

**City of Carson City
Agenda Report**

Item # 5

Date Submitted: December 11, 2007

Agenda Date Requested: December 20, 2007
Time Requested: 10 minutes

To: Mayor and Board of Supervisors

From: Development Services - Building Division

Subject Title: Action to adopt Bill No. 141, on second reading, Ordinance No. _____, an ordinance amending the Carson City Municipal Code, Title 15, Building and Construction, Chapter 15.05, Building Code, by repealing Section 15.05.010, Adoption of International Building Code, Appendices and Amendments, and adding Section 15.05.020, Adoption and Administration of Building and Construction Codes, which adopts the 2006 edition of the International Building Code, Uniform Plumbing Code, International Residential Code, Uniform Mechanical Code, International Energy Conservation Code, International Property Maintenance Code and International Existing Building Code, the 2005 version of the National Electric Code and the 2007 Northern Nevada Amendments, and adds various provisions for the administration of the adopted Codes and repealing Chapter 15.06, Residential Code, Chapter 15.07, Existing Building Code, Chapter 15.09, Plumbing Code, Chapter 15.13, National electrical Code, Chapter 15.14, International Code Council Electrical Code, Chapter 15.16, Mechanical Code, and Chapter 15.30 Appeals, and others matters properly related thereto.

Staff Summary: The proposed language would modify the text of the Carson City Municipal Code by changing/adding to the format of the current ordinance by replacing the current amendments to the adopted codes with the 2007 Northern Nevada amendment package that will provide consistency throughout the Northern Nevada region. In addition, there will now be one administrative chapter to cover all of the adopted building codes which is not a part of the 2007 Northern Nevada amendment package.

Type of Action Requested:

Resolution

Ordinance (Second Reading)

Formal Action/Motion

Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to adopt Bill No. 141, on second reading, Ordinance No. _____, an ordinance amending the Carson City Municipal Code Title 15, Building and Construction in accordance with the agenda as posted and published.

Explanation for Recommended Board Action: The Board of Supervisors, pursuant to Carson City Municipal Code, is required to take action on all code amendments.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC Title 15

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives:

- 1) Refer the matter back to the Building Division for further review, or
- 2) Deny

Supporting Material: Ordinance, 2007 Northern Nevada Amendment Package

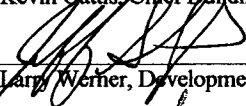
Prepared By: Donna M. Fuller, Administrative Services Manager

Reviewed By:



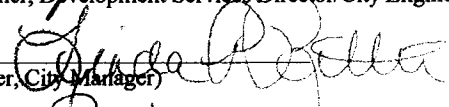
(Kevin Gattis, Chief Building Official)

Date: 12-11-07

for 

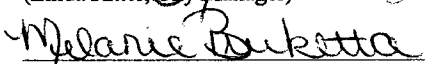
(Larry Werner, Development Services Director/City Engineer)

Date: 12/11/07



(Linda Ritter, City Manager)

Date: _____



(Melanie Burketta, District Attorney's Office)

Date: 12-11-07

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

ORDINANCE NO. _____

BILL NO. 141

AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE TITLE 15, BUILDINGS AND CONSTRUCTION, CHAPTER 15.05, BUILDING CODE, BY REPEALING SECTION 15.05.010, ADOPTION OF INTERNATIONAL BUILDING CODE, APPENDICES AND AMENDMENTS, AND ADDING SECTION 15.05.020, ADOPTION AND ADMINISTRATION OF BUILDING AND CONSTRUCTION CODES, WHICH ADOPTS THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODE, UNIFORM PLUMBING CODE, INTERNATIONAL RESIDENTIAL CODE, UNIFORM MECHANICAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE AND INTERNATIONAL EXISTING BUILDING CODE, THE 2005 VERSION OF THE NATIONAL ELECTRIC CODE AND THE 2007 NORTHERN NEVADA AMENDMENTS, AND ADDS VARIOUS PROVISIONS FOR THE ADMINISTRATION OF THE ADOPTED CODES AND REPEALING CHAPTER 15.06, RESIDENTIAL CODE, CHAPTER 15.07, EXISTING BUILDING CODE, CHAPTER 15.09, PLUMBING CODE, CHAPTER 15.13, NATIONAL ELECTRICAL CODE, CHAPTER 15.14, INTERNATIONAL CODE COUNCIL ELECTRICAL CODE, CHAPTER 15.16, MECHANICAL CODE, AND CHAPTER 15.30, APPEALS, AND OTHER MATTERS PROPERTY RELATED THERETO.

THE BOARD OF SUPERVISORS OF CARSON CITY DO ORDAIN:

Section I: Chapter 15.05 of the Carson City Municipal Code is hereby amended as follows:

[~~15.05.010 Adoption of the International Building Code, Appendices and Amendments.~~]

15.05.020 Adoption and Administration of Building and Construction Codes.

Section II: Section 15.05.010 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

[~~1. The International Building Code ("IBC") published by the International Code Council, Inc. 2003 Edition, including Appendices C, E, G, H, I and J Copyright 2002 by the International Code Council, Inc. is hereby adopted by reference and~~

incorporated herein and made a part hereof as if set forth in full.

2. The following constitutes the Amendments to the 2003 Edition of the International Building Code:

CHAPTER 1 ADMINISTRATION

Section 101 General:

101.1 Title—Delete paragraph and add as new paragraph:

These regulations shall be known as the Building Code of Carson City, hereinafter referred to as "this code."

101.4 Referenced Codes—Adds at end of paragraph:

The codes listed in Sections 101.4.2 Gas, 101.4.3 Mechanical, and 101.4.4 Plumbing shall be deleted in their entirety.

Section 103 Department of Building Safety:

103.1 Creation of Enforcement Agency—Delete paragraph and add as new paragraph:

There is hereby established in this jurisdiction a code enforcement agency which shall be under the administrative and operational control of the building official.

103.3 Deputies—Delete paragraph and add as new paragraph:

In accordance with prescribed procedures and with the approval of the appointing authority, the building official may appoint such number of technical officers and inspectors and other employees as shall be authorized from time to time. The building official shall authorize such inspectors or employees as may be necessary to carry out the functions of the code enforcement agency and issue citations.

Section 104 Duties and Powers of Building Official:

104.1 General—Delete paragraph and add as new paragraphs:

The building official is hereby authorized and directed to enforce all the provisions of this code. For such purposes, the building official shall have the power to issue citations.

The building official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this code.

Section 105 Permits:

105.1 Required—Add at end of paragraph:

Permits for commercial buildings shall be issued only to persons in conformance with Nevada State Contractor's Laws.

Permits shall be issued only to persons in conformance with Nevada State Contractor's Laws.

The building official shall check the application, plans and specifications for any building, electrical, mechanical and plumbing permit and the energy efficiency

standards for residential and non-residential buildings using the latest adopted codes and ordinances. No permit shall be issued unless the plans and specifications have been reviewed and approved by each of the other departments of the city concerned as being in conformance with the pertinent laws and ordinances under their jurisdiction. If the building official is satisfied that the work described in an application for a permit and the plans and specifications filed therewith conform to the requirements of this chapter and other pertinent laws and ordinances and that the fee specified has been paid, such official shall issue a permit therefore to the applicant. No final inspection or approvals by the building division, for use or occupancy of any structure permitted by this chapter, shall be granted until final inspections and approvals are obtained from all other city departments which have imposed requirements for the project.

105.3 Application for Permit—Add item 8 and Exception:

8. Prior to issuance of a permit to move or demolish a building or structure, a minimum \$5,000.00 bond shall be posted to guarantee full compliance with all terms and conditions as specified on the application.

Exception: With approval of the building official, small structures that don't pose a hazard may be demolished without posting a bond.

105.3.2 Time Limitation of Application—Delete paragraph and add new paragraph:

Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time frame for action by the applicant for a period not exceeding 180 days on request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

105.5 Expiration—Delete paragraph and add as new paragraphs:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and

satisfactory reasons. The building official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. All permits issued by the building official under the provisions of this code expire by limitation and become null and void 18 months after the date of issuance. Any permittee holding an unexpired permit may apply for one 18 month extension when the permittee is unable to complete the permitted work within 18 months of permit issuance. No permit shall be extended more than once. Exception: Permits of a minor nature (ex. Re-roofing, FAU change out, water heaters, electrical service changes etc.) expire by limitation and become null and void 6 months after the date of issuance.

105.8 Essential Off-Site and On-Site Improvements—Add as new section: Before a building permit shall be issued, provisions shall be made for the installation of essential off-site improvements in the public right-of-way immediately adjacent to the property on which the permit applied for is applicable if such provisions are required by Section 11.12.081 of the Carson City Municipal Code. The building official may require that the general contractor take out all permits required for essential on-site and off-site improvements and that such permits are to be issued at the same time that the building permit is issued. Such installation of essential improvements shall be completed before the occupancy of the improvement for which the permit was issued or 1 or more of the following forms of security, a) cash, b) a certificate of deposit, c) a deed of trust, together with an appraisal of the subject property prepared by a Member of the Appraisal Institute (MAI) appraiser with the title report and a policy of title insurance issued by a person authorized to issue title insurance under Chapter 692.A.022 of the NRS, d) a lender's set-aside agreement, e) a surety bond, or f) a trilateral agreement, delivered or arranged with Carson City for an amount not less than 150% of either the approved engineer's estimate of the cost of the improvements covered by the improvement agreement, or the average of the bids of 3 properly licensed contractors to complete the improvements covered by the improvement agreement submitted to the city if the bids are reasonable and complete, assuring completion of the improvements within 6 months. Essential off-site improvements are defined as those improvements required by Title 17 of the Carson City Municipal Code and those in accord with the area and shall be constructed in accordance with Carson City standards and specifications.

Section 106 Construction Documents.

106.1 Submittal Documents—Delete paragraph and add as new paragraphs: Construction documents, special inspection and structural observation programs, and other data shall be submitted in 1 or more sets with each application for a permit, not original documents. Revisions or additions to plans shall be made on the original drawings and new copies submitted. The construction documents shall be prepared by a registered design professional where required by the

~~statutes of the jurisdiction in which the project is to be constructed. If the building official deems it necessary, plans, computations and specifications may be required to be prepared and designed by an engineer or architect licensed or registered by the state of Nevada to practice as such. Submittals shall include construction inspection requirements as defined in Section 106.3.4.1 and 109.3.9. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.~~

~~The roof snow load for sites above 5,000 feet elevation is considered as exceeding the tables of limitation for wood-frame construction, and shall be designed in accordance with accepted engineering practice.~~

~~106.1.1 Information on Construction Documents—Delete Section 106.1.1 in its entirety and add in the new Section 106.1.1 as follows:~~

~~Construction documents shall be legible, dimensioned, drawn to scale, and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. All plans shall be black line or blue line. Minimum paper size shall be 18 inches by 24 inches unless otherwise approved by the building official.~~

~~Section 108 Fees.~~

~~108.1 Payment of Fees—Add at end of paragraph:~~

~~The value to be used in computing the building permit and building plan review fees and construction tax shall be taken from the Marshall & Swift Cost Handbooks.~~

~~108.1.1 Plan Review Fees—Add as new section:~~

~~Plan review fees shall be 65% of the building permit fee as specified in the fee schedules in Section 108.2.~~

~~The plan review fees specified in this section are separate fees from the permit fees specified in the fee schedules in Section 108.2 and are in addition to the permit fees.~~

~~When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106.3.4.2, an additional plan review fee shall be charged at the rate specified in the fee schedules in Section 108.2.~~

~~A processing fee equal to 50% of the prescribed plan review fee shall be charged in lieu of the plan review fee for approved standard plans in approved subdivisions on file with the building department.~~

~~108.2 Schedule of Permit Fees—Add fee schedules at end of paragraph:~~

BUILDING PERMIT FEES

TOTAL VALUATION	FEE
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\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof

OTHER INSPECTIONS	FEEES
1. Inspection outside of normal business hours (Minimum charge two hours)	\$47.00 per hour*
2. Reinspection fees assessed under provisions of Section 109.7	\$47.00 per hour*
3. Inspections for which no fee is specifically indicated (Minimum charge one-half hour)	\$47.00 per hour*
4. Additional plan review required by changes, additions or revisions to plans (Minimum charge one-half hour)	\$47.00 per hour*
5. For use of outside consultants for plan checking and inspections, or both Actual costs**	

* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

** Actual costs include administrative and overhead costs.

ELEVATOR PERMIT FEES

NEW INSTALLATIONS:	
Passenger or freight elevator, escalator, moving walk:	Up to and including \$40,000.00 of valuation-\$89.00

	Over \$40,000.00 of valuation-\$89.00 plus \$1.65 for each \$1,000.00 or fraction thereof over \$40,000.00
Dumbwaiter or private residence elevator:	Up to and including \$10,000.00 of valuation-\$25.00
	Over \$10,000.00 of valuation-\$25.00 plus \$1.65 for each \$1,000.00 or fraction thereof over \$10,000.00
MAJOR ALTERATIONS:	
	Fees for major alterations shall be as set forth in the Building Permit Fees' schedule. Installation fees include charges for the first year's annual inspection fee and charges for electrical equipment on the conveyance side of the disconnect switch.

ELEVATOR ANNUAL CERTIFICATES OF INSPECTION FEES

For each elevator	\$41.50
For each escalator or moving walk	\$24.65
For each commercial dumbwaiter	\$16.75
(Each escalator or moving walk unit powered by one motor shall be considered as a separate escalator or moving walk.)	

GRADING PLAN REVIEW FEES

50 cubic yards (38.2 m ³) or less	No fee
51 to 100 cubic yards (40 to 76.5 m ³)	\$23.50
101 to 1,000 cubic yards (77.2 to 764.6 m ³)	\$37.00
1,001 to 10,000 cubic yards (765.3 to 7,645.5 m ³)	\$49.25
10,001 to 100,000 cubic yards (7,646.3 to 76,455 m ³)	\$49.25 for the first 10,000 cubic yards (7,645.5 m ³), plus \$24.50 for each additional 10,000 cubic yards (7,645.5 m ³) or fraction thereof
100,001 to 200,000 cubic yards (76,456 to 152,911 m ³)	\$269.75 for the first 100,000 cubic yards (76,455 m ³), plus \$13.25 for each additional 10,000 cubic yards (7,645.5 m ³) or fraction thereof
200,001 cubic yards (152,912 m ³) or	\$402.25 for the first 200,000 cubic

more	yards (152,911 m ³), plus \$7.25 for each additional 10,000 cubic yards (7,645.5 m ³) or fraction thereof
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OTHER FEES	
Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed	\$50.50*

*-Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

GRADING PERMIT FEES¹

50 cubic yards (38.2 m ³) or less	\$23.50
51 to 100 cubic yards (40 to 76.5 m ³)	\$37.00
101 to 1,000 cubic yards (77.2 to 764.6 m ³)	\$37.00 for the first 100 cubic yards (76.5 m ³), plus \$17.50 for each additional 100 cubic yards (76.5 m ³) or fraction thereof
1,001 to 10,000 cubic yards (765.3 to 7,645.5 m ³)	\$194.50 for the first 1,000 cubic yards (764.6 m ³), plus \$14.50 for each additional 1,000 cubic yards (764.6 m ³) or fraction thereof
10,001 to 100,000 cubic yards (7,646.3 to 76,455 m ³)	\$325.00 for the first 10,000 cubic yards (7,645.5 m ³), plus \$66.00 for each additional 10,000 cubic yards (7,645.5 m ³) or fraction thereof
100,001 yards (76,456 m ³) or more	\$919.00 for the first 100,000 cubic yards (76,455 m ³), plus \$36.50 for each additional 10,000 cubic yards (7,645.5 m ³) or fraction thereof

OTHER INSPECTIONS	FEES
1. Inspections outside of normal business hours, per hour (Minimum charge—two hours)	\$50.50 ²
2. Reinspection fees assessed under provisions of Section 109.7, per inspection	\$50.50 ²
3. Inspections for which no fee is specifically indicated, per hour (Minimum charge—one-half hour)	\$50.50 ²

1 The fee for a grading permit authorizing additional work that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

2 Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of

the employees involved.

~~108.4 Work commencing before permit issuance—Delete paragraph and add as new paragraph:~~

~~An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.~~

~~108.6 Refunds—Delete paragraph and add as new paragraphs:~~

~~The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.~~

~~The building official may authorize refunding of not more than eighty percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.~~

~~The building official may authorize refunding of not more than eighty percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review is done.~~

~~The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.~~

~~108.7 Disaster Relief—Add as new section:~~

~~After the occurrence of a natural disaster which results in the declaration of a major disaster by the Carson City board of supervisors, the building official may waive, reduce or rebate fees which would be due or which have been paid for permits, reviews or inspections, if the application or plans being submitted or the work being done results directly from the natural disaster.~~

~~Section 109 Inspections:~~

~~109.1 General—Add at end of paragraph:~~

~~The address of the building shall be posted by the contractor in the location designated by the building official.~~

~~109.3 Required Inspections:~~

~~109.3.4 Frame Inspection—Add at the end of paragraph:~~

~~The roof and exterior walls shall be made weather tight.~~

~~109.3.11 Roof Nail Inspection—Add as new section:~~

~~Roof nail inspection to be made after the roof sheathing is fastened to the roof structural framing components and before the underlay and roof covering is installed.~~

~~109.3.12 Insulation Inspection—Add as new section:~~

~~Insulation inspection to be made after rough frame, plumbing, mechanical and electrical inspections have been approved.~~

~~109.7 Reinspections—Add as new section:~~

~~A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.~~

~~This section is not to be interpreted as requiring reinspection fees for the first time a job is rejected for failure to comply with the requirements of the technical codes, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.~~

~~Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.~~

~~To obtain a reinspection, the applicant shall file an application therefore in writing upon a form furnished for that purpose, and pay the reinspection fee as set forth in the fee schedules in Section 108.2.~~

~~In instances where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.~~

~~Section 110 Certificate of Occupancy:~~

~~110.1 Use and Occupancy—Add at end of paragraph:~~

~~Exception: Group U Occupancies.~~

~~Section 112 Board of Appeals:~~

~~112.1 General—Add at end of paragraph:~~

~~The board consists of five (5) members who are appointed by the board of supervisors as follows:~~

- ~~a. One (1) architect registered by the state of Nevada;~~
- ~~b. One (1) general building contractor licensed by the state of Nevada;~~
- ~~c. One (1) mechanical engineer licensed by the state of Nevada;~~
- ~~d. One (1) structural/civil engineer licensed by the state of Nevada; and~~
- ~~e. One (1) electrical engineer licensed by the state of Nevada.~~

~~Section 113 Violations:~~

~~113.4 Violation Penalties—Add as new second and third paragraphs:~~

~~Any person, firm or corporation violating any of the provisions of this code is deemed guilty of a misdemeanor, and each person is guilty of a separate offense for each and every day or portion thereof during which any violation of the provisions of this code is committed, continued or permitted. Upon conviction of any such violation such person shall be punished by a fine of not more than one thousand dollars (\$1,000.00), or by imprisonment for not more than six (6) months, or by both such fine and imprisonment.~~

The building official or his authorized inspectors or employees may issue misdemeanor citations for the violations.

~~Section 116 Workmanship and Fabrication.~~

~~116.1 Workmanship and Fabrication—Add as new section:~~

~~All design, construction and workmanship shall be in conformity with accepted engineering and good trade practice and be of such character as to secure the results sought to be obtained by this code.~~

~~Section 117 Moving and Demolition.~~

~~117.1 Moving and Demolition—Add as new section:~~

~~Except as otherwise provided, it shall be unlawful for any person to move any existing building or structure of any kind or description into or within Carson City, or demolish a building or structure without a permit to move or demolish a building or structure as hereinafter provided.~~

~~This section does not apply to mobilehomes, trailers or other structures permanently affixed on wheels or prefabricated structures.~~

~~Application for a permit to move or demolish a building or structure shall be filed as provided for in Section 105.3.~~

CHAPTER 2 DEFINITIONS

~~Section 202 Definitions.~~

~~Add as new definition:~~

~~“City”, “municipality” and other related terms mean Carson City.~~

~~Add as new definition:~~

~~“Jurisdiction” as used in this code, shall be construed to mean Carson City.~~

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION

~~Section 303 Assembly Group A.~~

~~303.1 Assembly Group A—Add at end of Assembly Group A-2:~~

~~Casinos.~~

CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

~~Section 401 Scope.~~

~~401.1 Detailed Use and Occupancy Requirements—Add at end of paragraph:~~

~~This section shall apply to all buildings regardless of type of construction, occupancy group, or mixed occupancy groups each having floors used for human occupancy located more than fifty five feet (55') above or below the lowest level of fire department vehicle access. Such buildings shall be provided with an approved automatic sprinkler system in accordance with Section 403.2. Exception: Occupancy Groups S-3, S-4, S-5 and H, unless combined with any other occupancy group.~~

~~Section 403 High-Rise Buildings.~~

~~403.10 Standby Power.~~

403.10.1 Special requirements for standby power systems—Add at end of paragraph:

Approved battery-operated lighting shall be provided in all required exit corridors, stairways, smoke proof enclosures, lobbies and other enclosed areas which are clearly a part of the means of egress as defined in Section 1002 or as determined by the fire department.

403.12 Stairway Door Operation—Add at end of last sentence:
or activation of any fire alarm system or power failure:

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS

Section 501 General:

501.2 Premises Identification—Delete paragraph and add as new paragraph:
Approved numbers or addresses shall be provided for all new buildings in accordance with Section 505.1 of the International Fire Code and Title 14 (CGMC) of the Carson City Municipal Code.

CHAPTER 9 FIRE PROTECTION SYSTEMS

Section 903 Automatic Sprinkler System:

903.2 Where Required—Delete first paragraph and add as new paragraphs with exception:

Approved automatic sprinkler systems in new buildings, structures and new additions to existing buildings shall be provided in all cases when the building square footage is greater than five thousand (5,000) square feet. Automatic sprinkler systems shall be installed and maintained in accordance with the International Fire Code and referenced standards.

Exception: Group S-2 occupancies less than thirteen thousand four hundred (13,400) square feet which are constructed in areas served by hydrants capable of delivering the required fire flow as determined by Appendix B of the International Fire Code.

Additions and remodels: Existing buildings will require the retrofitting of an approved automatic sprinkler system complying with Section 903.2 of this code under the following conditions:

1. When an addition to the original structure exceeds fifty percent (50%) of the building's original square footage.
2. When the remodeling of an existing structure exceeds seventy-five percent (75%) of the assessed value of the original structure.

Section 911 Fire Command Center:

911.1 Features—Delete paragraph and add as new paragraph:

Where required by other sections of this code, a fire command center for fire department operations shall be provided. The central control station shall be housed in a room which is separated from the remainder of the building by not less than a two (2) hour fire resistive occupancy separation with independent HVAC and shall have a door opening directly to the exterior. A minimum of one

hundred (100) square feet of usable floor space, not including the space taken by the various alarm, communications and other associated equipment, shall be provided. A layout of the fire command center and all features required by the section to be contained therein shall be submitted for approval prior to installation. The fire command center shall comply with NFPA 72 and shall contain the following features:

CHAPTER 10 MEANS OF EGRESS

Section 1006 Means of Egress Illumination.

1006.3 Illumination Emergency Power—Delete last paragraph and add as new paragraph:

The emergency power system shall provide power for a duration of not less than ninety (90) minutes and shall consist of storage batteries, unit equipment or an on-site generator. If an on-site generator is utilized to provide emergency lighting, then approved battery-operated lighting shall also be provided. The installation of the emergency power system shall be in accordance with Section 2702.

Section 1019 Vertical Exit Enclosures.

1019.1.7 Stairway Floor Number Signs—Add at end of paragraph:

The signs on doors leading to stairways that extend to the roof shall be in the color of green. Other signs on doors leading to stairways shall be in the color of red. For buildings less than four (4) stories, the signs shall comply with the following:

- a. Only the floor number is indicated;
- b. The green and red color code system shall be used;
- c. The numbers shall have a minimum height of four inches (4").

CHAPTER 11 ACCESSIBILITY

Section 1106 Parking and Passenger Loading Facilities.

1106.1 Required—Add "not less than" and delete "(4)":

Every parking space required by this section shall be identified by a sign located so that the bottom of the sign is not less than four feet above the parking surface, at the head of the parking space. The sign shall include the international symbol of accessibility and the wording "Minimum fine of \$100 for use by others NRS 484.408(1)." The sign may also have the wording: "Parking," "Disabled Persons Parking," or any other wording indicating that the space is designated for the handicapped.

CHAPTER 12 INTERIOR ENVIRONMENT

Section 1203 Ventilation.

1203.3 Under-Floor Ventilation.

1203.3.2 Exceptions—Delete exception 2 and add as new exception 2:

2. One (1) six inch by fourteen inch (6" x 14") operable vent for each twenty-five feet (25') of perimeter wall, or fraction thereof, with an approved vapor retarder covering the sub-soil and the required openings are placed so as to provide cross ventilation of the space, shall be assumed to satisfy this requirement.

**CHAPTER 15
ROOF ASSEMBLIES AND
ROOF TOP STRUCTURES**

Section 1501 General.

1501.1 Scope—Add at end of paragraph:

Space sheathing is not permitted. All roofs shall be solidly sheathed with a minimum of one half inch (1/2") plywood, or an approved equivalent.

Section 1507 Requirements for Roof Coverings.

1507.1 Scope—Add at end of paragraph:

All roofing for single family residences shall be Class "A" fire resistive, non-wood, when within the Nevada Division of Forestry's Urban Wildlife Transition zone. See NRS 472.100. In the Carson City area, the underlay requirements for "severe climate" will be applicable for structures with lot elevation of five thousand five hundred feet (5,500') or higher.

**CHAPTER 16
STRUCTURAL DESIGN**

Section 1608 Snow Loads.

1608.1 General—Add at end of paragraph:

Minimum roof snow load shall be twenty (20) pounds per square feet at elevations less than five thousand feet (5,000') above sea level. For higher elevations, the roof snow loads called out in Table 1608.1 shall be used. The roof snow load for sites above five thousand feet (5,000') elevation is considered as exceeding the tables of limitation for wood frame construction, and shall be designed in accordance with accepted engineering practice.

Table 1608.1 High Altitude Roof Loading—Add as new table:

**Table 1608.1
HIGH ALTITUDE ROOF LOADING**

Elevation Above Sea Level in Feet	Pounds per Square Feet
Less than 5,000	20
5,000	40
5,500	80
6,000	100
6,500	120
7,000	140
7,500	150
8,000	160
8,500	170
9,000	190

Section 1609 Wind Loads.

1609.3 Basic Wind Speed—Delete first paragraph and add as new paragraph: The minimum basic wind speed for determining design wind pressure shall be ninety (90) miles per hour, three (3) second gusts wind speed. Basic wind speed for the special wind regions indicated, near mountainous terrain, and near gorges, shall be in accordance with ASCE 7.

1609.4 Exposure Category—Delete first paragraph and add as new paragraph: Exposure "C" shall be assigned at each site for which a building or structure is to be designed.

Section 1614 Earthquake Loads—General.

1614.1 Scope—Delete first paragraph and add as new paragraph: Every structure, and portion thereof, shall as a minimum, be designed and constructed to resist the effects of earthquake motions and shall be assigned seismic design category "E", all exceptions may apply.

**CHAPTER 18
SOILS AND FOUNDATIONS**

Section 1805 Footings and Foundations.

1805.1 General—Add at end of first paragraph:

There shall be a minimum of one (1) number four (#4) continuous reinforcing bar in the top of all foundation walls, and one (1) number four (#4) continuous reinforcing bar in the footing. When the footing and foundation wall are placed separately or when the foundation wall exceeds twenty four inches (24") in height, number four (#4) vertical bars at forty eight inches on center (48") or thirty two inches (32") on center when using concrete block, shall be used to connect the footing with the foundation wall. Where engineering data is provided, the footing and foundation wall steel requirements may be reduced. Where stemwalls exceed four feet (4') in height, professional engineering shall be required.

1805.2.1 Frost Protection—Delete item 1 and add as new item 1:

1. Extending twenty four inches (24") below finished grade.

Table 1805.4.2 Foundations Supporting Walls of Light-Frame Construction—Delete Table 1805.4.2 and add as new Table 1805.4.2:

**Table 1805.4.2
FOUNDATIONS SUPPORTING WALLS OF
LIGHT-FRAME CONSTRUCTION a, b, c, d**

Number of Floors Supported by the	Minimum Thickness of Foundation	Minimum Thickness of Foundation	Minimum Width of Footing (Inches)	Minimum Thickness of Footing (Inches)	Minimum Depth of Foundation Below
--	--	--	--	--	--

Foundation ^f	Wall (Inches) for Concrete	Wall (Inches) for Unit Masonry			Natural Surface of Ground and Finish Grade (Inches)
1	8	8	12	8	24
2	8	8	15	8	24
3	10	10	18	8	24

Table 1805.4.2 Foundation Supporting Walls of Light-Frame Construction—

Delete footnote b and add as new footnote b:

b. The ground under the floor may be excavated to the elevation of the bottom of the footing.

CHAPTER 23

WOOD

Section 2304 General Construction Requirements.

2304.7 Floor and Roof Sheathing.

2304.7.2 Structural Roof Sheathing—Add at end of second paragraph:

All roofs shall be solidly sheathed with a minimum of one-half inch (1/2") plywood, or an approved equivalent.

Section 2308 Conventional Light-Frame Construction.

2308.10.7 Wood Trusses.

2308.10.7.2 Bracing—Add at end of paragraph:

Roof trusses shall be fastened to the top plate at points of bearing by approved truss ties. Nailing shall comply with manufacturer's specifications.

CHAPTER 28

MECHANICAL SYSTEMS

Deleted in its entirety.

CHAPTER 29

PLUMBING SYSTEMS

Deleted in its entirety.

CHAPTER 33

SAFEGUARDS DURING CONSTRUCTION

Section 3304 Site Work.

3304.4 Excavation and Fill—Add at end of paragraph:

The building official may require certification of freedom from plastic or expansive materials in base for concrete slabs, fills and foundations.

Section 3306 Protection of Pedestrians.

3306.5 Barriers—Add at end of paragraph:

Barriers shall be provided with a hinged opening of not less than three feet (3') wide by eight feet (8') high for each fifty (50) lineal feet of fencing. The openings

shall be marked as "Fire Access Panel" with two inch (2") high red letters. The openings may be locked with a padlock, if desired, on the street side only.

~~3306.7 Covered Walkways—Add at end of first paragraph:~~

~~Covered walkways shall be provided with a hinged opening of not less than 3 feet wide by 8 feet high for each 50 lineal feet of fencing. The openings shall be marked as "Fire Access Panel" with 2 inch high red letters. The openings may be locked with a padlock, if desired, on the street side only.~~

CHAPTER 34 EXISTING STRUCTURES

~~Section 3406 Change of Occupancy:~~

~~3406.1 Conformance—Add at end of paragraph:~~

~~No change shall be made in the ownership, tenant (except Residential Group R occupancies), or character of the use of any building unless such building is made to comply with reasonable fire, health and safety standards as approved by the building and fire officials.~~

CHAPTER 35 REFERENCED STANDARDS

~~ICC standard reference number—Change the standard reference number from ICC/ANSI A117.1-98 to ICC/ANSI A117.1-2003.]~~

Section III: Section 15.05.020 of the Carson City Municipal Code is hereby added to Chapter 15.05 as follows:

15.05.020 Adoption and Administration of Building and Construction Codes.

100 Adopted Codes

101 General

102 Applicability

103 Department of Building Safety

104 Duties and Powers of Building Official

105 Permits

106 Construction Documents

107 Temporary Structures and Uses

108 Fees

109 Inspections

110 Certificate of Occupancy

111 Service Utilities

112 Board of Appeals

113 Violations

114 Stop Work Order

115 Unsafe Structures and Equipment

116 Workmanship and Fabrication

117 Moving and Demolition

Carson City hereby adopts the following codes and appendices and the amended administrative provision from the International Building Code which are applicable to all of the adopted codes as follows:

SECTION 100 - ADOPTED CODES

100.10 Adopted codes. The following nationally recognized codes are hereby adopted by Carson City, together with the supplements, listed changes, additions and deletions as noted below:

1. 2006 Edition, International Building Code ("IBC"), chapters 2 through 34 and Appendices C, E, G, H, I and J as amended.
2. 2006 Edition, Uniform Plumbing Code ("UPC"), chapters 2 through 16 and IAPMO Installation Standards and Appendices A, B, D, E, G, H, I, J, K and L.
3. 2006 Edition, International Residential Code ("IRC"), chapters 2 through 42 and Appendices A, B, C, G, H, J, K, and L as amended.
4. 2006 Edition, Uniform Mechanical Code ("UMC"), chapters 2 through 17 and Appendices A, B and C as amended.
5. 2005 Edition, National Electrical Code ("NEC"), and Administrative Section, Article 80.
6. 2006 Edition, International Energy Conservation Code, ("IECC").
7. 2006 International Property Maintenance Code, ("IPMC").
8. 2006 International Existing Building Code, ("IEBC").
9. 2007 Northern Nevada Amendments

100.20 Definition of words and terms. As used in the adopted codes and sections 100.010 to 116.10, inclusive, of the Carson City Code

1. "Jurisdiction" and other similar terms shall be construed to mean Carson City.

SECTION 101 - GENERAL

101.1 Title. These regulations shall be known as the Building Code of Carson City, hereinafter referred to as "this code."

Any duty created by this code or based on this code runs to the public, and no private cause of action is created by a breach of such duty. No document, certificate, inspection or approval given pursuant to this code may be construed to be a representation or warranty of any kind, including without limitation a representation or warranty that a building or structure is complete, that it is in compliance with this code or any other law, that it was inspected, that it is safe or ready for occupancy or that it meets any particular degree of quality of workmanship. The amount and quality of inspection and other services provided is discretionary with the building official and may vary in response to the amount

of staff, their work load, training and experience, funding and other pertinent factors affecting whether and how inspection is made or whether any hazard, deficiency or similar matter is observed.

101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the International Residential Code.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

101.3 Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.7 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Electrical. The provisions of the ICC Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

~~**101.4.2 Gas.** The provisions of the International Fuel Gas Code shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.~~

~~**101.4.3 Mechanical.** The provisions of the International Mechanical Code shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators and other energy related systems.~~

101.4.4 Plumbing. The provisions of the International Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the International Private Sewage Disposal Code shall apply to private sewage disposal systems.

101.4.5 Property maintenance. The provisions of the International Property Maintenance Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

101.4.6 Fire prevention. The provisions of the International Fire Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.7 Energy. The provisions of the International Energy Conservation Code shall apply to all matters governing the design and construction of buildings for energy efficiency.

SECTION 102 - APPLICABILITY

102.1 General. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between

provisions of this code and referenced codes and standards, the provisions of this code shall apply.

102.5 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Property Maintenance Code or the International Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

Section 103 [Department of Building Safety] – Building Division

103.1 Creation of enforcement agency. The [Department of Building Safety] Building Division is hereby created and the official in charge thereof shall be known as the building official.

103.2 Appointment. The building official shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.

SECTION 104 - DUTIES AND POWERS OF BUILDING OFFICIAL

104.1 General. The building official is hereby authorized and directed to enforce the provisions of this code. For such purposes, the building official shall have the power to issue citations. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

104.2 Applications and permits. The building official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

104.3 Notices and orders. The building official shall issue all necessary notices or orders to ensure compliance with this code.

104.4 Inspections. The building official shall make all of the required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

104.5 Identification. The building official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

104.7 Department records. The building official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

104.8 Liability. The building official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit, or proceeding that is instituted in pursuance of the provisions of this code.

104.9 Approved materials and equipment. Materials, equipment and devices approved by the building official shall be constructed and installed in accordance with such approval.

104.9.1 Used materials and equipment. The use of used materials which meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be re-used unless approved by the building official.

104.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.

104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

104.11.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building official for the period required for retention of public records.

SECTION 105 - PERMITS

105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Permits for commercial buildings shall be issued only to persons in conformance with Nevada State Contractors law.

105.1.1 Annual permit. In lieu of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, the building official is authorized to issue an annual permit upon application therefore to any person, firm or corporation regularly employing one or more qualified trade persons in the building, structure or on the premises owned or operated by the applicant for the permit.

105.1.2 Annual permit records. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such records at all times or such records shall be filed with the building official as designated.

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m²).
2. Fences not over 6 feet (1829) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.

6. Patios, decks, sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
14. Roofing repair if the roof is less than 100 square feet.
15. Door and window replacement when the opening size and location remain the same.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

105.2.2 Repairs. Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

105.2.3 Public service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the ~~[department of building safety]~~ building division for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 106.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the building official.
8. Prior to issuance of a permit to move or demolish a building or structure, a minimum \$5,000.00 bond shall be posted to guarantee full compliance with all terms and conditions as specified on the application.
9. Exception: With approval of the building official, small structures that don't pose a hazard may be demolished without posting a bond.

105.3.1 Action on application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefore. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefore as soon as practicable.

105.3.2 Time limitation of application. ~~[An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated]~~

Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building

official. The building official may extend the time frame for action by the applicant for a period not exceeding 180 days on request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

105.4 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

105.5 Expiration. ~~Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.~~

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. All permits issued by the building official under the provisions of this code expire by limitation and become null and void 18 months after the date of issuance. Any permittee holding an unexpired permit may apply for one 18 month extension when the permittee is unable to complete the permitted work within 18 months of permit issuance. No permit shall be extended more than once.

Exception: Permits of a minor nature (ex. Re-roofing, FAU change out, water heaters, electrical service changes etc.) expire by limitation and become null and void 6 months after the date of issuance.

105.6 Suspension or revocation. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

105.7 Placement of permit. The building permit or copy shall be kept on the site of the work until the completion of the project.

105.8 Essential Off-Site and On-Site Improvements—Add as new section:

Before a building permit shall be issued, provisions shall be made for the installation of essential off-site improvements in the public right-of-way immediately adjacent to the property on which the permit applied for is applicable if such provisions are required by Section 11.12.081 of the Carson City Municipal Code. The building official may require that the general contractor take out all permits required for essential on-site and off-site improvements and that such permits are to be issued at the same time that the building permit is issued. Such installation of essential improvements shall be completed before the occupancy of the improvement for which the permit was issued.

SECTION 106 - CONSTRUCTION DOCUMENTS

106.1 Submittal documents. [~~Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.]~~

Construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application. Revisions or additions to plans shall be made on the original drawings and new copies submitted. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. If the building official deems it necessary, plans, computations and specifications may be required to be prepared and designed by an engineer or architect licensed or registered by the state of Nevada to practice as such. Submittals shall include construction inspection requirements as defined in Section 106.3.4.1 and 109.3.9. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

The roof snow load for sites above 5,000 feet elevation is considered as exceeding the tables of limitation for wood-frame construction, and shall be designed in accordance with accepted engineering practice.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

106.1.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. All plans shall be black line or blue line. Minimum paper size shall be 11 x 17 unless approved by the building official.

106.1.1.1 Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.

106.1.2 Means of egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

106.1.3 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings. The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system that was tested, where applicable, as well as the test procedure used.

106.2 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as

applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

106.3 Examination of documents. The building official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

106.3.1 Approval of construction documents. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

106.3.2 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

106.3.3 Phased approval. The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

106.3.4 Design professional in responsible charge.

106.3.4.1 General. When it is required that documents be prepared by a registered design professional, the building official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner if

the registered design professional in responsible charge is changed or is unable to continue to perform the duties.

The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

Where structural observation is required by Section 1709, the statement of special inspections shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur (see also duties specified in Section 1704).

106.3.4.2 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period.

Deferral of any submittal items shall have the prior approval of the building official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building official.

Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the building official.

106.4 Amended construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

106.5 Retention of construction documents. One set of approved construction documents shall be retained by the building official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

SECTION 107 - TEMPORARY STRUCTURES AND USES

107.1 General. The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of

service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause.

107.2 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure public health, safety and general welfare.

107.3 Temporary power. The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the ICC Electrical Code.

107.4 Termination of approval. The building official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 108 - FEES

108.1 Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. The value to be used in computing the building permit and building plan review fees and construction tax shall be taken from the Marshall & Swift Cost Handbooks.

108.1.1 Plan Review Fees. Plan review fees shall be 65% of the building permit fee as specified in the fee schedules in Section 108.2. The plan review fees specified in this section are separate fees from the permit fees specified in the fee schedules in Section 108.2 and are in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106.3.4.2, an additional plan review fee shall be charged at the rate specified in the fee schedules in Section 108.2.

A processing fee equal to 50% of the prescribed plan review fee shall be charged in lieu of the plan review fee for approved standard plans in approved subdivisions on file with the building department.

108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

BUILDING PERMIT FEES

<u>TOTAL VALUATION</u>	<u>FEE</u>
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<u>\$1.00 to \$500.00</u>	<u>\$23.50</u>
<u>\$501.00 to \$2,000.00</u>	<u>\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00</u>
<u>\$2,001.00 to \$25,000.00</u>	<u>\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00</u>
<u>\$25,001.00 to \$50,000.00</u>	<u>\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00</u>
<u>\$50,001.00 to \$100,000.00</u>	<u>\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00</u>
<u>\$100,001.00 to \$500,000.00</u>	<u>\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00</u>
<u>\$500,001.00 to \$1,000,000.00</u>	<u>\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00</u>
<u>\$1,000,001.00 and up</u>	<u>\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof</u>

<u>OTHER INSPECTIONS</u>	<u>FEES</u>
<u>1. Inspection outside of normal business hours (Minimum charge-two hours)</u>	<u>[\$47.00] per hour* \$65.00</u>
<u>2. Reinspection fees assessed under provisions of Section 109.7</u>	<u>[\$47.00] per hour* \$65.00</u>
<u>3. Inspections for which no fee is specifically indicated (Minimum charge-one-half hour)</u>	<u>[\$47.00] per hour* \$65.00</u>
<u>4. Additional plan review required by changes, additions or revisions to plans (Minimum charge-one-half hour)</u>	<u>[\$47.00] per hour* \$65.00</u>
<u>5. For use of outside consultants for plan checking and inspections, or both Actual costs**</u>	

* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

** Actual costs include administrative and overhead costs.

ELEVATOR PERMIT FEES

<u>NEW INSTALLATIONS:</u>	
<u>Passenger or freight elevator, escalator, moving walk:</u>	<u>Up to and including \$40,000.00 of valuation-\$89.00</u>

	<u>Over \$40,000.00 of valuation-\$89.00 plus \$1.65 for each \$1,000.00 or fraction thereof over \$40,000.00</u>
<u>Dumbwaiter or private residence elevator:</u>	<u>Up to and including \$10,000.00 of valuation-\$25.00</u>
	<u>Over \$10,000.00 of valuation-\$25.00 plus \$1.65 for each \$1,000.00 or fraction thereof over \$10,000.00</u>
<u>MAJOR ALTERATIONS:</u>	
	<u>Fees for major alterations shall be as set forth in the Building Permit Fees' schedule. Installation fees include charges for the first year's annual inspection fee and charges for electrical equipment on the conveyance side of the disconnect switch.</u>

ELEVATOR ANNUAL CERTIFICATES OF INSPECTION FEES

<u>For each elevator</u>	<u>\$41.50</u>
<u>For each escalator or moving walk</u>	<u>\$24.65</u>
<u>For each commercial dumbwaiter</u>	<u>\$16.75</u>
<u>(Each escalator or moving walk unit powered by one motor shall be considered as a separate escalator or moving walk.)</u>	

GRADING PLAN REVIEW FEES ¹

<u>50 cubic yards (38.2 m³) or less</u>	<u>No fee</u>
<u>51 to 100 cubic yards (40 to 76.5 m³)</u>	<u>\$23.50</u>
<u>101 to 1,000 cubic yards (77.2 to 764.6 m³)</u>	<u>\$37.00</u>
<u>1,001 to 10,000 cubic yards (765.3 to 7,645.5 m³)</u>	<u>\$49.25</u>
<u>10,001 to 100,000 cubic yards (7,646.3 to 76,455 m³)</u>	<u>\$49.25 for the first 10,000 cubic yards (7,645.5 m³), plus \$24.50 for each additional 10,000 cubic yards (7,645.5 m³) or fraction thereof</u>
<u>100,001 to 200,000 cubic yards (76,456 to 152,911 m³)</u>	<u>\$269.75 for the first 100,000 cubic yards (76,455 m³), plus \$13.25 for each additional 10,000 cubic yards (7,645.5 m³) or fraction thereof</u>
<u>200,001 cubic yards (152,912 m³) or more</u>	<u>\$402.25 for the first 200,000 cubic yards (152,911 m³), plus \$7.25 for</u>

	each additional 10,000 cubic yards (7,645.5 m ³) or fraction thereof
OTHER FEES	
Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed, per hour	[\$50.50¹] — \$65.00

~~[* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.]~~

1. For excavation and fill on the same site, the fee shall be based on the volume of excavation or fill, whichever is greater.

GRADING PERMIT FEES¹

50 cubic yards (38.2 m³) or less	\$23.50
51 to 100 cubic yards (40 to 76.5 m³)	\$37.00
101 to 1,000 cubic yards (77.2 to 764.6 m³)	\$37.00 for the first 100 cubic yards (76.5 m³), plus \$17.50 for each additional 100 cubic yards (76.5 m³) or fraction thereof
1,001 to 10,000 cubic yards (765.3 to 7,645.5 m³)	\$194.50 for the first 1,000 cubic yards (764.6 m³), plus \$14.50 for each additional 1,000 cubic yards (764.6 m³) or fraction thereof
10,001 to 100,000 cubic yards (7,646.3 to 76,455 m³)	\$325.00 for the first 10,000 cubic yards (7,645.5 m³), plus \$66.00 for each additional 10,000 cubic yards (7,645.5 m³) or fraction thereof
100,001 yards (76,456 m³) or more	\$919.00 for the first 100,000 cubic yards (76,455 m³), plus \$36.50 for each additional 10,000 cubic yards (7,645.5 m³) or fraction thereof

OTHER INSPECTIONS	FEES
1. Inspections outside of normal business hours, per hour (Minimum charge—two hours)	[\$50.50²] — \$85.00
2. Reinspection [fees assessed under provisions of Section 109.7, per inspection], per hour (minimum charge—one-half hour)	[\$50.50²] — \$65.00
3. Inspections for which no fee is specifically indicated, per hour (Minimum charge—one-half hour)	[\$50.50²] — \$65.00

~~[1. The fee for a grading permit authorizing additional work that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.]~~

2. Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.]

1. For excavation and fill on the same site, the fee shall be based on the volume of excavation or fill, whichever is greater.

108.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

108.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

108.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

108.6 Refunds. [The building official is authorized to establish a refund policy.] The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The building official may authorize refunding of not more than eighty percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The building official may authorize refunding of not more than eighty percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review is done. The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

108.7 Disaster Relief. After the occurrence of a natural disaster which results in the declaration of a major disaster by the Carson City board of supervisors, the building official may waive, reduce or rebate fees which would be due or which

have been paid for permits, reviews or inspections, if the application or plans being submitted or the work being done results directly from the natural disaster.

SECTION 109 - INSPECTIONS

109.1 General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection. The address of the building shall be posted by the contractor in the location designated by the building official.

109.2 Preliminary inspection. Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

109.3 Required inspections. The building official, upon notification, shall make the inspections set forth in Sections 109.3.1 through 109.3.12.

109.3.1 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

109.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

109.3.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.5 shall be submitted to the building official.

109.3.4 Exterior shearwall inspection. To be made prior to the application of exterior siding or cover.

109.3.5 Roof Nail Inspection. Roof nail inspection to be made after the roof sheathing is fastened to the roof structural framing components and before the underlay and roof covering is installed.

109.3.6 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved. The roof and walls shall be made weather tight prior to frame inspection.

109.3.7 Insulation inspection. Insulation inspection to be made after rough frame, plumbing, mechanical and electrical inspections have been approved.

109.3.8 Lath and gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

109.3.9 Fire-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

109.3.10 Energy efficiency inspections. Inspections shall be made to determine compliance with Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation R and U values, fenestration U-value, duct system R-value, and HVAC and water-heating equipment efficiency.

109.3.11 Other inspections. In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the [department of building safety.] building division

109.3.12 Special inspections. For special inspections, see Section 1704.

109.3.13 Final inspection. The final inspection shall be made after all work required by the building permit is completed.

109.4 Inspection agencies. The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

109.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is

ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

109.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

109.7 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring reinspection fees for the first time a job is rejected for failure to comply with the requirements of the technical codes, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection. Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedules in Section 108.2. In instances where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.

SECTION 110 - CERTIFICATE OF OCCUPANCY

110.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. No final inspection or approvals by the building division, for use or occupancy of any structure permitted by this chapter, shall be granted until final inspections and approvals are obtained from all other city departments which have imposed requirements for the project.

110.2 Certificate issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of building safety, the building official shall issue a certificate of occupancy that contains the following:

1. The building permit number.

2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

110.3 Temporary occupancy. The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid.

110.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 111 - SERVICE UTILITIES

111.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until released by the building official.

111.2 Temporary connection. The building official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

111.3 Authority to disconnect service utilities. The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the codes referenced in case of emergency

where necessary to eliminate an immediate hazard to life or property. The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 112 - BOARD OF APPEALS

112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business. The board consists of five (5) members who are appointed by the board of supervisors as follows:

- a) One (1) architect registered by the state of Nevada;
- b) One (1) general building contractor licensed by the state of Nevada;
- c) One (1) mechanical engineer licensed by the state of Nevada;
- d) One (1) structural/civil engineer licensed by the state of Nevada; and
- e) One (1) electrical engineer licensed by the state of Nevada.

112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

112.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

112.4 Terms. The terms of the members of the Board of Appeals shall be:

a) For the member appointed as an architect registered by the state of Nevada, a term of 2 years. The initial term for this member shall begin January 1, 2008 and end January 1, 2010.

b) For the member appointed as a general building contractor licensed by the state of Nevada, a term of 2 years. The initial term for this member shall begin January 1, 2008 and end January 1, 2010.

c) Except as otherwise provided in this paragraph, for the member appointed as a mechanical engineer licensed by the state of Nevada, a term of 2 years. The initial term for this member shall begin January 1, 2008 and end January 1, 2011.

d) Except as otherwise provided in this paragraph, for the member appointed as a structural/civil engineer licensed by the state of Nevada, a term of

2 years. The initial term for this member shall be a term of 3 years and shall begin January 1, 2008 and end January 1, 2011.

e) Except as otherwise provided in this paragraph, for the member appointed as a electrical engineer licensed by the state of Nevada, a term of 2 years. The initial term for this member shall be a term of 3 years and shall begin January 1, 2008 and end January 1, 2011.

SECTION 113 - VIOLATIONS

113.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

113.2 Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

113.3 Prosecution of violation. If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law. Any person, firm or corporation violating any of the provisions of this code is deemed guilty of a misdemeanor, and each person is guilty of a separate offense for each and every day or portion thereof during which any violation of the provisions of this code is committed, continued or permitted. Upon conviction of any such violation such person shall be punished by a fine of not more than one thousand dollars (\$1,000.00), or by imprisonment for not more than six (6) months, or by both such fine and imprisonment.

The building official or his authorized inspectors or employees may issue misdemeanor citations for the violations.

SECTION 114 - STOP WORK ORDER

114.1 Authority. Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

114.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

114.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 115 - UNSAFE STRUCTURES AND EQUIPMENT

115.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

115.2 Record. The building official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

115.3 Notice. If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

115.4 Method of service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure

affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

115.5 Restoration. The structure or equipment determined to be unsafe by the building official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of Section 105.2.2 and Chapter 34.

SECTION 116 WORKMANSHIP AND FABRICATION

116.1 Workmanship and Fabrication. All design, construction and workmanship shall be in conformity with accepted engineering and good trade practice and be of such character as to secure the results sought to be obtained by this code.

SECTION 117 MOVING AND DEMOLITION

117.1 Moving and Demolition. Except as otherwise provided, it shall be unlawful for any person to move any existing building or structure of any kind or description into or within Carson City, or demolish a building or structure without a permit to move or demolish a building or structure as hereinafter provided. This section does not apply to mobile homes, trailers or other structures permanently affixed on wheels. Application for a permit to move or demolish a building or structure shall be filed as provided for in Section 105.3.

Section IV: Chapter 15.06 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

[15.06.010 Adoption of the International Residential Code, Appendices and Amendments.]

Section V: Section 15.06.010 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

~~[1. The International Residential Code ("IRC") published by the International Code Council, Inc. 2003 Edition, including Appendices A, B, C, D, F, G, H, I, J, K and L Copyright 2003 by the International Code Council, Inc. is hereby adopted by reference and incorporated herein and made a part hereof as if set forth in full.
2. The following constitutes the Amendments to the 2003 Edition of the International Building Code:~~

CHAPTER 4 ADMINISTRATION

~~Section R101 Title, Scope and Purpose:~~

~~R101.1 Title—Delete paragraph and add as new paragraph:~~

~~These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of City of Carson City, and shall be cited as such and will be referred to herein as "this code."~~

~~Section R103 Department of Building Safety.~~

~~R103.1 Creation of Enforcement Agency—Delete paragraph and add as new paragraph:~~

~~There is hereby established in this jurisdiction a code enforcement agency which shall be under the administrative and operational control of the building official.~~

~~R103.3 Deputies—Delete paragraph and add as new paragraph:~~

~~In accordance with prescribed procedures and with the approval of the appointing authority, the building official may appoint such number of technical officers and inspectors and other employees as shall be authorized from time to time. The building official shall authorize such inspectors or employees as may be necessary to carry out the functions of the code enforcement agency and issue citations.~~

~~Section R104 Duties and Powers of Building Official.~~

~~R104.1 General—Delete paragraph and add as new paragraphs:~~

~~The building official is hereby authorized and directed to enforce all the provisions of this code. For such purposes, the building official shall have the power to issue citations.~~

~~The building official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this code.~~

~~Section R105 Permits.~~

~~R105.2 Work Exempt From Permit—Delete number 1 under "Building:" and replace it with a new number 1:~~

~~Building:~~

~~1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15m²).~~

~~R105.3 Application for Permit—Add item 8 and Exception:~~

~~8. Prior to issuance of a permit to move or demolish a building or structure, a minimum \$5,000.00 bond shall be posted to guarantee full compliance with all terms and conditions as specified on the application.~~

~~Exception: With approval of the building official, small structures that don't pose a hazard may be demolished without posting a bond.~~

~~R105.3.2 Time Limitation of Application—Delete paragraph and add new paragraph:~~

Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time frame for action by the applicant for a period not exceeding 180 days on request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

R105.5 Expiration—Delete paragraph and add as new paragraphs:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. All permits issued by the building official under the provisions of this code expire by limitation and become null and void 18 months after the date of issuance. Any permittee holding an unexpired permit may apply for one 18 month extension when the permittee is unable to complete the permitted work within 18 months of permit issuance. No permit shall be extended more than once.

Exception: Permits of a minor nature (ex. Re-roofing, FAU change out, water heaters, electrical service changes etc.) expire by limitation and become null and void 6 months after the date of issuance.

R105.9 Essential Off-Site and On-Site Improvements—Add as new section:

Before a building permit shall be issued, provisions shall be made for the installation of essential off-site improvements in the public right-of-way immediately adjacent to the property on which the permit applied for is applicable if such provisions are required by Section 11.12.081 of the Carson City Municipal Code. The building official may require that the general contractor take out all permits required for essential on-site and off-site improvements and that such permits are to be issued at the same time that the building permit is issued.

Such installation of essential improvements shall be completed before the occupancy of the improvement for which the permit was issued or 1 or more of the following forms of security, a) cash, b) a certificate of deposit, c) a deed of trust, together with an appraisal of the subject property prepared by a Member of the Appraisal Institute (MAI) appraiser with the title report and a policy of title insurance issued by a person authorized to issue title insurance under Chapter 692.A.022 of the NRS, d) a lender's set-aside agreement, e) a surety bond, or f) a trilateral agreement, delivered or arranged with Carson City for an amount not less than 150% of either the approved engineer's estimate of the cost of the improvements covered by the improvement agreement, or the average of the bids of 3 properly licensed contractors to complete the improvements covered by the improvement agreement submitted to the city if the bids are reasonable and complete, assuring completion of the improvements within 6 months. Essential off-site improvements are defined as those improvements required by Title 17 of the Carson City Municipal Code and those in accord with the area and shall be constructed in accordance with Carson City standards and specifications.

Section R106 Construction Documents.

R106.1 Submittal Documents—Delete paragraph and add as new paragraphs: Construction documents, special inspection and structural observation programs, and other data shall be submitted in one (1) or more sets with each application for a permit, not original documents. Revisions or additions to plans shall be made on the original drawings and new copies submitted. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. If the building official deems it necessary, plans, computations and specifications may be required to be prepared and designed by an engineer or architect licensed or registered by the State of Nevada to practice as such. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional. The roof snow load for sites above five thousand feet (5,000') elevation shall be designed in accordance with accepted engineering practice. (R301.2.3)

R106.1.1 Information on Construction Documents—Replace first sentence of paragraph: Construction documents shall be legible, dimensioned, drawn to scale, and drawn upon suitable material.

Section R108 Fees.

R108.1 Payment of Fees—Add at end of paragraph: The value to be used in computing the building permit and building plan review fees and construction tax shall be taken from the Marshall & Swift Cost Handbooks.

R108.1.1 Plan Review Fees—Add as new section:

Plan review fees shall be sixty five percent (65%) of the building permit fee as specified in the fee schedules in Section R108.2.

The plan review fees specified in this section are separate fees from the permit fees specified in the fee schedules in Section R108.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate specified in the fee schedules in Section R108.2.

A processing fee equal to fifty percent (50%) of the prescribed plan review fee shall be charged in lieu of the plan review fee for approved standard plans in approved subdivisions on file with the building department.

R108.2 Schedule of Permit Fees—Add fee schedules at end of paragraph:

BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof

OTHER INSPECTIONS	FEES
1. Inspection outside of normal business hours (Minimum charge two hours)	\$47.00 per hour*
2. Reinspection fees assessed under provisions of Section R109.7	\$47.00 per hour*
3. Inspections for which no fee is specifically	\$47.00 per hour*

indicated (Minimum charge-one-half hour)	
4. Additional plan review required by changes, additions or revisions to plans (Minimum charge-one-half hour)	\$47.00 per hour*
5. For use of outside consultants for plan checking and inspections, or both Actual costs**	

* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

** Actual costs include administrative and overhead costs.

ELEVATOR PERMIT FEES

NEW INSTALLATIONS:	
Passenger or freight elevator, escalator, moving walk:	Up to and including \$40,000.00 of valuation-\$89.00
	Over \$40,000.00 of valuation-\$89.00 plus \$1.65 for each \$1,000.00 or fraction thereof over \$40,000.00
Dumbwaiter or private residence elevator:	Up to and including \$10,000.00 of valuation-\$25.00
	Over \$10,000.00 of valuation-\$25.00 plus \$1.65 for each \$1,000.00 or fraction thereof over \$10,000.00
MAJOR ALTERATIONS:	
	Fees for major alterations shall be as set forth in the Building Permit Fees' schedule. Installation fees include charges for the first year's annual inspection fee and charges for electrical equipment on the conveyance side of the disconnect switch.

ELEVATOR ANNUAL CERTIFICATES OF INSPECTION FEES

For each elevator	\$41.50
For each escalator or moving walk	\$24.65
For each commercial dumbwaiter	\$16.75
(Each escalator or moving walk unit powered by one motor shall be considered as a separate escalator or moving walk.)	

GRADING PLAN REVIEW FEES

50 cubic yards (38.2 m ³) or less	No fee
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51 to 100 cubic yards (40 to 76.5 m ³)	\$23.50
101 to 1,000 cubic yards (77.2 to 764.6 m ³)	\$37.00
1,001 to 10,000 cubic yards (765.3 to 7,645.5 m ³)	\$49.25
10,001 to 100,000 cubic yards (7,646.3 to 76,455 m ³)	\$49.25 for the first 10,000 cubic yards (7,645.5 m ³), plus \$24.50 for each additional 10,000 cubic yards (7,645.5 m ³) or fraction thereof
100,001 to 200,000 cubic yards (76,456 to 152,911 m ³)	\$269.75 for the first 100,000 cubic yards (76,455 m ³), plus \$13.25 for each additional 10,000 cubic yards (7,645.5 m ³) or fraction thereof
200,001 cubic yards (152,912 m ³) or more	\$402.25 for the first 200,000 cubic yards (152,911 m ³), plus \$7.25 for each additional 10,000 cubic yards (7,645.5 m ³) or fraction thereof
OTHER FEES	
Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed	\$50.50*

* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

GRADING PERMIT FEES⁴

50 cubic yards (38.2 m ³) or less	\$23.50
51 to 100 cubic yards (40 to 76.5 m ³)	\$37.00
101 to 1,000 cubic yards (77.2 to 764.6 m ³)	\$37.00 for the first 100 cubic yards (76.5 m ³), plus \$17.50 for each additional 100 cubic yards (76.5 m ³) or fraction thereof
1,001 to 10,000 cubic yards (765.3 to 7,645.5 m ³)	\$194.50 for the first 1,000 cubic yards (764.6 m ³), plus \$14.50 for each additional 1,000 cubic yards (764.6 m ³) or fraction thereof
10,001 to 100,000 cubic yards (7,646.3 to 76,455 m ³)	\$325.00 for the first 10,000 cubic yards (7,645.5 m ³), plus \$66.00 for each additional 10,000 cubic yards (7,645.5 m ³) or fraction thereof
100,001 cubic yards (76,456 m ³) or more	\$919.00 for the first 100,000 cubic yards (76,455 m ³), plus \$36.50 for each additional 10,000 cubic yards

(7,645.5 m ³) or fraction thereof	
OTHER INSPECTIONS	FEES
1. Inspection outside of normal business hours (Minimum charge two hours)	\$50.50 ²
2. Reinspection fees assessed under provisions of Section 109.7	\$50.50 ²
3. Inspections for which no fee is specifically indicated (Minimum charge one-half hour)	\$50.50 ²

1 The fee for a grading permit authorizing additional work that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

2 Or the total hourly cost to the jurisdiction, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

R108.5 Refunds—Delete paragraph and add as new paragraphs:

The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The building official may authorize refunding of not more than eighty percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official may authorize refunding of not more than eighty percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review is done.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

R108.6 Disaster Relief—Add as new section:

After the occurrence of a natural disaster which results in the declaration of a major disaster by the Carson City board of supervisors, the building official may waive, reduce or rebate fees which would be due or which have been paid for permits, reviews or inspections, if the application or plans being submitted or the work being done results directly from the natural disaster.

Section R109 Inspections.

R109.1 Types of Inspections.

R109.1.4 Frame and Masonry Inspection—Add at end of paragraph:

The roof and exterior walls shall be made weather tight.

R109.1.7 Roof Nail Inspection—Add as new section:

Roof nail inspection to be made after the roof sheathing is fastened to the roof structural framing components and before the underlayment and roof covering is installed.

~~R109.1.8 Insulation Inspection—Add as new section:
Insulation inspection to be made after rough frame, plumbing, mechanical and electrical inspections have been approved.~~

~~R109.5 Reinspections—Add as new section:~~

~~A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.~~

~~This section is not to be interpreted as requiring reinspection fees for the first time a job is rejected for failure to comply with the requirements of the technical codes, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.~~

~~Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.~~

~~To obtain a reinspection, the applicant shall file an application therefore in writing upon a form furnished for that purpose, and pay the reinspection fee as set forth in the fee schedules in Section R108.2.~~

~~In instances where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.~~

~~Section R112 Board of Appeals.~~

~~R112.1 General—Add at end of paragraph:~~

~~The board consists of five (5) members who are appointed by the board of supervisors as follows:~~

- ~~a. One (1) architect registered by the state of Nevada;~~
- ~~b. One (1) general building contractor licensed by the state of Nevada;~~
- ~~c. One (1) mechanical engineer licensed by the state of Nevada;~~
- ~~d. One (1) structural/civil engineer licensed by the state of Nevada; and~~
- ~~e. One (1) electrical engineer licensed by the state of Nevada.~~

~~Section R113 Violations.~~

~~R113.4 Violation Penalties—Add as new second and third paragraphs:~~

~~Any person, firm or corporation violating any of the provisions of this code is deemed guilty of a misdemeanor, and each person is guilty of a separate offense for each and every day or portion thereof during which any violation of the provisions of this code is committed, continued or permitted. Upon conviction of any such violation such person shall be punished by a fine of not more than one thousand dollars (\$1,000.00), or by imprisonment for not more than six (6) months, or by both such fine and imprisonment.~~

~~The building official or his authorized inspectors or employees may issue misdemeanor citations for the violations.~~

~~Section R116 Workmanship and Fabrication.~~

~~R116.1 Workmanship and Fabrication—Add as new section:~~

~~All design, construction and workmanship shall be in conformity with accepted engineering and good trade practice and be of such character as to secure the results sought to be obtained by this code.~~

~~Section R117 Moving and Demolition.~~

~~R117.1 Moving and Demolition—Add as new section:~~

~~Except as otherwise provided, it shall be unlawful for any person to move any existing building or structure of any kind or description into or within Carson City, or demolish a building or structure without a permit to move or demolish a building or structure as hereinafter provided.~~

~~This section does not apply to mobilehomes, trailers or other structures permanently affixed on wheels or prefabricated structures.~~

~~Application for a permit to move or demolish a building or structure shall be filed as provided for in Section R105.3.~~

CHAPTER 2 DEFINITIONS

~~Section R202 Definitions.~~

~~Add as new definition:~~

~~“City”, “municipality” and other related terms mean Carson City.~~

~~Add as new definition:~~

~~“Jurisdiction” as used in this code, shall be construed to mean Carson City.~~

CHAPTER 3 BUILDING PLANNING

~~Section R301 Design Criteria.~~

~~R301.1.4 Automatic Sprinkler Systems—Where Required—Add as new section:~~

~~Approved automatic sprinkler systems in new buildings, structures and new additions to existing buildings shall be provided in all cases when the building square footage is greater than five thousand (5,000) square feet. Automatic sprinkler systems shall be installed and maintained in accordance with the International Fire Code and referenced standards.~~

~~Exception: Group S-2 occupancies less than thirteen thousand four hundred (13,400) square feet which are constructed in areas served by hydrants capable of delivering the required fire flow as determined by Appendix B of the International Fire Code.~~

~~Additions and remodels: Existing buildings will require the retrofitting of an approved automatic sprinkler system complying with Section 903.2 of this code under the following conditions:~~

- ~~1. When an addition to the original structure exceeds fifty percent (50%) of the building's original square footage.~~
- ~~2. When the remodeling of an existing structure exceeds seventy five percent (75%) of the assessed value of the original structure.~~

~~R301.2.1 Wind Limitations—Delete paragraph and add as new paragraph:~~

The minimum basic wind speed for determining design wind pressure shall be ninety (90) miles per hour, three (3) second gusts wind speed. Basic wind speed for the special wind regions indicated, near mountainous terrain, and near gorges, shall be in accordance with ASCE 7.

~~R301.2.1.4 Exposure Category—Delete first paragraph and add as new paragraph:~~

~~Exposure “C” shall be assigned at each site for which a building or structure is to be designed.~~

~~R301.2.2.1 Determination of Seismic Design Category—Delete paragraph and add as new paragraph:~~

~~Every structure, and portion thereof, shall as a minimum, be designed and constructed to resist the effects of earthquake motions and shall be assigned seismic design category “E”, all exceptions may apply.~~

~~R301.2.3 Snow Loads—Delete paragraph and add as new paragraphs:~~

~~Minimum roof snow load shall be twenty (20) pounds per square feet at elevations less than five thousand feet (5,000') above sea level. For higher elevations, the roof snow loads called out in Table R301.2.3 shall be used. The roof snow load for sites above five thousand feet (5,000') elevation shall be designed in accordance with accepted engineering practice.~~

~~Wood framed construction, cold-formed steel framed construction and masonry and concrete construction in regions with roof snow loads twenty (20) pounds per square feet or less, shall be in accordance with Chapters 5, 6 and 8. Buildings in regions with roof snow loads greater than twenty (20) pounds per square feet shall be designed in accordance with accepted engineering practice.~~

~~Table R301.2.3 High Altitude Roof Loading—Add as new table:~~

Elevation Above Sea Level in Feet	Pounds per Square Feet
Less than 5,000	20
5,000	40
5,500	80
6,000	100
6,500	120
7,000	140
7,500	150
8,000	160
8,500	170
9,000	190

**CHAPTER 4
FOUNDATIONS**

Section R401 General.

R401.4 Soil Tests—Add at end of paragraph:

The building official may require certification of freedom from plastic or expansive materials in base for concrete slabs, fills and foundations.

Section R403—Footings.

R403.1 General.

R403.1.3 Seismic Reinforcing—Delete Exception in its entirety.

R403.1.4.1 Frost Protection—Delete item 1 and add as new item 1:

1. Extending twenty four inches (24") below finished grade.

Table R403.1 Minimum Width of Concrete of Masonry Footings—Add as new footnote b at end of table:

b. The ground under the floor may be excavated to the elevation of the bottom of the footing.

Section R408 Under floor Space.

R408.2 Openings for Under Floor Ventilation—Delete exception 2 and add as new exception 2:

2. One (1) six inch by fourteen inch (6" x 14") operable vent for each twenty five feet (25') of perimeter wall, or fraction thereof, with an approved vapor retarder covering the sub-soil and the required openings are placed so as to provide cross ventilation of the space, shall be assumed to satisfy this requirement.

CHAPTER 8

ROOF-CEILING CONSTRUCTION

Section R801 General.

R801.2 Requirements—Add at end of paragraph:

Space sheathing is not permitted. All roofs shall be solidly sheathed with a minimum of one half inch (1/2") plywood or an approved equivalent.

Section R802 Wood Roof Framing.

R802.10 Wood Trusses.

R802.10.3 Bracing—Add at end of paragraph:

Roofing trusses shall be fastened to the top plate at points of bearing by approved truss ties. Nailing shall comply with manufacturer's specifications.

CHAPTER 9

ROOF ASSEMBLIES

Section R905 Requirements for Roof Coverings.

R905.1 Roof Covering Application—Add at end of paragraph:

All roofing for single family residences shall be Class "A" fire resistive, non-wood, when within the Nevada Division of Forestry's Urban Wildlife Transition zone.

See NRS 472.100. In the Carson City area, the underlay requirements for "severe climate" will be applicable for structures with lot elevation of five thousand five hundred feet (5,500') or higher.

CHAPTER 13
GENERAL MECHANICAL SYSTEM REQUIREMENTS

Section M1301 General.

M1301.1 Scope—Delete second sentence in its entirety.]

Section VI: Chapter 15.07 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

~~[15.07.010 Adoption of the International Existing Building Code, Appendices and Amendments.]~~

Section VII: Section 15.07.010 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

~~[1. The International Building Code (“IEBC”) published by the International Code Council, Inc. 2003 Edition, including Appendices A, Chapter A1, Chapter A2, Chapter A3, Chapter A4, Chapter A5 and B Copyright 2002 by the International Code Council, Inc. is hereby adopted by reference and incorporated herein and made a part hereof as if set forth in full.~~

~~2. The following constitutes the Amendments to the 2003 Edition of the International Existing Building Code:~~

~~CHAPTER 4
ADMINISTRATION~~

~~Section 101 General.~~

~~101.1 Title—Delete paragraph and add as new paragraph:~~

~~These regulations shall be known as the Existing Building Code of Carson City, hereinafter referred to as “this code.”~~

~~101.2 Scope—Delete last sentence of paragraph and add as new last sentence of paragraph:~~

~~Repairs, alterations, change of occupancy, existing buildings to which additions are made, historic buildings, and relocated buildings complying with the provisions of the International Building Code, Uniform Mechanical Code, Uniform Plumbing Code, National Electrical Code and International Residential Code as applicable shall be considered in compliance with the provisions of this code.~~

~~101.3 Intent—Delete paragraph and add as new paragraph:~~

~~The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the repair, alteration, change of occupancy, addition, relocation of existing buildings, and shall apply to buildings that are designated historic or because of age cannot comply with Carson City’s codes.~~

Section 103 Department of Building Safety.

103.1 Creation of Enforcement Agency—Delete paragraph and add as new paragraph:

There is hereby established in this jurisdiction a code enforcement agency which shall be under the administrative and operational control of the building official.

~~103.3 Deputies—Delete paragraph and add as new paragraph:
In accordance with prescribed procedures and with the approval of the appointing authority, the building official may appoint such number of technical officers and inspectors and other employees as shall be authorized from time to time. The building official shall authorize such inspectors or employees as may be necessary to carry out the functions of the code enforcement agency and issue citations.~~

~~Section 104 Duties and Powers of Code Official.~~

~~104.1 General—Delete paragraph and add as new paragraphs:
The building official is hereby authorized and directed to enforce all the provisions of this code. For such purposes, the building official shall have the power to issue citations.
The building official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this code.~~

~~Section 105 Permits.~~

~~105.1 Required—Add at end of paragraph:
Permits shall be issued only to persons in conformance with Nevada State Contractor's Laws.~~

~~105.1.1 Annual permit—Delete in its entirety.
105.1.2 Annual permit records—Delete in its entirety.~~

~~Section 108 Fees.~~

~~108.2 Schedule of Permit Fees—Delete paragraph and add as new paragraph:
On buildings, electrical, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required in accordance with the schedule as established by International Building Code, Uniform Mechanical Code, Uniform Plumbing Code, International Code Council Electrical Code-Administrative Provisions, and International Residential Code.~~

~~Section 109 Inspections.~~

~~109.1 General—Add at end of paragraph:
The address of the building shall be posted by the contractor in the location designated by the Building Official.~~

~~109.3.4 Frame inspection—Add at the end of paragraph:
The roof and exterior walls shall be made weather tight.~~

~~109.3.11 Roof Nail Inspection—Add as new section:~~

~~Roof nail inspection to be made after the roof sheathing is fastened to the roof structural framing components and before the underlay and roof covering is installed.~~

~~409.3.12 Insulation Inspection—Add as new section:~~

~~Insulation inspection to be made after rough frame, plumbing, mechanical and electrical inspections have been approved.~~

~~409.7 Reinspections—Add as new section:~~

~~A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.~~

~~This section is not to be interpreted as requiring reinspection fees for the first time a job is rejected for failure to comply with the requirements of the technical codes, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.~~

~~Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.~~

~~To obtain a reinspection, the applicant shall file an application therefore in writing upon a form furnished for that purpose, and pay the reinspection fee as set forth in the fee schedules in Section 108.2.~~

~~In instances where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.~~

~~Section 112 Board of Appeals.~~

~~112.1 General—Add at end of paragraph:~~

~~The board consists of five (5) members who are appointed by the board of supervisors as follows:~~

- ~~a. One (1) architect registered by the state of Nevada;~~
- ~~b. One (1) general building contractor licensed by the state of Nevada;~~
- ~~c. One (1) mechanical engineer licensed by the state of Nevada;~~
- ~~d. One (1) structural/civil engineer licensed by the state of Nevada; and~~
- ~~e. One (1) electrical engineer licensed by the state of Nevada.~~

~~Section 113 Violations.~~

~~113.4 Violation Penalties—Add as new second and third paragraphs:~~

~~Any person, firm or corporation violating any of the provisions of this code is deemed guilty of a misdemeanor, and each person is guilty of a separate offense for each and every day or portion thereof during which any violation of the provisions of this code is committed, continued or permitted. Upon conviction of any such violation such person shall be punished by a fine of not more than one thousand dollars (\$1,000.00), or by imprisonment for not more than six (6) months, or by both such fine and imprisonment.~~

The building official or his authorized inspectors or employees may issue misdemeanor citations for the violations:

~~CHAPTER 2
DEFINITIONS~~

~~Section 202 General Definitions.~~

~~Add as new definition: "City", "municipality" and other related terms mean Carson City.~~

~~Add as new definition: "Jurisdiction" as used in this code, shall be construed to mean Carson City.~~

~~Add as new definition: "Code Official" as used in this code, shall be construed to mean the building official.~~

~~Add as new definition: "ICC Electrical Code" as used in this code, shall be construed to mean the National Electrical Code.~~

~~Add as new definition: "International Plumbing Code" as used in this code, shall be construed to mean the Uniform Plumbing Code.~~

~~Add as new definition: "International Mechanical Code" as used in this code, shall be construed to mean the Uniform Mechanical Code.]~~

Section VIII: Chapter 15.09 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

~~[15.09.010 Adoption of the Uniform Existing Building Code, Appendices and Amendments.]~~

Section IX: Section 15.09.010 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

~~[1. The Uniform Plumbing Code ("UPC") published by the International Association of Plumbing and Mechanical Officials, 2003 Edition, including Appendices A, B, D, E, G, H, I, J, K and L Copyright 2003 by the International Association of Plumbing and Mechanical Officials is hereby adopted by reference and incorporated herein and made a part hereof as if set forth in full.~~

~~2. The following constitutes the Amendments to the 2003 Edition of the Uniform Plumbing Code and Appendices:~~

~~CHAPTER 1
ADMINISTRATION~~

~~101.0 Title, Scope and General.~~

~~101.1 Title—Delete paragraph and add as new paragraph:~~

~~This document shall be known as the "Uniform Plumbing Code" of Carson City, and may be cited as such, and will be referred to herein as "this code."~~

~~102.0 Organization and Enforcement.~~

~~102.1 Authority Having Jurisdiction—Delete paragraph and add as new paragraph:~~

~~The Authority Having Jurisdiction shall be the building official duly appointed to enforce this code.~~

102.2 Duties and Powers of the Authority Having Jurisdiction.

102.2.1—Delete paragraph and add as new paragraph:

The Authority Having Jurisdiction, the building official, may appoint such assistants, inspectors or other employees as shall be authorized from time to time. The building official shall authorize such assistants, inspectors or employees as may be necessary to carry out the functions of the department, this code and to issue citations.

102.2.1.1—Add as new section:

The Authority Having Jurisdiction, the building official, shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this code. For such purposes, the building official shall have the power to issue citations.

102.3 Violations and Penalties.

102.3.2 Penalties—Delete paragraph and add as new paragraphs:

Any person, firm or corporation violating any of the provisions of this code is deemed guilty of a misdemeanor, and each person is guilty of a separate offense for each and every day or portion thereof during which any violation of the provisions of this code is committed, continued or permitted. Upon conviction of any such violation such person shall be punished by a fine of not more than one thousand dollars (\$1,000.00), or by imprisonment for not more than six (6) months, or by both such fine and imprisonment.

The building official or his authorized inspectors or employees may issue misdemeanor citations for the violations.

103.0 Permits and Inspections.

103.4 Fees.

103.4.2 Plan Review Fees—Delete second paragraph and add as new second paragraph:

The plan review fees for plumbing work shall be equal to twenty five percent (25%) of the total permit fee as set forth in Table 1-1.

103.4.5 Fee Refunds.

103.4.5.2—Delete paragraph and add as new paragraph:

The building official may authorize refunding of not more than eight percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.

103.4.5.3—Delete first paragraph and add as new first paragraph:

The building official may authorize refunding of not more than eighty percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review

is done.

403.5 Inspections:

403.5.6 Reinspections—Delete third paragraph and add as new third paragraph: Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

Table 1-1 Plumbing Permit Fees—Delete Table 1-1 and add as new Table 1-1:
Table 1-1

PLUMBING PERMIT FEES

Permit Issuance	
1. For the issuance of each plumbing permit	\$23.50
2. For issuing each supplemental permit for which the original permit has not expired, been canceled, or finalized	\$ 7.25
Unit Fee Schedule	
(Note: The following do not include permit-issuing fee.)	
1. Fixtures and Vents	
For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection thereof)	\$ 9.80
For repair or alteration of drainage or vent piping, each fixture	\$ 4.75
2. Sewers, Disposal Systems and Interceptors	
For each building sewer and each trailer park sewer	\$24.65
For each cesspool	\$37.25
For each private sewage disposal system	\$74.50
For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	\$19.90
Rainwater systems per drain (inside building)	\$ 9.80
3. Water Piping and Water Heaters	
For installation, alteration, or repair of water piping or water treating equipment, or both, each	\$ 4.75
For each water heater including vent	\$12.30
For vents only, see Mechanical Permit Fees' schedule	

4. Gas Piping Systems	
For each gas piping system of one to five outlets	\$ 6.15
For each additional outlet over five, each	\$ 1.10
5. Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices	
For each lawn sprinkler system on any one meter, including backflow protection devices thereof	\$14.80
For atmospheric-type vacuum breakers or backflow protection devices not included in Item 1:	
1 to 5 devices	\$12.30
Over 5 devices, each	\$ 2.25
For each backflow-protection device other than atmospheric-type vacuum breakers:	
2 inches (50.8 mm) and smaller	\$12.30
Over 2 inches (50.8 mm)	\$24.65
6. Swimming Pools	
For each swimming pool or spa:	
Public pool	\$91.25
Public spa	\$60.75
Private pool	\$60.75
Private spa	\$30.25
7. Miscellaneous	
For each appliance or piece of equipment regulated by the Plumbing Code but not classed in other appliance categories, or for which no other fee is listed in this code	\$ 9.80
Other Inspections and Fees:	
1. Inspection outside of normal business hours, per hour (minimum charge two hours)	\$49.50*
2. Reinspection fees assessed under provisions of Section 103.5.6, per inspection	\$49.50*
3. Inspections for which no fee is specifically indicated, per hour (minimum charge one-half hour)	\$49.50*
4. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge one-half hour)	\$49.50*

~~*Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.~~

CHAPTER 2 DEFINITIONS

~~202.0 Definition of Terms.~~

~~203.0 "A"—add as new definition:~~

~~"Authority Having Jurisdiction" as used in this code, shall be construed to mean the building official.~~

~~205.0 "C"—Add as new definition:~~

~~"City", "municipality" and other related terms mean Carson City.~~

~~212.0 "J"—Add as new definition:~~

~~"Jurisdiction" as used in this code, shall be construed to mean Carson City.~~

CHAPTER 4 PLUMBING FIXTURES AND FIXTURE FITTINGS

~~410.0 Urinals.~~

~~410.1—Add as new section:~~

~~The use of a "time device" for flushing of urinals shall be prohibited.~~

CHAPTER 6 WATER SUPPLY AND DISTRIBUTION

~~601.0 Running Water Required.~~

~~601.4 Faucet Flow Rate—Add as new section:~~

~~Faucets in all lavatory, kitchen and bar sinks shall be equipped with a flow control device or aerator which will not allow a water flow rate in excess of 2.5 g.p.m. Exception: If designated for use by handicapped persons, valves shall deliver a maximum of 0.5 g.p.m.~~

~~601.5 Shower Head Discharge Rate—Add as new section:~~

~~Shower heads shall be of the type which discharges at a rate of 2.5 gallons per minute or less, and equipped with flow control on/off valve.~~

~~603.0 Cross-Connection Control.~~

~~603.0 Cross-Connection Control—Add at end on second paragraph:~~

~~The back-flow prevention assembly referred to in this subsection is the installation on the service connection. Requirements for testing are contained in CCMC 12.07.~~

~~608.0 Water Pressure, Pressure Regulators, Pressure Relief Valves and Vacuum Relief Valves.~~

~~608.2 Excessive Water Pressure—Delete first sentence and add as new first sentence:~~

~~All areas in Carson City are considered to have static water pressure in excess of 80 pounds per square inch (551.2 kPa). An approved type pressure regulator preceded by an adequate strainer shall be installed and the static pressure~~

reduced to 80 pounds per square inch (551.2 kPa) or less.

~~609.0 Installation, Testing, Unions and Location.~~

~~609.1 Installation—Delete last two sentences and add as new last two sentences:~~

~~All water service yard piping shall be at least 6 inches (0.15 m) below the local frost depth. The minimum cover depth shall be 30 inches (0.75 m) below finish grade.~~

CHAPTER 7 SANITARY DRAINAGE

~~Part II Building Sewers.~~

~~717.0 Sizing of Building Sewers—Delete first paragraph and add as new first paragraph:~~

~~The minimum size of any building sewer shall be determined on the basis of the total number of fixture units drained by such sewer, in accordance with Table 7-8, but in no event less than 4 inches in diameter. (CCMC Section 12.06.290). No building sewer shall be smaller than the building drain.~~

CHAPTER 8 INDIRECT WASTES

~~809.0 Drinking Fountains—Add at end of paragraph:~~

~~All drinking fountains shall be equipped with self-closing valves.~~

CHAPTER 11 STORM DRAINAGE

~~1101.5 Subsoil Drains—Delete Section 1101.5.1 and add the new Section 1101.5.1:~~

~~When required by the soils engineer or Building Official subsoil drains shall be provided around the perimeter of buildings having basements, cellars, or crawl spaces or floors below grade. Subsoil drains shall be installed in accordance with the soils engineer's design, or in the absence of such design, such subsoil drains may be positioned inside or outside of the footing, shall be of perforated or open-jointed approved drain tile or pipe not less than 3 inches (80 mm) in diameter, and shall be laid in gravel, slag, crushed rock, approved 3/4 inch (19.1 mm) crushed recycled glass aggregated, or other approved porous material with a minimum of 4 inches (102 mm) surrounding the pipe on all sides. Filter media shall be provided for exterior subsoil piping.~~

CHAPTER 12 FUEL PIPING

~~1202.0 General—Add at end of first paragraph:~~

~~Requirements promulgated by NFPA 54 and NFPA 58 which govern the use and installation of liquefied petroleum gas facilities shall also apply.~~

~~1209.0 Gas Piping System Design, Materials and Components.~~

~~1209.6 Gas Meters.~~

~~1209.6.2 Location—Add at end of paragraph B:~~

~~When exposed to probable vehicular damage due to proximity to alleys, driveways or parking areas, aboveground gas meters, regulators and piping shall be suitably protected.~~

~~1214.0 Pressure Testing and Inspection.~~

~~1214.4 Test Pressure.~~

~~1214.4.2—Delete paragraph and add as new paragraph:~~

~~The test pressure to be used shall be no less than 25 pounds per square inch (172 kPa) gauge pressure.~~

~~1214.4.3—Delete paragraph and add as new paragraph:~~

~~The test pressure shall be held for a length of time satisfactory to the Authority Having Jurisdiction, but in no case for less than 15 minutes, with no perceptible drop in pressure.~~

APPENDIX D

SIZING STORM WATER DRAINAGE SYSTEMS

~~D1 Roof Drainage—Delete paragraph and add as new paragraph:~~

~~The local rainfall shall be calculated at the maximum rate of 3 inches of rainfall per hour.]~~

Section X: Chapter 15.13 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

~~[15.13.010 Adoption of the National Electrical Code and Amendments.]~~

Section XI: Section 15.13.010 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

~~[1. The National Electrical Code (“NEC”) published by the National Fire Protection Association, 2002 Edition, Copyright 2002 by the National Fire Protection Association is hereby adopted by reference and incorporated herein and made a part hereof as if set forth in full.~~

~~2. The following constitutes the Amendments to the 2002 Edition of the National Electrical Code:~~

~~Article 90 Introduction.~~

~~90.0 Title—Add as new section:~~

~~These provisions shall be known as the National Electrical Code of Carson City, and shall be cited as such and will be referred to herein as “this code.”~~

~~90.4 Enforcement—Delete first paragraph and add as new first paragraph:~~

~~The Authority Having Jurisdiction shall be the building official duly appointed to enforce this code. The building official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this code.~~

~~For such purposes, the building official shall have the power to issue citations.~~

~~90.4.1 Deputies—Add as new section:~~

~~The Authority Having Jurisdiction, the building official, may appoint such assistants, inspectors or other employees as shall be authorized from time to time. The building official shall authorize such assistants, inspectors or employees as may be necessary to carry out the functions of the department, this code and to issue citations.~~

~~90.4.2 Violation Penalties—Add as new section:~~

~~Any person, firm or corporation violating any of the provisions of this code is deemed guilty of a misdemeanor, and each person is guilty of a separate offense for each and every day or portion thereof during which any violation of the provisions of this code is committed, continued or permitted. Upon conviction of any such violation such person shall be punished by a fine of not more than one thousand dollars (\$1,000.00), or by imprisonment for not more than six (6) months, or by both such fine and imprisonment.~~

~~The building official or his authorized inspectors or employees may issue misdemeanor citations for the violations.~~

~~90.4.3 Administrative Provisions—Add as new section:~~

~~The administrative provisions shall comply with the International Code Council Electrical Code Administrative Provisions as set forth in the CCMC 15.14.~~

CHAPTER 1 GENERAL

~~Article 100 Definitions:~~

~~I. General:~~

~~Authority Having Jurisdiction—Delete paragraph and add as new paragraph:
“Authority Having Jurisdiction” as used in this code, shall be construed to mean the building official.~~

~~Add as new definition:~~

~~“City”, “municipality” and other related terms mean Carson City.~~

~~Add as new definition:~~

~~“Grounding Conductor”, “Grounding Equipment” or “Grounding Electrode Conductor” as used in this code, shall be understood to mean only copper shall be used, except in approved cable assembly.~~

~~Add as new definition:~~

~~“Jurisdiction” as used in this code, shall be construed to mean Carson City.~~

~~Article 110 Requirements for electrical installations:~~

~~110.14 Electrical Connections:~~

~~(A) Terminals—Add at end of first paragraph:~~

All aluminum conductors size 1/0 and larger shall be terminated with a compression type connector.

Exception: Aluminum conductors listed as compact wire. An oxidation inhibitor shall be used on all aluminum connectors.

(B) Splices—Add at end of first paragraph:

All aluminum conductors size 1/0 and larger shall be spliced with a compression type splice.

Exception: Aluminum conductors listed as compact wire. An oxidation inhibitor shall be used on all aluminum connections.

CHAPTER 2 WIRING AND PROTECTION

Article 210 Branch Circuits.

I. General Provisions.

210.12 Arc-Fault Circuit Interrupter Protection.

(B) Dwelling Unit Bedrooms—Add as new exception at end of paragraph:

Exception: smoke detectors.

III. Required Outlets.

210.71 Smoke Detectors—Add as new section:

All required smoke detectors in dwelling units and guest rooms in hotels, motels or similar occupancies shall not be connected by any branch circuit protected by a ground fault circuit interrupter device.

Article 225 Outside Branch Circuits and Feeders.

II. More Than One Building or Other Structure.

225.32 Location—Add as new Exception No. 5:

Exception No. 5: A single, twenty (20) amp, branch circuit device serving a residential detached garage or storage shed may serve as the disconnection means. The disconnect must be located not more than thirty feet (30') from the structure it serves.

Article 230 Services.

VI. Service Equipment Disconnecting Means.

230.70 General.

(A) Location.

(1) Readily Accessible Location—Delete paragraph and add as new paragraph and exception:

The service disconnecting means shall be installed outside of a building or other structure at a readily accessible location nearest the point of entrance of the service conductors. Installation shall not be more than six feet (6') above the finish grade or front access level to the top of the operating handle. The service disconnecting means shall be located not more than thirty feet (30') from the building or structure it services.

Exception: The service disconnecting means may be installed within a building when an external remote shunt trip switch is provided. All shunt trip switches

shall be located at a minimum of seven feet (7') above finish grade at a location approved by the fire department. All shunt trip switches shall be located within a twelve inch (12") equilateral triangle, red in color.

~~Article 240 Overcurrent Protection.~~

~~III. Grounding Electrode System and Grounding Electrode Conductor.~~

~~250.52 Grounding Electrodes.~~

~~(A) Electrodes Permitted for Grounding.~~

~~(3) Concrete Encased Electrode—Delete paragraph and add as new paragraph: Concrete encased electrodes shall be installed within and near the bottom of a concrete foundation or footing that is in direct contact with the earth encased by at least two inches (2") of concrete, consisting of at least twenty feet (20') of bare copper conductor, sized not smaller than No. 4.~~

~~250.62 Grounding Electrode Conductor Material—Add at end of paragraph: Wherever the term "grounding electrode conductor" is used in this code, it shall be understood to mean only copper shall be used, except in an approved cable assembly.~~

~~Table 250.66 Grounding Electrode Conductor for Alternating Current Systems—Delete the columns entitled Aluminum or Copper-Clad Aluminum.~~

~~250.68 Grounding Electrode Conductor and Bonding Jumper Connection to Grounding Electrodes.~~

~~(A) Accessibility—Delete exception in its entirety.~~

~~VI. Equipment Grounding and Equipment Grounding Conductors.~~

~~Table 250.122 Minimum Size Equipment Grounding Conductors for Grounding Raceway and Equipment—Delete the column entitled Aluminum or Copper-Clad Aluminum.~~

CHAPTER 3 WIRING MATERIALS

~~Article 320 Armored Cable: Type AC—Delete in its entirety.~~

~~Article 352 Rigid Nonmetallic Conduit: Type RNG.~~

~~II. Installation.~~

~~352.12 Uses Not Permitted.~~

~~(G)—Add as new section:~~

~~Type I and Type II buildings as defined in the International Building Code, unless covered with concrete.~~

~~Article 362 Electrical Nonmetallic Tubing: Type ENT.~~

~~II. Installation.~~

~~362.12 Uses Not Permitted.~~

~~(11)—Add as new section:~~

~~Type I and Type II buildings as defined in the International Building Code, unless covered with concrete.]~~

Section XII: Chapter 15.14 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

~~[15.14.010 Adoption of the International Code Council Electrical Code—Administrative Provisions and Amendments.]~~

Section XIII: Section 15.14.010 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

~~[1. The International Code Council Electrical Code Administrative Provisions (“ICCEC”) published by the International Code Council, Inc. 2003 Edition, Copyright 2002 by the International Code Council, Inc. is hereby adopted by reference and incorporated herein and made a part hereof as if set forth in full.
2. The following constitutes the Amendments to the 2003 Edition of the International Code Council Electrical Code Administrative Provisions:~~

~~CHAPTER 1
SCOPE~~

~~Section 101 General:~~

~~101.1 Title—Delete paragraph and add as new paragraph:~~

~~These regulations shall be known as the Electrical Code Administrative Provisions of Carson City and shall be cited as such, and will be referred to herein as “this code.”~~

~~CHAPTER 2
DEFINITIONS~~

~~Section 202 General Definitions:~~

~~Add as new definition:~~

~~“Authority Having Jurisdiction” as used in this code, shall be construed to mean the building official.~~

~~Add as new definition:~~

~~“City”, “municipality” and other related terms mean Carson City.~~

~~Add as new definition:~~

~~“Jurisdiction” as used in this code, shall be construed to mean Carson City.~~

~~Code official—Delete paragraph and add as new paragraph:~~

~~Code Official” as used in this code, shall be construed to mean the building official.~~

~~CHAPTER 3
ORGANIZATION AND ENFORCEMENT~~

~~Section 301 Department of Electrical Inspection:~~

~~301.1 Creation of Enforcement Agency—Delete paragraph and add as new paragraph:~~

~~The department of electrical inspections is hereby created and the official in charge thereof shall be known as the building official. The function of the~~

department shall be to assist the building official in the administration and enforcement of the provisions of this code.

~~301.3 Deputies—Delete paragraph and add as new paragraph:
In accordance with prescribed procedures and with the approval of the appointing authority, the building official may appoint such number of technical officers and inspectors and other employees as shall be authorized from time to time. The building official shall authorize such inspectors or employees as may be necessary to carry out the functions of the code enforcement agency and issue citations.~~

~~Section 302 Duties and Powers of the Code Official:~~

~~302.1 General—Delete paragraph and add as new paragraphs:~~

~~The building official is hereby authorized and directed to enforce all the provisions of this code. For such purposes, the building official shall have the power to issue citations.~~

~~The building official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this code.~~

CHAPTER 4
PERMITS AND FEES

~~Section 404 Fees.~~

~~404.1 Payment of Fees.~~

~~404.1.1 Plan Review Fees—Add as new section:~~

~~Plan review fees shall be twenty five percent (25%) of the electrical permit fees specified in the fee schedule in Section 404.2.~~

~~The plan review fees specified in this section are separate fees from the permit fees specified in the fee schedule in Section 404.2 and are in addition to the permit fees.~~

~~When submittal documents are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate specified in the fee schedule in Section 404.2.~~

~~404.2 Schedule of Permit Fees—Add as new fee schedule:~~

~~ELECTRICAL PERMIT FEES~~

Permit Issuance	
1. For the issuance of each electrical permit	\$23.50
2. For issuing each supplemental permit for which the original permit has not expired, been canceled, or finalized	\$ 7.25
System Fee Schedule	
(Note: The following do not include permit-issuing fee.)	

1. New Residential Buildings	
The following fees shall include all wiring and electrical equipment in or on each building, or other electrical equipment on the same premises constructed at the same time.	
Multifamily. For new multifamily buildings (apartments and condominiums) having three or more dwelling units constructed at the same time, not including the area of garages, carports and accessory buildings, per square foot (0.09 m2)	\$0.050
Single- and two-family. For new single- and two-family residential buildings constructed at the same time and not including the area of garages, carports and accessory buildings, per square foot (0.09 m2)	\$0.056
2. Private Swimming Pools	
For new private, in-ground swimming pools for single-family and multifamily occupancies, including a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool, each pool	\$49.50
For other types of residential occupancies and for alterations, additions and modifications to existing residential buildings, use the Unit Fee Schedule.	
3. Carnivals and Circuses	
Carnivals, circuses, or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays and attractions.	
For electrical generators and electrically driven rides, each	\$23.50
For mechanically driven rides and walk-through attractions or displays having electric lighting, each	\$ 7.25
For a system of area and booth lighting, each	\$ 7.25
For permanently installed rides, booths, displays and attractions, use the Unit Fee Schedule.	
4. Temporary Power Service	
For a temporary service pole or pedestal, including all pole or pedestal-mounted receptacle outlets and appurtenances, each	\$23.50
For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative	\$12.30

lights, Christmas tree sales lots, fireworks stands, etc., each	
Unit Fee Schedule	
(Note: The following do not include permit-issuing fee.)	
1. Receptacle, Switch and Light Outlets	
For receptacle, switch, light or other outlets at which current is used or controlled, except services, feeders and meters:	
First 20 fixtures, each	\$ 1.10
Additional fixtures, each	\$ 0.73
(Note: For multioutlet assemblies, each 5 feet (1,524 mm) or fraction thereof may be considered as one outlet.)	
2. Lighting Fixtures	
For lighting fixtures, sockets or other lamp-holding devices:	
First 20 fixtures, each	\$ 1.10
Additional fixtures, each	\$ 0.73
For pole or platform-mounted lighting fixtures, each	\$ 1.10
For theatrical-type lighting fixtures or assemblies, each	\$ 1.10
3. Residential Appliances	
For fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens; counter-mounted cooking tops; electric ranges; self-contained room, console or through-wall air conditioners; space heaters; food waste grinders; dishwashers; washing machines; water heaters; clothes dryers; or other motor-operated appliances not exceeding 1 horsepower (HP)(746 W) in rating, each	\$ 4.75
(Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.)	
4. Nonresidential Appliances	
For nonresidential appliances and self-contained factory-wired, nonresidential appliances not exceeding 1 horsepower (HP), kilowatt (kW) or kilovolt-ampere (kVA), in rating, including medical and dental devices; food, beverage and ice cream cabinets; illuminated show cases; drinking fountains; vending machines; laundry machines; or other similar types of equipment, each	\$ 4.75
(Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see	

Power Apparatus.)	
5. Power Apparatus	
For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment and other apparatus, as follows:	
Rating in horsepower (HP), kilowatts (kW) or kilovolt-amperes (kVA), or kilovolt-amperes-reactive (kVAR):	
Up to and including 1, each	\$ 4.75
Over 1 and not over 10, each	\$12.30
Over 10 and not over 50, each	\$24.60
Over 50 and not over 100, each	\$49.50
Over 100, each	\$74.50
(Notes:	
1. For equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used.	
2. These fees include all switches, circuit breakers, contractors, thermostats, relays and other directly related control equipment.)	
6. Busways	
For trolley and plug-in-type busways, each 100 feet (30,480 mm) or fraction thereof	\$ 7.25
(Note: An additional fee is required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in-type busways. A fee is not required for portable tools.)	
7. Signs, Outline Lighting and Marquees	
For signs, outline lighting systems or marquees supplied from one branch circuit, each	\$24.60
For additional branch circuits within the same sign, outline lighting system or marquee, each	\$ 4.75
8. Services	
For services of 600 volts or less and not over 200 amperes in rating, each	\$30.50
For services of 600 volts or less and over 200 amperes to 1,000 amperes, each	\$62.15
For services over 600 volts or over 1,000 amperes in rating, each	\$124.30

9. Miscellaneous Apparatus, Conduits and Conductors	
For electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth	\$18.20
(Note: This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs or other equipment.)	
Other Inspections and Fees	
1. Inspection outside of normal business hours (Minimum charge two hours)	\$49.50*
2. Reinspection fees assessed under provisions of Section 702.9, per inspection	\$49.50*
3. Inspections for which no fee is specifically indicated (Minimum charge one-half hour)	\$49.50*
4. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (Minimum charge one-half hour)	\$49.50*

* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

404.5 Refunds—Delete paragraph and add as new paragraphs:

The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The building official may authorize refunding of not more than eighty percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official may authorize refunding of not more than eighty percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review is done.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

CHAPTER 7

INSPECTIONS AND TESTING

Section 702 Required Inspections:

702.9 Reinspections—Add as new section:

A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This section is not to be interpreted as requiring reinspection fees for the first time a job is rejected for failure to comply with the requirements of the technical

codes, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not ready available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

To obtain a reinspection, the applicant shall file an application therefore in writing upon a form furnished for that purpose, and pay the reinspection fee as set forth in the fee schedules in Section 404.2

In instances where reinspection fees have been assessed, additional inspection of the work will not be preformed until the required fees have been paid.

CHAPTER 10 VIOLATIONS

Section 1003 Penalties:

1003.1 Penalties—Add as new second and third paragraphs:

Any person, firm or corporation violating any of the provisions of this code is deemed guilty of a misdemeanor, and each person is guilty of a separate offense for each and every day or portion thereof during which any violation of the provisions of this code is committed, continued or permitted. Upon conviction of any such violation such person shall be punished by a fine of not more than one thousand dollars (\$1,000.00), or by imprisonment for not more than six (6) months, or by both such fine and imprisonment.

The building official or his authorized inspectors or employees may issue misdemeanor citations for the violations.

CHAPTER 11 MEANS OF APPEAL

Section 1101 General:

1101.1 Board of appeals established—Add at end of paragraph:

The board consists of five (5) members who are appointed by the board of supervisors as follows:

- a. One (1) architect registered by the state of Nevada;
- b. One (1) general building contractor licensed by the state of Nevada;
- c. One (1) mechanical engineer licensed by the state of Nevada;
- d. One (1) structural/civil engineer licensed by the state of Nevada; and
- e. One (1) electrical engineer licensed by the state of Nevada.

1101.3 Qualifications—Add as new section:

The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to electrical design, construction, and maintenance and the public health aspects of electrical systems and are not employees of the jurisdiction.

Section 1102 Membership:

1102.1 Membership of the board—Delete in its entirety.

1102.2 Qualifications—Delete in its entirety.

~~1102.3 Alternate members—Delete in its entirety.
1102.4 Chairman—Delete in its entirety.
1102.5 Disqualification of members—Delete in its entirety.
1102.6 Secretary—Delete in its entirety.
1102.7 Compensation of members—Delete in its entirety.]~~

Section XIV: Chapter 15.16 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

~~[15.16.010 Adoption of the Uniform Mechanical Code, Appendices and Amendments.]~~

Section XV: Section 15.16.010 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

~~[1. The Uniform Mechanical Code (“UMC”) published by the International Association of Plumbing and Mechanical Officials, 2003 Edition, including Appendices A, B, C and D Copyright 2003 by the International Association of Plumbing and Mechanical Officials is hereby adopted by reference and incorporated herein and made a part hereof as if set forth in full.
2. The following constitutes the Amendments to the 2003 Edition of the Uniform Mechanical Code:~~

~~CHAPTER 1
ADMINISTRATION~~

~~Part I General.~~

~~101.0 Title—Delete paragraph and add as new paragraph:
These regulations shall be known as the Uniform Mechanical Code of Carson City, and may be cited as such, and will be referred to herein as “this code.”~~

~~Part II Organization and Enforcement.~~

~~Section 108.0 Powers and Duties of the Authority Having Jurisdiction.~~

~~108.1 General—Delete first paragraph and add as new first paragraph:
The Authority Having Jurisdiction, the building official, is hereby authorized and directed to enforce all the provisions of this code. For such purposes the building official shall have the power to issue citations.~~

~~108.2 Deputies—Delete paragraph and add as new paragraph:~~

~~In accordance with prescribed procedures and with the approval of the appointing authority, the building official may appoint such number of technical officers and inspectors and other employees as shall be authorized from time to time. The building official shall authorize such inspectors or employees as may be necessary to carry out the functions of the code enforcement agency and issue citations.~~

~~Section 110 Board of Appeals.~~

~~110.1 General—Add at end of paragraph:~~

The board consists of five (5) members who are appointed by the board of supervisors as follows:

- a. One (1) architect registered by the state of Nevada;
- b. One (1) general building contractor licensed by the state of Nevada;
- c. One (1) mechanical engineer licensed by the state of Nevada;
- d. One (1) structural/civil engineer licensed by the state of Nevada; and
- e. One (1) electrical engineer licensed by the state of Nevada.

Section 111.0 Violations.

111.1 Penalties—Add as new section:

Any person, firm or corporation violating any of the provisions of this code is deemed guilty of a misdemeanor, and each person is guilty of a separate offense for each and every day or portion thereof during which any violation of the provisions of this code is committed, continued or permitted. Upon conviction of any such violation such person shall be punished by a fine of not more than one thousand dollars (\$1,000.00), or by imprisonment for not more than six (6) months, or by both such fine and imprisonment.

The building official or his authorized inspectors or employees may issue misdemeanor citations for the violations.

Part III Permits and Inspections.

Section 115.0 Fees.

115.3 Plan Review Fees—Add at end of first paragraph:

The plan review fees for mechanical work shall be equal to twenty-five percent (25%) of the total permit fee as set forth in Table 1-1.

115.6 Fee Refunds.

115.6.1—Delete paragraph and add as new paragraph:

The building official may authorize refunding of not more than eight percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.

115.6.2—Delete paragraph and add as new paragraph

The building official may authorize refunding of not more than eighty percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review is done.

Section 116.0 Inspections.

116.6 Reinspection—Delete third paragraph and add as new third paragraph:

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

Table 1-1 Mechanical Permit Fees—Delete Table 1-1 and add as new Table 1-1:

Table 1-1

MECHANICAL PERMIT FEES

Permit Issuance and Heaters	
1. For the issuance of each mechanical permit	\$23.50
2. For issuing each supplemental permit for which the original permit has not expired, been canceled, or finalized	\$ 7.25
Unit Fee Schedule	
(Note: The following do not include permit-issuing fee.)	
1. Furnaces	
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW)	\$14.80
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	\$18.20
For the installation or relocation of each floor furnace, including vent	\$14.80
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$14.80
2. Appliance Vents	
For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$ 7.25
3. Repairs or Additions	
For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code	\$13.70
4. Boilers, Compressors and Absorption Systems	
For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$14.70

For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$27.15
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$37.25
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$55.45
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$92.65
5. Air Handlers	
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4,719 L/s), including ducts attached thereto	\$10.65
(Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code.)	
For each air-handling unit over 10,000 cfm (4,719 L/s)	\$18.10
6. Evaporative Coolers	
For each evaporative cooler other than portable type	\$10.65
7. Ventilation and Exhaust	
For each ventilation fan connected to a single duct	\$ 7.25
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$10.65
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$10.65
8. Incinerators	
For the installation or relocation of each domestic-type incinerator	\$18.20
For the installation or relocation of each commercial or	\$14.50

industrial-type incinerator	
9. Miscellaneous	
For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table	\$10.65
Other Inspections and Fees:	
1. Inspection outside of normal business hours, per hour (minimum charge two hours)	\$49.50*
2. Reinspection fees assessed under provisions of Section 116.6, per inspection	\$49.50*
3. Inspections for which no fee is specifically indicated, per hour (minimum charge one-half hour)	\$49.50*
4. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge one-half hour)	\$49.50*

* Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

CHAPTER 2 DEFINITIONS

203.0 "A"—add as new definition:

Authority Having Jurisdiction—Delete paragraph and add as new paragraph:
"Authority Having Jurisdiction" as used in this code, shall be construed to mean the building official. The building official shall be responsible for enforcing the requirements of a code or standard, or for approving equipment, materials, installation, or procedures.

205.0 "C"—Add as new definition:

"City", "municipality" and other related terms mean Carson City.

212.0 "J"—Add as new definition:

"Jurisdiction" as used in this code, shall be construed to mean Carson City.]

Section XVI: Chapter 15.30 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

[15.30.010 Definitions.

15.30.020 Purpose and governing law.

15.30.030 Initiation of appeals.

~~15.30.040 Filing of Appeal.~~

~~15.30.050 Processing and notices of appeal.~~

~~15.30.060 Hearing and decision.~~

~~15.30.070 Inspection of the premises.]~~

Section XVII: Section 15.30.010 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

~~[As used in this chapter, unless context requires otherwise:~~

- ~~1. "Administrative action" means action by a city official, as defined in this chapter, exercising the powers of his or her office.~~
- ~~2. "Appeals board" means the board of appeals created by a uniform code as defined in this chapter.~~
- ~~3. "City official" means the building official, the fire official, or their designees.~~
- ~~4. "Days" means calendar days.~~
- ~~5. "Service" or "served" means delivering or leaving papers with a person to whom they ought to be delivered or left, either in person, or by registered or certified mail at the address provided on an appeals form.~~
- ~~6. "Ultimate fact" means the final and resulting fact reached by processes of logical reasoning from evidentiary facts.~~
- ~~7. "Uniform code or codes" means the Uniform Building Code, the Uniform Housing Code, the Uniform Code for the Abatement of Dangerous Buildings, the Uniform Code for Building Conservation, the Uniform Administrative Code, the Uniform Plumbing Code, the Uniform Mechanical Code, the National Electrical Code and the Uniform Fire Code as all these codes are adopted and amended by Carson City.]~~

Section XVIII: Section 15.30.020 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

~~[The purpose of this chapter is to provide for the rights of appellants and the procedures to be used in appeals of decisions under the uniform codes. The provisions of this chapter govern any provisions of the uniform codes which are inconsistent with this chapter.]~~

Section XIX: Section 15.30.030 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

~~[As permitted by the uniform codes, any person aggrieved by an administrative action of a city official may appeal that action by filing at the office of the building official a written appeal on the form provided by the building official which contains at least the following:~~

- ~~1. A statement setting forth the legal interest of each appellant in the premises or~~

building which is the subject of an administrative action;
2. A statement of the action being appealed, together with any material facts and reasons claimed by each appellant to support the contentions of the appeal;
3. The signatures of all the parties named as appellants verifying their belief as to the truth of the matters asserted in the appeal form and their mailing addresses.]

Section XX: Section 15.30.040 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

[An appeal must be filed with the building official within thirty (30) days of the date of the administrative action of the city official. The failure of any person to file an appeal within the time limits of this section constitutes a waiver of the right to an appeal.]

Section XXI: Section 15.30.050 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

[As soon as practicable, but in no event later than thirty (30) days after a complete appeal form is filed, the building official shall place it on the agenda of the next regular or special meeting of the appeals board. Written notice of the time and place of the hearing must be served upon each appellant at least ten (10) days before the date of the hearing.]

Section XXII: Section 15.30.060 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

[1. The deliberations and decision of the appeals board must be made at a public hearing. The decision must be in writing and:
a. Contain findings of the evidentiary facts and the ultimate fact;
b. Reach a determination only of the issues properly presented in a timely filed appeal form; and
c. Bear an effective date.
2. The decision of the appeals board must be served on each appellant and the city official whose administrative action is the subject of the appeal within thirty (30) days of the date of the hearing unless the time is extended at the appellant's request. The failure to serve a decision within the time allowed constitutes a decision in favor of the appellant. An appeal of an appeals board decision is to the district court of the state of Nevada to the extent allowed by state law.]

Section XXIII: Section 15.30.070 of the Carson City Municipal Code is hereby deleted in its entirety as follows:

[The appeals board or individual members of the board may inspect any building or premises involved in an appeal during the course of a hearing provided that:
1. Notice of the inspection be given to the parties to the appeal before the

This ordinance shall be in force and effect from and after the 1st day of the month of January of the year, 2008.