

The Town of

Star Valley Ranch, Wyoming

Ordinance 2017-05

Title 6 - Building

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

Ordinance 2017-05 provides for changes and updates to Title 6 Chapter 1 Buildings, Construction and Permit Requirements, Chapter 4 Adoption of the International Building Code, Chapter 8 Adoption of the Plumbing Building Code, Chapter 9 Adoption of the International Residential Code and Chapter 10 Adoption of the 2014 National Electric Code.

Explanation: The changes to Chapter 1 include removal of redundant language, clarification of permits needed, fees, fines, inspections, **variance, demolition, temporary buildings and engineering requirements. 6.01.055 Building Inspections Specific to Modular Homes- requiring a 3rd party independent inspection to meet Town Code. Chapter 4, Chapter 8 and Chapter 9 include verbiage and clarification changes. Chapter 10 Adoption of the 2014 National Electric Code is new to our Town Code. Existing Title 6 verbiage is in black. **Changes will be written in red.****

This Ordinance will become effective upon completion of the third reading and passage.

Chapter 1 Buildings, Construction and Permit Requirements

6.01.012 Action Requiring a Permit

A. A Building Construction and Alteration Permit Application shall be required before any of the following actions are undertaken on a new or existing building or structure.

2. New exterior building construction, additions, or structural alterations, or the enlargement of an existing part of the building or structure
3. Interior alteration or replacement of an existing load-bearing component of a building or structural element.
4. Roof replacement with Class A roof coverings. **Issued by Town Staff.**
5. **Other actions requiring a permit in the Town of Star Valley Ranch**
 - a. Accessory buildings greater than 120 sq.ft.
 - b. Additional driveways or expansion of current driveways
 - c. Single Family Residential and Rural Residential Fences, including dog runs
 - d. Demolition of structures
 - e. **Commercial** temporary buildings

B. Before the start of any one of the above actions, a Building Construction and Alteration Permit Application shall be submitted to the Town ~~Planning and Zoning Board of the Town of Star Valley Ranch~~, be reviewed and approved by ~~the Town said Board~~, and a building permit issued by the ~~Town Board~~. Before construction begins, the approved permit shall be posted in a visible location at the job site and remain posted until an

approved final inspection for the work has been issued to the permit holder.

~~6.01.016 Demolition~~

~~A permit is required for demolition of an existing structure or a portion thereof in all zoning districts per 2006 IBC.~~

6.01.017 Appeal of Permit Requirement (Ord. 2014-06; 5/14/2014)

A. The requirement to submit an application for a Building Construction and Alteration Permit may be appealed in writing to the Town ~~Planning and Zoning Board~~.

~~6.01.018 Temporary Buildings~~

~~A permit is required for temporary buildings in all zoning districts per 2006 IBC section 3103.~~

6.01.030 Fee Schedule

The fees listed in Table 11-3 *Plan Review, Permit & Construction Inspection Fees* below will be charged for building plan review, demolition, **commercial** temporary buildings, 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. When a building permit is issued, the ~~Town P&Z Board~~ may waive part or all of the permit fees and deposits upon written application from the permit applicant and the ~~Town's Board~~ determination that special circumstances or conditions exist. The ~~Town's Board's~~ decision to waive any fees and deposits shall be made in writing to the individual making the request.

Table 11-3

Plan Review, Permit & Construction Inspection Fees and Deposits

Residential Permits Fees and Deposits	Permit Fee	Deposit
Minor Projects (Includes accessory buildings between 121 and 250 square feet)	\$100	\$ 0
Exterior building alteration to existing structure	\$100	\$ 500
Structural modification to existing structure	\$200	\$ 500
Garage or similar sized structure (Includes accessory buildings greater than 250 Square feet)	\$300	\$1000
New single-family residence	\$1000	\$2000
New single-family residence w/underground plumbing (if applicable)	\$1100	\$2000
Extension of building permit for 1 year	50%	50%
Additional Drive Way installation or expansion	\$100	\$500
Fences (Including dog run)	\$100	\$200
Roofing replacement (1 year permit) by Town staff	\$50	0
Demolition (Residential or Commercial)	\$300	\$1000
Commercial Temporary Buildings	\$300	\$1000

6.01.040 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 title. Refunds or partial refunds of permit fees will normally not be made after construction has started. For refunds to be considered, the property owner must make a written request to the ~~Town Planning and Zoning Board~~. The written request for a refund of permit fees must include the reason for the request and what has been done to restore the site to its original condition and to assure that no unsafe conditions exist. After work has begun under an issued permit, permit fees may be partially refunded on new garages or similar structures or on new single family residences only. Up to 50 percent of the permit fee may be refunded after a footing inspection and up to 30 percent of the permit fee may be refunded after a foundation inspection. No permit fees will be refunded after a four way inspection.

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 ten (10) days of the ~~P&Z Board's~~ decision.

6.01.050 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 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.

- A. Footings: after footing is formed and reinforcing in place but before pouring concrete
- B. Foundation: after foundation is formed and reinforcing in place but before pouring concrete
- C. Underground Plumbing: Once foundation walls have been poured but before basement slab has been poured.
- D. Exterior Nailing: Once plywood has been installed on roof & walls, but before being covered.
- E. Four Way (Framing, Electrical, HVAC, Plumbing): Prior to covering walls, but if modular, prior to setting on foundation
- F. Insulation: Once all insulation has been installed and before sheetrock is hung,
- G. Sheetrock: Once all sheetrock has been hung and before mudding and taping.
- H. Final Inspection: prior to occupancy
- I. Demolition Inspections **IBC 2006**
 - 1. Site inspections including water and dust control measures
 - 2. Applicable utility company sign off prior to town sign off
 - 3. Final inspection to include complete removal of debris and/or to condition specified according to plans.

J. **Commercial** Temporary Buildings **IBC 2006**

1. Site inspection in accordance to structure plans
2. Applicable inspections in accordance with plans
3. Final inspection prior to occupancy

6.01.055 Building Inspections Specific to Modular Homes

The Town of Star Valley Ranch requires documented certification from an approved, National Titled third party Inspection Company of modular homes, to insure ~~the quality of~~ construction meets the Town's building requirements. ~~along with the plans required, and pending permit approval.~~ All third party inspection fees are the responsibility of the owner(s). These inspections must be forwarded to the Town and Town Building Inspector prior to delivery. Prior to affixing the modular structure to the foundation, the Town's Building Inspector must be able to certify the manufacturer's certification, engineering and licensed certified third party inspector documentation and reports have met all Town's building codes as defined in this ordinance.

6.01.060 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. Re-inspection fees may be deducted from deposits.

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

6.01.070 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 Residential Code and International Building Code.

Appendix 6.01-A

Building and Construction Site Requirements

D. All new building construction or modification, change, or alteration thereto erected or placed on any lot or parcel shall meet or exceed the requirements of the State of Wyoming, Lincoln County, and Town of Star Valley Ranch and the 2006 edition of the International Code Council (ICC), IRC and IBC as adopted by the Town of Star Valley Ranch. The plans and/or specifications for any new construction shall display in a prominent location that "all construction will meet or exceed the requirements of the 2006 edition of the IRC and IBC as adopted by the Town of Star Valley Ranch".

2. The building area footprint for all new dwelling structures shall not be less than 900 square feet of building area on the main floor excluding the building area of any attached garage.

5. On all new dwelling structures or roof replacements to existing dwelling structures, materials used shall be International Building Code (IRC, IBC) -2006, Class A roof coverings*; wood roof coverings are not allowed. *Typical types of Class A roofing products include, but are not limited to: Asphalt Shingles, Stone-Coated Metal, Metal, Concrete (light and standard weight), Clay Tile, Synthetic, Slate and hybrid Composite.
7. On all new accessory building structures with a building area of greater than 600 square feet, roof overhangs listed in Paragraph I6 above shall apply unless roof overhangs are constructed to match the dimensions of an existing dwelling structure on the same building lot.

W. A building permit may be extended by the ~~Planning & Zoning Board Town~~ if an application for an extension is received by the Town at least 30 days before the original building permit expires. The extension application shall include a description of work to be completed, a work plan, and a schedule for completion of the work. The ~~Planning and Zoning Board Town~~ shall determine the length of any extension, but permits shall not extend more than 24 months from the expiration date of the original building permit. If the construction is not completed at the end of the extension, a new permit must be applied for and the applicant must comply with any and all changes/ upgrades to the Building Ordinances and/or Building Codes.

Requests for a variance to these restrictions or requirements will be considered when special circumstances or conditions exist. Variance means deviations from the terms of these regulations that would not be contrary to the public interest due to special circumstances or conditions, when the literal enforcement of the provisions of these regulations would result in undue and unnecessary hardship.

Procedure:

A. Review and Recommendation of ~~the Town Planning and Zoning Board~~. ~~The Planning and Zoning Board shall place the variance request on the agenda for a regularly scheduled Planning and Zoning Board meeting~~. The Town ~~Planning and Zoning Board~~ will solicit public comments ~~during the meeting~~ on the application for a Variance. ~~At the public meeting, the Planning and Zoning Board shall~~ The Town will consider the application, the relevant support materials, and the public ~~comment statements provided at the public meeting~~. The ~~Planning and Zoning Board~~ Town shall take action to either approve or disapprove the application based upon the variance standards.

Standards – In order to authorize a Variance, the ~~Town Planning and Zoning Board~~ must find that all of the following conditions are met:

Appendix 6.01-B

Building and Construction Fine Schedule (Amended)

The following infractions by owners, contractors, employees of owners or contractors or agents (such as delivery persons) of owners or contractors engaged in construction within the Town of Star Valley Ranch will result in fines. The Town of Star Valley Ranch will issue written notifications of violations resulting in fines. The Town at its sole discretion may issue warnings instead of citations as it deems proper. Each day that an infraction exists after written notification is given to the site representative or after receipt of written notification by the owner, whichever is earlier, shall constitute a separate violation.

Violation/Infraction	Fine
Failure to post a Town of Star Valley Ranch Building construction Alteration Permit at the Project site.	\$100 per infraction

Failure to post the Town of Star Valley Ranch and/or Lincoln Co. Wastewater Permit (if applicable)	\$100 per infraction
Failure to comply with international code council IBC IRC Requirements	\$750 per infraction
Failure to comply with the approved drawing and specifications	Up to - \$750 per infraction
Failure to notify the Town when inspections are required.	Up to \$350 per infraction
Generating construction noise between 8:00 pm and 7:00 am	\$50 per infraction
Living on job site in a part of the building under construction, trailer, RV, or tent	Up to \$750 per infraction
Living in a structure before satisfactory final inspection	Up to \$750 Per infraction
Failure to provide and maintain a portable toilet on site, or to provide approved alternative arrangements	\$100 per infraction
Failure to properly maintain the construction site as outlined in Paragraph 15 of Appendix 11-1 (Appendix 6.01-A)	\$100 per infraction
Failure to properly dispose of construction materials	Up to \$400 per infraction plus cost of proper disposal
Failure to confine construction materials or debris to the project Site	\$50 per infraction plus cost of cleanup
Allowing fires to burn on the construction site	Up to \$750 per infraction
Allowing storage of materials or equipment on road right of way	Up to \$750 per infraction
Failure to complete project within two (2) years of date of permit unless an extension is requested and approved	Up to \$750
Violating a Stop Work Order	Up to \$750 per infraction
Failure to obtain a Building Permit for a project where it is Required	Up to \$750 per infraction

Chapter 4 Adoption of the International Building Code

6.04.010 International Building Code—Adoption by reference

All buildings and temporary structures built or located within the town from and after January 1, 2009 shall be constructed in accordance with the requirements of the International Building Code, 2006 Edition, as published by the International Code Council, specifically excluding all appendices. Building for which construction requirements are not fully defined by this code shall have the plans approved by a Wyoming licensed engineer. The said Code is incorporated herein by reference as if the same were more fully herein set out except as follows:

Chapter 8 Adoption of the Plumbing Building Code

6.08.010 International Plumbing Code—Adoption by reference

All buildings and temporary structures built or located within the town from and after January 1, 2009 shall be constructed in accordance with the requirements of the International Plumbing Code, 2006 Edition, as published by the International Code Council, specifically excluding all appendices. The said Code is incorporated herein by reference as if the same were more fully herein set out except as follows:

I. Section 413 Food Waste Disposer Units shall have an additional Section 413.1.1 Prohibited Installations added which shall read, “Food waste grinder units shall not be installed in commercial kitchens unless connected to an approved grease interceptor with a minimum liquid capacity of 750 gallons.”

Chapter 9 Adoption of the International Residential Code

6.09.010 International Residential Code—Adoption by reference

All detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress built or located within the town from and after January 1, 2009 shall be

constructed in accordance with the requirements of the International Residential Code, 2006 Edition, as published by the International Code Council, specifically including appendix F (Radon). The said Code is incorporated herein by reference as if the same were more fully herein set out except as follows:

H. Section R301.1.3 Engineered Design at the end of first paragraph add: all new residential structures as defined in the IRC, remodels involving structural members within the residence, or any construction adding additional living space as part of the residence, as well as irregular and/or two story accessory buildings **including trusses** shall have all structural calculations approved by a professional civil or structural engineer licensed in the state of Wyoming bearing their stamp or seal.

L. Sections R403.3 shall be replaced with the sentence reading “Frost protected shallow foundations are prohibited.”

Chapter 10 Adoption of the 2014 National Electric Code

6.10.010 2014 National Electric Code- Adoption by reference

All building and temporary structures built or located within the town from and upon adoption of this ordinance shall be constructed in accordance with the requirements of the 2014 National Electric Code Edition.

6.10.020 Conflicts with other Ordinances

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are here repealed.

6.10.030 Severability

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinances.