

Code Update
City Council
Work Session
February 10, 2026

Laramie
WYOMING

A Different Approach

The Code Administration Division's goal was to review potential updates to the International Building Codes as adopted by the City of Laramie as suggested by contractors working in the community. These updates would address areas where the local code can differ from the International Building Codes, helping ensure that local building regulations better support contractors working in Laramie.



CALLING ALL CONTRACTORS

Join the discussion on potential Laramie Municipal Code updates.



December 12 | 7:00 a.m.

Municipal Operations Center, North Platte
Conference Room, 4373 N 3rd Street

Laramie
WYOMING

What makes this a Different Approach?

- Code Administration staff routinely track potential International Building Code updates they identify during plan reviews and field inspections.
- Contractors have raised concerns that current building regulations make residential construction in Laramie cumbersome, expensive, and slow.
- In response, the Code Administration Division created several avenues to gather contractor-driven suggestions for code updates.

Updating Laramie's Building Standards

The purpose of the December 12th discussion is to review potential updates to the International Building Code as adopted by the City of Laramie, with an emphasis on supporting contractors and improving local building processes.

To help City staff prepare meaningful draft revisions for this meeting, we are requesting your input in advance. Specifically, we are asking:

* **Which sections of the code you believe should be considered for revision**—whether to improve clarity, enhance safety, reduce permitting or construction timelines, or provide opportunities for cost savings.

***Any proposed language changes or guidance** on the types of revisions you feel would be most beneficial for the City of Laramie to explore.

Receiving this information beforehand will allow for a more productive and focused discussion on December 12th. If you wish to comment on multiple sections of the code, please submit the form more than once.

Please submit responses by **December 1st** so they can be reviewed ahead of the meeting. The survey will remain open through the end of 2025 for additional input following the December 12th discussion.

* Indicates required question

Email *

Your email

Gathering Input Through A Contractor Survey

- Created an online Google survey to collect contractor suggestions for International Building Code updates.
- Contractors were asked to identify:
 - Sections of building code they believe should be revised.
 - Proposed language changes or guidance on revisions.
- Survey link was posted on the Code Administration webpage and emailed directly to approximately **500 licensed general and trade contractors**.
- Survey was open for approximately a month prior to the December 12th public meeting where staff would discuss the submitted suggestions.

Gathering Input Through Contractor Survey

- At the December 12th code update meeting, paper surveys were provided for contractors to fill out on-site.
- Contractors were informed that the online survey would remain open through the end of 2025.
- Paper copies of the survey were also made available at the Building Department public counter.

Survey Results

1 contractor submitted 2 code update suggestions.

Code Update Suggestions Through Survey

N1104.2 Interior lighting controls

CODE: All permanently installed luminaires shall be controlled as required in [Sections R404.2.1](#) and [R404.2.2](#).

Exception: Lighting controls shall not be required for safety or security lighting.

N1104.2.1 Habitable Spaces.

All permanently installed luminaires in habitable spaces shall be controlled with a manual dimmer or with an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.

N1104.2.2 Specific locations.

All permanently installed luminaires in garages, unfinished basements, laundry rooms and utility rooms shall be controlled by an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.

Code Update Suggestions Through Survey

N1104.2 Interior lighting controls- continued

CODE: All permanently installed luminaires shall be controlled as required in [Sections R404.2.1](#) and [R404.2.2](#).

SUGGESTION: “Should be optional as some clients prefer regular switches and does not affect the safety of construction. I would think the only enforceable codes would need to do with safety.”

STAFF RECOMMENDATION: The Code Administration Division will be bringing a change of N1104.2 to make dimmer switches and electronic control switches (timing switches & occupancy sensors) optional instead of required in front of City Council for review.

Code Update Suggestions Through Survey

R507.5.2 Deck Beam Connection to Supports

CODE: Deck beams shall be connected to supporting members to prevent lateral displacement. Deck beam connections to wood posts shall be in accordance with Figures R507.5.2(1) and R507.5.2(2). Manufactured post-to-beam connectors shall be sized for the post and beam sizes. Bolts shall have washers under the head and nut

SUGGESTION: “Allow for structural screw connections rather than notches, especially for smaller decks”

STAFF RECOMMENDATION: This is already permitted under a provision in the code; thus, no change is needed. Code Administration staff has contacted the local contractor to identify the specific code sections that allow this.

Contractor Meeting December 12th

At the December 12th Contractor Meeting, Code Administration staff sought additional input beyond the two survey responses during a two-hour discussion that initially focused on operational concerns—most notably contractor requests for better daytime phone access to staff and a preference for appointment-based inspection scheduling like a barber-style system rather than staff-assigned time slots. In the second half of the meeting, contractors shifted to providing feedback on potential updates to the City of Laramie’s adopted International Building Code, emphasizing revisions that could help reduce residential construction costs and lessen regulatory burden.

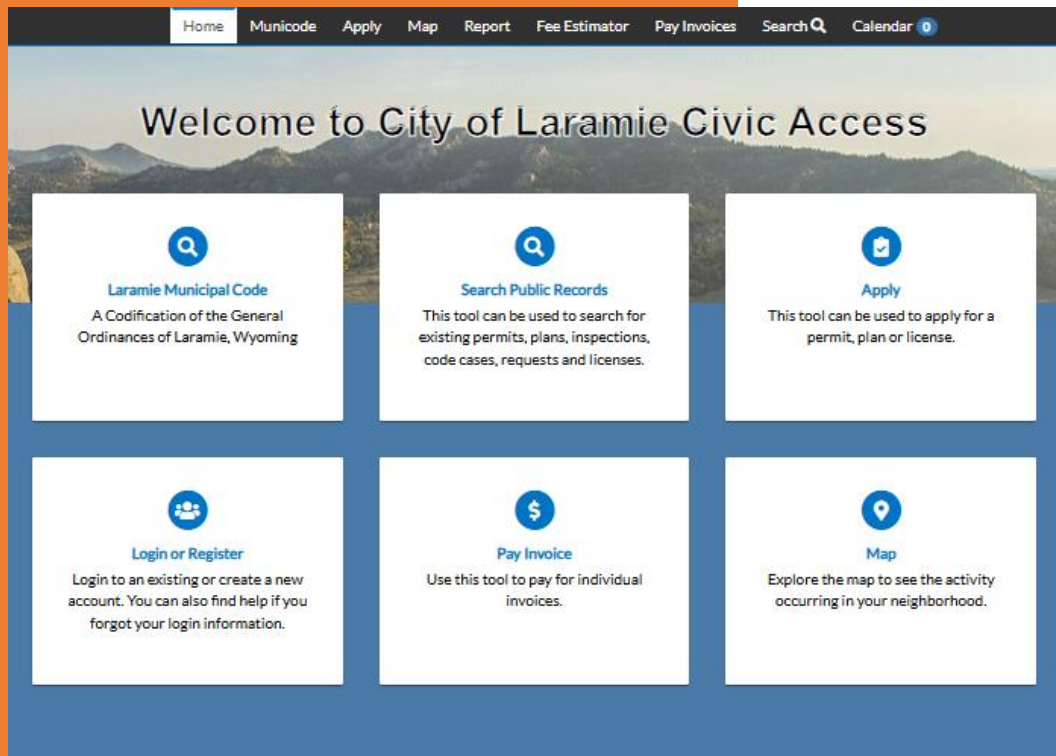


Phone Access to Code Administration Staff

- Code Administration has one full time Building Permit and Licensing Technician who handles most incoming calls and emails.
- The permit tech receives on average 20 calls per day, with 60% of calls answered as they come in.
- On average, 30 emails are received per day.
- With 50 points of communication a day with customers, this means a new communication every 10 minutes is completed in an 8 hr. day.
- The public window is open Monday – Friday from 9:00 a.m. – 3:00 p.m.
- Walk-in customers at the public window are frequent.



Scheduling of Inspections



- Contractors are strongly encouraged to schedule inspections through the City of Laramie Civic Access System, which receives priority over voicemail and email requests.
- Online scheduling improves efficiency but is not comparable to booking a barber appointment.
- Not all inspections are equal – some require coordination across multiple departments and vary greatly in complexity, duration and location.
- Staff must have adequate time to review submitted plans before an inspection can occur.

Code Update
Suggestions
Through
December
12th Meeting

Chapter 11 Energy Efficiency

CODE: This chapter shall regulate the design and construction of buildings for the effective use and construction of energy over the useful life of each building.

SUGGESTION: Contractors would like to see an adjustment to energy ratings so they can produce more lower and midrange cost houses and remodels of residential buildings.

STAFF RECOMMENDATION: Instead of utilizing the standard REScheck-Web site run by the U.S. Department of Energy, the City of Cheyenne has created its own *Residential Energy Efficiency Certification Table* that the Code Administration Division would recommend using as a template for the Laramie City Council adopt. Staff would also recommend a table addressing energy efficiency of residential remodels as well as this was also brought forth by contractors.

Code Update Suggestions Through December 12th Meeting

R302.13 Fire Protection of Floors

CODE: Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a ½-inch gypsum wallboard membrane, 5/8-inch wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.

SUGGESTION: Contractors would like to see the ½” fire suppression lid on basements removed from code.

STAFF RECOMMENDATION: Both Code Administration Staff and the Fire Marshal, do not recommend making this change in code due to safety concerns. The ½” lid on basements that do not have a sprinkler system in place reduces the risk of firefighters falling into a basement when the floor becomes compromised from an active fire.

Code Update
Suggestions
Through
December
12th Meeting

R309.2 One- and Two-Family Dwellings **Automatic Sprinkler Systems**

CODE: An automatic sprinkler system shall be installed in one- and two-family dwellings.

SUGGESTION: Contractors would like to see this section be optional.

STAFF RECOMMENDATION: Currently the Code Administration Division does not enforce this requirement and would recommend an amendment to adjust the language of this code to make it optional instead of required. Note: The Fire Marshal does not review one- and two-family dwellings.

Code Update Suggestions Through December 12th Meeting

903.2.8 Group R.

CODE: An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

SUGGESTION: Contractors would like to see fire suppression not to be required in 3- and 4-unit apartment buildings.

STAFF RECOMMENDATION: Both Code Administration staff and the Fire Marshal, do not recommend making this change in code due to safety concerns.

Code Changes Brought Forth by Staff

As previously mentioned, Code Administration staff routinely track potential International Building Code updates they identify during plan reviews, field inspections, best practices and communication with contractors in the field.



Code Updates Suggestions From Code Administration Staff

R327.1 Space Required

CODE: Fixtures shall be spaced in accordance with Figure R327.1, and in accordance with the requirements of Section P2705.1.

SUGGESTION: Contractors would like the 15 inches minimum from the centerline of the toilet to the nearest obstruction on either side removed from code. They feel it makes bathroom remodels of older bathrooms very difficult.

STAFF RECOMMENDATION: Code Administration does not recommend reducing the 15 inches from the centerline of toilet. This code is to ensure the safety, accessibility, and comfort of individuals.

Code Updates Suggestions From Code Administration Staff

907.2.11.2 Groups R-2, R-3, R-4 and I-1

CODE: Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes...

SUGGESTION: Smoke detectors are required in each room used for sleeping. However, during the plan review process rooms are often not labeled if they are bedrooms, offices, or bonus rooms. The back and forth between the contractor and the reviewer to determine if the room is a bedroom is slowing down the review process.

STAFF RECOMMENDATION: Staff recommends requiring that all rooms have a smoke detector to streamline the review process.

Code Updates Suggestions From Code Administration Staff

N1102.4.1.2 (R402.4.1.2) Testing

CODE: The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding five air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8

SUGGESTION: Laramie is classified as zone 6. The Code Administration does not currently enforce this code and does not require a Blower door test.

STAFF RECOMMENDATION: Staff recommends an amendment to remove this requirement that is not currently being enforced.

Code Updates Suggestions From Code Administration Staff

R608.8.2 Lintels

CODE: Lintels shall be provided over all openings equal to or greater than 2 feet in width.

SUGGESTION: Currently if an egress window is being added or modified during a remodel and a cut is created up or sideways from the window into the lintel no special restrictions apply.

STAFF RECOMMENDATION: Code Administration staff recommends an amendment adding the requirement that an engineer would need to be consulted before cutting or modifying a lintel to ensure the structural integrity of the building is not compromised.

Code Updates Suggestions From Code Administration Staff

Roof Top Unit (RTU) HVAC Replacement

CODE: No current code.

SUGGESTION: Currently there is confusion with contractors and the public on whether a permit is required for a roof top unit (RTU) HVAC replacement.

STAFF RECOMMENDATION: Code Administration staff recommends adding wording to code that specifically calls out that RTU HVAC replacement does require that a permit be pulled to verify proper installation, curb sealing, and electrical safety.

Code Updates Suggestions From Code Administration Staff

N1104.1 (R404.1) Lighting Equipment

CODE: All permanently installed lighting fixtures, excluding kitchen appliance lighting fixtures, shall contain only high-efficacy lighting sources.

SUGGESTION: remove this section of code.

STAFF RECOMMENDATION: Code Administration staff recommends removing this section of code. The lighting market has phased out incandescent bulbs in favor of high-efficacy LEDs and CLFs. Removing this provision simplifies the inspection process and reduces the time required for code compliance verification.

Code Updates
Suggestions
From Code
Administration
Staff

N1103.13 (R403.13) Gas Fireplaces

CODE: Gas fireplace systems shall not be equipped with a continuous pilot and shall be equipped with an on-demand pilot, intermittent ignition or interrupted ignition, as defined by ANSI Z21.20

SUGGESTION: remove this section of code.

STAFF RECOMMENDATION: Code Administration staff recommends removing this section of code. Staff believes that this section of code may potentially increase construction costs without a proportional benefit.

Code Updates Suggestions From Code Administration Staff

P2503.6 Shower Liner Test

CODE: Where shower floors and receptors are made watertight by the application of materials required by Section P2709.2, the completed liner installation shall be tested...

SUGGESTION: remove this section of code.

STAFF RECOMMENDATION: Code Administration staff recommends removing this section of code. Requiring large, walk-in showers to be filled with two inches of water for a 15-minute test can use up to 50 gallons of water, resulting in unnecessary costs and logistical difficulties, particularly during winter months, while not presenting a safety concern if eliminated.

Code Updates Suggestions From Code Administration Staff

P2701.1 Quality of Fixtures

CODE: Plumbing fixtures, faucets and fixture fittings shall have smooth impervious surfaces, shall be free from defects, shall not have concealed fouling surfaces, and shall conform to the standards indicated in Table P2701.1 and elsewhere in code.

SUGGESTION: Tighten up the language in this code to not allow corrugated designs that can disrupt flow and create areas where hair, grease, and food particles can easily become trapped, leading to clogs and unsanitary conditions.

STAFF RECOMMENDATION: Code Administration staff recommends altering this section of code to explicitly prohibit the use of accordion (flexible) pipes.

Code Updates Suggestions From Code Administration Staff

R325.5 Outside opening protection

CODE: Air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant screens, louvers or grilles having an opening size of not less than $\frac{1}{4}$ inch and a maximum opening size of $\frac{1}{2}$ inch, in any dimension. Openings shall be protected against local weather conditions. Outdoor air exhaust and intake openings shall meet the provisions for exterior wall opening protectives in accordance with this code.

SUGGESTION: Remove the requirement that outdoor air exhaust openings have a screen. Moist exhaust air can condense and freeze on the screen resulting in ice buildup and can completely seal the vent.

STAFF RECOMMENDATION: Code Administration staff recommends removing the requirements for screens on outdoor air exhaust openings.

Lucas Whitt,
Chief Building Official
and
Code Administration
Supervisor
307-721-5293
lwhitt@cityoflaramie.org

Laramie
WYOMING