(s) and that is located on the same lot.” This will allow unlimited sized Accessory Structures on a lot, noting that planning ordinances will limit them.
2. **Wind Design**-Wind Design will change from 90 mph 3 second gust to 115 mph. This will mirror the IBC, which changed in the 2012 IBC.
3. **Townhouses**-Changed the fire-resistance-rated wall from 1 hr. to 2hr. in non-sprinkled buildings.
4. **Minimum Area**-Removed the requirement of needing one habitable room of at least 120 sq. ft. and changed it to “habitable rooms shall have a floor area not less than 70 sq. ft.”
5. **Glazing Adjacent to Doors**-Changes and clarifies the required locations of safety glazing by doors.
6. **Glazing and Wet Surfaces**-Added showers, saunas and steam rooms to the hazardous locations that were in the existing code.
7. **Glazing Adjacent to the Bottom Stair Landing**-Clarifies the existing safety glazing requirements at the bottom of stairways.
8. **Guardrail Height**-Deleted the requirement of having the height be measured from adjacent fixed seating and use the measurement from the adjacent walking surface.



## Board of County Commissioners - Staff Report

9. **Smoke Detectors**-Clarifies locations of installation of smoke detectors and eliminates the requirement of having a smoke detection system monitored by an outside agency.
10. **Carbon Monoxide Alarms**-Requires main power to be supplied by the building with battery backup. Requires carbon monoxide detectors in bedrooms that have fueled - fired appliances.
11. **Dryer Exhaust Booster Fans**- They are now a recognized appliance that can be used to increase the length of a dryer can vent.

### **Mechanical Code:**

1. **Manicure and pedicure stations** now require dedicated source capture exhaust systems due to the hazards associated with the chemicals used in each treatment. The flow rates of the systems and other requirements are better specified in the new code.
2. **Dryer Exhaust Duct Power Ventilators** - Standards and specification for and requirements regulating installation of these devices have been placed in the code.
3. **Multiple fire areas** in a building shall be served by an independent return air systems fully ducted to the air-handler. Previously, the code did not specify that adjacent fire area plenums could not be connected by air-transfer opening such as transfer grills. While the supply air required a ducted system return air was not regulated per se. This was added to ensure compartmentalization of the individual fire areas to limit fire spread.
4. **Plenums shall be constructed of non-combustible materials** that meet a Class I, 25/50 flame spread and smoke development indices. This will primarily affect buildings of combustible construction as plenums in those building can no longer have the plenums lined of materials approved for the construction type. This would not affect buildings of non-combustible construction. Example: No wood exposed in plenums.

### **Plumbing Code:**

1. **Public Toilet Facilities** shall not be required in structures and tenant spaces intended for quick transactions such as takeout-only food facilities and drop off/pick up establishments such as dry cleaners when such places have a customer access area of 300 sq.ft. or less.
2. **Location of public toilet facilities** shall be indicated by signage at the main entrance to a building or tenant space.
3. **Plumbing fixtures** such as tub/showers and shower only fixtures when installed shall be provided with smooth, non-absorbent waterproof and corrosion resistant wall covering material up to a minimum height of 70-inches above the fixture drain. This clarifies where the measurement originates.
4. **Whirlpool Bathtubs** must now comply with Standard ASME A112.19.7/CSA B45 and shall be listed and labeled in accordance with UL 1795. This sets requirements for an electrical appliance utilizing a system which conveys water or a liquid. This is a life safety application.
5. **Requirement for energy recovery unit(s)** depends on amount of time a unit is required to operate based on the volume (%) of outdoor air at full design airflow rate. Tables C403.2.7
6. **Replacement air for Commercial Kitchen Exhaust Systems** is more thoroughly regulated when provided as a portion of the typical conditioned air supply to the space containing the exhaust hood. C403.2.8
7. **Insulation value for heated water piping** from water heater to the termination of the heated water supply system pipe has been increased per C403.2.10

### **Energy Code:**

Staff is not recommending the County adopt the 2015 Energy Code at this time as the 2015 Code requires significant building and design changes that have not been full vetted and understood by National and Local Building officials. Due to the significance of the proposed changes staff would request an additional six (6) months to review and provide their recommendations on this Code to the Board prior to further consideration. During this review period Staff will include interested members of the community (Energy Conservation Works, Architects, and Contractors) and national experts in this consideration.



## Board of County Commissioners - Staff Report

### Local Amendments

Teton County is able to adopt local amendments to the IBC and IFC above and beyond the minimum requirements established by the State of Wyoming.

Teton County is able to make any amendments to the other I Codes that we deem appropriate for our community as there is no minimum standard set by the State for these additional Codes.

1. **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.
2. **Exception to Fire Sprinklers for Existing homes.** Additions to existing residences built after October 1<sup>st</sup> 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. **Draftstopping.** Amend by adding Cold Roof Assemblies shall have draftstops installed so that the area of the concealed space does not exceed 1000 square feet.
4. **Gas Shut Off Valves.** Revise to read as follows: Shut off valves shall be installed outdoors at all buildings where the supply enters the building.
5. **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.
  - a. 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 ResCheck or other approved software programs.

### 2016 Wildland Urban Interface Map

Staff is recommending the following changes to the Wildland Urban Interface Map:

1. Delete Shooting Star
2. Include Bar BC
3. Include Mead Ranch hillside

### Next Steps

There is no action required by the Board at this time, with the understanding that the updated codes must be adopted by the Board at a Regular Meeting upon 45 days public notice, staff plans to advertise on September 22, 2016 and present the resolutions for consideration by the Board on November 15, 2016.



**Board of County Commissioners - Staff Report**

Staff notes this would allow the Board three meetings for public comment and consideration prior to the updated Codes taking effect on January 1, 2017.

Staff will work with the County Attorney's Office to prepare the required Code updates and associated Resolutions prior to consideration by the Board in November.

**Attachments:**

DRAFT – Updated Teton County Building Code Resolution 2015

Council on Fire Prevention & Electrical Safety Rules – Chapter 1 General Provisions

# COUNCIL ON FIRE PREVENTION & ELECTRICAL SAFETY RULES

## CHAPTER I GENERAL PROVISIONS

Authority.

(a) These rules are adopted pursuant to W.S. 35-9-106(a) and W.S. 16-3-102.

### Section 2. Codes and Standards.

(a) In accordance with W.S. 35-9-106, the following codes are incorporated by reference in these rules. The Council on Fire Prevention and Electrical Safety in Buildings has determined that incorporation of the full text in these rules would be cumbersome and inefficient given their length and nature. This incorporation by reference does not include any later amendments or editions of the incorporated codes. These codes are maintained and can be found at the Wyoming Department of Fire Prevention and Electrical Safety and are available for public inspection and copying at the Capitol Hill Building, 320 W. 25<sup>th</sup> Street, 3<sup>rd</sup> Floor, Cheyenne, Wyoming 82002:

(i) The International Building Code, 2015 Edition, promulgated by the International Code Council.

(ii) The International Existing Building Code, 2015 Edition, promulgated by the International Code Council.

(iii) The International Fire Code, 2015 Edition, promulgated by the International Code Council, including,

a. Appendix D, Appendix E, Appendix F and Appendix G.

(iv) The International Mechanical Code, 2015 Edition, promulgated by the International Code Council.

(v) The International Fuel Gas Code, 2015 Edition, promulgated by the International Code Council.

(vi) Provisions of the International Residential Code, the International Property Management Code, as said codes are 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 issues.

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(vii) Provisions of the National Electrical Code, the International Plumbing Code, and the International Energy Conservation Code referenced in the International Building Code, the

International Fire Code, the International Mechanical Code, and the International Fuel Gas Code are specifically not adopted herein.

(b) W.S. 16-6-501 and 16-6-502 establish the minimum standards for accessibility by the physically handicapped in public buildings built by any public administrative body.

(c) When the terms building official, fire chief, or enforcing authority are encountered in the codes, they shall mean the State Fire Marshal or his authorized representative.

(d) Where the term fire department is encountered in the codes, it means the Department of Fire Prevention and Electrical Safety.

(e) Definitions found in W.S. 35-9-102 and in the International Codes shall apply throughout these rules.

(f) In cases of clearly demonstrated hardship or practical difficulty, the Council on Fire Prevention and Electrical Safety in Buildings ("Council") may grant exceptions from the standards adopted in these rules. An exception may be granted when the Council has determined that an equivalent standard of safety is achieved by alternate means.

TETON COUNTY BUILDING CODES  
RESOLUTION

TETON COUNTY, WYOMING

Adopted ~~December 23, 2013~~ TBD

NOTE: This document may be edited from time to time for clerical errors; all such changes shall be shown in red text. When an omission of text is required to edit errors they will be shown by a line through the text.

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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 18-5-101 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, ~~2012~~ 2015 edition, including Appendix C, Group U-Agricultural Buildings; Appendix E, Supplementary Accessibility Requirements; Appendix I, Patio Covers, as published by the International Code Council.
- B. The International Residential Code, ~~2012~~ 2015 edition, 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 C, Exit Terminals of Mechanical Draft and Direct Vent Venting Systems~~; Appendix F, Radon Control Methods; ~~Appendix G, Swimming Pools~~,

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Commented [KS1]: This appendix is informative and not part of the code.

~~Spas and Hot Tubs~~; Appendix H, Patio Covers, as published by the International Code Council. We will be using the 2012 IRC Energy Code and will accept 2015 IRC as a alternate means and method.

**Commented [KS2]:** This section has been removed from the code.

C. International Plumbing Code, ~~2012~~ 2015 edition, including Appendix E, Sizing of Water Piping System; ~~Appendix F, Structural Safety~~, as published by the International Code Council.

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**Commented [KS3]:** This section has been removed from the code.

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D. International Mechanical Code ~~2012~~ 2015 edition, including Appendix A, Combustion Air Openings and Chimney Connector Pass-Troughs', as published by the International Code Council.

E. International Fuel Gas Code, ~~2012~~ 2015 edition, 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 C, Exit Terminals of Mechanical Draft and Direct-Vent Systems, as published by the International Code Council.

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F. International Energy Conservation Code, 2012 edition

G. International Existing Building Code, ~~2012~~ 2015 edition

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H. International Property Maintenance Code 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 ~~2012~~ 2015 IS SPECIFICALLY AMENDED AS FOLLOWS:

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**Section 101.4.1 Electrical.** The provisions of the National Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

**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 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 104.11.0.1.** Amend by Adding.104.11.0.1Structural Insulated Panel Roof Assemblies. All roofs utilizing Structural Insulated Panels will be required to include a cold roof ventilation design approved by the Building Official

**Section 105.1.1 Annual Permit:** Delete.

**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, open on at least two sides and, 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.

**Commented [KS4]:** Openings on the 2 sides does not increase or decrease the hazard. The roof eave height will limit the hazard more than open sides.

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**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; except that the building official is authorized to grant two extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**Section ~~108.2~~ 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.

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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 108.2.1-109.2.1 Plan review fees.** Add Section ~~108.2.1-109.2.1~~ Schedule of plan review fees. When submittal documents are required by Section ~~106.1-107.1~~, 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.

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The Plan Review Fees specified in this section are separate fees from the Permit Fees specified in section ~~108.2-109.2~~ and are in addition to the Permit Fees.

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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.

**Section 108.3-109.6 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](http://www.iccsafe.org) or at the Teton County Building Department Office.

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**Section 108.6-109.6 Refunds.** Amend to read as follows:

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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 ~~109.3.8.1~~110.3.8.1 Reinspection and testing.** Add Section ~~109.3.8.1~~110.3.8.1 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.

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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 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 308.6.4** 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 903.2.2 Group E.** Revise to read as follows: 1. Throughout all Group E buildings greater than 5,000 square feet or larger.

**Section 903.2.3 Group F-1.** Revise to read as follows: 1. Where the building is 5,000 square feet or larger.

**Section 903.2.6 Group M.** Revise to read as follows: 1. Where the building is 5,000 square feet or larger.

**Section 903.2.8 Group S-1.** Revise to read as follows: 1. Where the building is 5,000 square feet or larger.

**Section 903.2.8.1 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** 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 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 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 by deleting Section ~~1805.2-1809.5~~ entirely and replacing with the following: 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: Deleted.

~~**Section 3401.1 Existing Structures** shall have a second sentence added which shall read, “The repair, alteration, relocation and change of occupancy of existing buildings or structures including but not limited to those listed in the National Register of Historic Places or designated as historic under a state or local historic preservation program that is approved by the Department of Interior, may comply with the 2012 edition of the International Existing Building Code.”~~

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Commented [KS5]: This section has been removed from the code.

## INTERNATIONAL RESIDENTIAL CODE AMENDMENTS

B. THE INTERNATIONAL RESIDENTIAL CODE 2012 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 ~~104.9.0.1~~-104.11** Amend by Adding ~~104.11.0~~ **104.11.2** Structural Insulated Panel 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: ~~10-11~~. Private use agricultural buildings, limited to one structure per parcel, ~~open on at least two sides~~, **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.

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Commented [KS7]: Openings on the 2 sides does not increase or decrease the hazard. The roof eave height will limit the hazard more than open sides.

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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](http://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 ~~and does not contain facilities for sleeping or bathing.~~

Commented [KS8]: This is not in the definitions of the IRC.

**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, cook top, oven, and sink, oven and/or a cook top.~~

Commented [KS9]: Matching definitions in the ordinance.

**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 approved by the Building Official.

**R301.1 Design.** 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~~ 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 1<sup>st</sup> 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.~~

~~1. b. Ducts that penetrate fire barrier shall have fire damper that is fire-resistance-rated to 90 minutes.~~

~~2. Buildings that are connected by passageways that are a minimum of 12ft in length and a maximum of 8ft in width shall not be required to have sprinkler protection providing all of the following conditions are met:~~

~~a. There is a two hour fire partition separating the passageway midway between the two structures. The wall rating shall continue from foundation to the underside of the roof sheathing and to the exterior sub sheathing of the intersecting walls.~~

~~b. The door or doors shall be 90 minute fire rated, automatic 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 loss of power.~~

~~c. There are no openings in the roof within 4ft of the wall. The passageway roof is provided with a minimum class B covering and the roof sheathing is constructed of fire-retardant-treated wood for a distance of 4ft on both sides of the wall.~~

~~d. The intersecting walls are protected by one hour construction for a distance of 4ft on each side of the wall with opening fire protection ratings of not less than 3/4 hour.~~

~~e. Other than sub sheathing the wall shall be structurally independent of the construction on each side of the wall.~~

~~f. The square footage of the structure on each side of the wall is less than 5000 square feet.~~

3. Buildings permitted before October 1<sup>st</sup> 1991.

EXCEPTION: Buildings permitted before October 1<sup>st</sup> 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.

~~For the purpose of Section 903, fire walls shall not define separate buildings in R-3 Occupancies permitted for constructed after September 14<sup>th</sup> 2004.~~

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**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.

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

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

GROUND SNOW LOAD <sup>k</sup>	WIND SPEED <sup>d</sup> (mph)	SEISMIC DESIGN CATEGORY <sup>f</sup>	Weathering <sup>a</sup>	Frost Line depth <sup>b</sup>	Termite <sup>c</sup>	WINTER DESIGN TEMP <sup>e</sup>	ICE SHIELD UNDER-LAYMENT REQUIRED <sup>i</sup>	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX <sup>h</sup>	MEAN ANNUAL TEMP <sup>j</sup>
k	<del>90</del> 115	D1,D2	Severe	34"	Slight	-30	YES	g	YES	38

**Commented [KS10]:** The change in the IRC mirrors the change in the 2012 IBC.

For SI: 1 pound per square foot=0.0479 kN/m<sup>2</sup>, 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 90 mph/3sec gusts as determined from the wind speed map [Figure R301.2(4)]. 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 4<sup>th</sup> 1989, September 29<sup>th</sup> 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](http://www.ncdc.noaa.gov/fpsf.html).
- j. Source - [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).
- k. As shown on the GIS map for Teton County. To view go to [www.tetonwyo.org](http://www.tetonwyo.org) 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

~~**R302.1 Exterior Walls.** Amend by deleting: “or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2)”~~

**Commented [KS11]:** Remove from amendment, sprinkler systems allow for reduction in fire distance.

~~**R309.2 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.~~

**Commented [KS12]:** Location of amendment has moved in the code.

~~**R302.12 Draftstopping.** Amend by adding **Cold Roof Assemblies shall have draftstops installed so that the area of the concealed space does not exceed 1000 square feet.**~~

**Commented [KS13]:** Added this amendment for limiting the free flow of air throughout the entire concealed cold roof space so that fire and embers can be restricted and still will allow for cross ventilation that is required for the cold roof to work properly.

**R304.4 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. ~~and a sink.~~

**Commented [KS14]:** This amendment mirrors the definition of a kitchen in the LDR's.

~~R309.2 Separation required. Amend by changing all references of 1/2 inch gypsum board to read as follows: 5/8 inch type X gypsum board.~~

**Commented [KS15]:** Moved to R302.6

**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.

**R403.3 Frost protected shallow foundations.** Amend by adding the first sentence: Frost protected footings are prohibited in ~~R-occupancies one and two family dwellings~~ and structures attached to ~~R-occupancies: one and two family dwellings.~~

**Commented [KS16]:** Changed the verbiage to match the IRC.

~~R403.1.4 Minimum depth. Revise as follows: Footings subject to frost shall have a minimum depth of 34 inches measured from finished grade to the bottom of the footing. Where applicable, the depth of footings shall also conform to Sections R403.1.4.1 through R403.1.4.2.~~

**Commented [KS17]:** Removed from amendments because this is addressed in the body of the IRC.

**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 (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 GENERAL.** Amend by adding the following sections:

~~Table 1102.1.1 Amend by adding. At the intersection of climate zone 7 and wood framed walls, R21 cavity + 1/2" continuous on the interior of all exterior walls.~~

**N1102.1.1.1** Amend by adding the following. Fenestration Limitation. Fenestration shall not exceed 30% of the gross conditioned floor-wall area above grade. To determine allowable floor-wall area of walk out (daylight) basements ~~the wall must have a minimum of 6 foot exposure from finished grade. go to the Teton County website for the explanation and calculation.~~

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.~~

**N1102.1.1.2.** Amend by adding the following Finished Garages and Accessory Structures. Finished garages and accessory structures shall meet the minimum insulation requirements for Table N1102.1.1.

**N1104.1.2** Amend by adding the following Landscape Lighting. All exterior landscape lighting shall be solar powered.

**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.

~~M1502.4.4.2 Manufacturers Instructions. Amend by deleting this section.~~

~~M1505.1 M1506.1 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.

~~M1701.1.1 Buildings of unusually tight construction.~~ Amend the first sentence to read as follows: ~~In all structures containing habitable space or unusually tight construction, combustion air shall be obtained from outside the thermal envelope.~~

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

**Commented [KS18]:** Removed amendment. It was not being utilized.

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**Commented [KS19]:** Changed to match compliance software programs that are nationally recognized.

**Commented [KS20]:** Simplified the equation that has been previously used.

**Commented [KS21]:** Added the formula to the text because it was removed from the website.

**Commented [KS22]:** Added approved methods.

**Commented [KS23]:** Deleted this amendment due the addition of duct boosters into the code.

**Formatted:** Font color: Red, Strikethrough

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**Commented [KS24]:** This section has been omitted now that whole house ventilation is required in all new homes.

**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.

**G2414.5.2 (403.5.2) Copper tubing.** Revise to read as follows: Copper and brass tubing shall not be used for installations of gas piping systems.

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

**Commented [KS25]:** Added the requirement that all gas supplied to homes have a shut off where the supply enters the home. Propane tanks have the shut off at the tank and the tanks are buried in the county. This will allow home owners and emergency responders to find the gas shut off quickly even during the winter months.

**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.

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

## INTERNATIONAL PLUMBING CODE AMENDMENTS

C. THE INTERNATIONAL PLUMBING CODE ~~2012~~ 2015 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.

**106.6.2 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.

**106.6.3 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 107.4.3.1 Reinspection and testing.** Add Section 107.3.3.1 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.

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.

**108.4 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.

**108.5 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.

**Section 111, License required.** Add Section 110+1 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.

**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.

**305.6.1 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.

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

**413.3 Commercial food waste grinder waste outlets.** Delete (see amendment to section 413.1)

**608.16.4 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.

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

**904.2 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.

**1003.3.6 Grease Interceptor Sizing.** Amend by adding Section 1003.3.6 Grease Interceptor Sizing.  
"Grease interceptors for commercial kitchens shall be sized in accordance with the following:"



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 m<sup>2</sup>) 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.

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

**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 ~~2012~~ 2015 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.

**106.5.2 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.

**106.5.3 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 107.3.3.1 Reinspection and testing.** Add Section 107.2.3.1 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.

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.

**108.4 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.

**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.

**Section 111, License required.** Add Section 11041 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 approved by the Building Official.

~~504.6.1 Maximum length. Delete the exception in its entirety.~~

**Commented [KS27]:** Removed exception because of the dryer booster provision.

**702.1 All air from indoors.** Amend by adding the following after the first sentence: Exception: Group R Occupancies shall obtain all combustion air from the outdoors.

**901.5 Minimum Requirements.** Add section 901.5: 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.

**901.6. Prohibited Installations:** Installation of Solid Fuel Heating (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 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 20122015 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.

**106.6.2 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.

**106.6.3 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 107.2.3.1 Reinspection and testing.** Add Section 107.2.3.1 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.

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.

**108.4 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.

**Section 111, License required.** Add Section 110~~1~~ 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 202 GENERAL DEFINITIONS.** Amend this section by adding the following definitions:

**303.3 Prohibited Locations.** Delete the following conditions to the exception; ~~2~~-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.

**403.4.3 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.

**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 AMMEDED 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 402.1.1 Amend by adding: At the intersection of climate zone 7 and wood framed walls, R21 cavity + 1/2” continuous on the interior of all exterior walls.~~

Commented [KS28]: This amendment was not used by designers.

Table 402.4.1.1. Amend 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.

## INTERNATIONAL EXISTING BUILDING CODE

G. THE INTERNATIONAL EXISTING BUILDING CODE ~~2012~~2015 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.

**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 120 s.f. and the height of said buildings does not exceed 10 feet at peak of roof	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			
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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			
	Replacement or 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.tetonwyo.org](http://www.tetonwyo.org) 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.

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 2012 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 2012 Codes.

PASSED, APPROVED AND ADOPTED on ~~December 23, 2013~~ and effective on January 1, ~~2014~~2017.

ATTEST:

TETON COUNTY

\_\_\_\_\_  
Sherry Daigle  
County Clerk

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Paul Vogelheim  
Chairman, County Commissioners