

ORDINANCE J

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1024, SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 856, SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 764 AND SECTION 15.17.010 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING THE ADOPTION OF THE INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION, WITH CERTAIN AMENDMENTS INCLUDED; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT:

SECTION 1.

Section 1 of Town of Jackson Ordinance No. 1024, Section 2 of Town of Jackson Ordinance No. 856, Section 3 of Town of Jackson Ordinance 764 and Section 15.17.010 of the Municipal Code of the Town of Jackson are hereby amended and reenacted to read as follows:

15.17.010 International Residential Code--Adoption by reference.

All detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress built or located within the town from and after January 1, 2017 shall be constructed in accordance with the requirements of the International Residential Code, 2015 Edition, as published by the International Code Council, specifically **including appendix F**. The said Code is incorporated herein by reference as if the same were more fully herein set out except as follows:

1. **Section R102.7 Existing Structures.** The first sentence shall read “The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue with out 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.”
2. A second sentence shall be added to **Section 108.2 Schedule of permit fees** that reads, “On buildings, structures, electrical, gas, mechanical, and plumbing

systems or alterations requiring a permit, a fee for each permit shall be paid as set forth in the adopted Town of Jackson permit fee schedule.”

3. **Section 108.5 Refunds** shall read, “Not more than 80 percent of the permit fee paid shall be refunded when no work has been done under a permit issued in accordance with this code”.
4. **Section R113.4 Violation Penalties** shall be revised to read, “Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties 1.12.010 of the Town of Jackson Municipal Code”.
- 5 **R313 Automatic Fire Sprinkler Systems** shall be revised to read: 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, IFC and/or NFPA 13, 13D or 13R, whichever applies based on type of occupancy.

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 concrete or masonry walls that are 50 % or more below grade, and for log construction to the exterior surface of foundations or supporting elements.

For the purpose of this section, fire walls shall not define separate buildings in R-3 Occupancies permitted for constructed after September 14th 2004.

EXCEPTIONS:

1. Town houses as defined in the International Residential Code and 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. Buildings that are connected by passageways that are a minimum of 12ft in length and a maximum of 8ft in width shall not be required to have sprinkler protection providing all of the following conditions are met.
 - a. There is a two hour fire partition separating the passageway midway between the two structures. The wall rating shall continue from foundation to the underside of the roof sheathing and to the exterior sub-sheathing of the intersecting walls.

- b. The door or doors shall be 90 minute fire rated, automatic-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 loss of power.
 - c. There are no openings in the roof within 4ft of the wall. The passageway roof is provided with a minimum class B covering and the roof sheathing is constructed of fire-retardant-treated wood for a distance of 4ft on both sides of the wall.
 - d. The intersecting walls are protected by one hour construction for a distance of 4ft on each side of the wall with opening fire-protection ratings of not less than 3/4 hour.
 - e. Other than sub-sheathing the wall shall be structurally independent of the construction on each side of the wall.
 - f. The square footage of the structure on each side of the wall is less than 5000 square feet.
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.

7. **Table R301.2(1)** shall read as follows:

Ground snow load - 93 psf
Wind Speed - 90 mph/3sec gust
Seismic Design Category - D
Weathering - Severe
Frost Line Depth - 34 inches
Termite - None to Slight
Winter Design Temperature -30 degrees f
Ice Shield Underlayment Required - Yes
Flood Hazards - 1989
Air Freezing Index - 2531
Mean Annual Temp - 38 degrees

8. The first sentence in **Section 301.1.3 Engineered design** shall be revised to read, "All residential structures shall be designed by a civil or structural engineer licensed in the State of Wyoming.

EXCEPTION:

Single family residences and accessory structures which are (1) of one story; (2) are of a regular (i.e. generally square or rectangular) shape; and (3) are of 2000 square feet of floor area or less. Such structures shall be designed in accordance with generally accepted engineering practices per the International Building Code, but need not obtain the stamp or seal of a civil or structural engineer.

9. **R302.2** Townhouses. The first sentence of the exception shall read: “A common 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall.”
10. **R302.2.4** Structural independence. Exception 5 shall read: Townhouses separated by a common 2-hour fire-resistance-rated wall as provided in Section R302.2.
11. **Section R305.1 Minimum height**, deleted Excs. 2 and 3 in their entirety.
12. **Sections R302.6 and R309.5 Shall be revised to read: Dwelling/garage Separation required:** “The garage shall be separated from the residence and its attic area by not less than 5/8 inch Type X gypsum board applied to the garage side. The structure supporting the separation shall also be protected by not less than 5/8 inch Type X gypsum board.
13. **Section R302.7 Under stair protection** shall be revised to read, “Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 5/8 inch gypsum board.”
14. Delete Section R313 Automatic Fire Sprinkler Systems in its entirety.
15. **Section R403.1.4. Minimum Depth** the first sentence shall be revised to read “Footings subject to frost shall have a minimum depth of 34 inches from finished grade to the bottom of the footing.”
16. **Section R403.1.4.1 Frost Protection.** Remove item number .2 in its entirety. Change exception 1. to read “Freestanding accessory structures with an area of 600 square feet or less and an eave height of 10 feet or less shall not be required to be protected.”
17. **Sections R403.3.** shall be replaced with the sentence reading “Frost protected shallow foundations are prohibited. .”
18. Delete section 302.13 in its entirety.
19. **Delete Chapter 11 in its entirety and replace with Chapter 11 of the 2012 International Residential Code.** Amend as follows:

N1101.1.1 Special Conditions.

1. All pools and spas shall be equipped with evaporation control covers.

2. All exterior landscape lighting shall be solar powered.
3. The first 5 feet of piping to storage water heaters shall be insulated.
4. Interior lighting fixtures shall be limited to 25% maximum use of incandescent lighting.

5. Finished garages and accessory structures shall meet the minimum insulation requirements for Table N1101.1.1.

20. Section **N1102.1 Insulation and fenestration criteria**. Amend by adding the following: In addition to these requirements, homes with exterior log walls shall meet following requirements.

1. Logs in exterior walls shall have a minimum dimension of 8 inches and shall have all spiral cracks greater than ¼ inch sealed in an approved manner.
2. Roof insulation shall be a minimum R-49.
3. The reduction of R-values listed in N1102.2.1 and N1102.2.2 shall not apply.
4. The primary heating source shall have a minimum AFUE rating of 90.
5. Fenestration shall not exceed 25% of the gross floor area above grade.

21. Section M1501.1 The following sentence shall be added to the first paragraph
Ducts shall be installed on the warm side of the insulation from inside the building envelope to the exterior of the building.

22. For clarity renumber Table 1502.4.5.1 to Table 1502.4.4.1.

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

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

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

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

27. Section 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 specifications.
28. Section G2445.4 (621.2) Prohibited Use shall read, "Unvented room heaters shall not be installed in dwelling units, normally occupied spaces, any area meeting the definition of unusually tight construction, and shall also comply with Section G2406.2.
29. A second sentence shall be added to Section G2445.7 Unvented log heaters and shall read, "Unvented log heaters shall not be installed in habitable rooms or spaces or any space meeting the requirements of unusually tight construction."
30. Section P2603.5 The last sentence shall be revised to read " Water service pipe shall be installed not less than 72 inches deep".
31. Section P2603.5.1 shall be revised to read: "Building sewers shall be a minimum of 48 inches below grade or shall be protected from freezing in an approved manner by the administrative authority."
32. Section P3103.1 shall be revised to read "Open vent pipes that extend through a roof shall be terminated at least 16 inches above the roof or 6 inches above the anticipated snow accumulation, whichever is greater, except that where a roof is to be used for any purpose other than weather protection, the vent extension shall be run at least 7 feet above the roof.

(Ord. ___ § 1, 201Q6; Ord.1024 § 1, 2013; Ord. 856 § 2, 2007; Ord. 764 § 3, 2004.)

SECTION II.

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

SECTION III.

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

SECTION IV.

This ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____ DAY OF _____, 2016.

PASSED 2ND READING THE _____ DAY OF _____, 2016.

PASSED AND APPROVED THE _____ DAY OF _____, 2016.

TOWN OF JACKSON

BY: _____

Sara Flitner, Mayor

ATTEST:

BY: _____

Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)

COUNTY OF TETON)ss

TOWN OF JACKSON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____, 2016.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book __ of Ordinances of the Town of Jackson, Wyoming.

Sandra P. Birdyshaw, Town Clerk