

# Discussion Item: Options for Adoption of International Construction Codes

The Town currently has several viable approaches for adopting and implementing the International Construction Codes (IRC, IBC, IMC, IPC, and IFGC). Each option carries different implications for administration, flexibility, and long-term maintenance of the Town's regulations. The purpose of this discussion is to determine the preferred path forward.

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## Option 1 – Adoption by Reference via Ordinance or Resolution (Minimal LUDC Integration)

### Description:

The Town adopts the International Codes by reference through a standalone ordinance or resolution, as adopted by the State of Wyoming, with limited local amendments (e.g., snow load and foundation requirements). The LUDC contains only cross-references tying land use approvals and occupancy to compliance with the adopted construction codes.

### Key Features:

- Technical codes adopted outside the LUDC
- Local amendments adopted through resolution or ordinance
- LUDC focuses on land use, not construction standards

### Pros:

- Clean separation between land use and building regulation
- Simplifies future code updates
- Minimizes need for frequent LUDC amendments

### Considerations:

- Requires clear cross-referencing to avoid gaps
- Construction standards live outside the LUDC

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## Option 2 – Adoption by Reference with Expanded LUDC Implementation Section

**Description:**

The Town adopts the International Codes by reference through ordinance or resolution, and includes a dedicated section within the LUDC explaining how those codes are applied, administered, and enforced in relation to land use approvals, permits, and certificates of occupancy.

**Key Features:**

- International Codes adopted externally
- LUDC includes administrative authority, conflict resolution, and permitting triggers
- No duplication of technical code language

**Pros:**

- Provides clarity for applicants and staff
- Clearly defines Planning vs. Building roles
- Reduces confusion during project review

**Considerations:**

- Requires careful drafting to avoid overlap
- Slightly more LUDC content to maintain

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**Option 3 – Full Integration of Selected Code Provisions into the LUDC****Description:**

Certain construction standards (e.g., snow load, foundation type, accessibility triggers) are written directly into the LUDC, in addition to adoption of the International Codes by reference.

**Key Features:**

- Hybrid approach
- Selected technical standards embedded in the LUDC
- Remaining standards enforced through adopted codes

**Pros:**

- Highlights critical local requirements
- Provides immediate visibility in land use review

## Considerations:

- Higher risk of conflicts with updated ICC editions
- Requires more frequent LUDC updates
- Can blur lines between land use and building code enforcement

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## Option 4 – State-Reliant Adoption with Limited Local Amendments

### Description:

The Town relies primarily on the International Codes as adopted by the State of Wyoming, with minimal local amendments adopted only where necessary to address unique local conditions.

### Key Features:

- Strong alignment with state standards
- Very limited local deviation
- Local amendments adopted sparingly

### Pros:

- Reduces legal and administrative risk
- Simplifies training and enforcement
- Consistent with regional practices

### Considerations:

- Less flexibility for unique local conditions
- Relies on state update timelines
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| Option                                   | How Codes Are Adopted             | Where Standards Live  | Local Amendments         | Administrative Clarity | Maintenance & Updates  | Best Use Case       |
|--|-----------------------------------|-----------------------|--------------------------|------------------------|------------------------|---------------------|
| <b>Option 1 – Standalone Adoption by</b> | Adopt IRC, IBC, IMC, IPC, IFGC by | Construction standard | Adopted through separate | Moderate – relies on   | Easiest to update when | Towns wanting clean |

| Option  | How Codes Are Adopted  | Where Standards Live  | Local Amendments                       | Administrative Clarity                          | Maintenance & Updates                                    | Best Use Case   |
|---|--|---|--|---|--|---|
| <b>Ordinance/Resolution</b>                                       | reference via ordinance or resolution (as adopted by State of Wyoming) | s live outside the LUDC; LUDC cross-references compliance           | ordinance/resolution                   | cross-references                                | state codes change                                       | separation between land use and building codes            |
| <b>Option 2 – Adoption + Expanded LUDC Implementation Section</b> | Codes adopted by ordinance/resolution                                  | Technically standard  | High – clear roles and permit triggers | Easy to update; LUDC remains stable             | Towns wanting clarity without duplicating technical code |   |
| <b>Option 3 – Hybrid / Partial LUDC Integration</b>               | Codes adopted by ordinance/resolution                                  | Selected standards (e.g., snow load, foundations) written into LUDC | Both ordinance and LUDC                | Moderate – can blur Planning vs. Building roles | Higher maintenance burden                                | Towns wanting high visibility of critical local standards |

| Option  | How Codes Are Adopted                                | Where Standards Live         | Local Amendments | Administrative Clarity                    | Maintenance & Updates | Maintenace & Updates | Best Use Case                   |
|---|--|------------------------------|------------------|---|-----------------------|----------------------|---------------------------------|
| <b>Option 4 – State-Reliant Adoption (Minimal Local Amendments)</b> | Adopt state-adopted codes with minimal local changes | Standards primarily external | Very limited     | High – fewer local maintenance deviations | Lowest                | Towns prioritizing   | consistency with state practice |

| Factor   | Option 1                                   | Option 2                                   | Option 3                                 | Option 4                                      |
|--|--|--|--|---|
| <b>Separation of land use vs. construction</b> | <input checked="" type="checkbox"/> Strong | <input checked="" type="checkbox"/> Strong | <input type="checkbox"/> Mixed           | <input checked="" type="checkbox"/> Strong    |
| <b>Visibility of local standards</b>           | <input type="checkbox"/> Low               | <input type="checkbox"/> Moderate          | <input checked="" type="checkbox"/> High | <input type="checkbox"/> Low                  |
| <b>Ease of future updates</b>                  | <input checked="" type="checkbox"/> High   | <input checked="" type="checkbox"/> High   | <input type="checkbox"/> Lower           | <input checked="" type="checkbox"/> Very High |
| <b>Risk of code conflicts</b>                  | <input checked="" type="checkbox"/> Low    | <input checked="" type="checkbox"/> Low    | <input type="checkbox"/> Moderate        | <input checked="" type="checkbox"/> Very Low  |
| <b>Administrative flexibility</b>              | <input type="checkbox"/> Moderate          | <input checked="" type="checkbox"/> High   | <input type="checkbox"/> Moderate        | <input type="checkbox"/> Moderate             |

## Example of text to insert into LUDC:

Section X.X – Adoption of International Construction Codes

## **A. Adoption by Reference**

The Town of Alpine hereby adopts by reference the following **International Codes, as currently adopted by the State of Wyoming**, including all appendices adopted by the State, as the minimum standards governing construction, alteration, repair, and use of buildings and structures within the Town:

1. **International Residential Code (IRC)**
2. **International Building Code (IBC)**
3. **International Plumbing Code (IPC)**
4. **International Mechanical Code (IMC)**
5. **International Fuel Gas Code (IFGC)**

The adopted codes shall have the same force and effect as if fully set forth herein, except as modified by local amendments adopted by the Town of Alpine.

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## **B. Local Amendments**

The Town of Alpine may adopt local amendments to any of the above-referenced International Codes by ordinance or resolution. Such amendments shall supersede the adopted International Codes only to the extent expressly stated. All provisions not specifically amended shall remain in full force and effect.

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## **C. Administrative Authority and Title Substitution**

Wherever the adopted International Codes refer to the **“Building Official,” “Code Official,” “Authority Having Jurisdiction,” or similar administrative title**, such references shall be construed to mean the **Town official, employee, or authorized representative designated by the Town of Alpine to administer and enforce the adopted construction codes**, regardless of specific job title.

The enforcement authority, duties, and powers established by the adopted International Codes shall not be limited or invalidated by changes in job titles, organizational structure, or the use of contracted services.

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## **D. Permits and Compliance**

No building permit, certificate of occupancy, or approval for construction or use shall be issued unless the proposed work complies with the adopted International Codes, applicable local amendments, and all other applicable Town ordinances and regulations.

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#### **E. Conflict Resolution**

In the event of a conflict between the provisions of the adopted International Codes, the Town of Alpine Land Use and Development Code, or any other adopted ordinance, resolution, or regulation of the Town, **the more restrictive provision shall apply**, unless otherwise expressly stated.

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#### **F. Severability**

If any provision of this section or its application to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

## **Example of Resolution or Ordinance for Council Approval:**

**TOWN OF ALPINE, WYOMING**

**RESOLUTION NO. 2026-XX**

**A RESOLUTION ADOPTING CERTAIN INTERNATIONAL CONSTRUCTION CODES AS ADOPTED BY THE STATE OF WYOMING, WITH LOCAL AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL BUILDING CODE, AND INTERNATIONAL MECHANICAL CODE**

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**WHEREAS, the Town of Alpine is authorized under Wyoming law to adopt and enforce building and construction standards to protect the public health, safety, and welfare; and**

**WHEREAS, the State of Wyoming has adopted editions of the International Codes published by the International Code Council (ICC), which establish minimum standards for construction, structural integrity, life safety, and building systems; and**

**WHEREAS, the Town Council desires to adopt those International Codes as the minimum construction standards within the Town of Alpine, while adopting limited local amendments necessary to address local climatic conditions, building practices, and infrastructure considerations; and**

**WHEREAS, the Town Council finds that Alpine's snow load conditions, soil characteristics, and cold-weather environment justify specific local amendments to multiple adopted codes;**

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**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ALPINE, WYOMING:**

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**Section 1. Adoption by Reference**

The Town of Alpine hereby adopts by reference the following International Codes, as currently adopted by the State of Wyoming, including all appendices adopted by the State, as the minimum standards governing construction, alteration, repair, and use of buildings and structures within the Town:

1. International Residential Code (IRC)
2. International Building Code (IBC)
3. International Plumbing Code (IPC)

4. International Mechanical Code (IMC)
5. International Fuel Gas Code (IFGC)

These codes shall have the same force and effect as if fully set forth herein, except as modified by the local amendments contained in this Resolution.

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## **Section 2. Local Amendments – International Residential Code (IRC)**

**The International Residential Code adopted herein is amended as follows:**

### **A. Snow Load Requirement**

All structures regulated under the IRC within the Town of Alpine shall be designed to accommodate a minimum roof snow load of one hundred (100) pounds per square foot, unless a greater load is required based on site-specific conditions or engineered analysis.

### **B. Foundation Requirements**

All structures regulated under the IRC shall be constructed on a continuous footing and continuous stem wall foundation system. Alternative foundation systems, including slab-on-grade or pier foundations, shall not be permitted unless specifically approved by the enforcing authority based on demonstrated compliance with applicable structural and geotechnical standards.

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## **Section 3. Local Amendments – International Building Code (IBC)**

**The International Building Code adopted herein is amended as follows:**

### **A. Snow Load Requirement**

All structures regulated under the IBC within the Town of Alpine shall be designed to accommodate a minimum roof snow load of one hundred (100) pounds per square foot, unless a greater load is required based on site-specific conditions or engineered design.

### **B. Occupied Accessory Structures**

Any structure accessory to a primary use that is occupied by persons, used as a place of assembly, or utilized for public or semi-public purposes shall be subject to full building permit review and life-safety requirements under the IBC, regardless of size.

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## **Section 4. Local Amendments – International Mechanical Code (IMC)**

**The International Mechanical Code adopted herein is amended as follows:**

**A. Cold Climate Design Considerations**

Mechanical systems serving buildings within the Town of Alpine shall be designed and installed to accommodate cold-weather operating conditions, including protection against freezing of equipment, piping, and condensate lines.

**B. Outdoor Mechanical Equipment**

Outdoor mechanical equipment shall be installed in a manner that minimizes snow accumulation, ice damage, and restricted airflow, and shall be elevated or otherwise protected as necessary based on local snow conditions.

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**Section 5. Administrative Authority and Title Substitution**

Wherever the adopted International Codes refer to the “Building Official,” “Code Official,” “Authority Having Jurisdiction,” or similar administrative title, such references shall be construed to mean the Town official, employee, or authorized representative designated by the Town of Alpine to administer and enforce the adopted construction codes, regardless of specific job title.

The authority granted under the adopted International Codes shall not be limited or invalidated by changes in job titles, organizational structure, or the use of contracted services.

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**Section 6. Conflict Resolution**

In the event of a conflict between the provisions of this Resolution, the adopted International Codes, the Town of Alpine Land Use and Development Code, or any other adopted ordinance, resolution, or regulation of the Town, the more restrictive provision shall apply, unless otherwise expressly stated.

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**Section 7. Severability**

If any provision of this Resolution or its application to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

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**Section 8. Effective Date**

This Resolution shall take effect immediately upon adoption.

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**PASSED AND ADOPTED by the Town Council of the Town of Alpine, Wyoming,  
this \_\_\_\_ day of \_\_\_\_\_, 2026.**

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**TOWN OF ALPINE, WYOMING**

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**Mayor**

**ATTEST:**

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**Town Clerk**

**How the pieces fit together (clean and standard practice)**

**1. The Resolution (or Ordinance)**

**The resolution you just reviewed is the legal action the Town Council takes to:**

- Adopt the International Codes by reference (as adopted by Wyoming)
- Establish the local amendments (snow load and foundation)
- Designate administrative authority

This is the enacting document.

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## 2. The LUDC Language (the earlier example)

The earlier “Adoption of International Construction Codes” section is exactly the type of language that would appear in the Land Use and Development Code (LUDC). Its purpose is to:

- Cross-reference the adopted construction codes
- Tie land use approvals and occupancy to compliance with those codes
- Clarify administrative authority and conflict resolution
- Avoid duplicating technical code text

In short:

- Resolution / Ordinance = legal adoption
- LUDC = implementation and coordination

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**Why municipalities separate them this way**

This separation is intentional and best practice:

- The International Codes are technical and updated regularly
- The LUDC is policy-oriented and more static
- Keeping the technical adoption in a resolution/ordinance:
  - Avoids constant LUDC amendments
  - Prevents accidental conflicts
  - Makes future code updates easier

Courts and auditors like this structure because it is:

- Clear
- Traceable
- Easy to administer

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**Clean one-sentence explanation you can use publicly**

The International Codes are formally adopted by ordinance or resolution, while the Land Use and Development Code references and implements those adopted standards as part of the Town’s permitting and review process.

If you want, next I can:

- Help you cross-reference this cleanly inside your existing LUDC chapters
- Draft findings language explaining why Alpine uses enhanced snow and foundation standards
- Review whether any current Alpine language conflicts with this structure

update the resolution example to show a version where there are a few exemptions to more than one I-code. For example the two you did for the IRC, and then something else in IMC and then something else in the IBC.

Below is an updated, realistic resolution example showing multiple local amendments across more than one International Code (IRC, IBC, and IMC), while keeping everything clean, defensible, and consistent with best municipal practice.

This is exactly the kind of document a town attorney would expect to see.