



CERTIFICATE OF ADOPTION OF RULES

Adopting Entity: Campbell County Board of County Commissioners

Rules Adopted: Chapter 4, Rules Regulating Construction / Updated for the 2021 International Building Codes / Document Reformatting

Summary of Amendments:

- Updated the International Building Codes (I-codes) from the 2018 edition to the 2021 as required by WY §35-9-121(ii)
- Reformatted Chapter 4 by topic and created a Table of Contents
- Itemized exemptions to Chapter 4
- Update the NFPA 58 Fuel Gas Code from the 2014 edition to the 2020
- Itemized climatic and building design criteria into a single section
- Made existing floodplain regulations an appendix to Chapter 4
- Consolidated duplicated sections
- Removed unnecessary sections already addressed in the I-Codes
- Delete/alterd previous amendments that made Chapter 4 regulations more stringent than the I-Codes
- Reinstated four previously deleted I-code sections strengthening regulations
- Add/alterd language and definitions that make the regulations easier to understand
- Removed Community Water System permitting requirements from Chapter 4 and moved to Chapter 6, Subdivision Regulations
- Amended two sections of the Building and Plumbing codes to keep bathrooms separated by gender

Statutory Authority: W.S. 18-5-201; W.S. 35-9-121

Date Rules Proposed & Available for Inspection: May 4th, 2021

Copies mailed to all on the mailing list: Yes

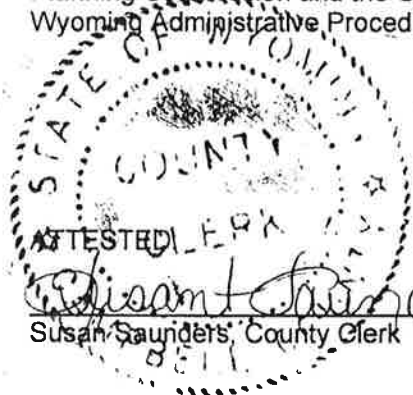
Date of Public Hearing: July 7, 2021

Date of Final Adoption: July 7, 2021

Effective Date: Immediately upon filing with the County Clerk

I hereby certify the attached rules are a true and correct copy of rules adopted by the Campbell County Planning Commission and the Campbell County Board of County Commissioners in accordance with the Wyoming Administrative Procedure Act.

Robert Maul, Chairman, Board of Commissioners



Susan Saunders, County Clerk

Campbell County

JUL 7 2021

Clerk's Office

SUMMARY OF PROPOSED AMENDMENTS TO CAMPBELL COUNTY RULES REGULATING CONSTRUCTION, 2021

Item	SUBJECT	PROPOSED AMENDMENTS	REASON FOR CHANGES
MANDATORY AND NON-REGULATORY AMENDMENTS, ITEMS 1 – 3			
1.	Chapter 4 Reformatting	<ul style="list-style-type: none"> Change the format of Chapter 4 by dividing it into sections based on topic, consolidating duplicated amendments, removal of redundant language, and creation of a Table of Contents. 	<ul style="list-style-type: none"> The current version has inter-related topics scattered throughout the text making it difficult to find information. Furthermore, redundant amendments have been made that are already in other sections of Chapter 4 or are addressed in the adopted model codes. Finally, the current version has neither a Topical Index or Table of Contents to aid the user in quickly and accurately finding the desired information.
2.	Updating the 2018 Family of International Building Codes (I-Codes)	<ul style="list-style-type: none"> Update the model building codes from the 2018 family of I-Codes to the 2021 version. 	<ul style="list-style-type: none"> Per WY Stat 35-9-121(a)(ii), Jurisdictions that have delegated authority to administer building/fire codes from the State Fire Marshall must adopt the same standards as the state within 6 months of enactment. The State will be adopting the 2021 family of I-Codes sometime during the summer of 2021.
3.	Updating the Liquified Petroleum Gas Code (NFPA 58)	<ul style="list-style-type: none"> Update the adopted NFPA 58 from the 2014 version to the 2020 version. 	<ul style="list-style-type: none"> Same reason as the I-Code update above.

PROPOSED AMENDMENTS¹ EASING CHAPTER 4 REGULATIONS, ITEMS 4 - 11

Item	SUBJECT	PROPOSED AMENDMENTS	REASON FOR CHANGES
4.	<p>International Building Code (IBC)</p>	<p>A. Repeal Amendment to Section 1809.4 ‘Depth of Footings’, 42” (Sec. 3.A.17)</p> <p>B. Amend IBC Table 2902.2 ‘Minimum Number of Required Fixtures’ making drinking fountains optional. (Sec. 3.A.20)</p>	<ul style="list-style-type: none"> • Staff recommends deleting this amendment. <p>IBC Section 1809.4 ‘Depth of Footings’ addresses shallow frost-protected footings. Shallow frost-protected footings are a design option that makes it possible for foundations to be placed above the local frost line. This amendment effectively eliminates that option for designers. Eliminating this amendment makes that option available again to design professionals.</p> <ul style="list-style-type: none"> • Last year the code was amended to raise the threshold of when drinking fountains were required. After further review and research, staff recommends deleting this section as written and make drinking fountains optional. If the applicant chooses to install drinking fountains, then the installation would be required to meet all applicable ADA standards, etc.

¹ Section references in red are where the proposed amendment can be found in ‘Document ‘A’’, the new Chapter 4 format working document.

<p>5.</p>	<p>International Residential Code (IRC)</p>	<p>A. Repeal the Amendment Deleting IRC Table R302.1.(2), ‘Exterior Walls, Dwellings with Sprinkler Systems’ (Sec. 4.A.9)</p> <p>B. Repeal the Amendment Deleting IRC Section 309.5, ‘Garage Fire Sprinklers’ (Sec. 4.A.11)</p> <p>C. Repeal the Amendment to IRC Section M1502.4.2, ‘Dryer Duct Installation’ (Sec. 4.A.18)</p> <p>D. Repeal the Amendment to IRC Section M1701.2.1 ‘Exhaust & Ventilation’ (Sec. 4.A.19)</p> <p>E. Repeal the Amendment Deleting IRC Section G2406.2 Exceptions 3 & 4, ‘Unvented Room Heaters’ (Sec. 4.A.20)</p>	<ul style="list-style-type: none"> • Staff recommends leaving Table R302.1.(2) in the IRC. This allows a developer the option of voluntarily adding a fire sprinkler system thereby reducing other required fire safety features. This lets the developer decide the best option for their project. • Staff recommends leaving Section 309.5 in the IRC with the amended language making this section optional to the developer. This gives the developer more options to build. • Staff recommends deleting this amendment. The amendment is over twice as stringent as the nationally recognized minimum standard for duct installation. • Staff recommends deleting this amendment. Section M1701.2.1 deals with gas-fired appliance combustion air. Combustion air standards are addressed in IRC Chapter 24 as cross-referenced in Section M17. <p>The use of the amendment wording ‘Exhaust & Ventilation’ leads staff to believe that this amendment may have been added in error to this section. (Exhaust & Ventilation is a separate system altogether from Combustion Air.)</p> <ul style="list-style-type: none"> • Staff recommends deleting this amendment that disallows unvented room heaters and leave Section G2406.2 Exceptions 3 & 4 intact.
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<p>5. (Cont'd)</p>	<p>International Residential Code (Cont'd)</p>	<p>F. Repeal the Amendment Deleting IRC Section G2444.1 ‘Unit Heaters’ (Sec. 4.A.21)</p> <p>G. Repeal the Amendment to IRC Section G2445.2 ‘Prohibited Use’ (Sec. 4.A.22.)</p> <p>H. Repeal the Amendment Deleting IRC Section G2445.4 ‘Unvented Room Heaters, Prohibited Locations’ (Sec. 4.A.23)</p> <p>I. Repeal the Amendment to IRC Section P2503.5.1 ‘Rough Plumbing Water Test’ (Sec. 4.A.24)</p> <p>J. Repeal the amendment to the IRC deleting Chapters 34 – 43 and replacing it by amending IRC Section E3401.1.</p>	<ul style="list-style-type: none"> • The IRC has safeguards in place to address unvented room heaters. Furthermore, this is a frequently requested item here in Campbell County. This give builders, homeowners, and local HVAC contractors more options to choose from when installing comfort heating. • The current amendment to this IRC section is redundant. The safeguards that this amendment provides is already addressed in other sections of the IRC. • Should the use of unvented room heaters be approved, this IRC section will need to be left intact in the IRC. • Staff recommends deleting this amendment requiring a 10’ ‘head pressure’ test. The IRC only requires 5’ because it is impractical in most situations to provide the necessary 10’ of vertical pipe filled with water to satisfy this amendment. <p>The model code research team could find no empirical evidence to suggest that 5’ of head pressure is inadequate for the intended purposes.</p> <ul style="list-style-type: none"> • Chapters 34-43 of the IRC governs electrical installations. The code sections are lifted directly from the 2020 NEC but organized in a logical format. Staff recommends leaving those sections intact thereby only having to use one code book in the field.
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SUMMARY OF PROPOSED AMENDMENTS TO CAMPBELL COUNTY RULES REGULATING CONSTRUCTION, 2021

<p>6.</p>	<p>International Mechanical Code (IMC)</p>	<ul style="list-style-type: none"> • Repeal the Amendment to Section 303.3 ‘Prohibited Locations’ Unvented Heaters (Sec. 5.A.6) 	<ul style="list-style-type: none"> • Staff recommends deleting this amendment that disallows unvented heaters except for detached garages. The IMC has safeguards in place to address unvented room heaters. <p>Furthermore, this is a frequently requested item here in Campbell County. Repealing this amendment give builders, homeowners, and local HVAC contractors more options to choose from when installing comfort heating.</p>
<p>7.</p>	<p>International Plumbing Code (IPC)</p>	<p>A. Amend Table 403.1 ‘Minimum Number of Required Fixtures’ mandating drinking fountains and now make them optional. (Sec. 6.A.12)</p> <p>B. Repeal the Amendment to Section 410.2 ‘Small Occupancies’ lowering the threshold of when drinking fountains are required and make drinking fountains optional. (Sec. 6.A.13)</p>	<ul style="list-style-type: none"> • After further review and research, staff recommends making drinking fountains optional. If the applicant chooses to install drinking fountains, then the provisions of the applicable codes would apply. • Last year the code was amended to raise the threshold of when drinking fountains were required by amending Section 410.2 ‘Small Occupancies’. Approving the proposed amendment above will render this amendment moot.
<p>8.</p>	<p>International Fuel Gas Code (IFGC)</p>	<p>A. Repeal the Amendment to Section 303.3 ‘Exceptions #3 & #4’ (Unvented Heaters) (Sec. 7.A.5)</p> <p>B. Repeal the Amendment to Section 621.4 ‘Prohibited Locations’ Unvented Heaters (Sec. 7.A.6)</p>	<ul style="list-style-type: none"> • Same comment as above for the IMC. • Same comment as above for the IMC.

<p>9.</p>	<p>National Electric Code (NEC)</p>	<p>A. Repeal the amendment to NEC Section 230.79(C) requiring 200-amp minimum services for homes. (Sec. 10.A.2)</p> <p>B. Repeal the amendment to NEC Section 250.53(A)(2) ‘Exception’ that disallowed the use of ohm meters to demonstrate compliance with the NEC (Sec. 10.A.3)</p>	<ul style="list-style-type: none"> Staff can find no reason for this requirement. The NEC only requires a 100-amp service to residential dwellings which is generally far more than enough for most homes. <p>If the total household load exceeds 100 amps, the contractor simply upsizes the service accordingly. This amendment is an unnecessary expense for developers/homeowners.</p> <ul style="list-style-type: none"> This section of the NEC allows an electrician to prove that the grounding electrode system that has been installed meets the requirements of the code by electrical testing equipment even if the physical installation does not comply with the prescriptive requirements. <p>Staff suggests repealing this amendment that disallowed the electrician from utilizing that option. This gives installers greater flexibility should they choose to do so.</p>
<p>10.</p>	<p>Section 12 Small Wastewater Systems (SWWS)</p>	<ul style="list-style-type: none"> Repeal Chapter 4 Section 10.4 eliminating the requirement to pump septic tanks to verify tank size before energizing a home or business when no historical records of the SWWS are available. (Sec. 12.A.3) 	<ul style="list-style-type: none"> Staff can find no reason for this requirement and believe that our SWWS ordinance allows existing systems to remain in service provided that a change in the use of the septic system has not occurred.

<p>11.</p>	<p>Section 1.3.B.10 ‘Site Plan Review Meeting’</p>	<ul style="list-style-type: none"> Amend Section 1.3.B.10, from a Mandatory Site Plan Review Meeting to an Optional Site Plan Review Meeting 	<ul style="list-style-type: none"> Staff recommends changing this administrative section from mandatory to optional (as determined by staff). Not every commercial project rises to the complexity requiring an in-person meeting. Making this optional will speed the permitting process and reduce the amount of time developers must spend obtaining permits.
<p>PROPOSED AMENDMENTS STRENGTHENING CHAPTER 4 REGULATIONS, ITEMS 12 – 16</p>			
<p>12.</p>	<p>International Mechanical Code (IMC)</p>	<ul style="list-style-type: none"> Repeal the Amendment to IMC Section 501.3 ‘Outdoor Discharge’ allowing indoor exhaust air to discharge into attic spaces. (Sec. 5.A.8) 	<ul style="list-style-type: none"> Staff suggests repealing this amendment and reinstate the IMC section as written. Venting warm, moisture laden air into a cold attic condenses into water and causes wood rot, mold, and reduces the effectiveness of insulation. <p>Virtually all local builders recognize the problem of venting to the attic and already voluntarily discharge to the exterior. Codifying this as the local standard ensures consistency in construction for all.</p>

<p>13.</p>	<p>International Plumbing Code (IPC)</p>	<ul style="list-style-type: none"> • Repeal the Amendment to IPC Section 903.2 ‘Frost Closure’ allowing increases in vent sizes to be made in the non-insulated (cold) portion of an attic space. (Sec. 6.A.11) • Delete Exception #6 to IPC Section 403.2 ‘Separate Facilities’, thereby disallowing communal public bathroom spaces. (Sec. 6.A.8) 	<ul style="list-style-type: none"> • Staff suggests repealing this amendment and reinstate the IPC section as written. <p>In cold climates the IPC requires plumbing vents to increase in size to prevent clogging from frost. The increases must be made within the thermal envelope (warm area) of the structure. Allowing vent size increases in the unconditioned (cold) area of the attic defeats the purpose of this section.</p> <ul style="list-style-type: none"> • The I-Codes have always required public bathrooms to be separated by sex except for small buildings where a single, private, shared ‘uni-sex’ bathroom could be utilized. New to the 2021 code is an exception where high occupant load buildings could be built with a single communal bathroom that would be shared by all without separation. This option does not take into consideration those people who do not wish to use toilet facilities shared side by side with others of the opposite sex or gender identity. <p>Staff suggests deleting this exception and keep public bathrooms separated by sex.</p>
<p>14.</p>	<p>International Residential Code (IRC)</p>	<ul style="list-style-type: none"> • Repeal the Amendment to IRC Section P2705.1 ‘Installation, item #3’ eliminating the requirement of watertight fixtures. (Sec. 4.A.29) 	<ul style="list-style-type: none"> • Staff suggests repealing this amendment and reinstate the IRC sections as written. This section simply says that all fixtures such as sinks or toilets that mount to walls or floors must be made watertight where the fixture attaches to those surfaces. <p>The reason the IRC requires this is because liquids can seep in around the bases of toilets, behind sinks, etc. and cause mold, rot, and harbor filth and bacteria. The simple solution is to simply caulk around these fixtures and make them watertight.</p>

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<p>15.</p>	<p>National Electric Code (NEC)</p>	<ul style="list-style-type: none"> Amend NEC Section 230.70(A)(1) ‘Readily Accessible Location’ for Service Disconnecting Means. (Sec. 10.A.1) 	<ul style="list-style-type: none"> Current language in the NEC is too vague when determining what is a ‘readily accessible location’. Requiring the disconnect to be outside and no more than 50’ from the home in plain view is a common parameter used. In emergency situations, power may need to be shut off immediately. A disconnect switch within 50’ of a home is easily recognized and accessed.
<p>16.</p>	<p>International Building Code (IBC)</p>	<ul style="list-style-type: none"> Delete Exception #6 to IBC Section 2902.2 ‘Separate Facilities’, thereby disallowing communal public bathroom spaces. (Sec. 3.A.21) 	<ul style="list-style-type: none"> The I-Codes have always required public bathrooms to be separated by sex except for small buildings where a single, private, shared ‘uni-sex’ bathroom could be utilized. New to the 2021 code is an exception where high occupant load buildings could be built with a single communal bathroom that would be shared by all without separation. This option does not take into consideration those people who do not wish to use toilet facilities shared side by side with others of the opposite sex or gender identity. <p>Staff suggests deleting this exception and keep public bathrooms separated by sex.</p>



Chapter 4

Rules Regulating

Construction

Amended July 2021

CHAPTER 4
RULES REGULATING CONSTRUCTION
Amended July 2021

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Section 1. Authority.

This Chapter is adopted pursuant to the authority granted by W.S. 35-9-121 and W.S. 35-11-304 and supersedes all previous *Rules Regulating Construction*.

- A. The *Building Division* shall enforce the *Rules Regulating Construction* prescribed in Chapter 4 for the unincorporated areas of Campbell County
- B. The *Building Code Official* shall have the authority to render interpretations and enforce the *Rules Regulating Construction*.

Section 1.1. Chapter 4 User Guide

Chapter 4 *Rules Regulating Construction* has been designed and drafted for ease of use to quickly find applicable information. Key points of this document are as follows:

- A. Section 1 covers administrative requirements for obtaining construction permits. This includes the scope of Chapter 4, specifying what projects are exempt from Chapter 4, model codes adopted, design criteria, permit requirements, fees, enforcement, appeals, etc.
- B. Section 2 is a compilation of definitions that are specific for use in the *Rules Regulating Construction*. Any word or phrase that is both capitalized and italicized within this document means that there is a unique definition listed in Section 2.
- C. Sections 3 through 14 are stand-alone sections for each model code adopted in Chapter 4. Each adopting section contains specific amendments to the respective model code.
- D. Section 15 is a list of applicable appendices.

Section 1.2. Scope and Applicability.

This Chapter shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and *Occupancy Classification*, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures, and plumbing, mechanical, fuel gas, electrical, and *Small Wastewater Systems* in the unincorporated areas of Campbell County that is not specifically exempted in accordance with Section 1.4 'Exemptions'.

Section 1.3. Permits Required.

A. Permit Types, General.

Except as exempted in ‘Section 1.4 Exemptions’, any *Owner* or *Owner’s* authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the *Occupancy Classification* of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, *Small Wastewater System* or plumbing system, the installation of which is regulated by this Chapter, or to cause any such work to be performed, shall first make application to the *Building Division* and obtain the required permit(s) as appropriate from the permit types listed below.

1. *Building Permit*
2. *Electrical Permit*
3. *Mechanical Permit*
4. *Plumbing Permit*
5. *Small Wastewater System Permit*

B. Fire Code Permits.

Where Operational or Construction Permits are required by Sections 105.5 and 105.6 respectively of the International Fire Code, application shall first be made to the Campbell County Fire Department. Fire Code Permits shall be issued by the Fire Department.

C. General Permit Application Requirements.

1. Water Source Required.

For new construction, verification of a *Potable Water* source shall be provided by submitting one of the following:

- (a) For on-lot wells a copy of the valid State Engineer’s Office well permit for the proposed use.
- (b) For shared wells, a valid Shared Well Agreement shall be submitted along with a copy of the State Engineer’s Office well permit for the proposed use.
- (c) For connections to *Centralized Water Systems*, written verification shall be submitted from the *Owner* of the system verifying permission is granted to make the connection.
- (d) For systems such as cisterns or above ground tanks supplied by transported water, or other acceptable means, *Construction Documents* shall be submitted containing information including tank size, location, and other applicable information.

2. Zoning Certificate Required.

For zoned parcels, an approved Zoning Certificate per Chapter 7 Zoning Regulations from the Planning and Zoning Division is required prior to permit issuance.

3. Site Plan.

An approved site plan shall be a drawing, to scale or clearly dimensioned, showing the uses and structures (existing and proposed) for a parcel of land. The plan shall include a north arrow, property lines, streets, location of all buildings, wells (water and methane), septic tank and leach field, as well as the location for a future replacement leach field, easements/rights-of-way, and the location of utilities including electrical service lines, water lines, sewer/septic lines, natural gas and propane & LPG lines, etc. (existing and proposed). A grading plan and/or spot elevation plan may also be required to address topographical and drainage issues on a site by site basis.

4. Culverts.

Culverts are required for new driveway approaches that cross drainage ditches. Culvert installation shall be as specified in the subdivision disclosure statement, or as approved by the *Building Code Official*. Minimum size is twelve (12) inches in diameter. Driveway and culvert installation may be subject to approval by the subdivision Improvement and Service District or Home-Owners Association.

5. Addresses.

Campbell County Public Works shall issue a new address for all properties not currently assigned a valid address, and shall re-assign property addresses as applicable, upon review. No properties shall obtain a *Building Permit* without a valid County issued address.

6. Addressing Standards.

All properties must display the assigned address with address numbers posted in accordance with the International Fire Code as adopted herein. Inspections by the *Building Division* will not be performed until address numbers are posted.

7. *Construction Documents.*

Plans shall be drawings that show the shape, size, and location of details relating to the proposed construction of all structures. The plans shall clearly indicate the nature and extent of the work proposed and show by graphical details or other means that the project will conform to the *Rules Regulating Construction*.

8. Permit Issuance.

The *Building Code Official* shall issue permits under this Chapter after determining that the proposed project will comply with the *Rules Regulating Construction*.

9. Job Site Requirements.

The *Applicant* shall maintain a copy of all permits, approved plans, job sign off sheet, and plan review documents available on the job site.

10. Site Plan Review.

For all public, *Commercial* or industrial buildings, a Site Plan Review application and meeting may be required prior to applying for a *Building Permit*.

Section 1.4. Exemptions

A. General: Chapter 4 Rules shall not apply as delineated in sub-sections 1-8 below.

1. Oil, Gas, Coal, and Mineral Extraction.

Chapter 4 Rules shall not apply to public, commercial, or industrial buildings or structures associated with the extraction of oil, gas, coal, or other minerals.

2. *Farm or Ranch Operations*.

Chapter 4 Rules shall not apply to structures located on parcels used exclusively for *Farm or Ranch Operations*, provided that:

(a) Electrical contractors performing work on *Farm or Ranch Operations* shall comply with W.S. 35-9-123(b) by obtaining an *Electrical Permit* in accordance with Chapter 4 and,

(b) *Small Wastewater Systems* are subject to Chapter 4 rules and permits are required.

3. One or Two-Family *Residential Dwellings* Outside of a *Platted Subdivision*.

Building Permits shall not be required for One or Two-Family *Residential* dwellings located outside of a *Platted Subdivision*; provided that:

(a) Chapter 4 Rules do apply, and permits are required for the structures' interior and exterior electrical, plumbing, mechanical, and *Small Wastewater System* needs.

4. Detached Non-habitable *Residential Occupancy Use* Accessory Structures in *Platted Subdivisions*.

Building Permits shall not be required for detached non-habitable *Residential Occupancy Use* accessory structures that meet the following conditions:

- (a) has a clear roof span of less than 61 feet,
- (b) is located at least seven (7') from any dwelling regardless of accessory structure size, provided that:
- (c) Chapter 4 Rules do apply, and permits are required for the interior and exterior electrical, plumbing, mechanical, and *Small Wastewater System* needs.

5. *Detached or Attached Residential Occupancy Use Accessory Structures Outside of a Platted Subdivision.*

Building Permits shall not be required for *Residential Occupancy Use* accessory structures on any parcel located outside of a *Platted Subdivision* provided that:

- (a) Chapter 4 Rules do apply, and permits are required for the interior and exterior electrical, plumbing, mechanical, and *Small Wastewater System* needs.

6. *HUD Manufactured Homes (Platted Subdivisions or Un-platted Parcels).*

Building Permits shall not be required for Manufactured Homes designed and built to the Manufactured Home Construction and Safety Standards (HUD Code) displaying a red (HUD) certification label on the exterior of each transportable section; provided that:

- (a) Chapter 4 Rules do apply, and permits are required for the structures' exterior electrical, plumbing, mechanical, and *Small Wastewater System* needs.

7. *Centralized Water Systems*

Building Permits shall not be required for the portions of *Centralized Water Systems* permitted by Campbell County under the delegated authority from Wyoming DEQ including transmission lines, storage tanks, pumphouses and chlorination buildings, along with associated piping and appurtenances provided that:

- (a) Chapter 4 rules do apply, and permits are required for electrical and mechanical needs in any pumphouse or chlorination building and,
- (b) Chapter 4 rules do apply, and permits are required for *Water Service Connections*.

8. *State and Federal Provisions*

Chapter 4 shall not apply to any construction or installation that Campbell County is preempted by state or federal law from regulating or permitting.

Section 1.5. Model Codes and Standards Adopted.

General: Chapter 4 *Rules Regulating Construction* adopts the following model codes and standards as amended herein:

A. International Codes, 2021 editions, published by the International Code Council, Inc:

1. International Building Code® (IBC),
2. International Residential Code® (IRC),
3. International Plumbing Code® (IPC),
4. International Fuel Gas Code® (IFGC),
5. International Mechanical Code® (IMC),
6. International Existing Building Code® (IEBC),
7. International Fire Code® (IFC),
8. International Property Maintenance Code® (IPMC)

B. NFPA Codes, published by the National Fire Protection Agency:

1. NFPA 70®, 'National Electrical Code®' (NEC), 2020 Edition
2. NFPA 58®, 'The Liquefied Petroleum Gas Code®' 2017 Edition

Section 1.6. Climatic and Geographical Design Criteria.

A. Minimum Roof Snow Loads:

1:12 pitch and flatter roofs (4.76 degrees) shall be designed for a minimum balanced roof snow load of 35 pounds per square foot with no reductions. The effects of unbalanced snow, drifting, sliding snow, and ponding shall be considered in addition to the balanced snow load where applicable.

Greater than 1:12 pitch roofs (4.76 degrees) shall be designed for a minimum balanced roof snow load of 30 pounds per square foot with no reductions. The effects of unbalanced snow, drifting, sliding snow, and ponding shall be considered in addition to the balanced snow load where applicable.

B. Basic Design Wind Speeds:

Risk Category I: 100 mph

Risk Category II: 110 mph

Risk Category III: 115 mph

Risk Category IV: 120 mph

C. Seismic Design Category:

‘B’

D. Weathering:

Severe

E. Frost Line Depth (Building):

42”

F. Frost Line Depth (Water):

1. Five (5) feet, Six (6) inches

(a) Water service risers for mobile/manufactured homes shall use a Woodford Thermaline or equivalent water connector or shall be placed in a 12” diameter by 5 ft. deep pipe located beneath the home.

(b) Exception: Lawn watering systems.

G. Frost Line Depth (Sewer):

Building sewers that connect to *small Wastewater Systems* shall be a minimum of thirty-six (36”) inches below finished grade at the point of septic tank connection. All building sewer piping shall be a minimum of thirty-six (36”) inches below grade.

H. Winter Design Temperature:

Minus 5 degrees Fahrenheit

I. Ice Barrier Roof Underlayment Requirements:

Yes/ Required

J. Flood Hazard:

FIRM / FHBM Effective Date January 02, 2008

K. Air Freezing Index:

2000

L. Mean Annual Temperature:

45 degrees Fahrenheit

M. Concrete Design Standard:

1. Concrete that will be exposed to sulfate-containing solutions or soils shall comply with the maximum water-cementitious materials ratios, minimum specified compressive strength and be made with the appropriate type of cement in accordance with the provisions of ACI 318, Section 4.3.
 - (a) Except: If the *Owner* or *Applicant* supplies results from a soils investigation containing data on sulfates, the *Owner* or *Applicant* must use a concrete mix design meeting the following specifications:

Use Type V cement or increase the amount of Type II Modified cement in concrete to obtain a maximum water-to-cement ratio of 0.45 (by weight, normal weight concrete) and a minimum compressive strength f_c of 4000 pounds per square inch (psi).

Section 1.7. Flood Hazard Area Development

- A. General: All references to development in Special Flood Hazard Areas found in the model codes adopted herein shall comply with the following:
 1. Appendix 3, *Flood Damage Prevention Resolution*

Section 1.8. Permit Fees.

A. *Commercial Building Permits:*

A \$250 fee will be charged for all new construction requiring a *Commercial Building Permit*.

B. *Commercial Building Plan Review Fees:*

The initial plan review of *Construction Documents* for a commercial project and the first re-review of amended *Construction Documents* are free. Additional required re-reviews will be assessed a \$250.00 fee.

C. *Commercial Building Inspection Fees:*

The first two (2) inspections for each portion of construction or type of work are free. Each additional re-inspection for the same work incorrectly performed will be assessed a fee of \$60. The fee must be paid in person at the *Building Division* office before additional re-inspections will be scheduled.

D. *Work Performed Prior to Obtaining a Required Permit*

Work that has begun without first obtaining a required permit will be assessed a \$60.00 fee.

E. *All Other Permits:*

No fees.

Section 1.9. Enforcement and Penalties.

- A. Violations: Persons who violate any of the *Rules Regulating Construction* or fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved *Construction Documents* or directive of the *Building Code Official*, or of a permit or certificate issued under provisions of any of the *Rules Regulating Construction*, shall be subject to a fine of \$250 per day. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
- B. Stop Work Orders: Upon issuance of a stop work notice from the *Building Code Official*, work that is being done contrary to the provisions of any of the *Rules Regulating Construction* 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 performing the work. The notice shall state the condition under which work is authorized to resume. Where an emergency exists, the *Building 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 the person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalties set forth in Section 1.9.A above.

Section 1.10. Appeals.

- A. Appeals from the decision or actions of the *Building Code Official* shall be to the *Building Code Appeals Board* in accordance with its established rules and procedures.
- B. The *Building Code Official* reserves all other rights and remedies available under the law to enforce the *Rules Regulating Construction*.

Section 2. Definitions.

As used in Chapter 4, the following definitions apply:

- A. “*Applicant*” means the *Owner* or authorized agent making application for a permit.
- B. “*Automatic Sprinkler System*” is an integrated system of a water source, piping, and heat activated fire suppression devices designed in accordance with fire protection engineering standards.
- C. “*Building Division*” means the division of the Campbell County Department of Public Works responsible for issuing *Building, Electrical, Mechanical, Plumbing, and Small Wastewater System Permits*, and performing inspections on that work.
- D. “*Building Code Appeals Board*” means a Board created by the Campbell County Commissioners (Resolution 1449) to hear and decide appeals of orders, decisions or determinations made by the *Building Code Official* or Fire Code Official relative to the application and interpretation of this code.
- E. “*Building Code Official*” means the officer or other designated authority or a duly authorized representative charged with the administration and enforcement of this code. The position of *Building Code Official* is also referred to as the “Administrative Authority”, “Authority Having Jurisdiction”, “Code Official”, and “Fire Code Official” as those titles are used to refer to the individual responsible for administration and enforcement of the codes adopted in Chapter 4.
- F. “*Building Permit*” means an official certificate of authorization by the *Building Division* for construction, enlargement, *Change of Use*, or alteration of a building in accordance with Chapter 4.
- G. “*Central Stations*” means a system or a group of systems in which the operations of circuits and devices are transmitted automatically to, recorded in, maintained by, and supervised from a listed central station that has competent and experienced servers and operators who, upon receipt of a signal, take such action as calling the local dispatch (fire or law enforcement).
- H. “*Centralized Water System*” means a system that provides water to all lots in a subdivision via distribution pipelines within rights-of-ways or easements, with services to each lot. A community water system and a public water system are both considered *Centralized Water Systems*.
- I. “*Change of Use*” means a change in the *Occupancy Classification* of a building, structure, or portion thereof as regulated by the International Building Code.
- J. “*Commercial Building*” means structures and any associated plumbing, mechanical, electrical, or other appurtenances as governed by the International Building Code.

- K. “*Commercial Building Permit*” means an official certificate of authorization by the *Building Division* for a *Commercial Building*.
- L. “*Construction Documents*” means written, graphic, and pictorial documents prepared or assembled for describing the design, location and physical characteristics of the elements of a project necessary for obtaining a building, plumbing, mechanical, electrical, or *Small Wastewater System* permit.
- M. “*Cross Connection*” means any actual or potential connection between a *Potable Water* supply and any other source or system through which it is possible to introduce contamination into the system.
- N. “*Delegation Agreement*” means the current agreement between the Wyoming Department of Environmental Quality and Campbell County in accordance with W.S. 35-11-304 by which Campbell County has assumed authority for the enforcement and administration of the permitting of *Small Wastewater Systems*, publicly owned and controlled sewage collection facilities, and publicly owned and controlled water distribution facilities.
- O. “*Electrical Permit*” means an official certificate of authorization issued by the *Building Division* in accordance with W.S. 35-9-120(e) and 35-9-121 and Section 7.
- P. “*Engineer*” means a professional engineer licensed with the State of Wyoming Board of Professional Engineers and Professional Land Surveyor.
- Q. “*Farm or Ranch Operation*” means that the primary use of the property where the structures are located, along with any leased or owned property adjacent to or in close proximity to the subject parcel, is to produce agricultural products or to graze livestock for monetary profit as a primary source of income.
- R. “*Flood Damage Prevention Resolution*” is a resolution adopted by the Campbell County Commissioners on January 2, 2008 for the purpose of minimizing losses due to flooding in specific areas of the county.
- S. “*Mechanical Permit*” means an official certificate of authorization by the *Building Division* for heating, ventilation, air conditioning and gas line work.
- T. “*Meter Pits*” must be Mueller single- or double-*Meter Pits* or an approved equal and shall contain backflow prevention and shut-off valves. Approval shall be made by the *Building Code Official*.
- U. “*Occupancy Classification*” means the formal designation of the primary purpose of a building, structure or portion thereof based on the nature of the hazards and risks to building occupants as listed in the International Building Code. (See ‘*Change of Use*’)
- V. “*Owner*” means the person holding title to real property.

- W. “*Platted Subdivision*” means any parcel or lot created through the subdivision plat process and where a map, drawn to scale by a licensed surveyor, showing how a portion of land is divided into blocks and lots, and showing streets, alleys and easements, common areas, dedications and other attributes, pursuant to the requirements of Campbell County Chapter 6, Subdivision Regulations and W.S. 18-5-306, is recorded in the land vault of the County Clerk’s Office. Parcels created through a Record of Survey or subdivision exemption process shall not be considered part of a *Platted Subdivision*.
- X. “*Plumbing Permit*” means an official certificate of authorization issued by the *Building Division* for domestic or commercial water supplies, sewage disposal, and all piping and materials necessary to complete these activities.
- Y. “*Potable Water*” means water free from impurities present in amounts sufficient to cause disease or harmful physiological effects and conforming to the bacteriological and chemical quality requirements of the Public Health Service Drinking Water Standards or of the Campbell County Health Department.
- Z. “*Premises*” means a lot, plot or parcel of land, easement, or public way, including any structures thereon.
- AA. “*Remodeling*” includes repairing, altering, or expanding a building or its plumbing, mechanical or electrical systems.
- BB. “*Residential*” means structures and any associated plumbing, mechanical, electrical, or other appurtenances as governed by the International Residential Code.
- CC. “*Rules Regulating Construction*” means this document as adopted by the Board of Commissioners.
- DD. “*Small Wastewater System*” means any sewerage system, disposal system, or treatment works having simple hydrologic and engineering needs which is intended for wastes originating from a single *Residential* unit serving no more than four (4) families or which distributes two thousand (2,000) gallons or less of domestic sewage per day.
- EE. “*Water Service Connection*” means any water line or pipe connected to a distribution supply main or pipe for the purpose of conveying water to a water user’s system.

Section 3. International Building Code

A. General: The 2021 International Building Code including Appendices ‘C’ and ‘J’ are adopted by reference and hereby made a part of this Chapter as amended below:

1. Section 101.4.3 Plumbing. Amended to read as follows:

Strike ‘The International Private Sewage Disposal Code’ and replace with ‘*Small Wastewater Systems, Appendix 2*’.

2. Section 101.4.4 Property Maintenance. Amended to read as follows:

The provisions of the International Property Code are adopted; only to the extent as it applies to fire and life-safety issues for *Commercial* and *Residential* Structures.

3. Section 101.4.6., Energy is deleted in its’ entirety.

4. Section 113 Board of Appeals is repealed in its entirety and replaced with Section 1.10 ‘Appeals’ of this document.

5. Section 310.4.1 Care Facilities Within a Dwelling. Amend as follows:

(a) Add the word ‘detached’ before ‘single-family dwelling’ to read ‘detached single-family dwelling’ and;

(b) Strike the words ‘provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the International Residential Code.’

6. Section 310.4.2 Lodging Houses. Amend as follows:

(a) Add the word ‘detached’ before ‘lodging houses’ to read ‘detached lodging houses’ and;

(b) Strike the words ‘provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the International Residential Code.’

7. Chapter 13 Energy Efficiency is repealed in its entirety.

8. Section 1608.2 Ground Snow Load. Repeal in its entirety. Refer to Section 1.6 ‘Climatic and Geographical Design Criteria’ of Chapter 4.

9. 1803.5.3 Expansive Soils.

The *Building Code Official* shall require soil tests to be performed for all commercial and industrial buildings.

10. Section 2901.1 (Plumbing) Scope. Amend as follows:

Strike ‘International Private Sewage Disposal Code’ and replace with ‘Appendix 2, *Small Wastewater Systems*.’

11. Table 2902.2 Minimum Number of Required Plumbing Fixtures. Amend as follows:

Delete drinking fountain requirements; however, if *Applicant* chooses to install drinking fountains, all provisions of this section shall apply.

12. Section 2902.2 Separate Facilities. Amend as follows:

Delete Exception number 6.

Section 4. International Residential Code

A. General: The 2021 International Residential Code including Appendices ‘A’, ‘B’, ‘C’ and ‘E’ are adopted by reference and hereby made a part of this Chapter as amended below:

1. Section R112 Board of Appeals is repealed in its entirety and replaced with Section 1.10 ‘Appeals’ of this document.

2. Table R301.2(1) Climatic and Geographical Design Criteria is amended as follows:

Replace Table R301.2(1) with Chapter 4 Section 1.6.

3. Section R302.13 ‘Fire Protection of Floors’ is repealed.

4. Section R309.5 ‘Fire Sprinklers’ (Garages) of the International Residential Code is amended to read:

‘Where voluntarily installed, the system shall comply with Section R309.5.’

5. Section R313 is amended to read:

‘Section R313 ‘Automatic Fire Sprinkler Systems’ are not required, however, where installed, the system shall comply with Section R313 as applicable.’

6. R401.4.1 Geotechnical Evaluation. The sentence ‘*In lieu of a complete geotechnical evaluation, the load bearing values in Table R401.4.1 shall be assumed*’ shall be replaced with:

In lieu of a geotechnical evaluation, the *Owner* shall submit to the *Building Code Official* a signed and sealed letter from an *Engineer* stating that the soils are adequate for the proposed

application. The letter shall reference IRC Table R401.4.1 and specify the appropriate Class of Material to be used for the foundation design.

7. Chapter 11 Energy Efficiency is repealed in its entirety.
8. M1411.8 Locking Access Port Caps is repealed in its entirety.
9. Section P2603.5 Freezing. Amend to refer to Section 1.6 Climatic and Geographic Design Criteria of this document.
10. Section P2603.5.1 Sewer Depth. Amend to refer to Section 1.6 Climatic and Geographic Design Criteria of this document.
11. Section E3401.1 Applicability. Add the following sentence:

‘In the event that ‘Section 10, National Electric Code’ of this document should adopt an edition other than the 2020 Edition of NFPA 70 ‘The National Electric Code’ as referenced in the 2021 Edition of the IRC, then that edition will take precedence over Chapters 34 through 43 of the IRC.’
12. Add Appendix E, Section AE101 General. Amended to read as follows:

‘These provisions shall be applicable to all manufactured homes used as a single dwelling unit and shall apply to the following.’ Remainder of this section unchanged.

Section 5. International Mechanical Code.

- A. General: The International Mechanical Code, 2021 Edition, including Appendix A is adopted by reference and hereby made a part of Chapter 4 as amended below:
 1. Section 115.4 Violation Penalties is repealed.
 2. Section 114 Means of Appeals is repealed in its entirety and replaced with Section 1.10 ‘Appeals’ of this document.
 3. Section 301.2 Energy Utilization is repealed.
 4. Table 403.3.1.1 shall be amended to include footnote i. Footnote i shall read as follows:
For repair garages, the required 0.75 cfm per square ft. of exhaust airflow may be achieved by providing 0.25 cfm of continuous airflow per sq. ft. with an additional 0.50 cfm of intermittent airflow per sq. ft. when installed in accordance with Section 404.
 5. Section 604.1 General (Duct Construction). Delete the reference to the International Energy Conservation Code.

Section 6. International Plumbing Code

A. General: The International Plumbing Code, 2021 Edition, including Appendix A and B is adopted by reference and hereby made a part of Chapter 4 as amended below:

1. Section 115.4 Violation Penalties is repealed.
2. Section 114 Means of Appeal is repealed in its entirety and replaced with Section 1.10 'Appeals' of this document.
3. Section 305.4 Freezing. Amend to refer to Section 1.6 Climatic and Geographic Design Criteria of this document.
4. Section 305.4.1 Sewer Depth. Amend to refer to Section 1.6 Climatic and Geographic Design Criteria of this document.
5. 602.1 General. WATER REQUIRED is amended to read as follows:

'All shared wells shall be required to install a dual check valve *Backflow Prevention* on each water service line.'
6. Section 701.2 Sewer Required is amended to read as follows:

Replace 'International Private Sewage Disposal Code' with 'Appendix 2 of Chapter 4'.
7. Table 403.1 Minimum Number of Required Plumbing Fixtures. Amend as follows:

Delete drinking fountain requirements; however, if *Applicant* chooses to install drinking fountains, all provisions of this section shall apply.
8. Section 403.2 Separate Facilities. Amend as follows:

Delete Exception number 6.

Section 7. International Fuel Gas Code

A. General: The International Fuel Gas Code, 2021 Edition, including all Appendices is adopted by reference and hereby made a part of Chapter 4 as amended below:

1. Section 115.4, Violation Penalties is repealed.
2. Section 113, Means of Appeal is repealed in its entirety and replaced with Section 1.10 'Appeals' of this document.

Section 8. International Fire Code

- A. General: The International Fire Code, 2021 Edition, including Appendices B, D, E, F, and G is adopted by reference and hereby made a part of Chapter 4 as amended below. Appendix B only applies in areas with access to a water supply capable of supplying the required fire flows as outlined below.

1. Section 101.1 'Title' is amended as follows:

These regulations shall be known as the Fire Code of Campbell County hereinafter referred to as "this code".

2. Section 111, Board of Appeals is repealed in its entirety and replaced with Section 1.10 'Appeals' of this document.

3. Section 401.3.2 Alarm Activations, add:

Central Stations shall immediately notify the Campbell County Sheriff's Office Dispatch for dispatch of the fire department of alarm signals initiated by any fire alarm, fire extinguishing system or equipment. Supervisory signals shall be relayed to the Campbell County Sheriff's Office Dispatch for dispatch of the fire department. The fire department must be notified by faxed or electronic report of all trouble signals which exist for greater than a single 6-hour time-period. Campbell County Sheriff's Office Dispatch, for the fire department, shall be contacted prior to notification of the subscriber.

4. Section 505.1, Address Numbers, is amended as follows:

New and existing building shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. If the structure is not visible from the roadway because of terrain, trees or other obstruction, the address numbers shall be posted on both sides of a post which shall be a minimum of four (4') feet and maximum of seven (7') feet in height above the ground in a visible location within twenty (20') feet of a public road at the Access Drive to the structure. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

Exceptions: Structures within twenty-five (25') feet of a public road may place the addresses on the structure.

5. Section 506.1, Key Boxes, Where Required. Delete the first sentence and amend as follows:

Key boxes (Knox Box) shall be provided for Fire Department entry for all Commercial occupancies. The key boxes shall be installed on all new businesses before occupancy is granted. Any existing business that obtains a permit to do any work or change of use or

occupancy shall be required to install a key box before the work can be completed and approved and occupancy resumed. The key box shall be located within 10 feet of the front doors, a minimum of 6 feet above the ground level and not to exceed 7 feet in height unless approved in writing by the Fire Department. The *Building Division* and the Fire Department have the ordering instructions for key boxes. The key box shall be of an approved type and shall contain items necessary to gain access as required by the Fire Department.

6. Section 507.1, Required Water Supply is amended as follows:

For areas with access to a water supply capable of supplying the required hydrant fire flows in accordance with Appendix B, fire protection shall be provided. For areas that do not have a water supply capable of providing fire flows, the Campbell County Fire Department tanker-shuttle system will be utilized as the fire protection method.

7. Section 507.5.1, Where Required is amended as follows:

For areas with access to a water supply system capable of supplying required fire flows in accordance with Appendix B, fire hydrants providing the required fire flows shall be located within 500 feet of the building as measured by an approved route around the exterior of the facility or building.

8. New Section 901.4.7.5 'Clearances' is added as follows:

Fire Protection Equipment shall not be obstructed or concealed. A minimum of eight (8") inches on each side and a clear access width of three (3') feet shall be maintained in front of the fire protection equipment.

Section 9. International Existing Building Code

- A. General: The International Existing Building Code, 2021 Edition, is adopted by reference and hereby made a part of Chapter 4 as amended below:

1. Section 101.4.2 Building previously occupied, reference to the International Property Maintenance Code as specified in Section 3.A.(4) of this document.
2. Section 112.3 Board of Appeals members qualifications is repealed in its' entirety.
3. Section 1401.2 Conformance, reference to the International Property Maintenance Code as specified in Section 3.A.(4) of this document.

Section 10. National Electric Code (NFPA 70)

A. General: The National Electrical Code, NFPA 70, 2020 Edition, including Informative Annex H 'Administration and Enforcement' is adopted by reference and hereby made a part of Chapter 4 as amended below.

1. Section 230.70(A)(1) Readily Accessible Location is amended to read as follows:

'The service disconnecting means shall be installed at a readily accessible location within 50' (fifty feet) and in plain view from outside of a building or structure.'

B. Informative Annex H, Administration and Enforcement, Section 80

2. Section 80.1(2) Investigation of Fires of the National Electric Code is repealed.

3. Section 80.15 Electric Board of the National Electric Code is repealed and replaced with Section 1.10 Appeals of Chapter 4.

4. Sections 80.23(B)(3) Penalties of the National Electric Code is repealed and replaced with Section 1.9 Enforcement and Penalties of Chapter 4.

5. Section 80.27 Inspectors Qualifications:

(a) Subsection 80.27(A) is repealed and replaced with: "Inspectors qualifications as required by W.S. Statute 35-9-121(a)(iv) for Home Rule requirements only. For Local enforcement, all Inspectors employed by Campbell County can/will do Electrical Inspections."

(b) Subsections 80.27(B) Experience, (C) Recertification and (D) Revocation and Suspension are repealed.

6. Sections 80.33 'Repeal of Conflicting Acts' and 80.35 'Effective Date' are repealed.

Section 11. Liquefied Petroleum Gas Code (NFPA 58)

A. General: The Liquefied Petroleum Gas Code (NFPA 58), 2020 Edition, is adopted by reference and hereby made a part of Chapter 4.

Section 12. Small Wastewater Systems

- A. General: *Small Wastewater Systems* shall comply with Wyoming Division of Environmental Quality Rules and Regulations, Chapter 25 as amended in Appendix 1 to Chapter 4, provided that:
1. Installations shall comply with Chapter 7 Zoning Regulations as applicable.
 2. Any system with a design flow greater than 2,000 gallons of sewage per day or that discharges non-domestic sewage shall be permitted through the Wyoming Department of Environmental Quality.
- B. Multiple Systems on One Parcel: Where more than one *Small Wastewater System* is allowed, the systems shall be subject to the following:
1. Individual systems shall be spaced a minimum of 400' apart.
 2. Distance between each system shall be measured from the edge of the nearest leach field.
 3. Verification of adequate spacing may be required by an *Engineer*.

Section 13. List of Appendices

Appendix 1: DEQ Chapter 25 Amended

Appendix 2: Campbell County *Small Wastewater System* Permit Workbook and Application

Appendix 3: Campbell County Flood Damage Prevention Ordinance