



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission
FROM: Justin Arnold, Planning Program Manager
DATE: August 14, 2025
TITLE: Amendment to 2024 IRC section R303.5.10 Interior Finish

On August 25, 2023, the Laramie County Chief Building Official visited the Laramie County Fire Authority (LCFA) facility tested the viability of exempting compliance with National Fire Protection Associate (NFPA) 286 for residential accessory structures. This code requirement stipulates that all spray foam insulation be coated with a fire barrier. Staff built three preconstructed wall sections, one with no spray foam insulation, one with and one with Insulation and the currently required thermal barrier. Based upon those test results, it was determined that both Building and Fire officials believe it safe to exempt accessory structures only from the NFPA 286

Due to this finding, Laramie County is proposing the Amendment to the 2024 IRC Section R303.5.10 – Interior Finish. Residential detached accessory building (without habitable space) are exempt from meeting the requirements of R306.6 as it relates to closed cell spray foam insulation.

PROPOSED MOTION

I move to recommend to the Board of County Commissioners the amendment to the 2024 IRC section R303.5.10 Interior Finish.

3966 Archer Pkwy
Cheyenne, WY 82009
www.laramiecountypanning.com
Phone (307) 633-4303 Fax (307) 633-4616

RESOLUTION # _____

**A RESOLUTION AMENDING THE 2024 EDITION OF THE INTERNATIONAL
RESIDENTIAL CODE SECTION R303.5.10 INTERIOR FINISH.**

WHEREAS, Wyo. Stat. §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, Wyo. Stat. §35-9-121 authorizes Laramie County to adopt electrical, mechanical and building codes applicable in unincorporated Laramie County; and,

WHEREAS, Wyo. Stat. §35-9-121(a)(ii) requires counties where local enforcement has been granted to adopt new standards within six months of the adoption by the State of Wyoming; and,

WHEREAS, minimum regulations governing the conditions and maintenance of all property, buildings and structures is essential to ensure that property, buildings and structures are safe, sanitary and fit for occupation and use; and,

WHEREAS, the Laramie County Board of Commissioners has complied with requirements of WYO. STAT. § 16-3-103(a) by providing an opportunity for public comments and public hearing.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

Section 1. Short Title. The amendments adopted by this resolution shall be known as the “2025 Amendment to the International 2024 Residential Code Regulations of Laramie County”.

Section 2. Amendments, Additions, and Deletions to the 2024 International Residential Code. The following sections of the 2024 International Residential Code are herein amended, which is adopted herein, and are amended as follows:

A. **Section R303.5.10 Interior Finish**, is hereby amended to read as follows:

Residential detached accessory buildings (without habitable space) are exempt from meeting the requirements of R303.6 when it comes to closed cell spray foam insulation.

Habitable space is defined as: A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, hallways, storage, or utility spaces and similar areas are not considered habitable spaces.

Section 3. Repealer. If any section, subsection, sentence, clause, or phrase of this resolution is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution.

Section 4. Effective Date. These 2025 Amendments to the 2024 International Residential Code adopted by Laramie County shall become effective on the date this Resolution is approved.

PRESENTED, READ, PASSED, APPROVED, AND ADOPTED this ____ day
of _____, 2025.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney