



Board of County Commissioners - Staff Report

Meeting Date:	February 5, 2019	Presenters:	Billy Nunn and Kathy Clay
Submitting Dept:	Building & Fire Departments	Subject:	Adoption of 2018 Codes and Amendments

Statement / Purpose:

For the Board of County Commissions (BCC) to authorize the commencement of the 45 day public comment period for possible adoption of the 2018 Building Codes and Fire Codes.

Background / Description (Pros & Cons):

Pursuant to Wyoming Statute §35-9-121, Teton County presently is allowed by the State Fire Marshal to exercise local enforcement authority for fire, building, existing building standards, and electrical standards. Teton County is required in order to maintain their local enforcement authority to adopt minimum standards by resolution that are equivalent to or more stringent than those applicable standards adopted by the State of Wyoming. Teton County presently is operating under the 2015 codes that were adopted by Teton County in 2016 and went into effect on January 1, 2017.

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 Existing Building Code
- 2015 International Mechanical Code
- 2015 International Fuel Gas Code
- 2015 International Fire 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, remainder of Code
- 2015 International Plumbing Code
- 2012 International Energy Conservation Code
- 2015 International Wild Land Urban Interface Code

Teton County also operates under the 2015 Fire Code and also the 2017 National Electric Code, but those are adopted through the Jackson Hole Fire/EMS Department and are not part of this code adoption.

The State of Wyoming adopted the new 2018 International Codes in May 2018. Pursuant to Wyoming Statute §35-9-121, a county shall adopt the new codes within 6 months of the State of Wyoming adopting.

Staff recommends that the County remain under the 2012 International Energy Conservation Code at this time. Staff is vetting the 2018 Energy Code to determine whether it will place undue hardship on the design and construction of new structures and should Teton County consider its adoption.

Teton County may choose to be more restrictive than the required 2018 International Codes but not less restrictive. In the attached 2019 Resolution, the areas where the county is being more restrictive than the State are detailed for those codes required to be adopted by the State. And for those codes that the county adopts that are not required by the State, the 2019 Resolution shows both areas where the county is more restrictive and less restrictive.

Stakeholder Analysis & Involvement:

Teton County, Design community (Architects and Engineers), Builders and Property Owners.

Fiscal Impact:

Training of staff.



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Staff Impact:

Staff will require training with the new code. Buildings under construction at the time of adoption of the new codes will remain under the code that was in place at the time of permitting (Note: we have jobs under construction at this time that are under the 2012 and 2015 codes).

Legal Review:

Gingery

Staff Input / Recommendation

Staff recommends commencing the 45 day public comment period.

Attachments:

- 2019 Teton County Building Code Resolution
- Fire Code Resolution
- Fire Protection Resolution for New Subdivisions

Suggested Motions:

I move to authorize the commencement of the 45 day public comment period to seek public comment on the proposed 2018 Building Codes and for staff to schedule a public hearing and adoption date for April 16, 2019.