



**TOWN OF ALPINE, WYOMING
ORDINANCE NO. 2025-xxx**

**AN ORDINANCE XXX ORDINANCE NO. AND PROVIDING FOR THE ADOPTION
OF THE INTERNATIONAL RESIDENTIAL CODE 2024 EDITION FOR THE TOWN
OF ALPINE, WYOMING**

WHEREAS, the International Code Council (ICC) is a leading organization that develops model codes and standards used in the design, construction, and compliance process of buildings and structures; and

WHEREAS, the Town of Alpine, Wyoming, has reviewed and determined that it is in the best interest of the public to adopt the most recent version of the ICC International Residential Code, currently adopted by the State of Wyoming.

WHEREAS, the adoption of the ICC International Residential Code helps ensure safe, affordable, and sustainable communities and buildings and structures which are constructed in the Town of Alpine; and

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE
TOWN OF ALPINE, WYOMING:**

Section 1. 286 Ordinance No.2022-04 is hereby repealed in its entirety.

**Section 2. ADOPTION OF THE MOST RECENT INTERNATIONAL RESIDENTIAL
CODE IN USE BY THE STATE OF WYOMING**

Section 3. APPLICABILITY

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 the established effective date upon approval and passage of this Ordinance shall be constructed in accordance with the requirements of International Residential Code (IRC), 2024 Edition, as published by the International Code Council, specifically **including** Appendix BE (Radon Control Methods).

Section 3. IMPLEMENTATION

The International Residential Code is hereby adopted and incorporated herein by reference, except for the following amendments:

- 1. Section R101.1: Title.** Shall read these provisions shall be known as the Residential Code for One-and Two-family Dwellings of the Town of Alpine, hereinafter referred to as "this code."
- 2. Section R102.7.6: 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 without change, except as is specifically covered in this code, the International Property Maintenance 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.”~~

3. **Section R103.1: Creation of agency.** Shall read “The Town of Alpine Planning and Zoning Department and the official in charge thereof shall be known as the Planning and Zoning Administrator. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.”
4. **Section R103.2: Appointment.** Shall read “The Planning and Zoning Administrator shall be appointed by the chief appointing authority of the jurisdiction.”
5. **Section R103.3: Deputies.** Shall read “In accordance with the prescribed procedures of the jurisdiction and with the concurrence of the appointing authority, the chief appointing authority of the jurisdiction shall have the authority to appoint a building official, other related technical officers, inspectors, and other employees. Such employees shall have powers delegated by the chief appointing authority of the jurisdiction.”
6. **Section R104.3: Applications and permits.** Shall read “The Planning and Zoning Administrator shall receive applications. The Building Official shall review construction documents. The Planning and Zoning Commission shall review site plans. The Design Review Committee shall review construction documents and design for compliance with the current adopted Design Review Standards. The Town Clerk shall issue permits upon approval when presented with a complete application by the Planning and Zoning Administrator, approval of construction documents by the Building Official, approval of the site plan by the Planning and Zoning Commission, and approval of the building design by the Design Review Committee if applicable.”
7. **Section R104.7: Planning and Zoning Administrator shall replace building official.**
8. **Section R104.7.1: Approvals.** Planning and Zoning Administrator shall replace building official.
9. **Section R104.7.5: Fees.** Planning and Zoning Administrator shall replace building official.
10. **Section R105.1: Required.** The Town of Alpine shall replace building official.
11. **Section R105.2: Work exempt from permit** shall be amended by deleting ~~numbers~~ #1, #2, and #10.
12. **Section R105.2.1: Emergency repairs.** Planning and Zoning Administrator shall replace building official.
13. **Section R105.3: Application for permit.** Department of Building Safety shall be replaced with the Town of Alpine.
14. **Section R105.3: Application for permit.** 7. Planning and Zoning Administrator shall replace building official.
15. **Section R105.3.2: Time limitation of application** shall be deleted in its entirety.
16. **Section R105.5: Expiration** shall be deleted in its entirety.
17. **Section R106.1.: Submittal documents.** shall read “Construction documents, special inspection and structural observation programs, and other data shall be submitted in two paper sets and one digital set with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special

conditions exist, the Planning and Zoning Commission is authorized to require additional construction documents to be prepared by a registered design professional.”

18. **Section 107.3: Temporary Power.** The last sentence shall read, “The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the *National Electrical Code*.”

19. **Section R108.2: Schedule of permit fees shall be revised to read,** “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 Alpine permit fee schedule.”

20. **Section R108.3: Permit valuations.** The last sentence: ~~The governing authority shall replace Building Official.~~

21. **Section R108.5: Refunds** shall read, “The governing authority is authorized to establish a refund policy when no work has been done under a permit issued in accordance with this code”.

22. **Section R108.6: Work commencing before permit issuance.** The governing authority shall replace Building Official.

23. **Add Section R109.3.1 1.6.1: Re-inspection Fee.** “A re-inspection fee will be assessed for each inspection or re-inspection when such portion of the work for which inspection is requested is not complete or when required corrections have not been made. Re-inspection fees may be assessed when the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from the plans requiring the approval of the Town of Alpine.”

24. **Section R113.2 6.3: Notice of violation.** “~~or Planning and Zoning Administrator~~” shall be added after Building Official.

25. **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 as provided in 111 Ordinance No. 2005-01 of the Town of Alpine Municipal Code or any amendments or revisions thereto.”

26. **Section R114.2 .4: Unlawful continuance Failure to comply** shall read “Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition shall upon conviction be punished as provided in 111 Ordinance No. 2005-01 of the Town of Alpine Municipal Code or any amendments or revisions thereto.”

27. The first sentence in **Section R301.1.3: 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”.

28. **Section R301.2.3: Snow Loads.** A fourth sentence shall be added to the first-paragraph and shall read, “The ground snow load shall be one hundred forty-three (143) pounds per square foot and the roof snow load shall be one hundred (100) lbs.pounds per square foot.”

29. **Table R302.13: Fire Protection of Floors Exceptions Sub-Section 2 shall be revised to read** “Floor assemblies located directly over a crawl space not intended for storage or for the installation of electric-powered heating appliances.”
30. **Table R302.6; Dwelling/Garage Separation, Under Material Heading shall be revised to read all materials to be 5/8-inch Type X gypsum board.**
31. **Section R313.09: Automatic Sprinkler Systems** shall be deleted in its entirety.
32. **Section R403.3: Frost Protection** shall be replaced with the sentence reading, “Front protected shallow foundations are prohibited”.
33. The first sentence of **Section N1102.2.101: Crawl Space Wall** shall be changed to read, “Where the floor above the crawl space is uninsulated, insulation shall be installed on the crawl space walls and a Class I vapor retarder be installed according to this code”.
34. **Section N1102.4 5: Air Leakage**, shall be deleted in its entirety.
35. **Section N1102.4 5.1.2: Air Leakage Testing**, shall be deleted in its entirety.
36. **Section N1103.3.5 7: Duct System Testing**, shall be deleted in its entirety.
37. **Section G2406.2: Prohibited Locations.** Delete **Exceptions #3 and #4** in their entirety.
38. **Section G2445.2: Prohibited Use** shall read, “Unvented room heaters shall not be installed in habitable rooms or spaces”.
39. A second sentence shall be added to **section G2445.7: Unvented Decorative Room Heaters** and shall read, “Unvented decorative room heaters shall not be installed in habitable rooms or spaces”.
40. **Section P2603.5.1 Sewer Depth** shall be amended 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”.
41. **AF104-BE104.1-Testing**, shall be deleted in its entirety.

Section 4. EFFECTIVE DATE

This ordinance shall take effect upon final passage and approval as required by law. This ordinance shall not apply to any previously approved building permits.

1. Grace Period for Building Design Phase and Applications

Projects that are in the building design phase and have submitted relevant applications before the effective date of this ordinance shall be granted a grace period of six (6) months from the effective date of the newly implemented codes to obtain a building permit. During this grace period, such projects may proceed under the standards, regulations, and requirements that were in effect at the time of application submission and will not be subject to the new provisions introduced by this ordinance.

If a building permit is not obtained within the six-month grace period, the application shall be deemed void, and any associated application fees will be forfeited. A new application must then be submitted in compliance with the currently adopted ICC codes in effect at that time.

Section 5. PRIORITY OF ORDINANCES

In the event any of the adopted ordinances of the town, as codified in this code as of the date of the adoption of the ordinance codified in this section, conflict with any other sections of the Town of Alpine Municipal Code, the most restrictive shall apply.

Section 6. SEVERABILITY

If any provision of this Ordinance or the application thereof any person or circumstances is held invalid or unconstitutional, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this and the provisions of this act are severable.

Section 7. ORDINANCES REPEALED

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

Passed First Reading this day of 2025

VOTE: YES, NO, ABSTAIN, ABSENT

Passed Second Reading Day of 2025

VOTE: YES, NO, ABSTAIN, ABSENT

Passed on Third and Final Reading Day of 2025

VOTE: YES, NO, ABSTAIN, ABSENT

TOWN OF ALPINE

BY: _____

Eric Green

ATTEST:

BY: _____

Monica Chenault, Clerk

ATTESTATION OF THE TOWN CLERK

STATE OF WYOMING)
)
COUNTY OF LINCOLN)

I hereby certify that the forgoing **ORDINANCE NO. 2025-xxx** was duly posted for ten (10) days in the Town Clerk's Office.

ATTEST:

Monica Chenault, Clerk

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