

Title 8 – Building & Development Regulations

Chapter 1

BUILDING AND RELATED CODES; REGULATIONS

8-1-1: PURPOSE AND INTENT:

8-1-2: CODES ADOPTED:

8-1-3: SUCCESSOR CODES:

8-1-4: RESIDENTIAL AUTOMATIC FIRE SPRINKLER REQUIREMENT - REPEALED:

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:

(Repealed by Ordinance No. 19-006, 6-24-2019, Portions re-instated with Ord. No. 19-011, 8-26-2019)

- A. The Town requires automatic fire sprinklers which shall be installed in any new one and two-family and townhouse buildings that are unsafe to access by public safety personnel and apparatus, as determined by the Public Safety Director, in accordance with [section 903.3.1](#) of the International Building Code currently adopted by the State Code Commission. (Ord. 19-011, 8-26-2019)

 - B. Safety of access to buildings will be determined by the Public Safety Director according to the following standards:
 - 1. Proximity of public water system.
 - 2. Slope and/or condition of access road.
 - 3. Slope, length and/or condition of private driveway access.
 - 4. Size of the structure (over 10,000 square feet).
 - 5. Any combination of the above factors that result in a determination by the Public Safety Director that fire suppression activities would result in unusually high danger for public safety personnel.
- (Ord. 19-011, 8-26-2019)