



Board of County Commissioners - Staff Report

Meeting Date: June 5, 2018

Presenter: Kelly Sluder, Building Official

Submitting Dept: Building

Subject: Adoption of 2017 Building Code Resolution with Amendments

Statement / Purpose:

Consideration of amendments to the 2017 Teton County Building Code Resolution.

Background / Description (Pros & Cons):

The Board of County Commissioners on November 15, 2016 approved the 2017 Teton County Building Code Resolution adopting the 2015 Building Codes. Staff is proposing amendments to these Codes based upon comments received from the public and staff input. Staff finds that these amendments are in the best interest of the public, designers, building community and Teton County.

Teton County presently operates under the following codes in compliance with the State of Wyoming requirements:

- 2015 International Building Code (including Appendix C, Group U-Ag buildings, Appendix E, Supp. Accessibility Requirements, Appendix I, Patio Covers)
- 2015 International Residential Code, life/safety provisions only
- 2015 International Fire Code
- 2015 International Existing Building Code
- 2015 International Mechanical Code
- 2015 International Fuel Gas Code
- 2015 International Property Maintenance Code (as referenced for life-safety only)

Though not required by the State of Wyoming, Teton County chose to also adopt the following:

- 2015 International Residential Code, minus the sprinkler provisions
- 2015 International Plumbing Code
- 2012 International Energy Conservation Code

In addition, staff has reviewed the 2015 Energy Code, as directed by the Board of County Commissioners and is not recommending adoption. Staff recommends that the County remain under the 2012 International Energy Conservation Code at this time. This recommendation is based upon staff's analysis that the 2015 Energy Code would place undue hardship on the design and construction of new structures, without adding significant energy cost savings.

Below is a summary of staff's proposed amendments to the 2015 International Residential Code, 2012 International Energy Code and 2015 International Mechanical Code:

- Allow the omission of a heated make-up air unit in a commercial kitchen that is for seasonal operations only, operating during the months of May thru October. The State of Idaho's Mechanical Board has allowed this exception due to the added expense to the owner for an item that will not be used during seasonal operations.
- Omit the Blower Door Testing requirement that is in the Energy Code. We have only had in the last two years, 4 homes that were over the desired range of 3 air changes per hour, but none have been over 5 air changes per hour. Note any air changes that are 5 per hour or less require whole house ventilation units due to the lack of fresh air into the home.
- Allow an exception to the Decorative Appliance Section that will permit the removal of the required glass doors if there is an approved Flue Sentinel added. This item is now available and the Building Official feels that this item meets the current requirements.
- Require all range hoods vent to the outside of the home. There is an exception in the code to allow charcoal filters to be used instead of venting the kitchen hoods to the outside of the home.
- Remove the Solar Powered landscaping lighting requirement due to the County Exterior Lighting regulations.
- Add Accessory Structures to the prohibited frost protected foundation requirement.



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- Delete the Underfloor Protection requirement. This amendment has been done by all adjoining states that have Building Codes. This has been done to not only remove an undue hardship for owners and builders but has been done to protect firefighters by not giving them a false sense of security when entering a home that is on fire.
- The remaining items are housekeeping items only (i.e. new website address changes, spelling and corrected edition numbers, etc.)

Stakeholder Analysis & Involvement:

Teton County, design community (architects and engineers), builders and property owners have been involved in the discussion regarding the above amendments. Teton County Fire Department has been given this amendment for review. The proposed amendment has been advertised for 45 days. There has not been any comment as of the date of this staff report.

Fiscal Impact:

None.

Staff Impact:

Staff has drafted and reviewed the proposed amendments. Staff finds the proposed amendments will lead to a more efficient inspection process and more uniform code interpretations by staff.

Legal Review:

Gingery

Staff Input / Recommendation

Teton County Building Official recommends adoption of the amendments as proposed.

Attachments:

1. 2017 Teton County Building Code Resolution with Amendments (redlined version)
2. Letter from Deputy County Attorney dated May 16, 2018
3. Jackson Hole News and Guide Proof of Publication

Suggested Motions:

I move to approve the 2017 Teton County Building Code Resolution with Amendments effective upon approval by the Board of County Commissioners.

COUNTY BUILDING CODES
RESOLUTION

TETON COUNTY, WYOMING

Effective January 1, 2017

Amended on June 5, 2018

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SECTION 1. TITLE. This resolution shall be known as the County Building Codes Resolution of Teton County, Wyoming.

SECTION 2. AUTHORITY. The County Building Codes Resolution of Teton County is authorized by W.S. Sections 35-9-101 through 35-9-121 and 18-5-201 through 18-5-207.

SECTION 3. PURPOSE. This chapter is enacted to provide for the minimum requirements to safeguard life or limb, health, and the public safety and welfare and the protection of property by regulating and controlling the construction, alteration, removal, demolition, equipment, materials, use and occupancy of all buildings and structures, providing for the issuance of permits and collection of fees therefore within the unincorporated portions of Teton County and for the placing and maintenance therein of the electrical wiring and appliances, plumbing and gas installations.

SECTION 4. JURISDICTION. The territorial jurisdiction of this chapter shall include all of the unincorporated lands within Teton County.

SECTION 5. INTERPRETATION. In their interpretation and application, the provisions of this Resolution shall be held to be minimum requirements. No provision of this Resolution is intended to repeal, abrogate, annul, impair or interfere with any existing Resolution of the County, except as is specifically repealed by adoption of this Resolution, provided that where any provision of this Resolution imposes more stringent regulations, requirements or limitations than are imposed by any other Resolution of Teton County, or any statute of the State of Wyoming, or regulation of any of its departments, then the provisions of this Resolution shall govern.

All of the nationally recognized model codes upon which this Resolution is based are comprehensive and flexible and make provision for the use of all safe materials or methods of construction. Consequently, there are construction materials and practices other than referred to in this code that may be adequate for the purposes intended. These other methods represent either seldom used or new systems or performance type systems that require individual consideration by the professional architect or engineer and approval by the Teton County Building Official based on test data, engineering analysis and listings and are therefore not included herein.

SECTION 6. ADOPTION OF TECHNICAL CODES. In order to carry out the purposes set forth above, each of the following technical codes, (except for portions thereof specifically excluded by the County Commissioners from time to time) are hereby adopted by reference:

- A. The International Building Code, 2015 edition, including Appendix C, Group U-Agricultural Buildings; Appendix E, Supplementary Accessibility Requirements; Appendix I, Patio Covers, as published by the International Code Council.
- B. The International Residential Code, 2015 edition, including Appendix A, Sizing and Capacities of Gas Piping; Appendix B, Sizing of Venting Systems Serving Appliances Equipped With Draft Hoods, Category 1 Appliances, and Appliances listed for Use with Type B Vents;; Appendix F, Radon Control Methods;; Appendix H, Patio Covers, as

published by the International Code Council. We will be using the 2012 IRC Energy Code and will accept 2015 IRC as an alternate means and method.

- C. International Plumbing Code, 2015 edition, including Appendix E, Sizing of Water Piping System, as published by the International Code Council.
- D. International Mechanical Code, 2015 edition, including Appendix A, Combustion Air Openings and Chimney Connector Pass-Troughs', as published by the International Code Council.
- E. International Fuel Gas Code, 2015 edition, including Appendix A, Sizing and Capacities of Gas Piping; Appendix B, Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category 1 Appliances, and Appliances Listed for Use with Type B Vents; Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Systems, as published by the International Code Council.
- F. International Energy Conservation Code, 2012 edition
- G. International Existing Building Code, 2015 edition
- H. International Property Maintenance Code 2015 as such code is referenced in the International Building Code, the International Fire Code, the International Mechanical Code, and the International Fuel Gas Code, but only to the extent that the referenced provisions apply to fire and life safety.

SECTION 7 AMENDMENTS TO ADOPTED CODES.

INTERNATIONAL BUILDING CODE AMENDMENTS

A. THE INTERNATIONAL BUILDING CODE 2015 IS SPECIFICALLY AMENDED AS FOLLOWS:

Section 101.4.1 Electrical. The provisions of the ~~2014~~ 2017 National Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

Section 101.4.4 Property maintenance. Amend by adding; to the last sentence; as such code is referenced in the International Building Code, the International Fire Code, the International Mechanical Code, and the International Fuel Gas Code, but only to the extent that the referenced provisions apply to fire and life safety.

Section 103.1 Creation of enforcement agency. Change “Department of Building Safety” to “Teton County Building Department.”

Section 103.3. Deputies. Delete the last sentence. For the maintenance of existing properties, see the International Property Maintenance Code.

Section 104.11.0.1. Amend by Adding.104.11.0.1Structural Insulated Panel Roof Assemblies. All roofs utilizing Structural Insulated Panels will be required to include a cold roof ventilation design approved by the Building Official

Section 105.1.1 Annual Permit: Delete.

Section 105.2 Work Exempt from Permit:

Item 6 is amended as follows: Platforms, decks, sidewalks and driveways not more than 30-inches above grade and not over any basement or story below and which are not part of an accessible route.

Item 11 is amended to read as follows: Swings and other playground equipment.

Add item 14: Private use agricultural buildings, limited to one structure per parcel, roof eave height not to exceed 10 ft. and a roof area not exceeding 600 square feet, defined as a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products placed on a lot over 2 acres in size. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public. This section does not exempt any person from the requirements of obtaining other permits required by law, including but not limited to plumbing, mechanical, electrical and septic permits and permits required under the Teton County Land Development Regulations.

Section 105.3.2 Time limitation of application. Amended to read: An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant two extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Section 109.2 Schedule of permit fees. Amend to read as follows: The fee for building permits shall be as follows: Building Permit Fees will be established using the most current Building Valuation Data published by The International Code Council and a Permit Fee Multiplier as established in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions. The multiplier and valuation for remodels and the minimum fees for building and miscellaneous permits shall also be as established in the Fee Schedule.

On structures requiring gas, mechanical and plumbing systems, a separate fee for each permit shall be accessed as required, in accordance with the Fee Schedule for Applications and Reviews Required by

the Teton County Land Development Regulations and Resolutions. Electrical permit fees shall be determined by the Electrical Division of the Jackson Hole Fire/EMS Department.

The fees for all energy work shall be as indicated in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions. The fee schedule shall be in effect as of the effective date of this resolution.

Permit Fee Multipliers may be adjusted as deemed necessary under the direction of the Teton County Commissioners.

Section 109.2.1 Plan review fees. Add Section 109.2.1 Schedule of plan review fees. When submittal documents are required by Section 107.1, a Plan Review Fee shall be paid at the time of submitting the submittal documents for plan review. Said Plan Review Fee shall be 65 percent of the Building Permit Fee.

The Plan Review Fees specified in this section are separate fees from the Permit Fees specified in section 109.2 and are in addition to the Permit Fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106.1, an additional Plan Review Fee shall be charged at the rate shown in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions.

Section 109.6 Building Permit Valuations. Amended as follows: The valuation for Building Permits in Teton County shall be based on the most recent cost figures per square foot as shown in International Building Code, Building Valuation Data Table published by International Code Council. The latest Building Valuation Table may be found at www.iccsafe.org or at the Teton County Building Department Office.

Section 109.6 Refunds. Amend to read as follows:

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of plan review fee payment, and then only under the following conditions:

1. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.
2. The Building Official may authorize refunding of 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.
3. The Building Official may authorize refunding of not more than 80 percent of the fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review effort has been expended.

Section 110.3.8.1 Reinspection and testing. Add Section 110.3.8.1 Reinspection and Testing as follows: When required a reinspection fee may be assessed for the following circumstances: For each reinspection that results from the applicant either not completing all or a portion of the work for which an inspection was previously requested; for not providing the approved plans to the inspector at the

time of any inspection; for failure to provide access on the date and time for which the inspection is requested; for deviating from the plans without prior approval of the building official.

If assessed the fees shall be charged at the rate shown in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions. Additional work and/or inspections may be prohibited until reinspection fees have been paid and/or needed corrections have been completed.

Section 117, License required. Add Section 117 License required as follows:

Contractors performing work requiring a permit under this code shall be required to be licensed and have in their possession a contractor's license issued by the Town of Jackson, Wyoming.

Exceptions:

1. Owner(s) of a single family home performing work on their primary residence or associated outbuildings for their personal use. For purposes of this exception, homeowners who construct more than one house every two years, before receiving a Certificate of Occupancy or Completion, in Teton County shall be considered contractors and shall be licensed.
2. Work being performed that does not require licensing by the Town of Jackson.

Section 305.2 Group E, Day Care Facilities 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."

Section 308.6.4 Five or fewer persons receiving care in a dwelling unit. 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."

Section 901.7 Fire Areas. Revise to read as follows: Where structures or portions thereof, are 5,000 square feet or larger, the building shall be protected by an approved automatic fire sprinkler system, installed in accordance with further requirements of the IBC, IFC, and/or NFPA 13, 13D or 13R, whichever applies based on type of occupancy.

For the purpose of determining fire area for the amended portion of section 903.2 (buildings 5,000 square feet and larger) square footage calculations shall be measured from the exterior surface of framing members encompassing the perimeter of the Fire Area, from the interior surface of concrete or masonry walls that are 50% or more below grade, and for log construction to the exterior surface of foundations or supporting elements.

Section 903.2 Where required. Add the following: All structures, regardless of occupancy, 5,000 square feet or larger, shall be protected by an approved automatic fire sprinkler system, installed in accordance with further requirements of the IBC and/or NFPA 13, 13D or 13R, whichever applies based on type of occupancy.

EXCEPTIONS: Agricultural buildings. Where uses other than residential occur within an agricultural building, and comprise not more than 10% of the floor area of such building, an automatic fire extinguishing system may be omitted unless otherwise required by other provisions as adopted by Teton County.

Section 903.2.1.1 Group A-1. Revise to read as follows: 1. The building is 5,000 square feet or larger.

Section 903.2.1.2 Group A-2. Revise to read as follows: 1. The building is 5,000 square feet or larger.

Section 903.2.1.3 Group A-3. Revise to read as follows: 1. The building is 5,000 square feet or larger.

Section 903.2.1.4 Group A-4. Revise to read as follows: 1. The building is 5,000 square feet or larger.

Section 903.2.2 Group E. Revise to read as follows: 1. Throughout all Group E buildings greater than 5,000 square feet or larger.

Section 903.2.3 Group F-1. Revise to read as follows: 1. Where the building is 5,000 square feet or larger.

Section 903.2.6 Group M. Revise to read as follows: 1. Where the building is 5,000 square feet or larger.

Section 903.2.8 Group S-1. Revise to read as follows: 1. Where the building is 5,000 square feet or larger.

Section 903.2.8.1 Repair garages. Amend to read as follows:

1. Buildings two or more stories in height, including basements, that are 5,000 square feet or larger.
2. One-story buildings that are 5,000 square feet or larger.

Section 907.2.1 Change the exception to read, Exception: Manual fire alarm boxes may be omitted when approved by the Fire Code Official and where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.2 Group B. Change the exception to read, Exception: Manual fire alarm boxes may be omitted when approved by the Fire Code Official and where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.4 Group F. Change the exception to read, Exception: Manual fire alarm boxes may be omitted when approved by the Fire Code Official and where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 907.2.7 Group M. Change the exception to read, Exception: Manual fire alarm boxes may be omitted when approved by the Fire Code Official and where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Section 1505.1 General. Amend by adding the following as the last sentence: All new roofing and re-roofing shall be provided with a minimum of class B roof covering.

Section 1805.1.2 Under Floor Space The second sentence 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”.

Section 1809.5 Frost Protection. Amended by deleting Section 1809.5 entirely and replacing with the following: Foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by the following method; Footings subject to frost shall have a minimum depth of 34-inches measured from finish grade to the bottom of the footing or the depth otherwise specified by the Soils Engineer of record.

Section 180.9.12 Timber Footings. Amend as follows: Deleted.

INTERNATIONAL RESIDENTIAL CODE AMENDMENTS

B. THE INTERNATIONAL RESIDENTIAL CODE 2015 IS SPECIFICALLY AMENDED AS FOLLOWS:

R101.1 Title. Revise to read as follows: These provisions shall be known as the *Residential Code for One- and Two-Family Dwellings* of Teton County, and shall be cited as such and will be referred to herein as “this code.”

R102.7 Existing Structures. Revise to read as follows: 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 the *International Fire Code*, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

Section 104.11 Amend by Adding. 104.11.2 Structural Insulated Panel Roof Assemblies. All roofs utilizing Structural Insulated Panels will be required to include a cold roof ventilation design approved by the Building Official.

R105.2 Work exempt from a permit. Amend to read as follows: 1. One-story detached accessory structures, limited to one such structure per parcel, and provided the floor area does not exceed 200 square feet.

Item 5 is amended as follows: Platforms, decks, sidewalks and driveways not more than 30 inches above grade and not over any basement or storage below and which are not part of an accessible route.

Add the following 11. Private use agricultural buildings, limited to one structure per parcel, -roof eave height not to exceed 10 ft. and roof area not exceeding 600 square feet, placed on a lot over 2 acres in size, designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public. This section does not exempt any person from the requirements of obtaining other permits required by law, including but not limited to plumbing, mechanical, electrical and septic permits and permits required under the Teton County Land Development Regulations.

R108.2 Schedule of permit fees. Amend to read as follows: The fee for building permits shall be as follows: Building Permit Fees will be established using the most current Building Valuation Data published by The International Code Council and a Permit Fee Multiplier as established in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions. The multiplier and valuation for remodels and the minimum fees for building and miscellaneous permits shall also be as established in the Fee Schedule.

On structures requiring gas, mechanical and plumbing systems, a separate fee for each permit shall be assessed as required, in accordance with the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions. Electrical permit fees shall be determined by the Electrical Division of the Jackson Hole Fire/EMS Department.

Permit Fee Multipliers may be adjusted as deemed necessary under the direction of the Teton County Commissioners.

R108.2.1 Plan review fees. Add Section R108.2.1 Schedule of permit fees. When submittal documents are required by Section 106.1, a Plan Review Fee shall be paid at the time of submitting the submittal documents for plan review. Said Plan Review Fee shall be 65 percent of the Building Permit Fee as shown in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions.

The Plan Review Fees specified in this section are separate fees from the Permit Fees specified in section 108.2 and are in addition to the Permit Fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106.1, an additional plan review fee shall be charged at the rate shown in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions.

R108.3 Building permit valuations. Section R108.2 Building Permit valuations is amended as follows: The valuation for Building Permits in Teton County shall be based on the most recent cost figures per square foot as shown in the International Building Code, Building Valuation Data, published by the International Code Council. The latest Building Valuation Data Table may be found at www.iccsafe.org or at the Teton County Building Department Office.

R108.4.1 Work commencing before permit issuance. Add Section R108.4.1. Work commencing before permit issuance. An investigation fee, in addition to the permit fee, may be collected in cases where the owner, contractor, or applicant, as the case may be, begins work prior to the issuance of the necessary permits, whether or not a permit is then or subsequently issued. The minimum investigation fee shall be equal to the amount of the permit fee required by this code as set forth in Section R108.2 of the Teton County Building Resolution. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

R108.5 Refunds. Amend to read as follows:

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of plan review fee payment, and then only under the following conditions:

1. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.
2. The Building Official may authorize refunding of 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.
3. The Building Official may authorize refunding of not more than 80 percent of the fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review effort has been expended.

Section 109.1.5.2 Reinspection and testing. Add Section 109.1.5.2 Reinspection and Testing as follows:

A reinspection fee may be assessed for the following circumstances: For each reinspection that results from the applicant either not completing all or a portion of the work for which an inspection was previously requested; for not providing the approved plans to the inspector at the time of any inspection; for failure to provide access on the date and time for which the inspection is requested; for deviating from the plans without prior approval of the building official.

If accessed the applicant shall pay the reinspection fee as set forth in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions. Depending on circumstance additional work and/or inspections may be prohibited until reinspection fees have been paid and/or needed corrections have been completed.

Section 115, License required. Add Section 115 License required as follows:

Contractors performing work requiring a permit under this code shall be required to be licensed and have in their possession a contractor's license issued by the Town of Jackson, Wyoming.

Exceptions:

3. Owner(s) of a single family home performing work on their primary residence or associated outbuildings for their personal use. For purposes of this exception, homeowners who construct more than one house every two years in Teton County shall be considered contractors and shall be licensed.
4. Work being performed that does not require licensing by the Town of Jackson.

SECTION R202 Definitions. Amend this section by adding the following definitions:

Accessory Structure. In one- and two-family dwellings not more than three stories high with separate means of egress, a building, the use of which is incidental to that of the main building, is located on the same lot.

Approved Solid Fuel Heating Device (ASFHD). ASFHD are those devices whose primary use is heating which include but are not limited to pellet stoves and inserts, corn stoves and inserts or any other device with emissions of 1 gram or less of particulate per hour, capable of being vented within 4ft. of an operable window and approved by the Building Official.

Bedroom. An area or room meeting all of the requirements of Sections R304, R305, R310, and R311 that is directly connected to a dwelling unit and has access through the conditioned area of the dwelling unit to facilities for eating cooking and bathing.

Kitchen. Kitchen shall mean an area used, or designated to be used, for the preparation of food and shall contain permanent provisions for the cooking, storage, and preparation of food consisting of a sink, refrigerator oven and/or a cook top.

Solid Fuel Heating Device (SFHD). SFHD are those devices whose primary use is heating which include but are not limited to certain brands of wood stoves and inserts, and masonry heaters or any other device capable of controlling combustion through mechanical means and approved by the Building Official. *This definition shall specifically exclude fireplaces or barbeques.*

Solid Fuel Decorative Device (SFDD). SFDD are devices whose primary use is esthetic or decorative and shall include masonry or manufactured fireplaces or any other solid fuel, free burning device approved by the Building Official.

R301.1 Design. Add the following: All structures, regardless of occupancy, 5,000 square feet or larger, shall be protected by an approved automatic fire sprinkler system, installed in accordance with further requirements of the IRC, IFC and/or NFPA 13, 13D or 13R, whichever applies based on type of occupancy.

EXCEPTIONS:

1. Agricultural buildings. Where uses other than residential occur within an agricultural building, and comprise not more than 10% of the floor area of such building, an automatic fire extinguishing system may be omitted unless otherwise required by other provisions as adopted by Teton County.
2. Additions to existing residences built after October 1st 1991, may use the 2 hr. fire barrier provision to separate the fire areas to 5000 sq. ft. or less on each side of the fire barrier, shall not be required to provide sprinkler protection provided that all provisions are met:
 - a. The door or doors separating the areas shall be 90 minute rated, self-closing and provided with hold-open devices actuated to release on detection of smoke by detectors located on each side of the door or by the loss of power.
 - b. Ducts that penetrate fire barrier shall have fire damper that is fire-resistance-rated to 90 minutes.

3. Buildings permitted before October 1st 1991.

EXCEPTION: Buildings permitted before October 1st 1991 with additions permitted for construction on or after that date, totaling 5000 square feet or larger, shall be required to be protected by an approved sprinkler system throughout or may have the additions only, protected by an approved sprinkler system, provided they are separated from the existing construction by a two hour fire barrier approved by the Building Official and Jackson Hole Fire/EMS & EMS.

For the purpose of this section, square footage calculations shall be measured from the exterior surface of framing members encompassing the perimeter of the Fire Area, from the interior surface of exterior concrete or masonry walls that are 50 % or more below grade, and for log construction to the exterior surface of foundations or supporting elements.

R301.1.3. Engineered Design. Revise the last sentence to read: Except for detached non-habitable structures less than 600 square feet, buildings shall be designed by a civil or structural engineer licensed in the State of Wyoming.

EXCEPTION: Single story structures not of unusual shape, and less than 1,500 square feet excluding attached garage shall not be required to be designed by a licensed engineer providing all of the following conditions are met:

1. There are no openings within 4 ft. of any corner.
2. There are no more than two off sets in the structure.
3. Off sets in the wall are limited to a maximum of 4 ft. or less.
4. Single openings shall not exceed 10 ft.
5. Distance between openings shall not be less than 4 ft.
6. Hold downs are provided at the end of all walls, offsets and (openings greater than 4 ft.).
7. Minimum exterior shear nailing is .131 diameter nails at 4 inches O.C. for framing members spaced every 16 inches, or 3 inches O.C. for framing members spaced every 24 inches at the panel edges and 8 inches O.C. in the field. Nails penetrating treated members shall be hot dipped galvanized or stainless.
8. Roof boundary blocking is provided at the wall perimeter with four .148 diameter nails in each block and the roof diaphragm is nailed at 6 inches O.C. at the panel edges and 8 inches in the field.
9. The sill plate is attached to the foundation by 5/8 inch anchor bolts with 2x2 x 3/16th washers at 4 ft. .O.C. and within 12 inches of the end of each member.
10. A complete set of structural drawings is provided containing details and/or notes for all of the items above, in addition to header sizes and spans, required location of double king studs, post sizes and necessary connections, truss connections, beam sizes and connections, etc.

TABLE R301.2 (1) is amended as follows:

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD k	WIND SPEED ^d (mph)	SEISMIC DESIGN CATEGORY ^f	Weathering ^a	Frost Line depth ^b	Termite ^c	WINTER DESIGN TEMP ^e	ICE SHIELD UNDER-LAYMENT REQUIRED ⁱ	FLOOD HAZARDS ^g	AIR FREEZING INDEX ^h	MEAN ANNUAL TEMP ^j
k	115 115	D1,D2	Severe	34"	Slight	-30	YES	g	YES	38

For SI: 1 pound per square foot=0.0479 kN/m², 1 mile per hour=1.609km/h.

- a. Probability Map [Figure R301.2 (3)]. Concrete shall conform to the “severe” requirements of Table R402.2. The grade of masonry units shall be determined from ASTM C34, C55, C62, C73, C90, C129, C145, C216 or C652.
- b. The frost line depth for Teton County is 34-inches measured from finished grade to the bottom of footings or as determined by a soils investigation.
- c. Teton County shall be considered “none to slight” in accordance with figure R301.2(6).
- d. The basic wind speed shall be ~~90~~~~115~~ ~~mph/3sec-gusts~~ as determined from the wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be -30.
- f. The minimum Seismic Design Category for Teton County as determined from Section R301.2.2.1 is D.
- g. The date of Teton County’s entry into the National Flood Insurance Program is May 4th 1989, September 29th 2012 is the currently effective FIRM and FBFM, or other flood hazard map adopted by the community, as may be amended.
- h. The Mean Annual Temperature is 38.0 and the Air Freezing Index Return Periods & Associated Probabilities 100 Year (99%) is 2531. Prepared by NOAA – National Climatic Data Center.
- i. The Mean Annual Temperature is 38.0 and the Air Freezing Index Return Periods & Associated Probabilities 100 Year (99%) is 2531. www.ncdc.noaa.gov/fpsf.html.
- j. Source - www.ncdc.noaa.gov/fpsf.html.
- k. As shown on the GIS map for Teton County. To view go to www.tetoncountyywy.gov ~~www.tetonwyo.org~~ click on the following; Agencies and Services – Geographic Information Services – Web based Geographic Information Services – Teton County Map Sever – County Zoning Map – Layers Tool – Ground Snow Loads – blue is 175 and tan is 120

TABLE R302.6 Separation required. Amend by changing all references of ½ inch gypsum board to read as follows: 5/8-inch type X gypsum board.

R302.12 Draftstopping. Amend by adding Cold Roof Assemblies shall have draftstops installed so that the area of the concealed space does not exceed 1000 square feet.

R302.13 Protection of Floors. ~~Delete entire Section.~~

R304.4 Height effect on room area. Amend to read as follows: Portions of a room with a sloping ceiling measuring less than 5 feet (1524 mm) or a furred ceiling measuring less than 7 feet (2134 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room. Rooms or areas that are not approved as habitable space, or do

not meet the definition, or minimum dimensions for size and height of habitable space shall not contain electrical outlets, light switches, plumbing fixtures, or terminations for phone, internet, or cable wiring, unless specifically required by another section of the adopted resolutions of Teton County.

Exception: Approved garages and accessory structures (such as workshops, studios, or studies and similar structures incidental to the primary dwelling unit), providing they meet the minimum dimensional requirements of habitable space for size, height and area.

R306.2 Kitchen. Amend to read as follows: Every dwelling unit shall be provided with a kitchen area and every kitchen area shall be provided with a sink refrigerator, oven and/or a cook top.

R311.7.10.1 Spiral stairways. Amend by adding the following: The maximum diameter of the inside radius of the stairs shall not exceed 12 inches. Spiral stairs shall not serve as a primary means of egress for any dwelling unit. Spiral stairs shall not serve as the primary means of egress from or any story or area within a dwelling having a gross square footage greater than 500 square feet.

R403.3 Frost protected shallow foundations. Amend by adding the first sentence: Frost protected footings are prohibited in one and two family dwellings and structures attached to one and two family dwellings and Accessory Structures not meeting the exceptions of R403.1.4.1-

R806.3 Vent and insulation clearance. Where eave or cornice vents are installed, insulation shall not block the free flow of air. When ventilation is required a minimum of a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing continuously around the building envelope and/or the entire length of the ridge and lower eaves.

R902.1 Roof covering materials. Amend the first sentence to read as follows: All new roofing and re-roofing shall have a minimum class B rating.

R1001.1 General: Amend by adding the following: Installation of Solid Fuel Heating (SFHD) and Solid Fuel Decorative Devices (SFDD) is prohibited.

Exceptions:

1. A maximum of one SFHD may be installed in any detached single family dwelling.
2. A maximum of one SFDD may be installed in any detached single family dwelling. Properties a minimum of three acres in size may be permitted an additional SFDD and one additional SFDD for each additional acre in excess of three acres, up to a maximum of four SFDD's.
3. SFDD's shall be allowed for commercial developments when proposed to and approved by the Teton County, Board of County Commissioners as part of the Development Permit process.
4. Approved Solid Fuel Heating Devices (ASFHD) are exempt from the provisions of this section.

N1101 GENERAL. Amend by adding the following sections:

N1102.1.1.1 Amend by adding the following. Fenestration Limitation. Fenestration shall not exceed 30% of the gross conditioned wall area above grade. To determine allowable wall area of walk out (daylight) basements the wall must have a minimum of 6 foot exposure from finished grade. Exception: The 30% limit can be exceeded if the designer can demonstrate that the UA total of the proposed design is less than the UA of the same structure with 30% fenestration total and code minimum insulation and fenestration values by using the ResCheck or other approved software programs.

N1102.1.1.2. Amend by adding the following Finished Garages and Accessory Structures. Finished garages and accessory structures shall meet the minimum insulation requirements for Table N1102.1.1.

N1102.4.1.2 Testing. Delete.

~~**N1104.1.2** Amend by adding the following Landscape Lighting. All exterior landscape lighting shall be solar powered.~~

M1414.1 General. Amend by adding the following: Installation or re-location of a Solid Fuel Heating Device is prohibited unless the device meets the minimum requirements for Phase II emissions as established by the EPA at the time of its installation.

M1501.1 Outdoor discharge. Add the following: Required back draft dampers shall be installed at the duct termination. Ducts shall be installed on the warm side of insulation from inside the building envelope to the exterior veneer of the building.

M1503.1 Range Hoods. Delete exception.

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M1506.1 Exhaust Ducts. Amend by adding the following sentence: All exhaust ducts shall be constructed of rigid metal ducts having smooth interior surfaces with male joints running in the direction of air flow.

G2406.2 (303.3) Prohibited locations. Delete the following conditions to the exception; 3, 4.

G2407.1 (304.1) General. Amend by adding the following as the first sentence: In all structures containing habitable space or unusually tight construction, combustion air shall be obtained from outside the building thermal envelope.

G2414.5.2 (403.5.2) Copper tubing. Revise to read as follows: Copper and brass tubing shall not be used for installations of gas piping systems.

G2420.3 Individual buildings. Revise to read as follows: Shut off valves shall be installed outdoors at all buildings where the supply enters the building.

G2432.1 (602.1) Decorative Appliances for Installation in Fireplaces. Amend by adding the following sentence: Decorative appliances installed in residential occupancies shall be listed and labeled to allow for installation of glass doors and shall be listed and labeled to operate with the doors in the closed position.

Exception: An approved Flue Sentinel may be installed with an electrical interlock in conjunction with the decorative appliance only if the doors are not installed on the fireplace.

G2433.1 (603.1) LOG LIGHTERS. General. Amend by adding the following sentence: All gas fired log lighters shall be provided with a listed pilot safety device installed in accordance with the manufacturer's installation requirements.

G2445.4 (621.4) Prohibited locations. Amend to read as follows: Unvented room heaters shall not be installed in dwelling units, normally occupied spaces, or any area meeting the definition of unusually tight construction and shall also comply with the requirements of Section G2406.2.

P2603.5 Freezing. Revise the last sentence to read: Water service pipe shall be installed not less than 72 inches deep.

P2603.5.1 Sewer depth. Revise to read as follows: P2603.6.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 24 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 48 inches below grade. All building sewers that do not meet the minimum required depth below grade shall be protected from freezing by insulation, heating or both.

P2904 Dwelling Unit Fire Sprinkler Systems. Amend by deleting entire section.

P3103.1 Roof extension. Amend by changing the first reference of 6 inches to 16 inches.

INTERNATIONAL PLUMBING CODE AMENDMENTS

C. THE INTERNATIONAL PLUMBING CODE 2015 IS SPECIFICALLY AMENDED AS FOLLOWS:

101.1 Title. Amend to read as follows: These regulations shall be known as the International Plumbing Code of Teton County, and shall be cited as such and will be referred to herein as "this code".

101.1.1. All references to "code official" in this code to shall mean Teton County Building Official.

106.6.2 Fee Schedule. Amend to read as follows: The fees for all plumbing work shall be as indicated in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions.

106.6.3 Refunds. Amend to read as follows:

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of plan review fee payment, and then only under the following conditions:

1. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.
2. The Building Official may authorize refunding of 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.
3. The Building Official may authorize refunding of not more than 80 percent of the fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review effort has been expended.

Section 107.4.3.1 Reinspection and testing. Add Section 107.3.3.1 Reinspection and Testing as follows: A reinspection fee may be assessed for the following circumstances:

For each reinspection that results from the applicant either not completing all or a portion of the work for which an inspection was previously requested; for not providing the approved plans to the inspector at the time of any inspection; for failure to provide access on the date and time for which the inspection is requested; for deviating from the plans without prior approval of the building official.

If accessed the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by Teton County. Depending on circumstance, additional work and/or inspections may be prohibited until reinspection fees have been paid and/or needed corrections have been completed.

108.4 Violation penalties. Amend to read: Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

108.5 Stop work orders. Amend to read: Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. 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 be subject to penalties as prescribed by law.

Section 111, License required. Add Section 111 License required as follows:

Contractors performing work requiring a permit under this code shall be required to be licensed and have in their possession a contractor's license issued by the Town of Jackson, Wyoming.

Exceptions:

1. Owner(s) of a single family home performing work on their primary residence or associated outbuildings for their personal use. For purposes of this exception, homeowners who

construct more than one house every two years in Teton County shall be considered contractors and shall be licensed.

2. Work being performed that does not require licensing by the Town of Jackson.

SECTION 202 GENERAL DEFINITIONS. Amend this section by adding the following definitions.

305.4. Freezing. Amend the last sentence to read: Exterior water supply system piping shall be installed not less than 6 feet below finished grade.

305.6.1 Sewer depth. Amend to read: Building sewers that connect to private disposal systems shall be a minimum of 24 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 48 inches below finished grade.

413.1 Commercial food waste grinder waste outlets. Amend the second sentence to read: Commercial food waste grinders are prohibited.

413.3 Commercial food waste grinder waste outlets. Delete (see amendment to section 413.1)

608.16.4 Connections to automatic fire sprinkler systems and standpipe systems. Amend to read as follows: The potable water supply to automatic fire sprinkler and standpipe systems shall be protected against backflow by a reduced pressure principle backflow prevention device.

904.1 Roof extensions. Amend to read: All open vent pipes that extend through a roof shall be terminated at least 16 inches above the roof 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.

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.

1003.3.1 Grease traps and grease interceptors required. Add the following sentence; Grease traps and interceptors shall be connected to a drain a minimum of 2 inches in diameter.

1003.3.6 Grease Interceptor Sizing. Amend by adding Section 1003.3.6 Grease Interceptor Sizing. "Grease interceptors for commercial kitchens shall be sized in accordance with the following:"

DESIGN, CONSTRUCTION AND INSTALLATION OF COMMERCIAL KITCHEN GREASE
INTERCEPTORS

Sizing of Grease Interceptors

Number of Meals	Waste Flow	Retention	Storage	Interceptor Size
Per peak hour 1 x Rate 2 x Time 3 x Factor 4 = Liquid Capacity				

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
- 3. Retention Times
 - Commercial kitchen waste Dishwasher2.5 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

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 (1260 L) 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 manufacturer'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.

1003.3.2 Food Waste Grinders. Amend to read: Food waste grinders shall not be allowed in commercial kitchens

1106.1 General. Amended to read as follows: The size of the vertical conductors and leaders, of building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on the 100-year hourly rainfall rate of 1.8 inches.

INTERNATIONAL MECHANICAL CODE AMENDMENTS

D. THE INTERNATIONAL MECHANICAL CODE 2015 IS SPECIFICALLY AMENDED AS FOLLOWS:

101.1 Title. Revise to read as follows: These regulations shall be known as the *Mechanical Code* of Teton County, hereinafter referred to as "this code."

101.1.1. All references to "code official" in this code to shall mean Teton County, Building Official.

106.5.2 Fee schedule. Revise to read as follows: The fees for mechanical work shall be as indicated in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions.

106.5.3 Refunds. Amend to read as follows:

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of plan review fee payment, and then only under the following conditions:

1. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

2. The Building Official may authorize refunding of 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.
3. The Building Official may authorize refunding of not more than 80 percent of the fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review effort has been expended.

Section 107.3.3.1 Reinspection and testing. Add Section 107.2.3.1 Reinspection and Testing as follows:

A reinspection fee may be assessed for the following circumstances:

For each reinspection that results from the applicant either not completing all or a portion of the work for which an inspection was previously requested; for not providing the approved plans to the inspector at the time of any inspection; for failure to provide access on the date and time for which the inspection is requested; for deviating from the plans without prior approval of the building official.

If accessed the applicant shall pay the reinspection fee as set forth in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions. Depending on circumstance additional work and/or inspections may be prohibited until reinspection fees have been paid and/or needed corrections have been completed.

108.4 Violation penalties. Amend to read: Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

108.5 Stop work orders. Revise the section to read as follows: Upon notice from the code official that mechanical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system 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 be subject to penalties as prescribed by law.

Section 111, License required. Add Section 111 License required as follows:

Contractors performing work requiring a permit under this code shall be required to be licensed and have in their possession a contractor's license issued by the Town of Jackson, Wyoming.

Exceptions:

1. Owner(s) of a single family home performing work on their primary residence or associated outbuildings for their personal use. For purposes of this exception, homeowners who construct more than one house every two years in Teton County shall be considered contractors and shall be licensed.
2. Work being performed that does not require licensing by the Town of Jackson.

SECTION 202 GENERAL DEFINITIONS. Amend this section by adding the following definitions.

Approved Solid Fuel Heating Device (ASFHD). ASFHD are those devices whose primary use is heating which include but are not limited to pellet stoves and inserts, corn stoves and inserts or any other device with emissions of 1 gram or less of particulate per hour, capable of being vented within 4ft. of an operable window and approved by the Building Official.

Solid Fuel Heating Device (SFHD). SFHD are those devices whose primary use is heating which include but are not limited to certain brands of wood stoves and inserts, and masonry heaters or any other device capable of controlling combustion through mechanical means and approved by the Building Official. *This definition shall specifically exclude fireplaces or barbeques.*

Solid Fuel Decorative Device (SFDD). SFDD are devices whose primary use is esthetic or decorative and shall include masonry or manufactured fireplaces or any other solid fuel, free burning device approved by the Building Official.

508.1.1 Makeup air temperature. Amend by adding the following: Exception. Seasonal operations open only during the months May thru October do not have to provide **conditioned** makeup air.

702.1 All air from indoors. Amend by adding the following after the first sentence: Exception: Group R Occupancies shall obtain all combustion air from the outdoors.

901.5 Minimum Requirements. Add section 901.5: Installation or relocation of a Solid Fuel Heating Device is prohibited unless the device meets the minimum requirements for Phase II emissions as established by the EPA at the time of its installation.

901.6. Prohibited Installations: Installation of Solid Fuel Heating (SFHD) and Solid Fuel Decorative Devices (SFDD) is prohibited.

Exceptions:

1. A maximum of one SFHD may be installed in any detached single family dwelling.
2. A maximum of one SFDD may be installed in any detached single family dwelling. Properties a minimum of three acres in size may be permitted an additional SFDD and one additional SFDD for each additional acre in excess of three acres, up to a maximum of four SFDD's.
3. SFDD's shall be allowed for commercial developments when proposed to and approved by the Teton County, Board of County Commissioners as part of the Development Permit process.
4. Approved Solid Fuel Burning Devices (ASFBD) are exempt from the provisions of this section.

903.3 Unvented gas log heaters. Amend by adding the following sentence: Unvented gas log heaters shall not be installed in residential occupancies, habitable rooms or spaces or buildings of unusually tight construction.

AMENDMENTS

E. THE INTERNATIONAL FUEL GAS CODE 2015 IS SPECIFICALLY AMENDED AS FOLLOWS:

101.1 Title. Amend to read: These regulations shall be known as the Fuel Gas Code for Teton County, hereinafter referred to as “this code.”

101.1.1. All references to “code official” in this code to shall mean Teton County, Building Official.

106.6.2 Fee Schedule. Amend to read: The fees for work shall be as indicated in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development Regulations and Resolutions.

106.6.3 Refunds. Amend to read as follows:

The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of plan review fee payment, and then only under the following conditions:

1. The Building Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.
2. The Building Official may authorize refunding of 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.
3. The Building Official may authorize refunding of not more than 80 percent of the fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review effort has been expended.

Section 107.2.3.1 Reinspection and testing. Add Section 107.2.3.1 Reinspection and Testing as follows:

A reinspection fee may be assessed for the following circumstances:

For each reinspection that results from the applicant either not completing all or a portion of the work for which an inspection was previously requested; for not providing the approved plans to the inspector at the time of any inspection; for failure to provide access on the date and time for which the inspection is requested; for deviating from the plans without prior approval of the building official.

If accessed the applicant shall pay the reinspection fee as set forth in the Fee Schedule for Applications and Reviews Required by the Teton County Land Development. Depending on circumstance additional work and/or inspections may be prohibited until reinspection fees have been paid and/or needed corrections have been completed.

108.4 Violation penalties. Amend to read: Persons, who shall violate a provision of this code, fail to comply with any of the requirements thereof or erect, install, alter or repair work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

108.5 Stop work orders. Revise the section to read as follows: Upon notice from the code official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system 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 be subject to penalties as prescribed by law.

Section 111, License required. Add Section 111 License required as follows:

Contractors performing work requiring a permit under this code shall be required to be licensed and have in their possession a contractor's license issued by the Town of Jackson, Wyoming.

Exceptions:

3. Owner(s) of a single family home performing work on their primary residence or associated outbuildings for their personal use. For purposes of this exception, homeowners who construct more than one house every two years in Teton County shall be considered contractors and shall be licensed.
4. Work being performed that does not require licensing by the Town of Jackson.

SECTION 202 GENERAL DEFINITIONS. Amend this section by adding the following definitions:

303.3 Prohibited Locations. Delete the following conditions to the exception; 3, 4.

304.1 General. Amend by adding the following as the first sentence: In all structures containing habitable space or unusually tight construction, combustion air shall be obtained from outside the building thermal envelope.

403.4.3 Copper and Brass. Revise the paragraph to read as follows: Copper piping shall not be used for gas piping systems.

602.1 Decorative Appliances for Installation in Fireplaces. Amend by adding the following sentence: Decorative appliances installed in residential occupancies must be listed and labeled to operate with glass doors installed and in the closed position.

Exception: An approved Flue Sentinel may be installed with an electrical interlock in conjunction with the decorative appliance only if the doors are not installed on the fireplace.

603.1 Log Lighters. General. Add the following sentence: All gas fired log lighters shall be provided with a listed pilot safety device installed in accordance with the manufacturer's installation requirements.

621.4 Prohibited locations. Amend by making the following the first sentence: Unvented gas log heaters shall not be installed in residential occupancies, habitable rooms or spaces, or buildings of unusually tight construction.

621.6 Oxygen-depletion safety-system. Add the following sentence: The room must also be equipped with a listed Carbon Monoxide Detector installed according to the manufacturer’s installation instructions.

621.7 Unvented log heaters. Revise to read as follows: An unvented log 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.

INTERNATIONAL ENERGY CONSERVATION CODE

F. THE INTERNATIONAL ENERGY CONSERVATION CODE 2012 IS AMENDED AS FOLLOWS:

101.1 Title. Amend to read: These regulations shall be known as the Energy Conservation Code for Teton County, hereinafter referred to as “this code.”

101.1.1. All references to “code official” in this code to shall mean Teton County, Building Official.

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Table R402.4.1.1. Amend Fireplace to read, Fireplaces must be fitted with gasketed doors or the building must pass a blower door test with the fireplace face open and the flue damper in the closed position.

~~**R402.4.1.2 Testing.** Delete.~~

INTERNATIONAL EXISTING BUILDING CODE

G. THE INTERNATIONAL EXISTING BUILDING CODE 2015 IS AMENDED AS FOLLOWS:

101.1 Title. Amend to read: These regulations shall be known as the Existing Building Code for Teton County, hereinafter referred to as “this code.”

101.1.1. All references to “code official” in this code to shall mean Teton County, Chief Building Official.

TABLE 1

This TABLE sets forth projects which may require permit(s), if any, and identifies the specific type of permit(s) required and the site inclusion requirements. Additional permits not identified in Table 1 may also be required. It shall be the duty of the person and/or entity of a proposed project which is not specifically set forth in Table 1 to contact the Teton County Building Department for a determination of the type of permit(s) required, if any, and the site inclusion requirements.

**(1) BUILDING (2) PLUMBING (3) ELECTRICAL (4) MECHANICAL (5)GRADING
(6) INDIVIDUAL SEWAGE DISPOSAL (7) SIGN (8) MANUFACTURED HOUSING
HOOKUP (9) FIRE ALARM SYSTEM (10) FIRE SPRINKLER SYSTEM ROUTING**

ABBREVIATION:

**BUILDING DIVISION=BD ENVIRONMENTAL HEALTH=EH
PLANNING DIVISION=PD ENGINEERING=EG FIRE=FD**

(This Table is a Permit Requirement Guideline ONLY, and does not take precedence over the Teton County Land Use Regulations or the International Codes as adopted by Teton County)

CLASSIFICATION OF PROJECTS	SPECIFIC PROJECTS	NO PERMIT REQUIRED	PERMIT (S) REQUIRED	REVIEW REQUIRED	SITE PLAN REQUIRED
New Structures & Factory Built Structures & Manufactured on Private Land	Building of New Residential Structures		1,2,3,4,5,6,9,10	BD,PD,EG, FD	X
	Building of New Non-Residential Commercial Structure		1,2,3,4,5,6,9,10	BD,EH,PD,EG, FD	X
	Moving of Existing Structure to New Location		1	BD,EH,PD,EG FD	X
	Moving of Manufactured Housing into a Mobile Home Park		3,8	BD,PD	X
	Moving & Setting of Factory Built Structure on Building Site		1,2,3,4,5,6	BD,EH,PD,EG	X
	May Require a Road Cut Permit Through Engineering Department		5	EG	X
Amended Agricultural	Building of a Structure Used Solely as an Agricultural Building (See 105.2 Item 14)	X		PD	X
	One story detached buildings used as tool and storage sheds playhouses and similar uses provided the projected roof area does not exceed 120-200 s.f. and the height of said buildings does not exceed 10 feet at peak of roof	X		PD	X
Condemned Buildings	Demolition of the Whole or Part of Building, Factory Built Structures, or Manufactured Housing		1	BD,PD	
Additions & Alterations to Exterior Construction & On Site Accessory Construction	Additions & alterations involving bedroom, bathroom, kitchen, living room, or other accessory rooms		1,2,3,4,6,9,10	BD,EH,PD,EG	X
	Additions & alterations involving an attached or detached garage or shop		1,2,3,4,5,6	BD,PD,EG	X

	Non-structural sidewalks/slabs	X			
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CLASSIFICATION OF PROJECTS	SPECIFIC PROJECTS	NO PERMIT REQUIRED	PERMIT (S) REQUIRED	REVIEW REQUIRED	SITE PLAN REQUIRED
Additions & Exterior Construction & On Site Accessory Construction	Decks & Patios not over 30 inches above grade with no permanent construction above the floor line	X		PD	X
	Decks, Entry Porches, Etc.		1,3	BD,PD	X
	Retaining Walls, over 4 feet in height (Engineering Required)		1	BD,EG	X
	Fences over 6 feet in height		1	BD,PD	X
	Fences used for Agricultural purposes only or those fences under 6 feet in height	X			
	Erection of Exterior Signs (Except as Exempt in Zoning Resolutions)		7	BD,PD	X
	All Non-Structural Landscaping	X			
Demolition	Removal of any structure		X	BD,PD,FD*	X
Exterior Repair & Replacement &/or Addition	Replacement of Roof		1	BD	
	Repair of Replacement of Exterior Siding	X			
	Replacement or Addition of Exterior Window		1	BD	
	Repair of Existing Exterior Window	X			
	Addition of Exterior Door		1	BD,PD	
	Repair or Replacement of Existing Exterior Door	X			
Interior Repair & Replacement &/or Addition	Repair or Replacement of floor covering	X			
	Painting, Papering or Similar Finish Work-Exterior or Interior	X			
	Installation of Wood burning Stove or Fireplace		4	BD	

* May be approved over-the-counter with proper documentation.

Table 2

Teton County Snow Loads

As shown on the GIS map for Teton County. To view go to www.tetonwyo.org www.tetoncountywy.gov click on the following; Agencies and Services – Geographic Information Services – Web based Geographic Information Services – Teton County Map Server – County Zoning Map – Layers Tool – Ground Snow Loads – blue is 175 and tan is 120.

SECTION 8. REPEAL. Upon the approval and adoption of this Resolution by the Teton County Board of Commissioners, all existing or previously adopted Building Resolutions not reflected in this Resolution be and the same are hereby repealed and superseded by this Resolution. The Woodstove Regulation Resolutions are also repealed and superseded by this Resolution.

SECTION 9. SEVERABILITY. The Teton County Board of Commissioners hereby declares that if any section, subsection, clause or phrase of this Resolution or of the 2015 International Codes adopted by this Resolution, is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution and/or the 2015 Codes.

PASSED, APPROVED AND ADOPTED on ~~June 5, 2018~~ November 15, 2016, and effective ~~on January 1, 2017~~ upon adoption.

ATTEST:

TETON COUNTY

Sherry Daigle
County Clerk

~~Barbara Allen~~ Mark Newcomb
~~Chairwoman~~ Chairman, County
Commissioners