

Title 8 – Building & Development Regulations

Chapter 1

BUILDING AND RELATED CODES; REGULATIONS

8-1-1: PURPOSE AND INTENT:

8-1-2: CODES ADOPTED:

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8-1-4: RESIDENTIAL AUTOMATIC FIRE SPRINKLER REQUIREMENT:

8-1-1: PURPOSE AND INTENT:

It is the purpose and intent of this chapter to establish the regulatory codes and guidelines to govern construction within the town in a thorough and concise manner while also providing for the adoption of changes to the codes and guidelines without the necessity of adopting new ordinances for each change or amendment to said codes and guidelines. (2010 Code)

8-1-2: CODES ADOPTED:

- A. Building Code: The International Building Code (IBC), as adopted by the state, is hereby adopted as the Official Building Code for the town, subject to section [8-1-3](#) of this chapter.
- B. Fire Code: The International Fire Code (IFC), as adopted by the state, is hereby adopted as the official fire code for the town, subject to section [8-1-3](#) of this chapter.
- C. Other Codes As Approved: All other building, plumbing, electrical, mechanical, energy and/or natural gas codes established and adopted as standard by the state, including amendments thereto, shall hereby become established as the adopted codes of the town, subject to section [8-1-3](#) of this chapter. (2010 Code)

8-1-3: SUCCESSOR CODES:

The adoption of any and all codes, as established herein, as the adopted codes of the town, shall also adopt any replacement or successor codes as they become adopted by the state and shall become effective by the town immediately upon passage by the state. (2010 Code)

8-1-4: RESIDENTIAL AUTOMATIC FIRE SPRINKLER REQUIREMENT:

- A. The town requires automatic fire sprinklers shall be installed in all new one- and two-family and townhouse buildings over three thousand (3,000) square feet in size of defined living space (garage is excluded from defined living space) in accordance with section 903.3.1 of the international building code currently adopted by the state code commission.
- B. In areas not served by the town culinary water services, NFPA standard 1142 for water supplies for rural firefighting shall apply.
- C. Any one- and two-family dwelling and townhouse that is difficult to locate or access, as determined by the authority having jurisdiction, shall be required to follow the guidelines as set forth in NFPA standard 1142, regardless of the size of the building. (Ord. 10-003, 4-13-2010, eff. 4-13-2010)