

Building Inspection Mission:

To protect and serve the public by assuring safe building practices through active code enforcement and education by providing information to the public.

What's the difference: Code vs. Quality

Codes are only the MINIMUM standards for safety and do not regulate workmanship. A job may be code compliant yet still not meet your expectations of quality.

Who needs building codes?

We all do! Each of us relies on the safety of structures that surround us every day. Here are three important ways that codes protect us:

1. **Codes reduce potential hazards.** We all need protection from tragedies caused by fire, structural collapse, and general deterioration of the structures that surround us. Building codes provide protection by reducing potential hazards to building occupants.
2. **Codes provide consistent minimum standards in construction.** Codes establish predictable and consistent minimum standards which are applied to the quality and durability of construction methods and materials. The term "minimum requirements" means that construction meets the criteria of being both practical and adequate for protecting the life, safety, and welfare of the public.
3. **Codes contribute to the well-being of a community.** The preservation of life and safety as well as the maintenance of property values over time are a direct result of the application and enforcement of building codes.

If you ever have any questions or concerns regarding building codes, please contact:

City of Sheridan Building Division

(307) 674-5941

***The language in this brochure is for informational purposes only and does not provide legal advice. Information in this brochure is subject to change.*



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Code Vs. Quality

What's the difference?

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Building Division**

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Building Codes Generally *do not* include:

- Cosmetics
- Workmanship
- Trim work
- Wallpaper
- Cracks in drywall (sheet rock)
- Floor coverings
- Paint
- Landscaping
- Concrete slab work (driveways, sidewalks, basement floors), etc.

There are no set standards for the division to regulate the quality of workmanship



Home owners should keep the following in mind:

- Complaints regarding cosmetic issues are a civil matter and the homeowner should seek legal council if they feel the contractor is not complying with their building contract and/or warranty work.

Building Codes

The City of Sheridan has adopted the International Building Codes in order to have standards to follow during the building process and has the authority to ensure the building meets code requirements.

Adopted Codes:

- 2021 International Building Code
- 2021 International Residential Code
- 2021 International Plumbing Code
- 2021 International Mechanical Code
- 2020 National Electrical Code
- 2021 International Fuel Gas Code

History of Building Codes

Did you know that building code has a long history?

The evolution of modern building began over 5,000 years ago! What is generally accepted as the first building code was in the Code of Hammurabi; it was written in 2200BC on a large stone monument and placed in a public place so that all could see the code (it is thought that few could read it). The Code of Hammurabi contains 284 laws which were written by scribes on 12 tablets.

The Code of Hammurabi specified:

- **229.** If a builder built a house for someone and did not construct it properly, which led the building to fall in and kill its owner, then that builder shall be put to death
- **230.** If it killed the son of the owner, the son of the builder shall be put to death
- **231.** If it killed a slave of the owner, the builder shall pay slave-for-slave to the owner of the house
- **232.** If it ruins goods, the builder shall make compensation for all that was ruined, and if he did not construct the house properly and it fell, he must re-construct from his own means.

Code of Hammurabi reference - [wikimedia.com](https://en.wikipedia.org/wiki/Code_of_Hammurabi)

