

**Title 6 Buildings
INDEX**

Chapter 1 Buildings, Construction and Permit Requirements (Ord. 2007-06 Amended; 11/18/2008 Effective 1/1/2009, Ord. 2011-02; 2/8/11, Ord. 2011-08; 9/13/2011) (Ord. 2014-01; 1/8/2014) (Ord. 2014-06; 2014) (Ord. 2015-03; 6/17/2015) (Ord. 2016-04; 7/13/2016)

Sections:

6.01.005 Definitions (Ord. 2012-01; 2/14/2012)
6.01.010 Building and Construction Permits(Ord. 2014-06; 5/14/2014)
6.01.011 Purpose (Ord. 2014-06; 5/14/2014)
6.01.012 Actions Requiring a Permit (Ord. 2014-06; 5/14/2014)(Ord. 2015-03; 6/17/2015)(Ord. 2016-04; 7/13/2016)
6.01.015 Building and Structural Maintenance and Repair (Ord. 2014-06; 5/14/2014) (Ord. 2015-03; 6/17/2015)(Ord. 2016-04; 7/13/2016)
6.01.017 Appeal of Permit Requirement (Ord. 2014-06; 5/14/2014)
6.01.020 Effective Implementation Date
6.01.030 Fee Schedule (Ord. 2015-03; 6/17/2015)(Ord. 2016-04; 7/13/2016)
6.01.040 Refunds
6.01.050 Building Inspections
6.01.060 Miscellaneous Fees
6.01.070 Town Not Liable to Property Owners
6.01.080 Building, Construction, and Site Requirements
6.01.090 Fine Schedule
6.01.110 Stop Work Order
6.01.120 Building and Construction in Areas with Homeowners Associations

Appendix 6.01-A Building and Construction Site Requirements
(Amended)(Ord. 2012-01; 2/14/2012) (Ord. 2015-03; 6/17/2015)

Appendix 6.01-B Building and Construction Fine Schedule (Amended)

Chapter 4 Adoption of the International Building Code (Ord. 2008-11; 11/18/2008)

Sections:

6.04.010 International Building Code—Adoption by reference (Ord. 2012-01; 2/14/2012)
6.04.020 Conflicts with other Ordinances
6.04.030 Severability

Chapter 5 Adoption of the International Fire Code (Ord. 2008-12; 11/18/2008)

Sections:

6.05.010 International Fire Code—Adoption by reference
6.05.020 Conflicts with other Ordinances

[6.05.030 Severability](#)

[Chapter 6 Adoption of the International Fuel Gas Code \(Ord. 2008-13; 11/18/2008\)](#)

Sections:

[6.06.010 International Building Code](#)—Adoption by reference

[6.06.020 Conflicts with other Ordinances](#)

[6.06.030 Severability](#)

[Chapter 7 Adoption of the International Mechanical Code \(Ord. 2008-14; 11/18/2008\)](#)

Sections:

[6.07.010 International Mechanical Code](#)—Adoption by reference

[6.07.020 Conflicts with other Ordinances](#)

[6.07.030 Severability](#)

[Chapter 8 Adoption of the Plumbing Building Code \(Ord. 2008-15; 11/18/2008\)](#)

Sections:

[6.08.010 International Plumbing Code](#)—Adoption by reference (Ord. 2012-01; 2/14/2012)

[6.08.020 Conflicts with other Ordinances](#)

[6.08.030 Severability](#)

[Chapter 9 Adoption of the International Residential Code \(Ord. 2008-16; 11/18/2008\)\(Ord. 2016-04; 7/13/2016\)](#)

Sections:

[6.09.010 International Residential Code](#)—Adoption by reference (Ord. 2016-04; 7/13/2016)

[6.09.020 Conflicts with other Ordinances](#)

[6.09.030 Severability](#)

Chapter 1 Buildings, Construction and Permit Requirements

(Ord. 2007-06; 1/1/2009)
(Ord. 2010-01; 2/9/2010)
(Ord. 2011-02; 02/08/2011)
(Ord. 2011-08; 9/13/2011)
(Ord. 2012-01; 2/14/2012)
(Ord. 2014-01; 1/8/2014)
(Ord. 2014-06; 5/14/2014)
(Ord. 2015-03; 6/17/2015)
(Ord. 2016-04; 7/13/2016)

Sections:

[6.01.005 Definitions](#)

[6.01.010 Building and Construction Permits](#) (Ord. 2014-06; 5/14/2014)

[6.01.011 Purpose](#) (Ord. 2014-06; 5/14/2014)

[6.01.012 Actions Requiring a Permit](#) (Ord. 2014-06; 5/14/2014)(Ord. 2015-03; 6/17/2015)(Ord. 2016-04; 7/13/2016)

[6.01.015 Building and Structural Maintenance and Repair](#) (Ord. 2014-06; 5/14/2014)(Ord. 2015-03; 6/17/2015)(Ord. 2016-04; 7/13/2016)

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

[6.01.020 Effective Implementation Date](#)

[6.01.030 Fee Schedule](#) (Ord. 2015-03; 6/17/2015)(Ord. 2016-04; 7/13/2016)

[6.01.040 Refunds](#)

[6.01.050 Building Inspections](#)

[6.01.060 Miscellaneous Fees](#)

[6.01.070 Town Not Liable to Property Owners](#)

[6.01.080 Building, Construction, and Site Requirements](#)

[6.01.090 Fine Schedule](#)

[6.01.110 Stop Work Order](#)

[6.01.120 Building and Construction in Areas with Homeowners Associations](#)

6.01.005 Definitions

The definitions adopted in Title 9 Zoning, Chapter 4, Definitions, of the Town Code are incorporated herein by reference as if the same were more fully herein set out.

6.01.010 Building and Construction Permits (Ord. 2014-06; 5/14/2014)

This Section of Ordinance 2014-06 establishes the requirements, procedures, regulations and rules for the construction, alteration, or repair of buildings and other structures (e.g. retaining walls) within the Town of Star Valley Ranch.

6.01.011 Purpose (Ord. 2014-06; 5/14/2014)

The Town of Star Valley Ranch adopted a set of building codes and a requirement to obtain a building permit for new construction, alteration, and major repairs in order to better protect the health, welfare and safety of its residents. For this reason, the Town adopted elements of the International Building Code published by the International Code Council and for the same reason, the Town requires the inspection of new construction, alterations and major repairs by the Town's certified building inspector to assure adherence to the adopted building codes.

6.01.012 Action Requiring a Permit (Ord. 2014-06; 5/14/2014)(Ord. 2015-03; 6/17/2015)(Ord. 2016-04;7/13/2016)

- 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.
1. New construction of a building or other structure that is greater in footprint area of 120 square feet;
 2. New exterior building construction, including but not limited to additions to an existing building such as a new room, deck, attached garage, wood shingle roof, etc., or the enlargement of an existing part of the building or structure, such as a deck, or enclosure of a car port, etc.;
 3. Alteration or replacement of an existing load-bearing component of a building or structure, such as a foundation, roof truss, etc.; and
 4. Major repairs including wood shingle roof repair of more than 25% of an existing wood roof shall require a total roof replacement with Class A roof coverings.
- B. Before the start of any one of the above actions, 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 said Board, and a building permit issued by the 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.

6.01.015 Building and Structural Maintenance and Repair (Ord. 2014-06; 5/14/2014)(Ord. 2015-03; 6/17/2015)

- A. In general, maintenance and minor repair activities do not require a Building Construction and Alteration Permit. Minor repair and maintenance activities shall include all of the following:
1. The intent to preserve the original condition of a building or structure or to return a damaged/deteriorated building or structure or a component thereof to its pre-damaged/deteriorated condition;
 2. The replacement or alteration of non-load bearing components of the original building or structure; and

3. The replacement of existing materials with materials of the same or similar type, except for roof replacements. Existing wood shingle or wood shake roofs will be replaced with Class A roof coverings. Wood shingles or wood shakes are not allowed.
- B. A permit is required for major repairs and for maintenance activity that involves:
1. The complete or partial replacement of a load-bearing structural element with new construction; or
 2. The alteration or replacement of a portion of any load-bearing component of an existing building or structure.
 3. Repair of more than 25% of an existing wood shingle roof requires a total roof replacement using Class A roof coverings.

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.
- B. Construction or repair on the subject structure shall not begin until the appeal has been granted or a permit issued.
- C. The written appeal shall demonstrate that the proposed activity is a maintenance or minor repair activity.

6.01.020 Effective Implementation Date

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

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, 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 P&Z Board may waive part or all of permit fees and deposits upon written application from the permit applicant and the Board determine that special circumstances or conditions exist. The Board's decision to waive any fees and deposits shall be made in writing to the individual making the request. The P&Z Board may not

require building permits for non structural projects, landscape projects, or other activities where requirements for such are not clearly defined and it is deemed that inspections will not be required.

Table 11-3

**(Ord. 2011-08; 9/13/11)
 (Ord. 2014-01; 1/8/2014)
 (Ord. 2015-03; 6/17/2015)
 (Ord. 2016-04;7/13/2016)**

Plan Review, Permit & Construction Inspection Fees and Deposits

Residential Permits Fees and Deposits	Permit Fee	Deposit
Minor Projects (under \$2,000 estimated cost) (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	\$600	\$2000
Extension of building permit for up to 6 months (Percent of original fee and deposit)	40%	40%
Extension of building permit for more than 6 months to 2 years or for additional extension(s) (Percent of original fee and deposit)	60%	60%
Additional Driveway installation or expansion	\$100	\$500
Fence (Includes Dog Runs)	\$100	\$200
Wood Shingle Roof replacement (90 day permit)	\$0	\$100

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

Transfer of Permit Fee	\$ 50
Re-inspection Fee	\$150
Third Party Fee	125% of actual cost

For water connection and service requirements and fees see Title 4 Chapter 10 and Appendix 4.10-A.

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 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 or 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 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.

- 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. Four Way (Framing, Electrical, HVAC, Plumbing): Prior to covering walls, but if modular, prior to setting on foundation
- D. Final Inspection: prior to occupancy

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.

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 Code Council (ICC).

6.01.080 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 (Appendix 6.01-A in Town Code) 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.

6.01.090 Fine Schedule

Any Person who violates a provision of this chapter 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, (Appendix 6.01-B in Town Code) Town of Star Valley Ranch, Building and Construction Fine Schedule. Appendix 11- 2, (Appendix 6.01-B in Town Code) to this chapter, is incorporated herein by reference.

6.01.110 Stop Work Order

A stop work order may be issued by the Town Building Official, Town Special Municipal Officers, Town Administrator, Town Attorney or Mayor for engaging in construction without a valid permit or 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 Town Code.

6.01.120 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.

Appendix 6.01-A

(Ordinance 2007-06; 1-1-2009)
(Ordinance 2009-08; 1/1/2010)
(Ordinance 2010-08; 8-10-2010)
(Ordinance 2011-02; 02/08/2011)
(Ordinance 2012-01; 2/14/2012)
(Ord. 2015-03; 6/17/2015)

Building and Construction Site Requirements

Any new building and construction site development and any exterior modifications or changes to an existing building or site for which a permit is issued after January 1, 2009 are subject to the requirements of this amended appendix.

- A. No building, fence, structural wall, or other structure shall be commenced, constructed, erected or moved upon any lot or parcel, nor shall any exterior structural addition or change be made until the plans and specifications showing the nature, kind, shape, heights, materials and location of same shall have been submitted to, and approved, and a building permit issued by the Town of Star Valley Ranch. All buildings, structures or other items to be installed or placed on the property are to be in harmony of exterior design and location to the surrounding structures and topography.
- B. Any change from the approved plans in location or footprint of a structure or any other change that would violate any of the provisions of this appendix or this ordinance requires submission of a written request and Town approval prior to proceeding with the change. Minor changes such as a change in location or size of a window or a change in location of an interior wall will not require approval.
- C. The Town of Star Valley Ranch Building Permit and the Lincoln County Wastewater Permit (if new construction) shall be displayed at the front of the lot before any site work or construction commences.
- 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) 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 ICC as adopted by the Town of Star Valley Ranch”.

- E. Residential lots shall be used solely for private, single family residential purposes. Requests will be considered from property owners that own adjacent lots and want to construct a single family residence that occupies more than one lot. A review of easement requirements and site conditions will be factors in determining if approval will be granted.
- F. Buildings and impervious surfaces shall not cover more than 40% of the lot surface.
- G. Construction activities that generate noise will be limited to the hours between 7:00 AM and 8:00 PM.
- H. During the period of new construction, no part of the building under construction or structures of a temporary nature, trailers, basement, tent, shack, garage or other outbuildings shall be used at any time as a dwelling or sleeping quarters. The dwelling shall not be lived in until an acceptable final construction inspection has been completed and the report furnished to the Town.
- I. All new building construction or modification, change or alteration thereto erected or placed on any lot or parcel must meet the following architectural requirements.
 - 1. The building area (square feet) for all new dwelling and accessory building structures shall be noted on the plans
 - 2. The building area 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.
 - 3. On all new dwelling structures, the roof pitch of the main or core portion (excluding dormers and deck or patio covers) of any new dwelling structure shall be no less than (5) vertical inches for each (12) horizontal inches (5/12). Additions to existing dwelling structures may continue the roof pitch of the original structure.
 - 4. On all new dwelling structures, all roof overhangs on gable ends shall extend a minimum of 12 inches beyond the adjoining wall. All roof overhangs on eaves on pitch sides shall extend a minimum of 18 inches beyond the adjoining wall.
 - 5. On all new dwelling structures or roof replacements to existing dwelling structures, materials used shall be ICC International Building Code (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.

6. On all new accessory building structures with a building area greater than 250 square feet and less than or equal to 600 square feet, all roof overhangs on gable ends shall extend a minimum of 6 inches beyond the adjoining wall. All roof overhangs on eaves on pitch sides shall extend a minimum of 12 inches beyond the adjoining wall.
 7. On all new accessory building structures with a building area of greater than 600 square feet, roof overhangs listed in Paragraph 9D above shall apply unless roof overhangs are constructed to match the dimensions of an existing dwelling structure on the same building lot.
- J. All exterior building materials shall be new and unused unless otherwise approved.
- K. A minimum 100 pounds per square foot snow load design is required. It shall be the responsibility of the owner to assure that the snow load design is adequate for their specific building.
- L. Spark arresters shall be placed on all chimneys except those used exclusively for venting propane or natural gas burners.
- M. Every lot or parcel with metered water service to a dwelling or accessory structure shall have thereon a frost-free hydrant installed on the water service line leading to said structure. The location of the hydrant shall be shown on the plot plan.
- N. A properly maintained portable toilet shall be in place prior to beginning excavation or construction unless prior arrangements have been approved by the Town.
- O. Building sites shall be maintained, clean and free of debris. A vehicle or container dedicated to debris removal shall be maintained on site at all times during construction. Debris shall be disposed of by the owner to a location outside of the Town of Star Valley Ranch.
- P. No fires are permitted to dispose of construction material, demolition, or yard debris.
- Q. It is the owner's responsibility to establish all property boundaries. Survey markers shall be located or established at all corners of the property or parcel and the markers shall be further identified with a minimum three (3) foot high post or lath placed adjacent to the survey marker with the top one (1) foot of the post or lath painted with a bright color, prior to the construction of the primary residence, residence additions including decks or any outbuildings. The Marking of the corners of the property may be waived if the project leaves the existing structural footprint(s) unchanged or if the project is located more than ten (10) feet inside the property setbacks.

- R. Construction materials, portable toilet, construction vehicles and equipment shall be confined to the construction site. Parking of construction vehicles or storage of construction materials or items on the road right of way or trespassing on or damage to neighboring properties is not permitted.
- S. The location of propane tanks shall be shown on the plot plan, shall comply with the minimum setback lines, and shall be a minimum of ten (10) feet from any residential structure. All propane tanks shall be buried or obscured from view from the street, common property, and adjacent properties by vegetation or an architectural screen.
- T. Any changes to the grade of the land on a lot or parcel shall be maintained so as to prevent additional deposits of sediment upon adjacent streets, adjoining lots or common areas. Driveways must be constructed in a manner that does not impede existing drainage from the road surface. The owner is responsible for installing and maintaining any culverts or other devices necessary to assure that drainage water is not forced to move from ditches to the roadway because of the driveway installation.
- U. All retaining walls or facings with a total projection in excess of (4) four feet shall be designed as structural members keyed into stable foundations capable of sustaining the design loads, and shall be designed by a professional engineer registered in the State of Wyoming.
- V. Any building or structure shall be finished or prosecuted to completion within two (2) years of issuance of an approved building permit. Completion includes removal of construction debris, final grading of land, planting of ground cover on exposed soil, control of weeds and in the case of a new dwelling or accessory building structure, an approved final building inspection.
- W. A building permit may be extended by the Planning & Zoning Board 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 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.

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 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 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 consider the application, the relevant support materials, and the public statements provided at the public meeting. The Planning and Zoning Board shall take action to either approve or disapprove the application based upon the variance standards. (Ord. 2009-08; 1-1-2010)

- B. Appeals Procedures. Any applicant affected by a variance decision by the Planning and Zoning Board may appeal the action to the Town Council. (Ord. 2009-08; 1/1/2010)
1. The appeal must be made within ten days of the act or failure to act. The appeal shall be filed with the Town Clerk and a written notice specifying the grounds of the appeal shall be filed with the Town Council.
 2. The applicant whose action is appealed shall transmit all papers constituting the record of the action to the Town Council.
 3. The Town Council shall fix a reasonable time for the hearing of the appeal, give public notice thereof posted at the Star Valley Ranch Town Hall as well as due notice to the parties of interest, and decide the same within a reasonable time; provided that such hearing shall not be held earlier than seven days after the required notices have been given. The notices shall contain the names of the appellant, a statement of the nature of their request, and the time and place of the hearing.
 4. At the hearing, a party may appeal in person or by agent or by attorney. (Ord. 2009-08; 1/1/2010)

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

- A. Special conditions and circumstances exist. There are special circumstances or conditions which are peculiar to the land or building for which a variance is sought that do not apply generally to land or buildings in the neighborhood.
- B. Not a result of applicant. The special circumstances and conditions have not resulted from any act of the applicant that was intended to circumvent these regulations.
- C. Strict application is unreasonable. The special circumstances and conditions are such that the strict application of the regulations would either deprive the applicant of reasonable use of the land or building or create hardship on the landowner far greater than the protection afforded to the community by the regulation sought to

be varied.

D. Minimum variance. The granting of the variance is the minimum necessary to make possible the reasonable use of the land or building.

E. Not injurious to neighborhood. The granting of the Variance will not be injurious to the neighborhood surrounding the land where the Variance is proposed, and is otherwise not detrimental to the public welfare.

F. Harmony with regulations. The granting of the Variance is consistent with the general purposes and intent of these regulations.

The Town of Star Valley Ranch shall have the right to enforce, by any proceeding at law or in equity, all provisions of these requirements and the International Code Council. In addition to enforce any of said provisions, including the defense of any said provisions, the Town shall be entitled to recover its legal fees and expenses in the event that a court shall determine that an Owner has committed one or more violations of said requirements, the International Code Council or to restrain a violation thereof.

Appendix 6.01-B

**(Ordinance 2007-06)
Effective 1/1/2009
(Ord. 2011-08; 9/13/2011)**

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.

<u>Violation/Infraction</u>	<u>Fine</u>
• Failure to post a Town of Star Valley Ranch Building Construction and 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	

- (ICC) requirements. up to \$750 per infraction
- Failure to comply with the approved drawings and specifications. up to \$750 per infraction
- Failure to notify the Town when footings, foundation, four way, or final construction is ready for inspection. up to \$350 per infraction
- Notifying the Town that the footings, foundations, four way, or final construction is ready for inspection when they are Incomplete. \$100 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

(Ord. 2008-11; 11/18/2008)

(Ord. 2012-01; 2/14/2012)

Sections:

[6.04.010 International Building Code](#)—Adoption by reference

[6.04.020 Conflicts with other Ordinances](#)

[6.04.030 Severability](#)

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 licensed engineer. The said Code is incorporated herein by reference as if the same were more fully herein set out except as follows:

- A. **Section 101.4.1 Electrical** shall read, “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.”
- B. The last sentence of Section 101.4.4 Plumbing shall read, “The provisions of the Wyoming Department of Environmental Quality shall apply to private sewage disposal systems.”
- C. **Section 101.4.5 Property Maintenance** shall be deleted in its entirety.
- D. **Section 101.4.7** shall be deleted in its entirety.
- E. **Section 102.1 General** shall have a second sentence added which shall read, “Substitute the *National Electrical Code* for all references to the *ICC Electrical Code* throughout the IBC”.
- F. **Section 102.6** Delete International Property Maintenance Code from the first sentence.
- G. **Section 103.3** Deputies. The last sentence shall be deleted.
- H. **Section 105.2 (International Building Code) Work exempt from permit** Item 2, Fences, shall be deleted in its entirety.

H **Section 107.3 Temporary Powers** The last sentence shall read, “The part covered by the temporary service shall comply with the requirements specified for temporary lighting heat or power in the National Electrical Code.”

I. **Section 108.2 Schedule of Fees** shall read: “For all buildings or structures requiring any permit, the fee for such permit shall be paid as set forth in the Town of Star Valley Ranch Code, Title 6, Chapter 1, Section 6.01.030, Fee Schedule”.

J. **Section 108.2 Third Party Reviews** A second sentence is added that reads, “Third party inspection costs are the responsibility of the owner as described in the Town of Star Valley Ranch Code, Title 6, Chapter 1, Sections 6.01.030 and 6.01.060.

K. **Section 108.6 Refunds** shall read “Not more than 80 percent of the permit fee paid shall be refunded, when no work has been done under a permit issued in accordance with this code.”

L. Add **Section 109.3.11 Re-inspection Fee**. A re-inspection fee may be assessed as set forth in the Town of Star Valley Ranch Code, Title 6, Chapter 1, Sections 6.01.030 and 6.01.060, Miscellaneous Fees.

M. **Penalties** Penalties for infractions are described in the Town of Star Valley Ranch Code, Title 6, Chapter 1, Section 6.01.090 and Appendix 6.01-B and include stop work orders as described in Title 6 Chapter 1, Section 6.01.110.

N. **Section 305.2 Day Care** shall be revised to read, “The use of a building or structure, or portion thereof, for educational, supervision or personal care services for more than ten children older than 2-1/2 years of age, shall be classified as a Group E occupancy.”

O. **Section 308.5 Group I-4**, day care facilities. The second to the last sentence shall be revised to read, “A facility such as the above with ten or fewer persons shall be classified as a Group R-3 or shall comply with the International Residential code in accordance with Section 101.2. Places of worship during religious functions are not included.”

P. **Section 1301.1.1 Criteria** shall be revised to read, “Conventional wood and steel frame buildings shall be designed and constructed in accordance with the simplified prescriptive requirements of Table 1301.1.” Log homes where the exposed surface of the log is used as the interior finished wall are excluded from the R-21 wall insulation requirement.

TABLE 1301.1 SIMPLIFIED PRESCRIPTIVE BUILDING ENVELOPE THERMAL CRITERIA

BUILDING LOCATION			MINIMUM INSULATION R-VALUE					
Climate Zone	HDD	MAXIMUM GLAZING U-FACTOR	Ceilings	Walls	Floors	Basement walls	Slab perimeter R-value and depth	Crawl space walls
7	9,000-12,999	0.35	R-49	R-21	R-21	R-13	R-18, 36"	R-10

- R. A fourth sentence shall be added to the first paragraph of **Section 1608.2, Ground Snow Loads** and shall read, "The roof snow load design shall be a minimum of 100 lbs. per square foot."
- S. The first sentence of **Section 1805.2 Depth of Footings** shall be amended to read, "Footings shall have a minimum depth of 36 inches below finished grade, unless another depth is recommended by a soils investigation."
- T. The second sentence of **Section 1807.1.2 Under Floor Space** shall be revised to read "Where there is evidence that the seasonal ground water table rises to the elevation of the bottom floor of the crawl space, the ground level of the under floor space shall be elevated to a minimum of 12 inches above such elevation unless an approved drainage system is provided".

6.04.020 Conflicts with other Ordinances

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

6.04.030 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.

Chapter 5 Adoption of the International Fire Code

(Ord. 2008-12; 11/18/2008)

Sections:

[6.05.010 International Fire Code](#)—Adoption by reference

[6.05.020 Conflicts with other Ordinances](#)

[6.05.030 Severability](#)

6.05.010 International Fire 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 Fire Code, 2006 Edition, including Appendices D and E as published by the International Code Council. The said Code is for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosions. The said Code is incorporated herein by reference as if the same were more fully set out.

6.05.020 Conflicts with other Ordinances

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

6.05.030 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.

Chapter 6 Adoption of the International Fuel Gas Code

(Ord. 2008-13; 11/18/2008)

Sections:

[6.06.010 International Building Code](#)—Adoption by reference.

[6.06.020 Conflicts with other Ordinances](#)

[6.06.030 Severability](#)

6.06.010 International Building Code—Adoption by reference.

All buildings and temporary structures built or located within the town from and after January 1, 2009, that use fuel gas, shall be constructed in accordance with the requirements of the International Fuel Gas 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:

- A. **Section 101.1 Title** shall read, "These regulations shall be known as the Fuel Gas Code of the Town of Star Valley Ranch, hereinafter referred to as "this code".
- B. **Section 106.5.2 Fee Schedule** shall read, "For all buildings or structures requiring any permit, the fee for such permit shall be paid as set forth in the Town of Star Valley Ranch Code, Title 6, Chapter 1, Section 6.01.030, Fee Schedule".
- C. **Section 106.5.2 Schedule of permit fees.** A sentence is added that reads, "Third party inspection costs are the responsibility of the owner as described in the Town of Star Valley Ranch Code, Title 6, Chapter 1, Sections 6.01.030 and 6.01.060.
- D. **Section 106.5.3 Fee Refunds** number .2 shall read "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. Number .3 shall be deleted.
- E. **Section 107.2.3 Re-inspection and testing.** A third sentence shall be added to provide that a re-inspection fee may be assessed as set forth in the Town of Star Valley Ranch Code, Title 6, Chapter 1 Sections 6.01.030 and 6.01.060, Miscellaneous Fees.
- F. **Section 108.4 Violation Penalties** shall read "Penalties for infractions are described in the Town of Star Valley Ranch Code, Title 6, Chapter 1, Section 6.01.090 and Appendix 6.01-B.
- G. **Section 108.5 Stop Work Orders.** A sentence is added that reads "Stop work orders and the penalties for non compliance are described in the Star Valley Ranch Code, Title 6, Chapter 1, Section 6.01.110 and Appendix 6.01-B.
- H. **Section 303.3 Prohibited Locations** Exception Number 2, 3, and 4 shall be deleted.
- I. **Section 403.4.3 Copper and Brass** shall be revised to read "Copper and brass pipe shall not be used for natural gas or liquefied petroleum gas piping."
- J. **Unvented Room Heaters Section 621.2 Prohibited Use** shall be deleted.
- K. **Section 621.4 Prohibited Locations** shall read, "Unvented room heaters shall not be installed in residential occupancies, habitable rooms or spaces, or building of unusually tight construction."
- L. **Section 621.7 Unvented decorative room heaters.** Revise to read as follows: An unvented decorative room 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.

M. **Section 621.7.1 Vent less firebox enclosures** shall be deleted in its entirety.

6.06.020 Conflicts with other Ordinances

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

6.06.030 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. This ordinance shall take effect from and after the date of its publication following approval and adoption.

Chapter 7 Adoption of the International Mechanical Code

(Ord. 2008-14; 11/18/2008)

Sections:

[6.07.010 International Mechanical Code](#)—Adoption by reference

[6.07.020 Conflicts with other Ordinances](#)

[6.07.030 Severability](#)

6.07.010 International Mechanical 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 Mechanical 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:

- A. **Section 101.1 Title** shall read, “These regulations shall be known as the Mechanical Code of the Town of Star Valley Ranch, hereinafter referred to as “this code”.
- B. **Section 106.5.2 Fee schedule** shall read, “For all buildings or structures requiring any permit, the fee for such permit shall be paid as set forth in the Town of Star Valley Ranch Code, Title 6, Chapter 1, Section 6.01.030, Fee Schedule”.
- C. **Section 106.5.2.2 Schedule of permit fees.** A sentence is added that reads, “Third party inspection costs are the responsibility of the owner as described in the Town of Star Valley Ranch Code, Title 6, Chapter 1, Sections 6.01.030 and 6.01.060.

- D. **Section 106.5.3 Fee refunds** number .2 shall read “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.
- E. **Section 106.5.3 Fee refunds** number .3 shall be deleted.
- F. **Section 107.2.3 Approval.** A third sentence shall be added to provide that a re-inspection fee may be assessed as set forth in the Town of Star Valley Ranch Code, Title 6 Chapter 1, Sections 6.01.030 and 6.01.060, Miscellaneous Fees.
- G. **Section 108.4 Violation penalties** shall read, “Penalties for infractions are described in the Town of Star Valley Ranch Code, Title 6, Chapter1, Section 6.01.090 and Appendix 6.01-B.
- H. **Section 108.5 Stop Work Orders.** The last sentence shall read “Stop work orders and the penalties for non compliance are described tin the Star Valley Ranch Code, Title 6, Chapter 1, Section 6.01.110 and Appendix 6.01-B.
- I. The exception to **Section 504.6.1** shall be deleted in its entirety.
- J. The first sentence of **Section 702.1** shall be revised to read, “Combustion and dilution air shall be permitted to be obtained entirely from the indoors in buildings, *other than Group R Occupancies* **that** are not of unusually tight construction”.
- K. The first sentence of **Section 704.1** shall read, “This section shall apply only to appliances located in confined spaces in buildings, *other than Group R Occupancies*, not of unusually tight construction.”
- L. A second sentence shall be added to **Section 903.3 Unvented gas log heaters** and shall read, “Unvented gas log heaters shall not be installed in residential occupancies, habitable rooms or spaces or building of unusually tight construction.”

6.07.020 Conflicts with other Ordinances

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

6.07.030 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. This ordinance shall take effect from and after the date of its publication following approval and adoption.

Chapter 8 Adoption of the Plumbing Building Code

(Ord. 2008-15; 11/18/2008)

(Ord. 2012-01; 02/14/2012)

Sections:

[6.08.010 International Plumbing Code](#)—Adoption by reference

[6.08.020 Conflicts with other Ordinances](#)

[6.08.030 Severability](#)

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:

- A. **Section 106.6.2 Fee Schedule** shall read, “For all buildings or structures requiring any permit, the fee for such permit shall be paid as set forth in the Town of Star Valley Ranch Code, Title 6, Chapter 1, Section 6.01.030 Fee Schedule.
- B. **Section 106.6.2 Schedule of permit fees.** A sentence is added that reads, “Third party inspection costs are the responsibility of the owner as described in the Town of Star Valley Ranch Code, Title 6, Chapter 1, Sections 6.01.030 and 6.01.060.
- C. **Section 106.6.3 Fee refunds** number .2 shall read, “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.
- D. **Section 106.6.3 Fee refunds** number 3 shall be deleted.
- E. **Re-inspection Fee.** A re-inspection fee may be assessed as set forth in the Town of Star Valley Ranch Code, Title 6, Chapter 1, Sections 6.01.030 and 6.01.060 Miscellaneous Fees.
- F. **Section 108.4 Violation Penalties** shall read “Penalties for infractions are described in the Town of Star Valley Ranch Code, Title 6, Chapter 1, Section 6.01.090 and Appendix 6.01-B.

- G. **Section 108.5 Stop Work Orders.** The last sentence shall read “Stop work orders and the penalties for non compliance are described in the Star Valley Ranch Code, Title 6, Chapter 1, Section 6.01.110 and Appendix 6.01-B.
- H. **Section 305.6 Freezing.** The last sentence shall read, “Exterior water supply system piping shall be installed not less than 6 feet below grade.”
- I. **Section 413 Commercial Food Waste Grinder 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.”
- J. **Section 904.1 Roof extension** shall read, “All open vent pipes that extend through a roof shall be terminated at least 16 inches above the roof or 6 inches above the anticipated snow accumulation whichever is greater, 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.”
- K. **Section 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.
- L. **Section 1003.3 Grease interceptors** shall read, “Grease interceptors shall be approved by the Building Official and shall comply with the requirements of Sections 1003.3.1 through 1003.3.5. Interior grease interceptors shall be provided with a solids interceptor that shall separate the discharge before connecting to the interior grease interceptor.”
- M. **Section 1003.3.2 Food Waste Grinders** shall be amended to read, “*Food waste grinders shall not be connected to a grease interceptor with a liquid capacity of less than 750 gallons.* Emulsifiers, chemicals, enzymes and bacteria shall not discharge into the food waste grinder.”
- N. An additional **Section 1003.3.6 Grease Interceptor Sizing** shall be added which shall read, “Grease interceptors for commercial kitchens shall be designed and sized in accordance with the following:”

DESIGN, CONSTRUCTION AND INSTALLATION OF COMMERCIAL KITCHEN GREASE INTERCEPTORS

H 101.0 GENERAL

The provisions of this appendix shall apply to the design, construction, installation, and testing of commercial kitchen grease interceptors.

H 102.0 WASTE DISCHARGE REQUIREMENTS

H 102.1 Waste discharge from fixtures and equipment in establishments which may contain grease, including but not limited to, scullery sinks, Pot and pan sinks, dishwashing machines, soup kettles and floor drains located in areas

where grease-containing materials may exist, may be drained into the sanitary waste through the interceptor when approved by the Administrative Authority.

H 102.2 Toilets, urinals, and other similar fixtures shall not drain through the interceptor.

H 102.3 All waste shall enter the interceptor through the inlet pipe only.

H 103.0 DESIGN

H 103.1 Interceptors shall be constructed in accordance with the design approved by the Administrative Authority and shall have a minimum of two compartments with fittings designed for grease retention.

H 103.2 There shall be an adequate number of manholes to provide access for cleaning all areas of an interceptor; a minimum of one (1) per ten (10) feet (3048 mm) of interceptor length. Manhole covers shall be gastight in construction having a minimum opening dimension of twenty (20) inches (508mm).

H 103.3 In areas where traffic may exist the interceptor shall be designed to have adequate reinforcement and cover.

H 104.0 LOCATION

H 104.1 Each grease interceptor shall be so installed and connected that it shall be at all times easily accessible for inspection, cleaning, and removal of the intercepted grease. A grease interceptor may not be installed in any part of a building where food is handled. Location of the grease interceptor shall meet the approval of the Administrative Authority.

H 104.2 Interceptors shall be placed as close as practical to the fixtures it serves.

H 104.3 Each business establishment for which a grease interceptor is required shall have an interceptor, which shall serve only that establishment.

H 105.0 CONSTRUCTION REQUIREMENTS

H 105.1.0 PURPOSE Grease interceptors shall be designed to remove grease from effluent, and shall be sized in accordance with this appendix. Grease interceptors shall also be designed to retain grease until accumulations can be removed by pumping the interceptor. It is recommended that a sample box be located at the outlet end of all grease interceptors so that the Administrative Authority can periodically sample effluent quality.

H 105.2.0 DIMENSION AND TOLERANCE REQUIREMENTS Drawings shall be complete and shall show all dimensions, capacities, reinforcing, and structural design calculations.

H 105.2.2 Grease interceptors shall have two (2) compartments. The inlet compartment shall be two-thirds (2/3) of the total capacity of the interceptor, shall have a minimum liquid volume of three hundred thirty three (333) gallons (1260L) and in all cases shall be longer than the maximum inside width of the interceptor. The outlet compartment shall have minimum capacity of one-third (1/3) of the total interceptor capacity. The liquid depth shall not be less than two feet six inches (2'6") (362 mm) nor more than six feet (6') (1829 mm).

H 105.2.3 All grease interceptors shall have at least one (1) square foot (0.09 m²) of surface area for every forty-five (45) gallons (170 L) of liquid capacity.

H 105.2.4 Access to each grease interceptor shall be provided by a manhole over the inlet and a manhole over the outlet. There shall also be an access

manhole for each ten (10) feet (3048 mm) of length for interceptors over twenty (20) feet (6096 mm) long. Each such access opening shall have a leak-resistant closure (i.e., lid) that cannot slide, rotate or flip, exposing the opening when properly installed and which does not require the use of mechanical fasteners. Note: The intention is that a child-resistant lid be provided. Mechanical fasteners are recommended to augment the safety of and ensure positive closure of the lid. Manholes shall extend to grade, have a minimum size of 20"x20" square (508mm x 508 mm), and shall have a gasket cover at grade.

H 105.2.5 The inlet and outlet shall have a baffle tee or similar flow device with a minimum cross sectional area equal to the required cross sectional area of the inlet. Each baffle shall extend from at least four (4) inches (102 mm) above the liquid level to within at least twelve (12) inches (305 mm) of the inside floor of the interceptor.

H 105.2.6 Adequate partitions or baffles of sound durable material shall be constructed between compartments of the grease interceptor and shall extend at least six (6) inches (152 mm) above the liquid level. Flow from inlet compartment to outlet compartment shall be through a quarter bend, or similar device equivalent in cross sectional area to the inlet into the interceptor, and shall extend down to within twelve (12) inches (305 mm) of the inside floor. Wooden baffles are prohibited.

H 105.2.7 Inlet, outlet and main baffle shall have a free vent area equal to the required cross sectional area of the inlet pipe.

H 105.2.8 The inside cover of the grease interceptor shall be minimum of nine (9) Inches (229 mm) above the liquid level over the entire surface area of the interceptor. The airspace shall have a minimum capacity equal to 12-1/2% of the grease interceptor's liquid volume.

H 105.3.0 STRUCTURAL REQUIREMENTS

H 105.3.1 Grease interceptors shall be designed to withstand all anticipated loads.

H 105.3.2 Grease interceptors and covers shall be designed for an earth load of not less than five hundred (500) pounds per square foot (24 kPa) when the maximum coverage does not exceed three (3) feet (914 mm). Each interceptor and cover shall be structurally designed to withstand all anticipated earth or other loads and to be installed level and on a solid bed. Wood covers are prohibited. Grease interceptors for installation in traffic areas shall be designed to withstand an AASHTO H20-44 wheel load, an additional three (3) foot (914 mm) earth load with an assumed soil weight of one hundred (100) pound per square foot (4.8 kPa), and thirty (30) pounds per square foot (1.4 kPa) fluid equivalent sidewall pressure.

H 105.3.3 Independent laboratory tests and engineering calculations certifying the grease interceptor capacity and structural stability shall be provided.

H 105.4.0 Material requirements

H 105.4.1 Concrete shall have a minimum compressive strength of four thousand (4000) pounds per square inch (27579 kPa). Specification for Fly Ash and Raw or Calcined Natural Pozzolan for use as a Mineral Admixture in Portland Cement Concrete.

H 105.4.2 Walls shall have a thickness of at least three (3) inches (76mm), except where engineering analysis and production methods can justify a lesser thickness.

H 105.4.3 The minimum area of steel reinforcement (in both directions) of the structural elements shall be 0.0015 times the gross cross-sectional area of the reinforced section, if of bars; and not less than three fourths (3/4) as much if of welded wire fabric. All reinforcement shall be protected with a minimum of one (1) inch (25.4 mm) of concrete and shall comply with ASTM A 185-85, Specification for Steel Welded Wire Fabric, Plain for Concrete Reinforcement and ASTM A 165, Specification for Deformed and Plain Billet-Steel Bars for Concrete Reinforcement. Tanks shall be of sufficient strength to resist stresses caused during handling and installation without structural cracking.

H 105.4.4. If repairs are necessary, they shall be carried out in accordance with the established practices of the manufacturer in a manner that insures that the repaired interceptor meets the requirements of this appendix.

H 105.5.1 Steel. Steel grease interceptors shall comply with the requirements for steel septic tanks in Section 4 of PS 1.

H 105.6.1 Fiberglass reinforced polyester fiberglass reinforced polyester grease interceptors shall comply with the requirements for fiberglass reinforced polyester septic tanks in Section 4 of PS 1.

H 105.6.2 Polyethylene. Polyethylene grease interceptors shall comply with the requirements for polyethylene septic tanks in Section 4 of PS 1.

H 105.7.0 Water tight testing

H 105.7.1 Water testing. A sampling from each manufacturer's production run shall be water tested. One sample shall be tested for each size interceptor manufactured. Sample interceptors shall be assembled per manufacture's instructions, set level, and water raised to the flow-line of the outlet fitting. Interceptors shall show no leakage from section seams, pinholes, or other imperfections. Any leakage is cause for rejection. When leakage occurs additional water testing shall be made from new samples after correcting measures in production or installation have been completed. Test reports shall show total number of interceptors tested, number passing, number failing, location and cause of leakage. When leakage occurs corrective measures taken shall be reported.

H 105.8.0 Marking and Identification

H 105.8.1 Grease interceptors shall be permanently and legibly marked with the following:

- (1) Manufacturer's name of trademark.
- (2) Model number.
- (3) Any other marking required by law.

H 106.0 SIZING CRITERIA

H 106.1 Parameters. The parameters for sizing a grease interceptor are hydraulic loading and grease storage capacity, for one or more fixtures.

H 106.2 Sizing formula. The size of the interceptor shall be determined by using the method outlined in Table H-1.

H 107.0 EFFLUENT SAMPLING. The Administrative Authority may require an effluent sampling box on grease interceptors.

Sizing of Grease Interceptors

Number of meals
Size
Per peak hour 1 X Waste Flow
Rate² X Retention
time³ X storage
factor⁴ = (liquid capacity) Interceptor

1. Meals Served at Peak Hour

2. Waste Flow Rate

- a. With dishwashing machine6 gallon (22.7L) flow
- b. Without dishwashing machine5 gallon (18.9 L) flow
- c. Single service kitchen*.....2 gallon (7.6 L) flow
- d. Food waste disposer.....1 gallon (3.8 L) flow

3. Retention Times

- Commercial kitchen waste Dishwasher 2.5 hours
- Single-Service Kitchen*
Single-serving.....1.5 hours

4. Storage Factors

- Fully equipped commercial kitchen8-hour operation: 1
-16-hour operation: 2
-24-hour operation: 3
- Single-Service
Kitchen*1.5

*Single service kitchen - paper service only; no food preparation

6.08.020 Conflicts with other Ordinances

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

6.08.030 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. This ordinance shall take effect from and after the date of its publication following approval and adoption.

Chapter 9 Adoption of the International Residential Code

(Ord. 2008-16; 11/18/2008)

(Ord. 2016-04; 7/13/2016)

Sections:

[6.09.010 International Residential Code](#)—Adoption by reference (Ord. 2016-04;7/13/2016)

[6.09.020 Conflicts with other Ordinances](#)

[6.09.030 Severability](#)

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:

- A. **Section R102.7 Existing Structures.** The first sentence shall read “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 as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.”
- B. **Section R108.2 Schedule of permit fees** shall read, “For all buildings or structures requiring any permit, the fee for such permit shall be paid as set forth in the Town of Star Valley Ranch Code, Title 6, Chapter 1, Sections 6.01.030 and 6.01.060.
- C. **Section R108.5 Refunds** shall read, “Not more than 80 percent of the permit fee paid shall be refunded when no work has been done under a permit issued in accordance with this code”.
- D. **Re-inspection Fee** A re-inspection fee may be assessed as set forth in the Town of Star Valley Ranch Code, Title 6, Chapter 1 Sections 6.01.030 and 6.01.060, Miscellaneous Fees.

E. **Third Party Fees** Third party inspection costs are the responsibility of the owner as described in the Town of Star Valley Ranch Code, Title 6, Chapter 1 Sections 6.01.030 and 6.01.060.

F. **Section R113.4 Violation Penalties** shall be revised to read, "Penalties for infractions are described in the Town of Star Valley Ranch Code, Title 6, Chapter 1, Section 6.01.090 and Appendix 6.01-B.and include stop work orders as described, Title 6, Chapter 1, Section 6.01.110 and Appendix 6.01-B.

G. **Table R301.2 (2)** shall read as follows:

Roof snow load - 100 psf
Wind Speed - 90 mph/3sec gust
Seismic Design Category - D
Weathering - Severe
Frost Line Depth - 36 inches
Termite - None to Slight
Winter Design Temperature -30 degrees f
Ice Shield Underlayment Required - Yes
Flood Hazards -
Air Freezing Index - 2531
Mean Annual Temp - 38 degrees

H. DELETED (Ord. 2016-04; 7/13/2016)

EXCEPTION: DELETED (Ord. 2016-04; 7/13/2016)

I. **Section R305.1 Minimum height**, Exception 2 shall be deleted in its entirety.

J. **Section R403.1.4 Minimum Depth** the first sentence shall be revised to read "Footings subject to frost shall have a minimum depth of 36 inches from finished grade to the bottom of the footing."

K. **Section R403.1.4.1 Frost Protection.** Remove item number .2 in its entirety. Change exception 1. to read "Freestanding 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."

L. **Sections R403.3** shall be replaced with the sentence reading "Frost protected shallow foundations are prohibited in R – 3 occupancies."

M. **Section N1102.2 Specific Insulation Requirements.** The following table specifies minimum insulation requirements:

Table N1102.2

SIMPLIFIED PRESCRIPTIVE BUILDING ENVELOPE THERMAL COMPONENT CRITERIA MINIMUM REQUIREMENTS FOR THERMAL PERFORMANCE (U FACTOR AND R-VALUE) FOR CONVENTIONAL WOOD AND STEEL FRAME STRUCTURES. NOTE: LOG HOMES WHERE THE EXPOSED SURFACE OF THE LOG IS USED AS THE INTERIOR FINISHED WALL ARE EXCEPTED FROM THE R 21 WALL INSULATION REQUIREMENT.

BUILDING LOCATION			MINIMUM INSULATION R-VALUE					
Climate Zone	HDD	MAXIMUM GLAZING U-FACTOR	Ceilings	Walls	Floors	Basement walls	Slab perimeter R-value and depth	Crawl space walls
7	9,000-12,999	0.35	R-49	R-21	R-21	R-13	R-18, 36"	R-10

N. **Section M1501.1** The following sentence shall be added to the first paragraph “Back draft dampers shall be installed at the duct termination. Ducts shall be installed on the warm side of the insulation from inside the building envelope to the exterior of the building.

O. **Section M1502.6** Delete Exception 1 in its entirety.

P. **Section M1701.1.1 Buildings of unusually tight construction.** Amend the first sentence to read as follows: In all structures containing habitable space of unusually tight construction, combustion air shall be obtained from outside the thermal envelope.

Q. **Section G2406.2 (303.3) Prohibited Locations.** Delete Exceptions .2, .3, and .4 in their entirety.

R. **Section G2414.5.2** shall be revised to read as follows: Copper and brass tubing shall not be used for installations of gas piping systems.

S. **Section G2445.4 (621.2) Prohibited Use** shall read, “Unvented room heaters shall not be installed in dwelling units, normally occupied spaces, any area meeting the definition of unusually tight construction, and shall also comply with Section G2406.2.

- T. A second sentence shall be added to **Section G2445.7** Unvented log heaters and shall read, “Unvented log heaters shall not be installed in habitable rooms or spaces or any space meeting the requirements of unusually tight construction.”
- U. **Section P2603.6** The last sentence shall be revised to read “Water service pipe shall be installed not less than 72 inches deep”.
- V. **Section P3103.1** shall be revised to read “Open vent pipes that extend through a roof shall be terminated at least 16 inches above the roof or 6 inches above the anticipated snow accumulation, whichever is greater, except that where a roof is to be used for any purpose other than weather protection, the vent extension shall be run at least 7 feet above the roof.

6.09.020 Conflicts with other Ordinances

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

6.09.030 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.

This title shall take effect from and after the date of its publication following approval and adoption.