

BOARD OF COUNTY COMMISSIONERS
SHERIDAN COUNTY, WYOMING

BUILDING STANDARDS, SHERIDAN COUNTY, WYOMING

I certify that the attached is a true and correct copy of the rules of the Board of County Commissioners, Sheridan County, Wyoming relating to Building Standards adopted in accordance with Wyoming Statutes §§ 18-5-202 et seq. This rule supersedes all other rules previously filed.

Prior to adoption, this rule was made available for public inspection beginning on March 21, 2023 and notices of intended adoption were mailed to all persons requesting notice of proposed rules. The attached rules were adopted on May 16, 2023 by the Board of County Commissioners, Sheridan County, Wyoming.

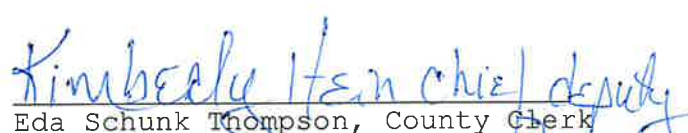
The attached rules are effective immediately upon filing with the County Clerk.

Signed this 30th day of May, 2023.

BOARD OF COUNTY COMMISSIONERS,
Sheridan County, Wyoming

ATTEST:

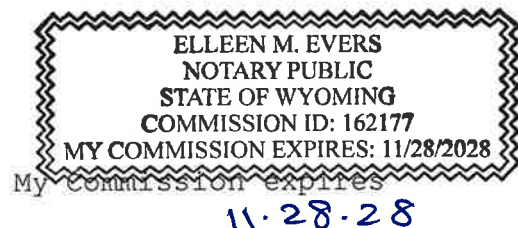

Christi Haswell, Chairperson


Eda Schunk Thompson, County Clerk

STATE OF WYOMING)
)
COUNTY OF SHERIDAN)

On this 30th day of May, 2023, before me personally appeared Christi Haswell, being first duly sworn, did say that she is the Chairperson of the Board of County Commissioners, Sheridan County, Wyoming and that this instrument was signed and sealed on behalf of the said County by authority of said Board and he acknowledged said instrument to be the free act and deed of said Board.

WITNESS my hand and official seal.




Notary Public

EXHIBIT 1, Revisions Filed 5-30-23

Old Section	New Section	Description
Chapter II, Sec. 1		Code version changed from 2015 to 2021.
Chapter II, Sec. 2		Code version changed from 2015 to 2021.
Chapter II, Sec. 3		Code version changed from 2015 to 2021.
Chapter II, Sec. 4		Code version changed from 2015 to 2021.
Chapter II, Sec. 5		Code version changed from 2015 to 2021.
Chapter II, Sec. 6		Code version changed from 2017 to 2022.
Chapter II, Sec. 7		Code version changed from 2015 to 2021.
Chapter II, Sec. 9		Changed name of section to International Code Council Building Valuation Data from Energy Conservation Code.
Chapter III, Sec. 6		Deleted Amendments and moved Effective Date to Sec. 6.
Chapter IV, County Amendments		Edited each Section to update to new version.
Chapter IV, County Amendments		Deleted the Section on International Energy Conservation Code.



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FEES: \$0.00 PK RULES & REGULATIONS
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



BUILDING STANDARDS SHERIDAN COUNTY, WYOMING

EFFECTIVE May 30, 2023

Adopted: November 18, 1991

Amended: July 7, 1992; May 18, 1999; March 4, 2008;
December 15, 2009; March 20, 2018, May 16, 2023

To submit an application: Sheridan County Public Works
224 S. Main Street, Suite 428
Sheridan WY 82801
307-674-2920 or 307-675-2420

To comment on Rules: Board of County Commissioners
224 S. Main Street, Suite B1
Sheridan WY 82801
307-674-2900
bocc@sheridancountywy.gov

For County information: www.sheridancounty.com

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BUILDING STANDARDS SHERIDAN COUNTY, WYOMING

ARTICLE I - General Provisions

Section 1 - Title

These rules and regulations shall be known, cited, and referred to as "Building Standards, Sheridan County, Wyoming."

Section 2 - Authority

These rules and regulations are adopted pursuant to the authority vested in the Board of County Commissioners of Sheridan County (hereinafter "BOCC") by W.S. §§ 18-5-201 through 18-5-207.

Section 3 - Applicability

(a) These rules and regulations shall apply to all structures in the unincorporated portions of Sheridan County that are within:

1. The area identified on the Planning Map attached hereto as Appendix A.
2. Those subdivisions that the BOCC imposed building codes permitting and inspections on, outside the City of Sheridan's Comprehensive Planning Area of 1983, before December 5, 2006.
3. All new subdivisions approved by the BOCC after December 5, 2006.
4. Any structure constructed pursuant to a Conditional Use Permit.

(b) The following properties and activities are specifically exempted from any requirement to comply with the Codes adopted in these rules and regulations:

1. Farms or ranches on forty (40) acres or more on deeded land. "Farms or ranches" shall mean structures used exclusively in support of growing crops or raising livestock and shall not include residential dwellings or portions thereof.
2. County memorial hospitals, hospital districts, private hospitals and other health care facilities.
3. Mines or their appurtenant facilities, oil field operations, petroleum refineries, and liquefied petroleum gas facilities.
4. Railway shops, railway buildings (except those used for public assembly, cafeterias, dormitories, etc.) rolling stock and locomotive equipment.
5. Automotive equipment employed by a railway, gas, electric, or communication utility in the exercise of its function as a public utility.

Section 4 - Existing Structures

Existing use and occupancy of buildings at the time of the effective date of these rules and regulations may continue, if such use or occupancy was legal as of the effective date, provided such continued use or occupancy is not dangerous to life. Additions, alterations or repairs may be made to any building or structure without requiring the existing building or structure to comply with all the requirements of the adopted codes, provided the addition; alteration or repair does not cause the existing building or structure to become unsafe.

Section 5 - Purpose

These rules and regulations are enacted to promote the safety of building and structures by establishing standards to safeguard life and property from harm. These minimum standards for buildings are based on nationally recognized codes with modifications to accommodate local Sheridan County needs. The standards and enforcement established by these rules and regulations are intended to compliment the authority vested in the State of Wyoming, and the State's authority shall supersede the authority of Sheridan County relating to fire protection and electrical safety.

Section 6 - Reserved

Section 7 - Severability

If any provisions of these rules or regulations or the application thereof to any person are held invalid, the invalidity shall not affect the other provisions or applications of these rules and regulations which can be given effect without the invalid provision or application and, for this purpose, the provisions of these rules and regulations are severable.

ARTICLE II - Codes Adopted

Section 1 - Adoption of International Building Code

The International Building Code, 2021 Edition, published by the International Code Council is hereby adopted in whole, except insofar as certain sections and parts are specifically amended in ARTICLE IV of these rules and regulations.

Section 2 - Adoption of the International Residential Code

The International Residential Code, 2021 Edition, published by the International Code Council is hereby adopted, except insofar as certain sections and parts are specifically amended in ARTICLE IV of these rules and regulations.

The following Appendices of the 2021 IRC are also adopted:

- **Appendix AA** Sizing and capacities of gas piping
- **Appendix AB** Sizing of venting systems serving appliances with draft hoods, appliances and appliances listed with for use with Type B vents
- **Appendix AC** Exit terminals of mechanical draft and direct venting systems

- **Appendix AE** Manufactured housing used as dwellings
- **Appendix AG** Piping standards for various applications
- **Appendix AH** Patio Covers
- **Appendix AL** Permit fees
- **Appendix AN** Venting Methods
- **Appendix AP** Sizing of water piping systems
- **Appendix AQ** Tiny houses
- **Appendix AR** light straw-clay construction
- **Appendix AU** COB construction (monolithic adobe)
- **Appendix AW** 3D printed building construction

Section 3 - Adoption of the International Mechanical Code

The International Mechanical Code, 2021 Edition, published by the International Code Council, is hereby adopted in whole, except insofar as certain sections and parts which are specifically amended in ARTICLE IV of these rules and regulations.

Section 4 - Adoption of the International Fuel Gas Code

The International Fuel Gas Code, 2021 Edition, published by the International Code Council is hereby adopted in whole, except insofar as certain sections and parts which are specifically amended in ARTICLE IV of these rules and regulations.

Section 5 - Adoption of the International Plumbing Code

The International Plumbing Code, 2021 Edition, published by the International Code Council, is hereby adopted in whole, except insofar as certain sections and parts which are specifically amended in ARTICLE IV of these rules and regulations.

Section 6 - Adoption of the National Electrical Code

The National Electrical Code, 2022 Edition, published by the National Fire Protection Association is hereby adopted in whole, except insofar as certain sections and parts which are specifically amended in ARTICLE IV of these rules and regulations.

Section 7 - Adoption of the International Fire Code

The International Fire Code, 2021 Edition, published by the International Code Council is hereby adopted in whole, except insofar as certain sections and parts which are specifically amended in ARTICLE IV of these rules and regulations.

Section 8 - Adoption of the Uniform Code for the Abatement of Dangerous Buildings

The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials, is hereby adopted by Sheridan County in whole thereof.

Section 9 - Adoption of the International Code Council Building Valuation Data

The International Code Council Building Valuation Data (most current publication) for the national average of construction costs per square foot is hereby adopted.

Section 10 - Appendices

Wherever, in the above Codes, reference is made to an appendix, the provisions of the appendix shall not apply unless specifically adopted within these rules and regulations.

ARTICLE III - Administration and Enforcement

Section 1 - Permits Generally

Prior to construction of any building or structure with a value in excess of \$5,000.00, a property owner or his agent shall obtain a building permit and any other applicable permit from the Building Official for any new construction, remodeling, repair, additions or demolition projects. All construction regardless of value must conform to applicable codes adopted in ARTICLE II of these rules and regulations.

Section 2 - Emergency Work

None of these regulations or codes shall be construed to interfere with emergency installations or repairs. Emergency installations or repairs are those items of construction, which are necessary to be accomplished outside of normal business hours to avoid a serious hardship for the property owner. The Building Official must be notified of the work during the first available normal workday. At that time the Building Official will determine if the work constituted an emergency installation or repair. All disputes concerning emergency installations, repairs or work shall be settled by the Board of Appeals.

Section 3 - Administration

The enforcement of these regulations shall be administered by the Sheridan County Building Official. The Building Official shall perform the duties and possess the powers as provided in the International Building Code.

Section 4 - Reserved

Section 5 - Violations

Any person who violates these rules and regulations or fails to comply with any of its requirements shall be subject to a \$750 fine pursuant to W.S. § 18-5-206 for each offence. Each day such violation continues is a separate offence pursuant to W.S. § 18-5-204.

Section 6 - Effective Date

These rules and regulations are effective upon filing with the County Clerk as noted on the title page to this document.

ARTICLE IV - County Amendments

2021 INTERNATIONAL BUILDING CODE

The following amendments to the International Building Code, 2021 Edition, as adopted, are hereby made and incorporated into such International Building Code:

- A. In all chapters and sections, references to the following are deleted.
 - a. International Private Sewage Disposal Code
 - b. International Property Maintenance Code
 - c. International Existing Building Code
 - d. International Code Council Electrical Code
 - e. International Energy Conservation Code
- B. Section 109.3 is amended to read:

The fee for each permit shall be as set forth in the Table AL 101.1 Permit Fee Schedule, Appendix AL PERMIT FEES, of the 2021 INTERNATIONAL RESIDENTIAL CODE.

A plan review fee shall be charged. The plan review fee is a separate fee from the building permit fee and shall be in addition to the building permit fee. The plan review fee shall be set by Sheridan County but shall not exceed 67 percent of the building permit fee.

- C. Section 406.3.2.1 all references to 1/2-inch gypsum board in this section shall be changed to 5/8 inch Type X gypsum board.
- D. Chapter 27 is deleted in its entirety.

2021 INTERNATIONAL RESIDENTIAL CODE

The following amendments to the International Residential Code, 2021 Edition, as adopted, are hereby made and incorporated into such International Residential Code:

- A. In all chapters and sections, references to the following are deleted.
 - a. International Private Sewage Disposal Code
 - b. International Property Maintenance Code
 - c. International Existing Building Code
 - d. International Code Council Electrical Code
- B. Section R108.2 is amended to include:

The fee for each permit shall be as set forth in the Table AL 101.1 Permit fee schedule, Appendix AL PERMIT FEES, of the 2021 INTERNATIONAL RESIDENTIAL CODE.

A plan review fee shall be charged. The plan review fee is a separate

fee from the building permit fee and shall be in addition to the building permit fee. It shall not exceed 67% of the building permit fee.

- C. Section R302.6 all references to 1/2-inch gypsum board in this section shall be changed to 5/8 inch Type X gypsum board.
- D. Section R313 and all sections requiring residential sprinkler systems are deleted.
- E. Section R326.3 is deleted.
- F. Section 403.1.1 Minimum Size. Add at start of paragraph, "The minimum size of footings permitted is 8 inches by 16 inches with two number four rebar running continuous and placed upon undisturbed or compacted soil. Unless the complete foundation is professionally designed based upon a soils study, by a Wyoming licensed professional engineer and/or architect."
- G. Section R404.1.5, Foundation wall thickness based upon walls supported. Add at start of paragraph. "The minimum foundation wall thickness shall be eight inches with minimum rebar reinforcement allowed unless the complete foundation is professionally designed, based upon a soils study, by a Wyoming licensed professional engineer and/or architect."
- H. CHAPTER 11 TABLE N1102.1.3 Climate Zone 6 shall have the following changes.
CEILING R-VALUE: 49
WOOD FRAME R-VALUE: 21 or 13&5ci
BASEMENT WALL R-VALUE: 10ci or 13
CRAWL SPACE R-VALUE: 10ci or 13
- I. CHAPTER 24 FUEL GAS section G244.2 (623.2) prohibited location shall be amended to read.

G2447.2 (623.2) Prohibited location.
Cooking appliances designed, tested, listed and labeled for use in commercial occupancies shall not be installed within dwelling units or within any area where domestic cooking operations occur.

Exception:

1. Appliances that are also listed as domestic cooking appliances.

2. Where The installation is designed by a licensed Professional Engineer in compliance with the manufacturer's installation instructions.

2021 INTERNATIONAL MECHANICAL CODE

The following amendments to the International Mechanical Code, 2021 Edition, as adopted, are hereby made and incorporated in such International Mechanical Code:

- A. No permit shall be required from Sheridan County.

Building Standards

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- B. In all chapters and sections, references to the following are deleted.
 - a. International Existing Building Code.
 - b. International Code Council Electrical Code.

2021 INTERNATIONAL FUEL GAS CODE

The following amendments to the International Fuel Gas Code, 2021 Edition, as adopted, are hereby made and incorporated in such International Fuel Gas Code:

- A. No fuel gas permit shall be required from Sheridan County.
- B. In all chapters and sections, references to the following are deleted.
 - a. International Code Council Electrical Code.

2021 INTERNATIONAL PLUMBING CODE

The following amendments to the International Plumbing Code, 2021 Edition, as adopted, are hereby made and incorporated in such International Plumbing Code:

- A. No plumbing permit shall be required from Sheridan County.
- B. In all chapters and sections, references to the following are deleted.
 - a. International Existing Building Code.
 - b. International Code Council Electrical Code.

2022 NATIONAL ELECTRICAL CODE

The following amendments to the National Electrical Code, 2022 Edition, as adopted, are hereby made and incorporated in such National Electrical Code:

- A. No permit shall be required from Sheridan County; Authority of the State of Wyoming shall supersede.

2021 INTERNATIONAL FIRE CODE

The following amendments to the International Fire Code, 2021 Edition, as adopted, are hereby made and incorporated in such International Fire Code:

- A. No permit shall be required from Sheridan County; Authority of the State of Wyoming shall supersede.

Appendix A - Planning Map

