

CITY OF CODY CONTRACTORS' BOARD AGENDA

Thursday, February 24, 2022 - 12:00 p.m.
Conference Room at City Hall, 1338 Rumsey Avenue, Cody, WY

A. **PROCEDURAL**

1. Call to Order
2. Roll Call, excused members
3. Approval of Agenda for February 24, 2022
4. Approval of Minutes for the November 18, 2021 – Regular meeting

B. **NEW BUSINESS**

1. Discuss adoption of the 2021 edition of the International Building Code—Adoption by City required to maintain local review and inspection. (Link to summary of IBC Changes: <https://codes.iccsafe.org/content/IBC2021P2>)
2. Discuss adoption of the 2021 edition of the International Plumbing Code—City has historically adopted new editions without change. (Link to summary of IPC changes: <https://codes.iccsafe.org/content/IPC2021P3>)
3. Discuss adoption of the 2021 edition of the International Residential Code—Modified as attached (Draft). (Link to summary of IRC changes: <https://codes.iccsafe.org/content/IRC2021P2>)

D. **Matters from Board Members:** (announcements, comments, etc.)

E. **Staff Comment:** Electrical inspections.

F. **Public Comments:** The City Contractors' Board welcomes input from the public. In order for everyone to be heard, please limit your comments to five (5) minutes per person.

G. **Adjourn**

The public is invited to attend all Contractors' Board meetings. If you plan to attend or need special accommodations to participate in the meeting, please call the City office at (307)527-7511 at least 24 hours in advance of the meeting to make arrangements.

CITY OF CODY
CONTRACTOR BOARD MEETING
November 18, 2021

A regular meeting of the City of Cody Contractor Board was held on Thursday, November 18, 2021.

Ray Lozier called the meeting to order at 12:05 p.m.

Present: Wes Werbelow, Todd Evans, Heidi Rasmussen, Andy Cowan, Gene Kelly, Ray Lozier
Building Official Sean Collier, Assistant Building Billy O'Mara, Administrative Coordinator
Bernie Butler

Absent: Mike Kelly, Jake Schrickling, Troy Kincheloe, Dave Schlosser

Wes Werbelow made motion, seconded by Heidi Rasmussen, to approve the agenda for the November 18, 2021 meeting. Vote on the motion was unanimous, motion passed.

Andy Cowan made a motion, seconded by Heidi Rasmussen to approve the minutes from the September 23, 2021 meeting. Vote on the motion was unanimous, motion passed.

Sean Collier reviewed the Contractor Application for Clint Mulbay Construction, for a Specialty Contractor License – Structural Concrete.

Wes Werbelow made a motion, seconded by Gene Kelly, to approve the license for Clint Mulbay Construction. Vote on the motion was unanimous, motion carried.

The following contractors were previously approved for a City of Cody License:

1. Action Plumbing – Plumbing
2. Ayo Wallboard, LLC - Drywall
3. Double Deuce Ventures, LLC – Drywall
4. Shadow Construction – General Contractor (residential)
5. Refrigeration Unlimited – Refrigeration
6. Schuitall Artifex, LLC – Demo, drywall, fencing, framing, insulation, roofing, siding, windows
7. Agra Tech, LLC – Framing
8. Wyo Builders, LLC – Demo, drywall, fencing, framing, insulation, Siding
9. Bairco Construction Inc. – General Contractor
10. Lighthouse Integrations - Electrical

Wes Werbelow made a motion, seconded by Gene Kelly to adjourn the meeting. Vote was unanimous, motion carried. Meeting was adjourned at 12:18 p.m.

Bernie Butler

Bernie Butler, Administrative Coordinator

RESOLUTION 2022-03

A RESOLUTION ADOPTING THE 2021 INTERNATIONAL RESIDENTIAL CODE, AS MODIFIED

WITNESSETH:

WHEREAS, the State of Wyoming has granted the City of Cody local code enforcement and plan review authority for Building, Fire, Existing Building, Fuel Gas, Mechanical standards and (Electrical standards); and,

WHEREAS, 9-2-1(D) of the Cody City Code states that the City will adopt by resolution the provisions of the International Residential Code that are in the best interest of the City; and,

WHEREAS, the City of Cody desires to provide a common set of requirements for the construction of residential structures covered by the 2021 International Residential Code.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF CODY that the International Residential Code, 2021 Edition, including Appendices AA, AB, AC, AD, AE, AG, AH, AJ, AQ and AS are hereby referred to, adopted, and made a part hereof as though set forth herein, provided however, the following portions of the International Residential Code are hereinafter modified and amended as described below:

1. **Section R101.1 Title**, is modified to read: “These provisions shall be known as the Residential Code for One and Two-Family Dwellings of the City of Cody, Wyoming and shall be cited as such and will be referred to herein as “this code”.
2. The Exception of **Section R101.2 Scope**, is modified to add the following exceptions:
The following shall be permitted to be constructed in accordance with this code:
 1. Owner occupied lodging houses with five or fewer guest rooms and 10 or fewer occupants;
 2. Boarding houses in one and two-family dwellings and townhomes when the dwelling is occupied as a short-term rental; and,
3. **Section R102.2 Other Laws**, is modified to read: “The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law. In case of conflict between this code and any other City ordinances or local laws that exercise control over the same feature, the more stringent regulation shall apply.”
4. **Section R105.2 Work exempt from permit:**
Exemption #1 is modified as follows: “Other than storm shelters, one-story detached accessory structures, provided that the floor area does not exceed 120 square feet as measured at the perimeter of all walls and roof supports (e.g., posts and columns).”

Exemption #2 (Fences) is deleted.

Exemption #3 is modified to read: “Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or located within a public easement or right of way. Retaining walls within public easements and rights of way shall further require approval from the Cody City Council.”

Exemption #5 is modified to read: “Sidewalks and driveways on private property when not serving as ADA compliant means of travel.”

Exemption #8 is modified to read: “Private swings and other private playground equipment.”

Exemption #10 is modified to read: “Decks and patios not exceeding 120 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling, and do not serve the exit door required by Section R311.4. This exemption does not apply to any covering (e.g., pergola or awning) or roof structure over the deck or patio.”

- Table R301.2(1) Climactic and Geographic Design Criteria shall be modified to read as follows. The “Manual J Design Criteria” portion of the table is not adopted as a required design process.

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD ^a	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^g	ICE BARRIER UNDERLAY REQUIRED ^h	FLOOD HAZARDS ⁱ	AIR FREEZING INDEX ^j	MEAN ANNUAL TEMP ^k
	Speed ^d (mph)	Topographic effects ^e	Special wind region ^l	Windborne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c					
20	89 W/3 sec. gust of 115	NO	NO	NO	C	Severe	48"	NO	-11	YES	FIRM panels: 56028C2340D, 56028C2345D, 56028C2725D, Effective June 18, 2010	3,000	45

- R302.2 Townhouses is modified as follows: [Note: No changes to Tables R302.1 (1) or (2)]

R302.2 Townhouses and two-family dwellings with units separated by a lot line. Walls separating either townhouse units or two-family dwelling units that are also separated by a lot line shall be constructed in accordance with Section R302.2.1. Walls separating townhouses that will not be separated by a lot line shall be constructed in accordance with either Section 302.2.1 or R302.2.2.

R302.2.1 Double walls. Each townhouse or two-family dwelling unit shall be separated from other townhouse or two-family dwelling units by two 1-hour fire-resistance-rated wall assemblies tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of the *International Building Code*.

R302.2.2 Common walls. Common walls separating townhouse units or two-family dwelling units shall be assigned a fire-resistance rating in accordance with Item 1 or 2 and shall be rated for fire exposure from both sides. Common walls shall extend to and be tight against the exterior sheathing of the exterior walls, or the inside face of exterior walls without stud cavities, and the underside of the roof sheathing. The common wall shared by two townhouse units or two-family dwelling units shall be constructed without plumbing or mechanical equipment, ducts or vents, other than water-filled fire sprinkler piping in the cavity of the common wall. Electrical installations shall be in accordance with Chapters 34 through 43. Penetrations of the membrane of common walls for electrical outlet boxes shall be in accordance with Section R302.4.

- Where an automatic sprinkler system in accordance with Section P2904 is provided, the common wall shall be not less than a 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119, UL 263 or Section 703.3 of the *International Building Code*.

- Where an automatic sprinkler system in accordance with Section P2904 is not provided, the common wall shall be not less than a 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119, UL 263 or Section 703.3 of the *International Building Code*.

Exception: Common walls are permitted to extend to and be tight against the inside of the exterior walls if the cavity between the end of the common wall and the exterior sheathing is filled with a minimum of two 2-inch nominal thickness wood studs.

R302.2.3 Continuity. The fire-resistance-rated wall or assembly separating townhouses, and for two-family dwellings with units separated by a lot line, shall be continuous from the foundation to the underside of the roof sheathing, deck or slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed *accessory structures*.

R302.2.4 Parapets for townhouses and two-family dwellings with units separated by a lot line. Parapets constructed in accordance with Section R302.2.5 shall be constructed for townhouses and for two-family dwellings with units separated by a lot line as an extension of exterior walls or common walls separating townhouse and two-family dwelling units in accordance with the following:

1. Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet shall extend not less than 30 inches (762 mm) above the roof surfaces.
2. Where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is not more than 30 inches (762 mm) above the lower roof, the parapet shall extend not less than 30 inches (762 mm) above the lower roof surface.

Exception: A parapet is not required in the preceding two cases where the roof covering complies with a minimum Class C rating as tested in accordance with ASTM E108 or UL 790 and the roof decking or sheathing is of noncombustible materials or fire-retardant-treated wood for a distance of 4 feet (1219 mm) on each side of the wall or walls, or one layer of 5/8-inch (15.9 mm) Type X gypsum board is installed directly beneath the roof decking or sheathing, supported by not less than nominal 2-inch (51 mm) ledgers attached to the sides of the roof framing members, for a distance of not less than 4 feet (1219 mm) on each side of the wall or walls and any openings or penetrations in the roof are not within 4 feet (1219 mm) of the common walls. Fire-retardant-treated wood shall meet the requirements of Sections R802.1.5 and R803.2.1.2.

3. A parapet is not required where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is more than 30 inches (762 mm) above the lower roof. The common wall construction from the lower roof to the underside of the higher roof deck shall have not less than a 1-hour fire-resistance rating. The wall shall be rated for exposure from both sides.

R302.2.5 Parapet construction. Parapets shall have the same fire-resistance rating as that required for the supporting wall or walls. On any side adjacent to a roof surface, the parapet shall have noncombustible faces for the uppermost 18 inches (457 mm), to include counterflashing and coping materials. Where the roof slopes toward a parapet at slopes greater than 2 units vertical in 12 units horizontal (16.7-percent slope), the parapet shall extend to the same height as any portion of the roof within a distance of 3 feet (914 mm), and the height shall be not less than 30 inches (762 mm).

R302.2.6 Structural independence. Each townhouse and each two-family dwelling unit separated by a lot line, shall be structurally independent.

Exceptions:

1. Foundations supporting *exterior walls* or common walls.
2. Structural roof and wall sheathing from each unit fastened to the common wall framing.
3. Nonstructural wall and roof coverings.
4. Flashing at termination of roof covering over common wall.
5. *Townhouses* separated by a common wall as provided in Section R302.2.2, Item 1 or 2.
6. (Deleted.)

Section R302.3, Two-family dwellings is modified as follows:

R302.3 Two-family dwellings not divided by a lot line. *Dwelling units* in two-family dwellings that will not be separated from each other by a lot line shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating where tested in accordance with ASTM E119, UL 263 or Section 703.3 of the *International Building Code*. ~~Such separation shall be~~

~~provided regardless of whether a lot line exists between the two dwelling units or not. Fire resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall(s), foundation, and underside of the roof sheathing, as applicable, to provide a complete 1-hour fire resistance rated barrier between the two dwelling units and between any dwelling unit and any common area shared by the units, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.~~

Exceptions:

1. A fire-resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904.
2. Wall assemblies need not extend through *attic* spaces where the ceiling is protected by not less than 5/8-inch (15.9 mm) Type X gypsum board, an *attic* draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the *dwelling*s and the structural framing supporting the ceiling is protected by not less than ~~1/2~~5/8-inch Type X gypsum board or equivalent.

3. Where the dwelling units are not divided by a lot line, the fire-resistance rated wall assembly separating the dwelling units may have a door assembly installed to allow access between the dwelling units, provided the door meets the specifications of International Building Code, Table 716.1(2); Minimum fire door assemblies for 1 hour fire barriers have a fire-resistance rating of not less than 1 hour. The door shall be tight sealing, self-closing and latching, and lockable from both sides. Alternatively, two back-to-back doors, each with one-half of the fire resistance rating otherwise required by Table 716.1(2), and meeting the other provisions of this paragraph may be used in lieu of a single door.

R302.3.1 Supporting construction. Where floor assemblies are required to be fire-resistance rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.

7. **Table R302.6 Dwelling-Garage Separation** is modified by replacing all references to “1/2-inch gypsum board” with “5/8-inch Type X gypsum board”, and the language of the last row of the table is modified as follows:

Separation:	Material:
Garages and accessory buildings located less than 5 feet from a dwelling unit on the same lot.	Not less than 5/8” Type X gypsum board or equivalent applied to the interior side of the parallel exterior wall of the garage/accessory building within this area.

8. **Section R302.7 Under-stair protection** is modified to replace 1/2-inch gypsum board with 5/8-inch Type X gypsum board.
9. Exceptions 2 and 3 of **Section R302.13 Fire protection of floors** are modified as follows:

Exception 2 is modified to read: “Portions of floor assemblies located directly over a crawl space not intended for storage or for the installation of fuel fired or electric powered heating appliances, except as follows:- If a fuel fired appliance is installed in a crawl space, the horizontal assembly above the appliance shall be covered with 5/8-inch Type X drywall, or equivalent, above and for a distance of at least two feet horizontally from the perimeter of the appliance, and any joints shall be fire-taped or sealed. Penetrations of the membrane by ducting, plumbing pipes or electrical conduit or wires shall be permitted and all penetrations shall be tight fitting.”

Exception 3 is deleted in its entirety and replaced with the following:

3. Floors above unfinished basements, when the following requirement is met: If a fuel-fired appliance is installed in a basement, the ceiling above and within four feet horizontally of the perimeter of the fuel fired appliance, the entire room, and all walls within four feet of the appliance shall be covered on the appliance side-inside with 5/8" Type X drywall and all joints shall be fire taped or sealed. Penetrations of the membrane by ducting, plumbing pipes or electrical conduit or wires shall be permitted and all penetrations shall be tight fitting. The door serving the room shall be a rated fire door complying with the standards used in Section R302.5.1. If the underside of a stairway is in the same room as a fuel fired heating appliance, it shall also be covered with 5/8" Type X drywall."

Commented [TS1]: If need to require fire rating of rooms containing fuel fired appliances, then place in a section that is more applicable. (I thought there was already something in the mechanical section.) Also, likely would be applied to furnaces only—not all fuel-fired appliances (clothes dryers, gas stoves, etc.)

10. Section R309.5 "Fire sprinklers" (garage) is deleted in its entirety.
11. Section R313 "Automatic Fire Sprinkler Systems" is deleted in its entirety.
12. Section R320 "Accessibility" is deleted in its entirety.
13. Section G2404.11 "Condensate pumps" is deleted in its entirety.
14. Section M1411.4 "Condensate Pumps" is deleted in its entirety.
15. Section P2502.1 "Existing Plumbing Systems" is deleted in its entirety.
16. Section P2603.5.1 "Sewer Depth" is modified to read "Building sewers shall not be less than 48 inches below grade, unless adequate provision is made to protect such pipes from freezing by insulation. With insulation, the minimum protected depth is 24 inches"
17. Section P2705.1 "Installation", Item 3 is modified to read "Where fixtures come in contact with walls and floors, the contact shall be water tight. Water closets (toilets) shall be exempt from this requirement in one and two-family dwellings and townhouses."
18. Section P2906.4 "Water Service Pipe": The following sentence is added as the first sentence of the section. "Water service piping from the curb stop or meter pit to inside of a building meter or shut-off valve location shall comply with City of Cody Code 8-2-7, or equivalent approved by the Public Works Director."
- ~~19. Section M1502.4.2 shall be modified to read: "Exhaust ducts shall be supported at intervals not to exceed 8 feet and shall be secured in place. The inset end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Exhaust duct joints shall be sealed in accordance with Section M1601.4.1. Ducts shall not be joined with screws or similar fasteners. Each vertical riser shall be provided with a means for cleanout located near the bottom of the riser."~~
- ~~20:19.~~ Chapter 11, Energy Efficiency, of the IRC is deleted in its entirety and replaced with the following:

Chapter 11, Insulation and Fenestration Minimum Energy Efficiency Requirements for the City of Cody Habitable Space

Energy Efficiency standards for habitable space shall be as follows:

- a. **Ceilings with attic spaces:** Attic insulation shall be a minimum of R-49. Baffles shall be installed in truss or joists bays at intervals consistent with the attic ventilation requirements of Section R806.1 through 806.4.

b. **Ceilings without attic spaces and unvented enclosed rafter assemblies:** Insulation and construction methods shall comply with Section 806.5. In addition, for roof/ceiling assemblies which do not allow sufficient space for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R-30. This reduction in R value shall be limited to 500 square feet or 20% of total insulated ceiling area, whichever is less.

c. **Above Grade Exterior Walls and Rim Joists:** Above-grade exterior walls and rim joists shall be insulated with a minimum of R-19 insulation, except for log homes designed in accordance with ICC 400-2017 Code.

~~**Floors:** No requirement.~~

d. **Crawl Space Walls:** No requirement, except for the minimum R-19 insulation in the rim joist. If the crawl space wall is insulated, it is recommended that it be done using two inches of unfaced extruded polystyrene insulation board extending from the top of the footer to the top of the foundation wall. The insulation board may be installed on the interior or exterior side of the wall. If installed on the exterior side of the crawl space wall, it shall be protected by flashing. If installed on the interior side, the edges and seams of the insulation board shall be sealed to prevent air infiltration between the insulation board and foundation wall.

e. **Basement Walls:** Basement walls enclosing directly heated or cooled conditioned space (i.e., finished area) shall be insulated with a minimum of R-10 foam board or R-13 batt insulation.

f. **Glazing:** All glazed fenestration in habitable spaces shall have a U-Factor of .32 or less as documented on the factory sticker on each window. Glazing shall be double glazed in habitable spaces.

g. ~~**Exterior Wall, Floor, and Foundation Penetrations:** All exterior door jambs, window frames, electrical, HVAC and plumbing penetrations, and any other penetrations shall be sealed by the use of caulk, foam or sealing material to prevent the passage of air, dirt, insects, etc. All exterior wall base plates shall be sealed against the foundation wall or slab.~~**Air barrier, air sealing, and insulation installations** shall be in accordance with [Table N1102.4.1.1 \(R402.4.1.1\)](#).

PASSED, APPROVED AND ADOPTED THIS * DAY OF *, 2022.

Matt Hall
Mayor

Attest:

Cynthia Baker
Administrative Services Officer