

COUNTY BUILDING CODES RESOLUTION

TETON COUNTY, WYOMING

Adopted September 14, 2004

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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to repeal, abrogate, annul, impair or interfere with any existing Resolution of the County, except as is specifically repealed by adoption of this Resolution, provided that where any provision of this Resolution imposes more stringent regulations, requirements or limitations than are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, 2003 edition, including Appendix C, Group U – Agricultural Buildings; Appendix E, Supplementary Accessibility Requirements; Appendix I, Patio Covers, as published by the International Code Council (*AMD 07-0009*).
- B. The International Residential Code, 2003 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 and Type B Vents; Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems; Appendix F, Radon Control Methods; Appendix G, Swimming Pools, Spas and Hot Tubs; Appendix H, Patio Covers, as published by the International Code Council.

- C. International Plumbing Code, 2003 edition, including Appendix E, Sizing of Water Piping System; Appendix F, Structural Safety, as published by the International Code Council.
- D. International Mechanical Code 2003 edition, including Appendix A, Combustion Air Openings and Chimney Connector Pass-Throughs, as published by the International Code Council.
- E. International Fuel Gas Code, 2003 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 Existing Building code, 2003 edition, including Appendix A, Guidelines for the Seismic Retrofit of Existing Buildings; Appendix B, Supplementary Accessibility Requirements for Existing Buildings and Facilities as published by the International Code Council.

SECTION 7. AMENDMENTS TO ADOPTED CODES.

INTERNATIONAL BUILDING CODE AMENDMENTS

- A. THE INTERNATIONAL BUILDING CODE 2003 IS SPECIFICALLY AMENDED AS FOLLOWS:

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 101.4.5 Property maintenance. Delete.

Section 101.4.7 Energy. Delete.

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

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

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 storage 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, provided the roof area does not exceed 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 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Section 108.2 Schedule of permit fees. Amended as follows: The fee for building permits and International Existing Building Code permits shall be as follows: Building Permit Fees will be established using the Building Valuation Data published by The International Code Council and a Permit Fee Multiplier, which will be established every January under the guidelines established by the Teton County Commissioners.

Section 108.2.1 Plan review fees. Add Section 108.2.1 Schedule of plan review 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.

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 Table 3 of the Teton County Building Resolution.

Section 108.3 Building Permit Valuations. Amended as follows: The valuation for Building Permits in Teton County shall be based on the most recent cost figures per square foot as shown in International Building Code, Building Valuation Data Table published by International Code Council. The latest Building Valuation Table may be found at www.iccsafe.org or at the Teton County Building Department Office.

Section 108.6 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:

- A. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.
- B. 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.
- C. 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 109.3.11 Reinspection and testing. Add Section 109.3.11 Reinspection and Testing as follows:

A reinspection fee may be assessed under the following circumstances:

1. 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, or not correcting work related to an inspection that was previously requested; or
2. when the approved plans are not readily available to the inspector at the time of any inspection; or
3. for failure to provide access on the date and time for which inspection is requested; or
4. for deviating from the plans and thereby requiring the approval of the building official prior to the requested inspection.

To obtain reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by Teton County. When reinspection fees have been assessed, no additional work will be performed until the required fees have been paid.

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 and/or NFPA 13, 13D or 13R, whichever applies based on type of occupancy.

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 Group A. Delete.

Section 907.2.2 Group B. Delete.

Section 907.2.4 Group F. Delete.

Section 907.2.7 Group M. Delete.

Table 1016.1 Corridor Fire-Resistance Rating. Amend Table 1016.1, Required Fire-Resistance Rating with Sprinkler System column to read 1 hour for all occupancy classifications.

Section 1025.1 General. Amend this section as follows: Delete Exceptions 1 and 2.

CHAPTER 13 ENERGY EFFICIENCY. Amend to read as follows:

**SIMPLIFIED PRESCRIPTIVE BUILDING ENVELOPE THERMAL COMPONENT
CRITERIA MINIMUM REQUIRED THERMAL PERFORMANCE
(U-FACTOR AND R-VALUE)**

BUILDING LOCATION		MAXIMUM GLAZING U-FACTOR {Btu/(hr ft ² ° F)}	MINIMUM INSULATION R-VALUE {hr ft ² °F}Btu}					
Climate Zone	HDD		Ceilings	Walls	Floors	Basement walls	Slab perimeter R-value and depth	Crawl space walls
17	9,000-12,999	0.35	R-49	R-21	R-21	R-19	R-18, 36"	R-20

Section 1805.2.1 Frost Protection. Amended by deleting Section 1805.2.1 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 36-inches measured from finish grade to the bottom of the footing or the depth otherwise specified by the Soils Engineer of record.

Section 1805.4.5 Timber Footings. Amend as follows: Deleted.

Section 2101.1 Scope. Amended by adding the following sentence: No Building or Mechanical Permits will be issued for the installation of a wood burning device unless the device is an EPA Phase II device or is otherwise exempt.

Chapter 34 EXISTING STRUCTURES. Deleted.

APPENDIX B, BOARD OF APPEALS, SECTION B101 GENERAL

B101.2 Membership of Board. The board of appeals shall consist of persons appointed by the Board of County Commissioners as follows:

1. One for five years; one for four years; one for three years; one for two years; and one for one year.
2. Thereafter, each new member shall serve for five years or until a successor has been appointed.

The building official shall be an ex officio member of said board but shall have no vote on any matter before the board.

B101.2.1 Alternate members. The Board of County Commissioners shall appoint two alternate members who shall be called by the board chairperson to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications

required for board membership and shall be appointed for five years, or until a successor has been appointed.

B101.2.2 Qualifications. The board of appeals shall consist of five individuals, each of whom must be one of the following: licensed professional engineer, architect, building contractor, licensed electrician, plumber, or other person qualified by experience and training to pass on matters pertaining to building construction.

B101.2.7 Compensation of members. Members shall not be compensated for their service on the board, but shall be reimbursed for actual and necessary expenses, including traveling expenses and mileage, incident to their service on the board.

B101.3.2 Procedure. Pursuant to the Wyoming Administrative Procedures Act, the board shall adopt and make available to the public through the Teton County Clerk procedures under which a hearing will be conducted.

INTERNATIONAL RESIDENTIAL CODE AMENDMENTS

B. THE INTERNATIONAL RESIDENTIAL CODE 2003 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.”

[EB] 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.

R105.2 Work exempt from a permit. 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.

R105.2 Work exempt from a permit. Add the following: 10. Agricultural buildings, provided the roof area does not exceed 600 square feet, defined as a structure 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 and shall be as follows: Building Permit Fees will be established using the Building Valuation Data published by The International Code Council and a Permit Fee Multiplier, which will be established every January under the guidelines established by the Teton County Commissioners. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with Tables 3, 4 and 5 of the Teton County Building Resolution.

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 Table 3 of the Teton County Building Resolution.

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 Table 3 Of the Teton County Building Resolution.

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

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

R108.5 Refunds. Amend to read as follows:

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

1. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

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

R202 Definitions. Add the following definition. Code Official. Wherever reference is made in the International Residential Code to Code Official, it shall mean the Teton County Building Official.

Approved Solid Fuel Burning Device (ASFBD). Shall mean any solid fuel-burning devices that have been approved by Teton County. ASFBD are those devices listed as ASFBD by Teton County which includes but are not limited to devices that meet emission requirements for Phase II certification or higher as amended by the EPA at the time of installation. These approved devices include certain brands of wood stoves and inserts, pellet stoves and inserts, and masonry heaters.

Solid Fuel Burning Device (SFBD). Shall mean any fireplace, stove, firebox or device intended and/or used for the purpose of burning wood, pellets, coal, paper or other non-liquid or non-gaseous fuel.

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 and/or NFPA 13, 13D or 13R, whichever applies based on type of occupancy. . For the purpose of Section 903, fire walls shall not define separate buildings in R-3 Occupancies.

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.

R310.1 Emergency escape and rescue required. Amend the first sentence to read as follows: Basements with habitable space and every sleeping room shall have at least one openable emergency escape and rescue opening onto a public street, public alley, yard or exit court.

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

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

GROUND SNOW LOAD	WIND SPEED^c (mph)	SEISMIC DESIGN CATEGORY^g	WEATHERING^a	FROST LINE DEPTH^b	TERMITE^c	DECAY^d	WINTER DESIGN TEMP^f	ICE SHIELD UNDER-LAYMENT REQUIREDⁱ	FLOOD HAZARDS^h	AIR FREEZING INDEXⁱ	MEAN ANNUAL TEMP^k
L	e	G	Severe	b	Slight	none	-30	YES	H	YES	38

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

- a. Probability Map [Figure R301.2(3)]. Concrete shall conform to the “severe” requirements of Table R402.2. The grade of masonry units shall be determined from ASTM C34, C55, C62, C73, C90, C129, C145, C216 or C652.
- b. The frost line depth for Teton County is 36-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. Teton County shall be considered “none to slight” in accordance with Figure R301.2).
- e. The basic wind speed shall be 90 mph 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.
- f. The outdoor design dry-bulb temperature shall be -30.
- g. The minimum Seismic Design Category for Teton County as determined from Section R301.2.2.1 is D1 with many areas in the D2 and E classifications.
- h. (a) the date of the jurisdiction’s entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b)the date(s) of the currently effective FIRM and FBFM, or other flood hazard map adopted by the community, as may be amended.
- i. 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
- j. 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.
- k. Source - www.ncdc.noaa.gov/fpsf.html.
- l. Refer to Table 2 of the Teton County Building Resolution

R301.2.3 Snow Loads. 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.

R305.1 Minimum Height. Amend as follows: Delete Exception #2.

R310.1 Emergency Escape and Rescue Required. Amend the first sentence to read: Basements and every sleeping room shall have at least one openable emergency escape and rescue opening.

[EB] R313.1.1 Alterations, repairs and additions. EXCEPTION: Delete exception 2.

R403.1.4 Minimum depth. Revise as follows: Footings subject to frost shall have a minimum depth of 36-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.

R403.1.4.1 Frost protection. EXCEPTIONS: 1. Revise to read as follows: Freestanding nonhabitable accessory structures with an area of 600 square feet or less and an eave height of 10 feet or less shall not be required to be protected.

R1004.1 General. Amend by adding the following: No building or mechanical permits will be issued for the installation of a wood burning device unless the appliance is an EPA Certified Appliance meeting the emission requirements for Phase II certification and/or an open masonry fireplace supplied with gas and fitted with artificial logs.

R1004.1 General. Revise as follows: Factory-built fireplaces shall be listed and labeled and shall be installed in accordance with the conditions of the listing. Factory-built fireplaces shall be tested in accordance with UL127. No building or mechanical permits will be issued for the installation of a wood burning device unless the appliance is an EPA Certified Appliance meeting the emission requirements for Phase II certification, ~~and/or an open masonry fireplace supplied with gas and fitted with artificial logs.~~ Existing masonry fireplaces designed to burn wood, currently supplied with gas and fitted with artificial logs pursuant the former provisions of this section, may be approved as a solid fuel-burning device, at the request of the owner and subject to inspection of the building official (AMD 06-0005).

CHAPTER 11 ENERGY EFFICIENCY. Amend to read as follows:

TABLE N1102.1

**SIMPLIFIED PRESCRIPTIVE BUILDING ENVELOPE THERMAL COMPONENT
CRITERIA
MINIMUM REQUIRED THERMAL PERFORMANCE
(U-FACTOR AND R-VALUE)**

BUILDING LOCATION		MAXIMUM GLAZING U-FACTOR {Btu/ (hr ft ² °F)}	MINIMUM INSULATION R-VALUE {hr ft ² °F)Btu}					
Climate Zone	HDD		Ceilings	Walls	Floors	Basement walls	Slab perimeter R-value and depth	Crawl space walls
17	9,000-12,999	0.35	R-49	R-21	R-21	R-19	R-18, 36"	R-20

M1414.1 Fireplaces Stoves. General. Add the following. No building or mechanical permits will be issued for the installation of a solid fuel-burning device unless the appliance is an Approved Solid Fuel Burning Device (ASFBD). A current list of approved devices can be obtained by contacting the Teton County Building Department. Solid fuel-burning devices listed as Exempt by the EPA, due to their overall size, weight or other basis for exemption, are not considered approved solid fuel-burning devices by Teton County. Approval for a non-approved device may be granted if the proposed solid fuel-burning device can be proven to have emission factors within the range of ASFBD currently approved by Teton County.

No more than one Approved Solid Fuel Burning Device (ASFBD) and one non-approved solid fuel-burning (SFBD) device or two approved solid fuel burning devices shall be installed in any R-3 dwelling. Installation of additional solid fuel-burning devices is prohibited if the resulting number of solid fuel burning devices exceeds two.

No more than one Approved Solid Fuel Burning Device (ASFBD) and one non-approved solid fuel-burning (SFBD) device or two approved solid fuel burning devices shall be installed in any residential or commercial structure constructed after the effective date of this resolution for Occupancy Classifications A, B, E, F, H, I, M, R-1, R-2, R-4, S or U. Installation of additional solid fuel-burning devices is prohibited if the resulting number of solid fuel-burning devices exceeds two.

G2406.2 (303.3) Prohibited locations. EXCEPTION #4. Add the following sentence: The room must also be equipped with a listed Carbon Monoxide Detector installed according to the manufacturer's installation instructions.

G2407.1 (304.1) General. Add the following sentence: Spaces containing gas fired sealed combustion equipment shall be ventilated to prevent overheating of the space. 35 cfm of outside air shall be provided per 100,000 Btu of input rating. Fans shall be automatically controlled to maintain space temperature.

G2414.5.2 (403.5.2) Copper tubing. Revise to read as follows: G2414.5.2 (403.5.2) Copper tubing. Copper tubing shall comply with standard Type K or L of ASTM B 88 or ASTM B 280.

Copper and brass tubing shall not be used for installations of gas piping systems.

G2433.1 (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.

G2445.6 (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.

G2445.7 (621.7) Unvented log heaters. Revise to read as follows: G2445.7 (621.7) Unvented log heaters. 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 G2432.

G2603.6 Freezing. Revise the last sentence to read: Water service pipe shall be installed not less than 72 inches deep or less than 6 inches below the frost line.

G2603.6.1 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.

INTERNATIONAL PLUMBING CODE AMENDMENTS

C. THE INTERNATIONAL PLUMBING CODE 2003 IS SPECIFICALLY AMENDED AS FOLLOWS:

106.6 Fee Schedule. Amend to read as follows: The fees for all plumbing work shall be as indicated in the following schedule: Table 4 of the Teton County Building Code Resolution

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.

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.

202 Code Official. Amend to read: Wherever reference is made in the International Plumbing Code to Code Official, it shall mean the Teton County Building Official.

305.6. 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.

403.3 Commercial food waste grinder waste outlets. Amend to read: Commercial food waste grinders shall not be allowed in a commercial kitchen. The grease trap shall be connected to a drain a minimum of 2 inches in diameter.

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 preventer.

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.

1003.3.2 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, 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 2003 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.”

106.5.2 Fee schedule. Revise to read as follows: The fees for mechanical work shall be as indicated in Table 5 of the Teton County Building Resolution.

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.

107.2.3 Reinspection and testing. Revise to read as follows:

A reinspection fee may be assessed under the following circumstances:

1. 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, or not correcting work related to an inspection that was previously requested; or
2. when the approved plans are not readily available to the inspector at the time of any inspection; or
3. for failure to provide access on the date and time for which inspection is requested; or

4. for deviating from the plans and thereby requiring the approval of the building official prior to the requested inspection.

To obtain reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by Teton County. When reinspection fees have been assessed, no additional work will be performed until the required fees have been paid.

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.

202 GENERAL DEFINITIONS. CODE OFFICIAL. Revise the definition to read as follows: CODE OFFICIAL. The Teton County Building Official.

Approved Solid Fuel Burning Device (ASFBD). Shall mean any solid fuel-burning devices that have been approved by Teton County. ASFBD are those devices listed as ASFBD by Teton County which includes but are not limited to devices that meet emission requirements for Phase II certifications or higher as amended by the EPA at the time of installation. These approved devices include certain brands of wood stoves and inserts, pellet stoves and inserts, and masonry heaters.

Solid Fuel Burning Device (SFBD). Shall mean any fireplace, stove, firebox or device intended and/or used for the purpose of burning wood, pellets, coal, paper or other non-liquid or non-gaseous fuel.

301.2 Energy utilization. Delete.

707.1 General. Revise the paragraph to read as follows: Rooms containing fuel burning appliances that are listed and labeled for direct combustion air connection to the outdoors shall be ventilated to prevent overheating. 35 CFM of outside air shall be provided per 100,000 Btu of input rating. Fans shall be automatically controlled to maintain space temperature.

905 General. Amend to read as follows: No building or mechanical permits will be issued for the installation of a wood burning device unless the appliance is an Approved Solid Fuel Burning Device (ASFBD). A current list of approved devices can be obtained by contacting the Teton County Building Department.

No more than one Approved Solid Fuel Burning Device (ASFBD) and one non-approved Solid Fuel Burning Device (SFBD) or two approved solid fuel burning devices shall be installed in any R-3 dwelling. Installation of additional solid fuel burning devices is prohibited if the resulting number of solid fuel burning devices exceeds two. Solid fuel-burning devices listed as Exempt by the EPA, due to their overall size, weight or other basis for exemption, are not considered approved solid fuel-burning devices by Teton County. Approval for a non-approved device may be granted if the proposed solid fuel-burning device can be proven to have emission factors within the range of ASFBD currently approved by Teton County.

Not more than one Approved Solid Fuel Burning Device (ASFBD) and one non-approved solid fuel- burning (SFBD) or two approved solid fuel burning devices shall be installed in any residential or commercial structure constructed after the effective date of this resolution for Occupancy Classifications A, B, E, F, H, I, M, R-1, R-2, R-4, S or U.

Fireplace stoves and solid-fuel-type room heaters shall be listed and labeled and shall be installed in accordance with the conditions of the listing. Fireplace inserts intended for installation in fireplaces shall be listed and labeled and shall be installed in accordance with the manufacturer's installation instructions.

INTERNATIONAL FUEL GAS CODE AMENDMENTS

E. THE INTERNATIONAL FUEL GAS CODE 2003 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."

106.5.2 Fee Schedule. Amend to read: The fees for work shall be as indicated in Table 5 of the Teton County Building Resolution.

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 has been paid is withdrawn or cancelled before any plan review effort has been expended.

107.2.3 Reinspection and testing. Revise to read as follows:

A reinspection fee may be assessed under the following circumstances:

1. 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, or not correcting work related to an inspection that was previously requested; or
2. when the approved plans are not readily available to the inspector at the time of any inspection; or
3. for failure to provide access on the date and time for which inspection is requested; or
4. for deviating from the plans and thereby requiring the approval of the building official prior to the requested inspection.

To obtain reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by Teton County. When reinspection fees have been assessed, no additional work will be performed until the required fees have been paid.

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.

202 GENERAL DEFINITIONS. CODE OFFICIAL. Revise the definition to read as follows: CODE OFFICIAL. The Teton County Building Official.

301.2 Energy utilization. Revise to read as follows: Heating, ventilating and air-conditioning systems of all structures may be designed and installed for efficient utilization of energy in accordance with the *International Energy Conservation Code*.

303.3 Prohibited Locations. EXCEPTION #4. Revise to read as follows: 4. A single wall-mounted unvented room heater equipped with an oxygen depletion safety shutoff system and installed in a bedroom, provided that the input rating does not exceed 10,000 Btu/h (2.93 kW), the bedroom meets the required volume criteria of Section 304.5 and the room is

equipped with a listed Carbon Monoxide Detector installed according to the manufacturer's installation instructions.

304.1 General. Add the following sentence: Spaces containing gas fired sealed combustion equipment shall be ventilated to prevent overheating of the space. 35 cfm of outside air shall be provided per 100,000 Btu of input rating. Fans shall be automatically controlled to maintain space temperature.

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

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.

621.6 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 EXISTING BUILDING CODE AMENDMENTS

F. THE INTERNATIONAL EXISTING BUILDING CODE IS SPECIFICALLY AMENDED AS FOLLOWS:

101.4. Existing buildings. Revise to read as follows: The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, 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.

101.5 Maintenance. Revise to read as follows: Buildings and parts thereof shall be maintained in a safe and sanitary condition. All existing devices or safeguards shall be maintained in all existing buildings. The owner or the owners designated agent shall be responsible for the maintenance of the building. To determine compliance with this subsection, the code official shall have the authority to require a building to be reinspected. Except where specifically permitted by this code, the code shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing buildings.

108.2 Schedule of permit fees. Revise the following paragraph to read as follows: On buildings, building alterations, and electrical, gas, mechanical, and plumbing systems

requiring a permit, a fee for each permit shall be paid as required in accordance with Tables 3, 4 and 5 of the Teton County Building Resolution.

108.3 Building permit valuations. Revise to read as follows: The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work including materials and labor for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems.

Section 108.6 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.

605.2 General. Amend to read as follows: The means of egress shall comply with the requirements of this section.

Exceptions:

1. Means of egress conforming to the requirements of the *International Building Code* under which the building was constructed shall be considered compliant means of egress if, in the opinion of the building official, they do not constitute a distinct hazard to life.

906.1 Minimum requirements. Revise to read as follows: Additions to existing buildings or structures may be made to such buildings or structures without making the entire building or structure comply with the requirements of the *International Energy Conservation Code*. The addition may conform to the requirements of the *International Energy Conservation Code* as they relate to new construction only.

1003.7 One-hour fire-resistant assemblies. Revise to read as follows: Where 1-hour fire-resistance-rated construction is required by these provisions, it need not be provided, regardless of construction or occupancy, where the existing wall and ceiling finish is metal lath and plaster.

1101.2 Conformance. Revise to read as follows: The building shall be safe for human occupancy as determined by the *International Codes*. Any repair, alteration, or change of occupancy undertaken within the moved structure shall comply with the requirements of this code applicable to the work being performed. Any field-fabricated elements shall comply

with the requirements of the *International Building Code* or the *International Residential Code* as applicable.

1201.2 Applicability. Amend to read as follows: Proposed work involving additions, alterations, or changes of occupancy related to structures existing prior to April 1, 1985 shall conform to the requirements of this chapter or the provisions of Chapters 4 through 10. The provisions of Sections 1201.2.1 through 1201.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, and S. Sections 1201.2.1 through 1201.2.5 shall not apply to buildings with occupancies in Group H or Group I.

1201.3.2 Compliance with other codes. Amend to read as follows: Buildings that are evaluated in accordance with this section shall comply with the *International Codes*.

This Table sets forth the 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.

**TABLE 1
WHEN PERMITS ARE REQUIRED**

(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			

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 LOAD REQUIREMENTS
(Roof Snow Load)

SUBDIVISION FLAT ROOF SNOW LOAD (lbs/sq.ft.)

ALTAMONT (Alta)	90
ASPEN COVE (Fall Creek Rd)	125
ASPENS (Moose-Wilson Rd)	85
B-HIVE (Moose-Wilson Rd)	95
BADGER HEIGHTS (Game Creek)	75
BAR-B-BAR MEADOWS (Airport)	95-LOWER BENCH
BAR-B-BAR MEADOWS (Airport)	75-UPPER BENCH
BAR Y ESTATES (Gros Ventre Butte)	95
BEAR LAKES (Kings Hwy)	95
BEAVER POND (Fish Creek Rd)	105
BELLEVIEW (Fish Hatchery)	85
BEVERLY HILLS (Wilson – Eliot Cemetery Rd)	125
BIG HOUSE (Moose-Wilson Rd)	85
BIG MOUNTAIN RANCH (Moose-Wilson Rd)	85
BIG TRAILS (Meadow Drive)	75
BLUE MOUNTAIN BENCH (Fish Creek Rd)	125
BLUEBELL (Moose-Wilson Rd)	85
BROWN (Pacific Creek)	100
BUCKET SPRINGS (Henry’s Rd)	85
BUFFALO (South Meadow Road)	85
BUFFALO VALLEY ESTATES (Buffalo Valley)	100

BUSTLE CREEK (Alta)	90
BUTTERCUP (South Park Ranches)	75
C-B RANCH (Squaw Creek)	75
CANADIAN SPRINGS (South Park Loop Rd)	75
CARSON (Buffalo Valley)	100
CENTENNIAL (North)	75
CHAMBERS (Wenzel Lane)	95
CHIZZLER FLAT (Fish Creek Rd)	85
CIRCLE N RANCH (Ryegrass Rd)	75
COUNTRY ESTATES (Redtop Meadows)	125
THE COVE (Aspens)	85
CRESCENT H GUEST RANCH (Fall Creek Rd)	125
DAIRY (South Park Loop)	75
DEEP POWDER (Fall Creek Rd)	125
DEER CREEK HEIGHTS (Hoback)	95
DEER CREEK-PALMER CREEK (Hoback)	95
DOUBLE R RANCH (Hoback)	85
EAGLE SOUTHFORK (Fall Creek Rd)	95
EAST ZENITH (Kings Hwy)	75
ELK DANCE ESTATES (Spring Creek Ranch)	95
ELK RIDGE (Sagebrush Dr)	75
ELLEN CREEK (Teton Village)	125
ESTATES OF JH RACQUET CLUB RESORT (Moose-Wilson Rd)	85

EVERGREEN ESTATES (Buffalo Valley)	100
FAIRWAY ESTATES AT JH GOLF & TENNIS CLUB (Sagebrush Dr)	75
FAIRWAYS OF TETON PINES (Moose-Wilson Rd)	85
FALCON SPRINGS RANCH (Porcupine Springs Rd)	85
FALL CREEK RANCH (Fall Creek Rd)	125
FGMM ACRES (Alta)	90
FIGHTING BEAR CREEK RANCH (Fish Creek Rd)	105
FISH CREEK (Fall Creek)	95
FLAT CREEK FISHING CLUB (South Park Loop)	75
FOREST EDGE (Alta)	100
FOSTER MEADOWS (Fish Creek Rd)	85
G&S (Green Ln)	85
GAME CREEK (Game Creek)	75
GLASSBURN (Squaw Creek)	75
GRAND TARGHEE ESTATES (Alta)	90
GRAND TETON MEADOW (Airport)	75
GRANITE RIDGE (Teton Village) (Seismic Design Category D ₂ Recommended)	125
GRANITE CREEK RANCH (Moose-Wilson Rd)	95
GREEN CIRCLE (Green Lane)	85
GREEN MEADOW (South Meadow Road)	85
GREEN RANCH (Moulton Loop)	75
GREENS OF TETON PINES (Moose-Wilson Rd)	85
GROS VENTRE NORTH (Gros Ventre Butte)	95

GROS VENTRE WEST (Gros Ventre Butte)	95
H-C (Airport)	75
HHR RANCHES (Wilson)	95
HARD WINTER (Nethercott Ln)	85
HI-COUNTRY (South Park Loop)	75
HIBBERT (Alta)	90
HIDDEN HILLS RANCHES (Redtop Meadows)	125
HIGHLAND PARK ESTATES (Redtop Meadows)	125
HIRSCHLAND (Fall Creek Rd)	95
HOBACK RIVER (South-Hwy 89)	95
HOG ISLAND (South-Hwy 89/191)	75
HOMES AT AMANGANI (Spring Creek Ranch)	95
HOMESITE ADDITION (Middle Meadow Road)	85
HOMESTEAD (John Dodge Rd)	95
HUFSMITH HILL (South Park Loop Rd)	85
HUNT (Fish Creek Rd)	125
IDRONE (Moulton Loop)	75
INDIAN PAINTBRUSH (Fall Creek Rd)	125
INDIAN SPRINGS RANCH (Hwy 22)	95
IRON ROCK (Hwy 22)	95
J-W (Hoback Junction)	75
JACK MCNEELY RANCH (Fall Creek Rd)	125
JH GOLF&TENNIS CLUB ESTATES (Spring Gulch Rd)	75
JH RACQUET CLUB RESORT COMMON AREA (Moose-Wilson Rd)	85

JH SKI CORP. (Teton Village Rd)	125
JAY KING (Hoback)	85
JOHN DODGE (Moose-Wilson Rd)	95
KDC (Hog Island)	75
KELLY TOWNSITE (Kelly)	85
KENT ADDITION (Kelly)	85
KILN CREEK (Alta)	90
K-R RANCH (Prince Place)	95
LABONTE RANCHES (Squaw Creek)	75
LAKE CREEK ACRES (Moose-Wilson Rd)	85
LAKE CREEK RANCH (Moose-Wilson Rd)	95
LARRY'S (South Park Loop)	75
LAWRENCE CHENEY HOMESITES (Moose-Wilson Rd)	85
LES TRAPPEURS (Alta)	90
LINN (Moose-Wilson RD)	85
LITTLE HORSETHIEF CANYON (South-Hwy 89/191)	75
LOCHAN FEN (Alta)	90
LOST CREEK RANCHES (N. Hwy 89/191)	100
LUNDY PLAT (Wilson)	95
MAY (Buffalo Valley)	100
MEADOWS OF TETON PINES (Moose-Wilson Rd)	85
MELODY RANCH (South Park Loop)	75
MORTENSEN (Fish Creek Rd)	85
MOSES (Nethercott Ln)	85

MOUNTAIN LAUREL (Gros Ventre Butte)	95
MOUNTAIN MEADOWS (Redtop meadows)	125
MOUNTAIN PARK ESTATES (Redtop Meadows)	125
MOUNTIAN VIEW RANCH (Buffalo Valley)	100
McGHEE-DIAS (Porcupine Springs Rd)	75
McMANUS (Airport)	75
McNEELY MOUNTAIN (Fall Creek Rd)	125
NORTH MEADOW (South Park Loop)	75
NOWLIN MOUNTAIN MEADOW (Elk Refuge)	75
OWL CREEK (Airport)	75
PANORAMA ESTATES (Airport)	75
PARK VIEW ESTATES (Airport)	75
PASS RANCH (Wilson)	125
PHILLIPS RIDGE (Fish Creek Rd)	125
PINE MEADOWS (Fall Creek Rd)	85
PIONEER (Nethercott Ln)	85
POLLARD HILL (Squaw Creek)	75
POLO RANCHES (South Park Loop)	75
PORCUPINE RIDGE (Henrys Rd)	75
PORCUPINE SPRINGS (Henrys Rd)	75
R-G (Hwy 22)	125
RAFTER J RANCH (South-Hwy 89)	75
RAINTREE (Moose-Wilson Rd)	85
THE RANCH HOMES (Moose-Wilson Rd)	85

RAVEN HAVEN (Moose-Wilson Rd)	85
REDTOP RIDGE (Redtop Meadows)	125
RIVENDELL (Nethercott Ln)	85
RIVER HOLLOW (Green Ln)	85
RIVER SPRINGS (Moose-Wilson Rd)	85
RIVERFRONT (S. Hwy 89/191)	75
RIVERMEADOWS (Fall Creek Rd)	125
ROGERS POINT PLAT (Hoback)	75
ROICE (S. Hwy89/191)	75
ROSIES RIDGE (Buffalo Valley)	100
SADDLE BUTTE (Saddle Butte)	95
SAGE MEADOWS (South Park Loop)	75
SAGEBRUSH FLATS (Airport)	75
SAN RODO RANCH (Ely Springs Rd)	95
SCHEER (Green Lane)	95
SCHMITT (Pacific Creek)	100
SCHOFIELD PATENT (Wenzel Ln)	95
SEATON (Moose-Wilson Road Rd)	95
SERCA-REKAB (Moulton Loop)	75
SHIRAS RANCHES (Middle Meadow Rd))	95
SHISLER ESTATES (Redtop Meadows)	125
SHOOTIN' IRON RANCHES (South Park Loop Rd)	95
SINGING TREES (Fall Creek Rd)	125

SINGL' TREE RANCHES (South Park Loop)	75
SKYLINE RANCH (Hwy 22)	95
SNAKE RIVER WOODS (Sagebrush Dr)	95
SOLITUDE (Airport)	95-Lower Bench
SOLITUDE (Airport)	85-Upper Bench
SOUTH MEADOWS (Middle Meadow Rd)	85
SOUTH PARK SERVICE CENTER (S. Hwy 89/191)	75
SOUTH PARK VILLAGE (S. Hwy 89/191)	75
SOUTH WILDERNESS RANCHES (Moose-Wilson Rd)	85
SPOILED HORSE (Hoback Canyon)	95
SPRING CREEK FARMS (Alta)	85
SPRING CREEK RANCH (Spring Gulch Rd)	95
SQUAW CREEK DRAW (Game Creek)	75
SQUAW CREEK RANCH (Game Creek)	75
STEARNS FAMILY (Wilson)	125
STILSON RANCH (Hwy 22/390)	85
TABLE ROCK RANCH (Alta)	90
TARGHEE TOWNE CUSTOM HOMESITES (Alta)	90
TAYLOR CREEK (Fall Creek Rd)	125
TEAL TRACE (Fall Creek Rd)	95
TETON ACRES (Coyote Loop)	85
TETON CABINS (Moose-Wilson Rd)	85
TETON CASCADES (Airport)	75
TETON HIDEAWAY (Alta)	90

TETON PINES COMMERCIAL AREA (Moose-Wilson Rd)	85
TETON SAGE (Sagebrush Drive)	75
TETON VILLAGE	See JH Ski Corp.
TETON TARGHEE CREEK RANCH (Alta)	95
TETON WILDERNESS RANCH (Buffalo Valley)	100
TIMBERS OF TETON PINES (Moose-Wilson Rd)	85
TRAILS END RANCHES (Fall Creek Dr)	125
TRAP CLUB ESTATES (Airport)	75
TUCKER RANCH (Moose-Wilson Rd)	85
TWO ARROW RANCH (Fall Creek Rd)	95
UPPER MEADOWS (Middle Meadow Rd)	85
VALLEY VIEW (S. Hwy 89/191)	75
WAPITI (Upper Meadow Rd)	85
WARD ADDITION TO THE TOWN OF WILSON (Wilson)	125
WESTERN TANAGER (Game Creek)	75
WILDERNESS RANCH ESTATES (Moose-Wilson Rd)	85
WILLOW FLATS (Nethercott Ln)	85
WILLOWBROOK (Moose-Wilson Rd)	85
WILLOWS OF TETON PINES (Moose-Wilson Rd)	85
WILSON MEADOWS (Wilson)	95
WILSON PRAIRIE (Green Lane)	85
WILSON TOWNSITE (Wilson)	125-West of Fish Creek
WILSON TOWNSITE (Wilson)	95-East of Fish Creek
WOODED HILLS (Fall Creek Rd)	125

WOODSIDE (Sagebrush Dr)	85
WRIGHT-CLARK RANCH (Fish Creek Rd)	95
YELLOW ROSE RANCH (Alta)	90
YODLER (Moose-Wilson Rd)	95

For elevations or building sites in areas not listed on the table the following shall be used to determine snow load:

S = Snow Load

K = 4 in all areas of Teton County

A = Site elevation divided by 1000 (ex. 9200' = 9.2)

$$S = \frac{32}{K + 12} (A - K/2)^2$$

**TABLE 3
BUILDING PERMIT FEES**

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof
<p>1. Inspections outside of normal business hours \$75.00 per hour¹ (minimum charge-two hours)</p> <p>2. Reinspection fees assessed under provisions of Section 109.3.4, R109.4..... \$50.00 per hour¹</p> <p>3. Inspections for which no fee is specifically indicated..... \$50.00 per hour¹ (minimum charge-one-half hour)</p> <p>4. Additional plan review required by changes, additions or revisions to plans\$100.00 per hour¹ (minimum charge-one-half hour)</p> <p>5. For use of outside consultants for plan checking and inspections, or both Actual costs²</p> <p>6. For demolishing any building or structure..... \$50.00</p> <p>7. For new housing built off site per modular unit..... \$350.00 (includes plumbing and mechanical inspections without separate permitting)</p> <p>8. Fire sprinkler systems and fire alarm systems. Permit fees shall be based on the valuation of the systems equipment and installation or the cost per square foot taken from the Building Safety Journal, Building Valuation Data, published by the International Code Council. The higher valuation will be used.</p> <p>9. State of Wyoming, Federal Government, Town and County Governments will not be charged building permit or plan review fees.</p>	

¹Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved. Minimum charge is one-hour.

²Actual costs include administrative and overhead costs.

**TABLE 4
PLUMBING PERMIT FEE SCHEDULE**

Permit Issuance

- 1. For Issuing each Permit \$ 25.00
- 2. For issuing each supplemental permit..... \$ 10.00

Unit Fee Schedule

- 1. For each plumbing fixture or trap or set of fixtures on one trap
(including water, drainage piping and backflow protection thereof)..... \$ 7.00
- 2. Rainwater systems /per drain (inside building) \$ 7.00
- 3. For each water heater and/or vent..... \$ 7.00
- 4. For each industrial waste pretreatment interceptor including its trap
and vent, excepting kitchen-type grease interceptors functioning as
fixture traps \$ 7.00
- 5. For installation, alteration or repair of water piping and/or water
treating equipment, each \$ 10.00
- 6. For repair or alteration of drainage or vent piping, each fixture..... \$ 10.00
- 7. For each lawn sprinkler system on any one meter including
backflow protection devices therefore \$ 7.00
- 8. For atmospheric-type vacuum breakers not included in Item 2:
1 to 5 \$ 5.00
Over 5, each \$ 1.00
- 9. For each backflow protective device other than atmospheric-type
vacuum breakers:
2 inches and smaller..... \$ 7.00
Over 2 inches \$ 15.00
- 10. For each medical gas piping system serving one to five inlet(s)
outlet(s) for a specific gas \$ 50.00
For each additional medical gas inlet(s)/outlet(s)..... \$ 5.00

Other Inspections and Fees

1. Inspections outside of normal business hours
(minimum charge one-hour) \$ 75.00 per hour
2. Reinspection fee assessed under provisions of Section 107.3.3 \$ 50.00 each
3. Inspections for which no fee is specifically indicated \$ 50.00 per hour
(Minimum charge one-half hour)
4. Additional plan review required by changes, additions or
revisions to approved plans (minimum charge one-half hour) \$ 100.00 per hour

**TABLE 5
MECHANICAL CODE PERMIT
AND
FUEL GAS CODE PERMIT FEES**

Permit Issuance and Heaters

- 1. For the issuance of each mechanical permit \$ 23.50
- 2. For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized..... \$ 7.50

Unit Fee Schedule

(Permit issuance fee must be included with these fees)

1. Furnaces

- For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h \$ 14.80
- For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h \$ 18.20
- For the installation or relocation of each floor furnace, including vent..... \$ 14.80
- For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater..... \$ 14.80
- For each gas-piping system of one to five outlets..... \$ 5.00
- For each additional gas piping system outlet, per outlet..... \$ 1.00

2. Appliance Vents

- For the installation relocation or replacement of each appliance vent installed and NOT included in an appliance permit..... \$ 7.25

3. Repairs or Additions

- For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code..... \$ 13.70

4. Boilers, Compressors and Absorption Systems

- For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6KW), or each absorption system to and including 100,000 Btu/h (29.3 kW) \$ 14.70
- For the installation or relocation of each boiler or compressor over three horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW) \$ 27.15
- For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (9146.6 kW) to and including 1,000,000 Btu/h \$ 37.25
- For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower(176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h \$ 55.45

For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h..... \$ 92.65

5. Air Handlers

For each air-handling unit to and including 10,000 cubic feet per minute (cfm), including ducts attached thereto \$ 10.65

Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code.

For each air-handling unit over 10,000 cfm..... \$ 18.10

6. Evaporative Coolers

For each evaporative cooler other than portable type..... \$ 10.65

7. Ventilation and Exhaust

For each ventilation fan connected to a single duct..... \$ 7.25

For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit \$ 10.65

For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood..... \$ 10.65

8. Incinerators

For the installation or relocation of each domestic-type incinerator \$ 18.20

For the installation or relocation of each commercial or industrial-type incinerator \$ 14.50

9. Miscellaneous

For each appliance or piece of equipment regulated by the Mechanical code but not classified in other appliance categories, or for which no other permit fee is listed in this table \$ 10.65

Other Inspections and Fees:

1. Inspections outside of normal business hours, per hour (minimum charge two hours)..... \$ 75.00*
2. Reinspection fees assessed under provisions of Section 107.2.3..... \$ 50.00*
3. Inspections for which no fee is specifically indicated, per hour (minimum charge two hour) \$ 50.00*
4. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge one-half hour) \$ 100.00*

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

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 Resolution and Resolution Establishing the Teton County Building Board of Appeals (03-030) 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 2003 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 2003 Codes.

PASSED, APPROVED AND ADOPTED on the 14th day of September, 2004.

ATTEST:

TETON COUNTY

Sherry Daigle
County Clerk

Andrew Schwartz
Chairman, County Commissioners