

Sponsor: Denison
First Reading: 12/1/2025
Second Reading: 01/05/2026

ORDINANCE 80-26

AN ORDINANCE ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE AS
THE RESIDENTIAL CODE OF THE TOWN OF WYOMING

WHEREAS, the Town Council of the Town of Wyoming is authorized pursuant to section 18.20 of the Town Charter to “forbid any building except for which a building permit therefor has been obtained,” which regulation applies to “new buildings, or rebuilding or additions to or alterations of existing structures of any kind;” and

WHEREAS, the Town Council desires to adopt the 2018 edition of the *International Residential Code*, which regulates and governs the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress in the Town, and provides for the issuance of permits and collection of fees therefor.

NOW THEREFORE, BE IT HEREBY ENACTED by the Town Council of the Town of Wyoming, a majority thereof concurring in Council duly met, as follows:

Section 1. That certain document on file in the Town Hall of the Town of Wyoming being marked and designated as the *International Residential Code*, 2018 edition, including all Appendix Chapters except for Appendix L (Permit Fees) and Appendix M (Home Day Care R-3 Occupancy), as published by the International Code Council, be and hereby is adopted as the Residential Code of the Town of Wyoming for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; providing for the issuance of permits; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code on file in the office of the Town of Wyoming are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. The following sections are hereby revised as follows:

Section R101.1 – Insert: Town of Wyoming

Table R301.2(1) – Insert information into the table as follows:

GROUND SNOW LOAD	WIND DESIGN			
	Speed (mph)	Topographic effects	Special wind region	Wind-borne debris zone
25	115	No	No	No

SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM		
	Weathering	Frost line depth	Termite
A	Severe	24"	Heavy

WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
14	No	March 16, 1981, Map #10001C0231H, Panel 231, Effective May 5, 2003	325	56.2

Section P2603.5.1 – Insert in each location: Twenty-four (24) inches

Section 3. To the extent any conflict exists between the provisions of the 2018 International Residential Code and the provisions of the Town of Wyoming Ordinance 27-14 (Flood Damage Reduction Ordinance) and Ordinance 50-20 (Building Inspection Ordinance), including any amendments, any such conflict shall be resolved in favor of Ordinances 27-14 and 50-20.

Section 4. If any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Town of Wyoming hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 6. Nothing in this legislation or in the Residential Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

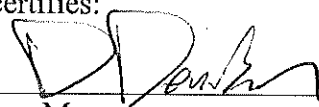
Section 7. The Town Clerk shall certify to the adoption of this ordinance, and cause the same to be published as required by law, and this law and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect from and after the date of its final passage and adoption.

SYNOPSIS

This ordinance adopts the 2018 International Residential Code as the residential code of the Town of Wyoming. This ordinance specifies that any conflicts between the International Residential Code and Town of Wyoming ordinances regarding flood damage regulations and building inspections shall be resolved in favor of the Town of Wyoming Ordinances 27-14 and 50-20.

This shall certify that this is a true and correct copy of the Ordinance duly adopted by the Town Council of the Town of Wyoming at a duly-noticed and convened meeting at which a quorum was present on January 5, 2026.

Attest: 
Council Secretary

So certifies: 
Mayor