

The Town of

# *Star Valley Ranch, Wyoming*

## ORDINANCE 2007-06 (Amended)

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF STAR VALLEY RANCH

### Town of Star Valley Ranch Code

#### Chapter 11 –Buildings

##### Article 1

###### **Section 11-1 Building and Construction Permits.**

This Section of Ordinance 2007-06 establishes the requirements, procedures, regulations and rules for building construction or modification within the Town of Star Valley Ranch. Before the start of any residential or commercial construction, exterior building alteration, or structural modification to an existing structure, a Building Construction and Alteration Permit Application shall be submitted to the Planning and Zoning Board of the Town of Star Valley Ranch, be reviewed and approved by the Town, a building permit issued by the Town and the approved permit posted in a visible location at the job site. Repair or maintenance activities where present materials are replaced with materials of the same or similar type do not require submission of a Building Construction and Alteration Permit Application.

###### **Section 11-2 Effective Implementation Date.**

The effective date for implementation of the requirements established by this ordinance is January 1, 2009.

###### **Section 11-3 Fee Schedule**

The fees listed in Table 11-3 *Plan Review, Permit & Construction Inspection Fees* below will be charged for building plan review, issuance of building permits, construction inspections and construction deposits. The listed fees in Table 11-3 will be increased by 100% if construction is started before a building permit is issued and posted at the job site. The construction deposits will be deposited and held by the Town to assure timely completion of construction in accordance with approved plans. The Town will not pay interest on construction deposits. The construction deposits will be refunded, less any appropriate fines, upon completion of the project. Projects to be owned by the Town of Star Valley Ranch are exempt from these fees and deposits. The P&Z Board may waive any or all of the fees and deposits and decline to issue building permits for non structural, landscape projects, or other activities where requirements for such are not clearly defined and it is deemed that inspections will not be required. The decision to waive the fees and deposits for such projects shall be in writing to the individual making the request when a permit request is submitted for such projects.

**Table 11-3  
Plan Review, Permit & Construction Inspection Fees and Deposits**

<b>Residential Permits</b>	<b>Fee</b>	<b>Deposit</b>
Minor Projects (under \$500 estimated cost)	\$ 50	\$ 0
Exterior building alteration to existing structure	\$100	\$500
Structural modification to existing structure	\$200	\$500
Garage or similar sized structure	\$300	\$1000
New single-family residence	\$600	\$2000

**Commercial Permits**

Buildings floor space that is heated and lighted and intended for retail, office, business or other similar purposes. Square footage is determined by exterior dimensions.	\$1.00/sq. ft.	\$1.00/sq. ft.
Porches, storage buildings and other similar unheated open or enclosed spaces. Square footage is determined by exterior dimensions.	\$.50/sq. ft.	\$.50/sq. ft.

**Miscellaneous Fees**

Re-inspection Fee	\$150
Third Party Fee	125% of actual cost

For water connection and service requirements and fees see Ordinances 2008-01 and 2008-02

**Section 11-4 Refunds**

Not more than 80 percent of the paid construction permit fee shall be refunded when no work was begun under a permit issued in accordance with this code. The Town Planning and Zoning (P&Z) Board will determine the amount of the refund. Parties who desire to appeal the P&Z Board's decision of the refund amount may appeal to the Town Council. Appeals to the Town Council must be in writing and received by the Town within thirty (30) days of the P&Z Board's decision.

**Section 11-5 Building Inspections.**

The Town of Star Valley Ranch reserves the right to inspect the property at any time to assure that the quality of construction meets requirements and is in conformance with approved plans. The Property Owner grants the Town that right by requesting a building permit. The approved set of project plans is to be kept at the project site and made available to persons performing inspections for the Town. The Town may conduct inspections with its own staff or may hire consultants to assist. The cost of inspections required by the Town is included in the fee schedule and the Town will pay inspectors performing these inspections. The property owners or contractors representing the property owners are responsible for notifying the Town when certain phases of construction (identified below) have been completed and allowing two workdays for the Town to make an inspection at that time if it so desires.

- Footings: after footing is formed and reinforcing in place but before pouring concrete
- Foundation: after foundation is formed and reinforcing in place but before pouring concrete
- Four Way (Framing, Electrical, HVAC, Plumbing): Prior to covering walls, but if modular, prior to setting on foundation
- Final Inspection: prior to occupancy

### **Section 11-6 Miscellaneous Fees**

**Re-inspection Fees:** A re-inspection fee may be assessed of applicant, authorized representative, or owner for each inspection or re-inspection when such portion of the work for which inspection is requested is not complete or when required corrections have not been made. Re-inspection fees may be assessed when the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from the plans requiring the approval of the Building Official.

**Third Party Fees:** Whenever a Building Official requires a third party review, it shall be paid for by the applicant, authorized representative, or owner.

### **Section 11-7 Town Not Liable to Property Owners.**

Property owners have ultimate responsibility and liability for assuring that the quality of construction meets their expectations and their requirements. The Town shall not be liable for any damages or injuries resulting from construction of any buildings or defects therein. Property owners shall be responsible to accomplish their own quality control or hire the services of others to do inspections or quality control services for them. It is the owner's responsibility to assure compliance with the International Code Council (ICC).

### **Section 11-8 Building, Construction, and Site Requirements.**

**General Requirements:** All new building construction or building modifications shall meet the requirements of the State of Wyoming, Lincoln County, and the Town of Star Valley Ranch.

**Specific Requirements:** Appendix 11-1 to this chapter lists specific building and construction site requirements for projects within the Town of Star Valley Ranch and is incorporated herein by reference.

### **Section 11-9 Fine Schedule.**

Any Person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or any directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties of the Town of Star Valley Ranch Municipal Code as set forth in the Town of Star Valley Ranch infraction schedule as listed in Appendix 11-2, Town of Star Valley Ranch, Building and Construction Fine Schedule. Appendix 11-2, to this chapter, is incorporated herein by reference.

**Section 11-10 Stop Work Orders**

A stop work order may be issued by the building official for infractions deemed to seriously impair the use of the building or structure or to affect the health and safety of its occupants, or upon the failure of the owner to rectify an infraction within the specified time interval. 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, upon conviction, be punished as provided in the Town of Star Valley Ranch Municipal Code.

**Section 11-11 Building and Construction in Areas with Homeowners Associations.**

The requirement to obtain a building permit from the Town of Star Valley Ranch does not eliminate the need to also obtain a permit from an association or other areas within the Town that may have a Homeowners Association.

*PASSED ON FIRST READING THIS 9<sup>TH</sup> DAY OF SEPTEMBER, 2008.*

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*Boyd Siddoway, Mayor*

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*Brenda Bauer, Town Clerk*

*PASSED ON SECOND READING THIS 14<sup>TH</sup> DAY OF OCTOBER, 2008*

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*Boyd Siddoway, Mayor*

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*Brenda Bauer, Town Clerk*

*PASSED ON THIRD READING THIS 18<sup>TH</sup> DAY OF NOVEMBER, 2008*

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*Boyd Siddoway, Mayor*

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*Brenda Bauer, Town Clerk*