



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Daniel Peters, Chief Building Official

DATE: November 13, 2025

TITLE: **PUBLIC HEARING** regarding the amendment to the 2024 Edition of the International Residential Code Section R105.2 **work exempt from permit.**

Laramie County has been the issuing authority for building permits since the County adopted the International Building Codes in 2003. From 2003 to 2008, the County contracted with the City of Cheyenne to provide permitting and inspection services. In 2008, the County initiated its own Building Division and began issuing and managing all building permits within the unincorporated boundary of the County. The State of Wyoming, under State Statute § 35-9-121, has delegated authority to Laramie County to “enforce and interpret local or state fire, building, existing building standards or electrical safety standards which meet the requirements of § 35-9-121.

The purpose of this amendment is to change the current square foot exemption from 200 square feet to 400 square feet.

Per feedback from the open house held on August 20, 2025, the recommended changes will exempt shipping containers, sheds, and smaller carports from building permits.

Adoption, amendment, or repeal of any regulation must occur under the rule making requirements of Wyoming State Statute § 16-3-103. A 45-day notice period and opportunity for public input has been given.

Section R105.2-Work Exempt from Permit, is hereby amended to read as follows:

Building: 1. To read “Other than storm shelters, one-story detached accessory structures, provided that the floor area does not exceed 400 square feet.

PROPOSED MOTION

I move to recommend approval to the Laramie County Board of Commissioners to amend the 2024 International Residential Code section 105.2 Work Exempt From Permit.

RESOLUTION # _____

**A RESOLUTION AMENDING THE 2024 EDITION OF THE INTERNATIONAL
RESIDENTIAL CODE SECTION R105.2 WORK EXEMPT FROM PERMIT**

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 R105.2 Work Exempt from Permit**, is hereby amended to read as follows:

Building: 1. To read “Other than storm shelters, one-story detached accessory structures, provided that the floor area does not exceed 400 square feet.”

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