



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: January 21, 2016

Staff Contact: Shawn Keating

Agenda Title: For Possible Action: To introduce, on first reading, Bill No. ____, an ordinance amending the Carson City Municipal Code Title 15, Buildings and Construction, Chapter 15.05 Building Code, Section 15.05.020, Sections 101.4, 109.2 and 110.3.1 to correct technical errors in code section references. (Shawn Keating, skeating@carson.org).

Staff Summary: The proposed language would modify text errors in referencing existing sections of the code.

Agenda Action: Ordinance - First Reading

Time Requested: 5 minutes

Proposed Motion

I move to introduce , on first reading, Bill No. ____, an ordinance amending the Carson City Municipal Code Title 15, Buildings and Construction, Chapter 15.05 Building Code, Section 15.05.020, Sections 101.4, 109.2 and 110.3.1 to correct technical errors in code section references.

Board's Strategic Goal

Safety

Previous Action

N/A

Background/Issues & Analysis

In 2013, when these codes were adopted, there were three reference errors in the code.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC Title 15.

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

Alternatives

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

ORDINANCE NO. _____

BILL NO. _____

AN ORDINANCE AMENDING TITLE 15, BUILDINGS AND CONSTRUCTION, CHAPTER 15.05, BUILDING CODE, SECTION 15.05.020, SECTION 101.4, 109.2, AND 110.3.1; TO CORRECT TECHNICAL ERRORS IN CODE SECTION REFERENCES, AND OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF SUPERVISORS OF CARSON CITY DO ORDAIN:

SECTION I:

That Section 15.05.020 of the Carson City Municipal Code is hereby amended as follows:

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, relocation, 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 101.46 4.6 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 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.

101.4.2 Mechanical. The provisions of the International Mechanical Code and the Uniform 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.

101.4.3 Plumbing. The plumbing provisions of the Uniform 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 of sewage system and all aspects of a medical gas system.

101.4.4 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.

101.4.5 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.

101.4.6 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 109 - FEES

109.1 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.

109.2 Determination of permit fees.

1. Except as otherwise provided in this section the amount of the fee for the issuance of a permit shall be determined as follows:
 - a. Except as otherwise provided in section 108.3 109.3, the Building Official shall estimate the total value of the project for which the permit is to be issued pursuant to the most recently published February version of the Building Valuation Data table, as published by the International Code Council in the publication "Building Safety Journal";
 - b. The Building Official shall multiply the estimated total value of the project by:
 - a. For a residential project, .015; or
 - b. For a non-residential project; .01.
2. The amount of the fee for the issuance of a permit for residential construction project in which a standard plan will be used for more than one project in the same subdivision shall be determined as follows:

- a. For the first project to be constructed pursuant to the plan, pursuant to the method for determining the fee set forth in subsection 1; and
 - b. For the second and each subsequent project to be constructed pursuant to the plan, multiplying the amount of fee determined pursuant to subsection 1 by eighty percent (80%).
3. Forty percent (40%) of the fee determined pursuant to this section shall be due upon the submission of the plan to the Building Official for plan review and processing. The remaining sixty percent (60%) of the fee determined pursuant to this section shall be due prior to the issuance of a permit.
 4. The minimum permit fee shall be \$65.00.
 5. If a project requires inspection outside the time of ordinary business hours, reinspection pursuant to the provisions of Section 109.7, an inspection for which no fee is otherwise specified, additional plan review required by changes, additions or revisions to plans or the use of outside consultations for plan review or inspection, the fee for such services shall be determined pursuant to the following schedule:

OTHER INSPECTIONS	FEES
1. Inspection outside of normal business hours (Minimum charge—two hours)	\$65.00 per hour*
2. Reinspection fees assessed under provisions of Section 1010.7	\$65.00 per hour*
3. Inspections for which no fee is specifically indicated (Minimum charge—one-half hour)	\$65.00 per hour*
4. Additional plan review required by changes, additions or revisions to plans (Minimum charge—one-half hour)	\$65.00 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.

6. The fee for the review of a grading plan and the fee for the issuance of a grading permit shall be determined pursuant to the following schedule:

GRADING PLAN REVIEW FEES¹

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 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, per hour	\$65.00

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 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)	\$85.00
2. Reinspection per hour (minimum charge—one-half hour)	\$65.00
3. Inspections for which no fee is specifically indicated, per hour (minimum charge—one-half hour)	\$65.00

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

109.3 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.

109.4 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.

109.5 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.

109.6 Refunds. 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.

109.7 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 110 - INSPECTIONS

110.1 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.

110.2 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.

110.3 Required inspections. The building official, upon notification, shall make the inspections set forth in Sections ~~109.3.1~~ 110.3.1 through ~~109.3.12~~ 110.3.13.

110.3.1 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. Approved property corners shall be in place at time of foundation inspection unless otherwise approved by the building official.

110.3.2 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.

110.3.3 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.

110.3.4 Exterior shear wall inspection. To be made prior to the application of exterior siding or cover.

110.3.5 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. Roof nailing inspections will be done at the discretion of the building official based on diaphragm design and structural straps.

110.3.6 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.

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

110.3.8 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.

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

110.3.10 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.

110.3.11 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 building division.

110.3.12 Special inspections. For special inspections, see Section 17.

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

PROPOSED this _____ day of _____ 2016.

PROPOSED BY Supervisor _____

PASSED on the _____ day of _____ 2016.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

ATTEST:

SUSAN MERRIWETHER, Clerk-Recorder

This ordinance shall be in force and effect from and after the _____ of
_____, 2016