

Rules and Regulations

THE BOARD OF COUNTY COMMISSIONERS

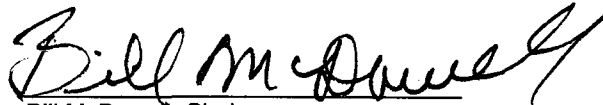
County of Natrona

I certify that the attached is a true and correct copy of the rules of the Board of County Commissioners, Natrona County, Wyoming relating to the, 2012 Edition of the International Building Code in the unincorporated areas of Natrona County adopted in accordance with the Wyoming Administrative Procedures Act, §§ 16-3-101 through 16-3-115, W.S. 1977 and pursuant to the authority provided in W.S. §§ 18-5-101 through 18-5-207 and §§ 35-9-101 through 35-9-121. These rules supersede all other rules previously filed.

Prior to adoption these rules were made available for public inspection on April 20, 2013 and notices of intended adoption were mailed to all persons requesting notice of proposed rules.

The attached rules are effective immediately upon filing with the County Clerk.

Signed this 4th day of June, 2013



Bill McDowell, Chairman
Natrona County Commission

Publication Date: April 20, 2013
BOCC Hearing: June 4, 2013



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NATRONA COUNTY COMMISSIONERS

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2012 INTERNATIONAL BUILDING CODE

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RESOLUTION NO. 25-13

A RESOLUTION ADOPTING THE INTERNATIONAL BUILDING CODE, 2012 EDITION, REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH STRUCTURES IN NATRONA COUNTY; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR;

PROVIDING FOR PENALTIES FOR VIOLATIONS;

PROVIDING FOR AMENDMENTS THEREOF AND REPEALING RESOLUTION NO. 44-08, WHICH HAD ADOPTED THE 2006 INTERNATIONAL BUILDING CODE AS AMENDED.

WHEREAS, the Board of County Commissioners has authority pursuant to W.S. 18-5-101 through 18-5-207 and W.S. 35-9-101 through 35-9-121 to enact regulations to conserve and promote the public health, safety, and welfare of citizens of the County;

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Natrona County, Wyoming as follows:

Section 1. Short Title. The code adopted by this resolution shall be known as the "Building Code" of Natrona County.

Section 2. Resolution No. 44-08, is hereby repealed.

Section 3. International Building Code Adopted. There is hereby adopted by the Board of County Commissioners (BOCC) for the purpose of prescribing regulations for minimum standards, to safeguard life, health, property, and public welfare that certain Code known as the International Building Code, 2012 Edition, and except such portions as are hereinafter modified, deleted, or amended. A copy has been filed in the office of the Natrona County Clerk, and the same is adopted and incorporated as fully as if set out at length herein and from the date of adoption. These provisions shall be controlling within the unincorporated areas of the County.

Section 4. Amendments, Additions, and Deletions to International Building Code. The International Building Code, 2012 Edition, is amended and changed as set out below:

a. Section 101 is amended as follows:

101.1 These regulations shall be known as the Building Code of Natrona County, hereinafter referred to as "this Code."

101.2 The following Appendices are adopted and made a part of this regulation:

101.2.1 All appendices – A through F, G, I, J except those listed in 101.2.2

101.2.2 Deleting in Appendix A – 101.4

101.4.4 Property Maintenance. Is amended to replace International Property Maintenance Code with the Uniform Code for the Abatement of Dangerous Buildings, adopted as Resolution 89-03.

101.4.5 Fire Prevention. Is amended to replace International Fire Code with the 2012 International Fire Code, adopted as Resolution, 25-13 adopted, 6-4-13 or subsequent amendments.

101.4.7 Energy is deleted.

101.5.1 Residential Construction. It is the policy of Natrona County that residential property owners may perform work on their own place of dwelling. A homeowner is not required to hire a licensed contractor. Homeowners must obtain the proper permits from the County Development Department. Licensed contractors are required to perform work on rental units, industrial and/or commercial structures, structures or uses requiring three-phase electrical service (i.e. residential unit at an industrial site), or any structure or use where the public is invited on to the premises.

101.5.2 Agricultural Construction. It is the policy of Natrona County that agricultural property owners may perform work on their own property. An agricultural property owner is required to obtain the necessary permits. Agricultural owners are not required to hire licensed contractors to construct or repair agricultural structures or installations; except when work performed includes the installation, maintenance or repair of three-phase electrical service, installation of electrical units over 200 volts, structures or uses where the public is invited (bed and breakfast, guest house, arenas and sales barns, etc.) The building official is given discretion to determine, based on the complexity and/or inherent dangerousness, when licensed contractors are required to perform the work.

101.6 Roof Snow and Wind Load. Roof snow and wind load calculations for structures located above 6000 feet in elevation shall be as follows: 100 pounds snow, 90 mph wind loads. Contested loads shall be case specific Engineered Designs.

b. Section 103.1 is amended as follows:

103.1 The County Commissioners hereby direct enforcement of the provisions of this regulation to the Natrona County Development Department. The Official in charge of enforcement shall be known as the building official.

c. Section 105.0 is added as follows:

105.0 It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure in Natrona County, or cause or permit the same to be done, in violation of this Code.

d. Section 113.5 is replaced as follows:

113.2 Any appeal of an order, decision or determination made by the building official relative to the application and interpretation of this code shall be made in writing to the Natrona County Development Board of Appeals, adopted as Resolution 84-03 on March 27, 2003. The appeal shall detail the nature of the complaint or appeal, the specific section or sections challenged, and the relief requested.

e. Section 114.4 is amended as follows:

114.4 Any person violating any of the provisions of the code adopted

by this chapter shall be deemed guilty of a misdemeanor. Each and every such day or portion thereof during which any violation of any of the provisions of such code is committed, continued, or permitted shall be a separate offense. Upon conviction of any such violation, such person may be punished by a fine of not more than Seven Hundred Fifty Dollars (\$750.00) for each offense. (W.S. §§ 18-5-201 through 18-5-207)

f. Section 117 is amended as follows:

Section 116.0 Relationships to Other Rules

- 117.1 Building Permit Issuance. No building permits shall be issued for a building on any unplatted property in the county except upon written application with complete plans showing in detail all proper approaches to streets, alleys, and upon deeding such streets and alleys and approaches to the county, and, after acceptance of streets and alleys and approaches, by vote of the BOCC.
- 117.2 Signature of Registered Engineer or Architect Required. No building permit will be issued or plan review undertaken for a building or structure or addition thereto that provides for the employment, housing, or assembly of fifty or more persons, or covers more than five thousand square feet of floor area, including basement, if any, intended for use by the general public, unless the plans and specifications for such building or structure bear the signature of a registered engineer or architect licensed by the State of Wyoming to practice as such.
- 117.3 No person, firm, company or corporation shall cause to be done any work regulated by the International Building Code, International Plumbing Code, International Mechanical Code, or International Electrical Code as adopted by the Board of County Commissioners, unless such person, firm, company or corporation shall have a valid contractor's license issued by the BOCC or its designee.

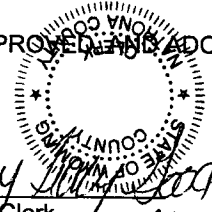
Chapter 13 – Shall be deleted in it's entirety.

Section 5. Repealer.

If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution.

PASSED, APPROVED AND ADOPTED on the 4 day of June 2013

ATTEST:


Renea Vitto by [Signature]
Renea Vitto, County Clerk

NATRONA COUNTY COMMISSIONER

Bill McDowell
Bill McDowell, Chairman

APPROVED AS TO FORM: *[Signature]*
My term of office expires
January 5, 2015

[Signature]
William P. Knight Jr., County Attorney