

RENO EVENING GAZETTE

PROOF OF PUBLICATION

STATE OF NEVADA }
COUNTY OF WASHOE } ss.

DOROTHY YOCOM

being first duly sworn, deposes and says: That she is the legal clerk of THE RENO EVENING GAZETTE, a daily newspaper published at Reno, in Washoe County, in the State of Nevada.

That the notice..... BILL 270

.....
of which a copy is hereto attached, was first published in said newspaper in its issue dated the 14 day of Sept., 19 71 and Sept. 21

.....
the full period of 2 days, the last publication thereof being in the issue dated the 21 day of September, 19 71

Signed *Dorothy Yocom*

Subscribed and sworn to before me this

21 day of September, 19 71

Richard J. Taylor
Notary Public.

NOTICE OF COUNTY ORDINANCE
Notice is hereby given that Bill No. 270, Ordinance No. 83, entitled "An Ordinance regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the unincorporated area of Washoe County; providing for the issuance of permits and collection of fees therefor; providing a method for the classification and abatement of unsafe and dangerous buildings within the unincorporated area of Washoe County; providing a short form for the regulation of buildings or structures not exceeding two stories in height or six thousand square feet in ground floor area; providing penalties for the violation thereof; and repealing all ordinances and parts of ordinances in conflict therewith; and other matters properly relating thereto," was adopted on September 7, 1971 by Commissioners Paoni, Coppa, McKissick, Rusk and Nelson all voting aye.
Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.
H. K. BROWN, COUNTY CLERK
334900 - Notice Sept. 14-21

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RICHARD J. TAYLOR
Notary Public - State of Nevada
Washoe County
My Commission Expires Jan. 22, 1975

SUMMARY: Revising Ordinance No. 83 and adopting certain volumes of a uniform building code that provides for uniform regulations of all buildings or structures and establishes procedures to classify and abate dangerous buildings within Washoe County.

BILL NO. 270

ORDINANCE NO. 83

AN ORDINANCE REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA, AND MAINTENANCE OF BUILDINGS OR STRUCTURES IN THE UNINCORPORATED AREA OF WASHOE COUNTY; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; PROVIDING A METHOD FOR THE CLASSIFICATION AND ABATEMENT OF UNSAFE AND DANGEROUS BUILDINGS WITHIN THE UNINCORPORATED AREA OF WASHOE COUNTY; PROVIDING A SHORT FORM FOR THE REGULATION OF BUILDINGS OR STRUCTURES NOT EXCEEDING TWO STORIES IN HEIGHT OR SIX THOUSAND SQUARE FEET IN GROUND FLOOR AREA; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH; AND OTHER MATTERS PROPERLY RELATING THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1.

The Uniform Building Code, 1970 Edition, Volume I, together with the applicable enforcement provisions thereof contained in Uniform Building Code, 1970 Edition, Volume IV, "Dangerous Buildings", and the Uniform Building Code, 1970 Edition, Volume VII, "Short Form" all as approved and published by the International Conference of Building Officials, copies of which are placed on file in the Office of the County Clerk of Washoe County, Nevada, together with such changes as are necessary to make the same applicable to conditions in the County of Washoe and such other changes as are desirable, which changes are contained in that document marked Exhibit "A", attached hereto, shall be and hereby are adopted by reference, incorporated herein, and made a part hereof, and shall regulate all matters contained therein.

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SECTION 2.

That Ordinance No. 47 of the County of Washoe entitled "An Ordinance adopting a building code regulating the erection, enlargement, alteration, repair and moving of residential structures; establishing a building department, building inspector; providing for the issuance of permits and the collection of fees therefor; providing penalties for the violation thereof, repealing all ordinances in conflict therewith and other matters relating thereto" is repealed and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3.

That any person, firm, or corporation violating any of the provisions of the Volumes of the 1970 Edition of the Uniform Building Code incorporated by this Ordinance shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which a violation of any of the aforesaid provisions is committed, continued, or permitted, and upon conviction of any such violation such person shall be punished by a fine of not more than \$500, or by imprisonment for not more than 6 months or by both fine and imprisonment.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and approval as prescribed by NRS 244.105.

Proposed on the 25 day of August , 1971.
Proposed by Commissioner Coppa .
Passed on the 7th day of September , 1971.

Vote:

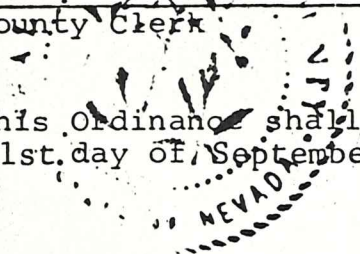
Ayes: Commissioners: Pagni, Coppa, McKissick, Rusk
and Nelson
Nayes: Commissioners: None
Absent: Commissioners: None

Roy Pagni
Chairman of the Board

ATTEST:

[Signature]
County Clerk

This Ordinance shall be in force and effect from and after the 21st day of September , 1971.



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EXHIBIT A

All references in the Volumes of the Uniform Building Code, 1970 Edition incorporated by this Ordinance that refer to "City", "Municipality", and the like shall be construed to mean the County of Washoe. Where the word "City Council" appears, it shall be construed to mean the Board of Commissioners of Washoe County. Where the word "Mayor" appears, it shall be construed to mean the Chairman or acting Chairman of the Board of Commissioners of Washoe County. Where the word "City Clerk" appears, it shall be construed to mean the Washoe County Clerk. Wherever other words appear in the Volumes in question referring to public officials charged with the responsibility of administering a particular provision of the Code in question, such as Director of Public Works or Building Official, it shall be construed to mean that official or employee of Washoe County charged with the responsibility of carrying out the duties of the office in question, as defined by the aforesaid Uniform Building Code.

I. VOLUME I, Uniform Building Code, 1970 Edition.

The following changes, additions, and deletions in Volume I of the 1970 Edition of the Uniform Building Code are hereby incorporated into the provisions of said Volume:

A. CHAPTER 2 - Organization and Enforcement

1. SECTION 202 (e) Stop Orders - add the following paragraph. Whenever the Building Official has ordered work to stop in order to correct a deficiency (such as obtaining a building permit), such person must either correct the deficiency or make some substantial effort to correct said deficiency within five (5) days after service of the Stop Work Order. Failure of a person served with a Stop Work Order to correct a deficiency within the time stated in this subsection may result in the issuance of a citation by the Building Official to the person responsible, subjecting said person to the penalties stated in Section 205 subparagraph 3, infra.
2. SECTION 204 Board of Appeals - add the following paragraph. The fee for filing a Notice of Appeal is twenty-five dollars (\$25.00) to be paid to the Building Inspector and deposited to the General Fund of the County.
3. SECTION 205 Violations and Penalties - make the following changes in paragraph 2. Change "\$300" to "\$500" and change "90 days" to "6 months". Add the following paragraph. Any person served with a citation by the Building Official, in accordance with the provisions of Section 202 (e), supra, shall be subject to a fine of not less than fifty (\$50.00) dollars and not more than one hundred and fifty (\$150.00) dollars.

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B. CHAPTER 3 - Permits and Inspections

SECTION 301 (c) Plans and Specifications - amend to read: With each application for a building permit, and when required by the Building Official for enforcement of any provisions of the Code, two sets of plans and spec-

ifications shall be submitted. The Building Official may require plans and specifications to be prepared and designed by an engineer or architect licensed by the State to practice as such. Plot plans shall show elevations and drainage and shall be drawn to scale and verified by a registered architect, civil engineer, licensed contractor or land surveyor.

SECTION 302 (a) Issuance - add paragraphs. The Building Official may issue a comprehensive permit (including permits required for specialty contractors) to be taken out by general contractors on all buildings.

Before such permit is issued, the NAMES, ADDRESSES AND STATE LICENSE NUMBERS of all sub-contractors to be used under the General Contract shall be furnished to the Building Official.

The address of the Building shall be posted by the Contractor in the location designated by the Building Official.

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

SECTION 303 (a) Building Permit Fees - amend Table No. 3-A.

| TOTAL VALUATION | FEE |
|---|--------|
| Less than \$20.00 ----- | No Fee |
| \$20.00 to and including \$700.00 ----- | 5.00 |
| More than \$700.00 to and including \$1,000.00 ----- | 6.00 |
| Each additional \$1,000.00 or fraction, to and including \$25,000.00 ----- | 3.00 |
| Each additional \$1,000.00 or fraction, to and including \$50,000.00 ----- | 2.50 |
| Each additional \$1,000.00 or fraction, to and including \$100,000.00 ----- | 1.50 |
| Each additional \$1,000.00 or fraction, more than \$100,000.00 ----- | 1.00 |

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SECTION 303 Fees - add paragraphs (c) and (d).
 (c) Duplicate Inspection Cards. A charge of One dollar (\$1.00) will be made for duplicating lost inspection cards.
 (d) Inspection Fees. An inspection fee of \$5.00 plus \$.10 a mile will be charged for all inspections not covered by building permits, for re-inspections, for change of license, for Certificate of Occupancy and for houses to be moved.

SECTION 306 (a) Use or Occupancy - Delete letter H and add J.

C. CHAPTER 3A - Moving of Structures. Add the following Chapter:

SECTION 3A01 Consent to move
 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 the unincorp-

orated area of Washoe County without a permit to move said building or structure as hereinafter provided in this chapter and Chapter 3 of the Uniform Building Code.

This chapter shall not apply to mobile homes, trailers or other structures permanently affixed on wheels or prefabricated structures as defined in Chapter 50 of the Uniform Building Code which prefabricated structures have not been previously occupied.

SECTION 3A02 - Application - Public Hearing

Except as otherwise provided, any person desiring or intending to move any building or structure into or within the unincorporated area of Washoe County shall first file an application with the Washoe County Board of Adjustment. Such application shall include the following:

- (a) The existing location of the building or structure intended to be moved.
- (b) The size and character of said building or structure.
- (c) The proposed new location of said building or structure. The method of moving and the proposed route to be followed.
- (d) Statement of purpose for which the building or structure is to be used in its new location, specifying improvements and modifications to be made and such other information as that Department may reasonably require in order to carry out the purpose of this section.
- (e) A list of all owners of real property within 300 feet of the exterior limits of the property onto which the building or structure is to be moved, as indicated by the records of the County Assessor.

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The Board of Adjustment except as otherwise provided shall hold a public hearing upon the application no later than 15 days from the date of filing of the application. Notice by regular mail of the time, place and purpose of said hearing shall be given not less than 10 days prior to the date of the hearing to the following:

- (a) Applicant for permit to move the building or structure.
- (b) Owners of real property within 300 feet of the exterior limits of the property onto which the building or structure is to be moved. Notice by mail shall be effected when notice is directed by regular mail to the said owner's last address.
- (c) The Building Official, County Engineer and Health Department.

The Board of Adjustment may hear facts from any person appearing and may consider written communications relative to the application and shall deny a permit when:

- (a) Any unlawful, dangerous or defective condition of a building proposed to be moved is such that remedy or correction cannot effectively be made

(3)

- or which cannot be repaired or reconstructed to conform to the requirements of the Uniform Building Code, or
- (b) The use of the proposed site or the purpose intended is prohibited by zoning laws of this County, or
- (c) The structure is of a type prohibited at the proposed location by any other law or ordinance.

The Board of Adjustment shall within 5 days from the date of hearing, rule upon the application unless good cause is shown for an extension thereof. The applicant, owners of real property within 300 feet of the exterior limits of the property involved, the Building Official, County Engineer, the Health Department and the Board of County Commissioners shall be notified of the decision of the Board of Adjustment not later than 3 days after the decision is rendered. If said application is denied said notice shall also contain the reason or reasons for denial.

If a building or structure to be moved is to be permanently affixed within the corporate limits of any city of or beyond the boundaries of Washoe County, any person intending to move said building or structure shall file an application with the Building Official, which application shall include the following:

- (a) The existing location of the building or structure intended to be moved.
- (b) The size and character of said building or structure.
- (c) The proposed new location of said building or structure, the method of moving and the proposed route to be followed.

Pursuant to the above paragraph, the Building Official may issue a permit to move said building or structure only after the posting of the bonds as prescribed in Section 3A04 and Section 3A05 of this Chapter.

SECTION 3A03 Appeals

The decision of the Board of Adjustment granting or denying the application for a permit to move a building or structure may be appealed by the applicant, any person notified of the hearing or who appeared and presented oral or written testimony at said hearing by filing a Notice of Appeal with the Board of County Commissioners and paying a fee of twenty-five dollars (\$25.00) within 10 days after the Board of Adjustment has notified the County Clerk of its decision pursuant to Section 3A02 of this chapter. Such Notice of Appeal shall state the reason or reasons the decision of the Board of Adjustment should be amended, modified or reversed. If no appeal from said decision is taken to the Board of County Commissioners within the time allowed, such decision shall be final.

The County Commissioners shall set a hearing on the appeal from the decision granting or denying the application for a permit pursuant to this chapter not later than 30 days from date of receipt of the petition of appeal. Notice of the hearing shall be given by the

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County Clerk by mail to the appellant, the applicant for the permit and to all owners of property within 300 feet of the property onto which the building is to be moved at least 10 days before the date of the hearing in the same manner as set forth in Section 3A02 of this Chapter. The Board of County Commissioners may consider all evidence relative to the application and may affirm, reverse or otherwise modify the decision of the Board of Adjustment by majority vote.

SECTION 3A04 Mover's Bond

If the application for a permit to move a building or structure is granted pursuant to this chapter, the person intending to move the building or structure shall post a bond with the Building Official in the sum of not less than \$1,000.00 in cash, by certified check or with a company qualified to do business of surety in the State of Nevada in a form approved by the Building Official and the Office of the District Attorney. Said bond shall guarantee that said person intending to move the building or structure shall pay for all damages that may accrue to the streets, roads or other public rights-of-way of the County of Washoe or to any property of the County or to the property of any person in the moving of the building or structure, and that said person will pay all damages and costs and expenses necessary for the removal of, or the changing of any telephone, telegraph, electric light, or any other wires used for public convenience in the unincorporated area of the County, and all damages for the removal of any poles in the streets or sidewalks or alleys in the unincorporated areas of the County. Said bond may be sued upon and collected upon by any person in any manner damaged by the moving of any building or structure into or within the unincorporated area of the County until the full amount of the bond has been exhausted.

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SECTION 3A05 Owner's Bond

The owner of a building or structure which is to be moved pursuant to this chapter shall post with the Building Official a bond in an amount estimated by the Building Official to assure compliance with all terms and conditions to which the permit therefor is subject, but not to exceed Seven Thousand dollars (\$7,000.00) per structure unit in cash, by certified check or with a company qualified to do business of surety in the State of Nevada, in a form approved by the Building Official and the Office of the District Attorney. Each bond posted pursuant to this section shall guarantee full compliance with all terms and conditions as specified upon the permit issued pursuant to this chapter and the requirements set forth in Section 3A06 of this Chapter.

SECTION 3A06 Default in Performance of Conditions

Whenever the Building Official shall find that a default has occurred in the performance of any term or condition of any permit issued pursuant to this chapter, written notice thereof shall be given to the principal and to the surety on the bond within 10 days from the determination of default. Such requirement for written notice shall be complied with if directed to the address given by the principal upon the application for the permit. Such notice shall specify the work to be done, the

estimated costs thereof, and the period of time deemed by the Building Official to be reasonably necessary for the completion of such work.

After receipt of such notice, the surety must, within the time therein specified, either cause the required work to be performed, or failing therein, must pay to the Building Official the estimated cost of doing the work as set forth in the notice. Upon receipt of such moneys, the Building Official shall proceed by such mode as he deems convenient to cause the required work to be performed and completed, but no liability shall be incurred therein other than for the expenditure of the said sum.

If a cash bond has been posted, notice of default as provided above shall be given to the principal, and if the compliance is not obtained within the time specified, the Building Official may proceed without further notice to use the cash deposit or any portion of such deposit to cause to be done, by contract or otherwise, the work necessary to meet the terms and conditions imposed by the permit. The balance, if any, of such cash deposit shall upon the completion of the work be returned to the depositor or to his successors or assigns.

When any default has occurred on the part of the principal under the preceding provisions, the surety shall have the option, in lieu of completing the work required, of demolishing the building or structure and clearing, cleaning and restoring the site. If the surety defaults, then the Building Official shall have the same option.

The term of such bond posted pursuant to Section 3A05 shall begin upon the date of the posting thereof and shall end upon performance of all the terms and conditions of the permit. Such completion shall be evidenced by a statement thereof signed by the Building Official, a copy of which shall be sent to the surety or principal upon request. When a cash bond has been posted, the cash shall be returned to the depositor or to his successors or assigns upon the termination of the bond, except any portion thereof that may have been used or deducted as provided elsewhere in this section.

The Building Official, the surety and the duly authorized representatives of either, shall have access to the premises described in the permit, for the purpose of inspecting the progress of the work.

In the event of any default in the performance of any term or condition of the permit, the surety, or any person employed or engaged in its behalf, or the Building Official, of any person employed or engaged in his behalf, shall have the right to go upon the premises to complete the required work or to remove or demolish the building or structure.

It shall be unlawful for the owner or his representatives, successors or assigns, or any other persons, to interfere with or obstruct the ingress or egress to or from any such premises of any authorized representative or agent, of any surety, or of the County, engaged in the work of

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completing, demolishing or removing any building or structure for which a permit has been issued after default has occurred in the performance of the terms or conditions thereof.

SECTION 3A07 Permit

The County Engineer shall designate on the permit to be issued pursuant to this chapter the route over which the building or structure shall pass and the time within which the same shall be moved.

Except as provided in Section 3A02 of this chapter, the Building Official may issue a permit only after the owner of the building or structure to be moved posts a bond with the Building Official pursuant to Section 3A05 of this chapter and the applicant for said permit secures the approval of the Board of Adjustment or the Board of County Commissioners, and posts a bond with the Building Official pursuant to Section 3A04 of this chapter.

SECTION 3A08 Notice to Public Utilities

Upon receiving a permit to move a building into or within the unincorporated area of the County, the person receiving such permit shall serve a copy thereof by registered mail upon the superintendant or local manager of any company or person owning or controlling telegraph, telephone, electric light or other wires running under, over, through or across the roads, streets and other public rights-of-way within the unincorporated area of Washoe County where it will be necessary to raise, cut or interfere with the wires in the moving of any structure, together with a notice as to the time when it will be necessary to interfere with the wires or with the poles holding the wires. The Company owning or controlling the wires may then raise or cut or remove the wires to permit the moving of the building or structure, and the expense therefor shall be paid by the person moving the building or structure and if not so paid action may be taken upon the bond prescribed in Section 3A04 of this chapter. In the event the route designated by the County Engineer follows across a federal-aid-highway or highways controlled by the State of Nevada, the State Highway Engineer shall be served by the person receiving such permit with a copy thereof by registered mail. Further, if the route designated by the County Engineer crosses the right-of-way of any railroad, the local agent of said railroad shall be served with a copy of said permit by registered mail. No building or structure in process of removal shall be allowed to stop at any time on any street, road or public right-of-way within the unincorporated area of Washoe County without the written approval of the County Engineer.

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D. CHAPTER 11 - Requirements for Group F Occupancies

1. SECTION 1105 Light, Ventilation and Sanitation - add paragraph.
Special Provisions: Ceilings for Commercial dining rooms and kitchens shall have a minimum height of nine (9) feet.

SECTION 1108 Special Hazards - add after EXCEPTION
At no time shall Class 1 Flammable liquids be dispensed

by any automatic vending, coin-operated machines or by self-service or by any other means other than direct delivery by service station owner or by competent employed attendant, who, in making of such direct delivery, shall at all times be in a position where he will have full control of the flow or delivery of such liquids.

E. CHAPTER 13 - Requirements for Group H Occupancies

- 1. SECTION 1314 Insulation - section added.
There shall be a minimum insulation installed in all ceilings and walls of full thick batts or equal.

F. CHAPTER 20 - Type III Buildings

- 1. SECTION 2004 Floors - add paragraphs (d) and (e).
(d) Floor Construction. A thirty inch by twenty-four inch (30" x 24") minimum access crawl hole shall be provided in exterior foundation wall to under floor space.
(e) Floor Underlayment. There shall be a minimum of 3/8" underlayment over all subflooring with the exception that it may be omitted if carpeted or covered with 7/16" hardwood flooring or equal.

G. CHAPTER 23 - General Design Requirements

- 1. SECTION 2305 (a) General - amend.
Change "Table No. 23-B" to read "Table No. 23-B1 and 23-B2".
- 2. SECTION 2305 (c) Snow Loads. This paragraph is changed to read as follows:
Snow load, full or unbalanced, or wind load shall be considered in place of loads as set forth in Table No. 23-B1 where such loading will result in larger members of connections.

Delete Table 23-B and substitute Tables 23-B1 and 23-B2 as follows:

TABLE 23-B1 Roof Live Loads - Pounds per Square Foot

Elevations below 5000 feet above sea level

| <u>Roof Slope</u> | <u>Live Loads</u> |
|---|-------------------|
| Flat or rise less than 4 inches per foot | |
| Arch or Dome with rise less than 1/8 span ----- | 20 lbs/sq.ft. |
| Rise 4 inches per foot to less than 12 inches | |
| Arch or Dome with rise 1/8 span to less than 3/8 span ----- | 16 lbs/sq.ft. |
| Rise 12 inches per foot or greater---- | 16 lbs/sq.ft. |

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TABLE 23-B2 Roof Live Loads - Pounds per Square FootElevations at or above 5000 feet above sea level³Snow Load in lbs/sq.ft.²

All manufacturers trusses must be certified stamped.

| <u>ELEVATION Above Sea Level in Feet</u> | <u>LAKE TAHOE BASIN</u> | <u>ALL WASHOE COUNTY except LAKE TAHOE BASIN</u> |
|--|-----------------------------|--|
| 5,000 | | 40 |
| 5,500 | | 80 |
| 6,000 | 155 | 100 |
| 6,500 | 165 | 120 |
| 7,000 | 175 | 140 |
| 7,500 | 185 | 150 |
| 8,000 | 200 | 160 |
| 8,500 | 225 | 170 |
| 9,000 | 250 | 190 |
| 9,500 | 275 | 210 |
| 10,000 | 300 | 250 |

1. Intermediate Values may be interpolated by proportion.
2. Deviations from the above set forth snow loadings above 5000 feet elevation may be permitted by the Building Official provided the snow load and conditions in each individual case are derived, and certified to, by a Registered Structural Engineer who can show experience in snow load evaluation.
3. In the design of buildings and structures above the 5000 ft. elevation, consideration shall be given to the following:
 - (a) Unbalanced loading on roofs.
 - (b) Drifting due to adjacent obstructions.
 - (c) Accumulation in valleys and adjacent to parapet walls and chimneys.
 - (d) Ice loadings on cornices.
 - (e) Possible impace loadings from snow falling on structure from higher roofs.
 - (f) Effect on structure from dynamic loading caused by snow sliding off roof.
 - (g) Snow sliding off roof and dynamically loading side embankment adjacent to the structure.
 - (h) Permanent automatic roof heating system.
 - (i) Protection of entrances and exits from danger of falling icicles and snow sliding off pitched roofs.
4. 80% of the tabulated values in Table 23-B2 may be used with roofs having a pitch of between 6 in 12 and 12 in 12.

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5. 60% of the tabulated values in Table 23-B2 may be used with roofs having a pitch in excess of 12 in 12.

3. SECTION 2308 (b) Horizontal Wind Pressure - add the following paragraph:
 In computing wind pressures of various height zones above ground under Table 23-E wind loads shall be as given in Column 2, headed by "25 pounds per square foot" "wind pressure map area".

H. CHAPTER 25 - Wood

1. SECTION 2518 (f) Wall Framing - amend part 3 to read as follows:
 3. Spacing. Delete reference to 24" and replace with 16".

TABLE 25-F - Delete Group IV

TABLE 25-P - Delete reference to Utility under sheathing lumber grade requirement.

I. CHAPTER 29 - Excavations, Foundations, and Retaining Walls

1. SECTION 2905 - add the following paragraph to subsection (a):
 The depth of frost penetration shall be assumed to be twenty-four (24") inches. All footings shall therefore be at least twenty-four (24") inches below finished grade. (Ref. Table 29-A and Section 2905 (a)).

Delete - Exception No. 1 under subparagraph (b) and retain Exception No. 2 as No. 1.

Delete - Table No. 29-A and Insert the following Table:

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| TABLE No. 29-A - FOUNDATIONS FOR STUD BEARING WALLS MINIMUM REQUIREMENTS | | | | | |
|--|---------------------------------------|--------------|---------------------------|-------------------------------|---|
| Number of Stories | Thickness of Foundation Wall (Inches) | | Width of Footing (Inches) | Thickness of Footing (Inches) | Depth of Foundation Below Natural Surface of Ground & Finish Grade (Inches) |
| | Con-crete | Unit Masonry | | | |
| 1 | 8 | 8 | 16 | 8 | 24 |
| 2 | 8 | 8 | 18 | 8 | 24 |
| 3 | 10 | 10 | 20 | 10 | 24 |

Note: In lieu of Table 29-A, foundations and footings may be designed by registered architects or engineers.

J. CHAPTER 32 - Roof Construction and Covering

1. SECTION 3202 Construction. add [the following sentence] to the second paragraph:
 Plywood must contain minimum of 5 ply 1/2".

- 2. SECTION 3206 - amend subsection (a) (1.), so that it reads as follows:
 - 1. In groups G and F Occupancies over 25,000 square feet in single floor area.

Amend subsection (f) (4) so that it reads as follows:

"4. Spacing. The distance between curtain boards shall not exceed 160 feet and the curtained area shall be limited to 25,000 sq. ft. In group E Occupancies, the distance between curtain boards shall not exceed 100 feet and the curtained area shall be limited to 15,000 sq.ft."

K. CHAPTER 37 - Chimneys, Fireplaces and Barbecues

- 1. SECTION 3702 - add the following sentence to subparagraph (k) - inlets:
There shall be only one (1) inlet connection to a masonry chimney.

L. CHAPTER 44 - Protection of Pedestrians During Construction or Demolition.

- 1. SECTION 4407 - Add the following paragraph to subsection (a):
"When an abandoned pit or excavation occurs on any property, the owner shall at all times protect same with a substantial handrail barricade not less than three feet (3') high all along the sides."

M. CHAPTER 45 - Permanent Occupancy of Public Property.

- 1. SECTION 4503 - Space Below Sidewalk. This section is amended to read as follows:
"The space adjoining a building below a sidewalk on public property may be used and occupied in connection with the building for any purpose as may be permitted and designated by the Washoe County Commissioners in writing, on condition that the right so to use and occupy may be revoked by the County at any time and that the owner of the building will construct the necessary walls and footings to separate such space from the building and pay all cost and expense attendant therewith.

Footings located at least eight feet (8') below grade may project not more than twelve inches (12")."

APPENDIX

N. CHAPTER 13 - Existing Buildings

- 1. SECTION 1313 (b) Scope - amend.
Change "two stories" to read "one story" in height.
- 2. SECTION 1313 (c) Effective Date - amend paragraph.
Immediately following the adoption of the Code, the Building Official shall cause an inspection to be made of the existing building affected by the Chapter to determine compliance or non-compliance therewith. The Building Official shall then notify the owners of said building of any alterations necessary to make the building meet the provisions of this Chapter. No additions, remodeling, or alterations, other than normal maintenance,

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shall be permitted on this building until they meet the provisions of the Chapter.

O. CHAPTER 70 - Excavation and Grading

1. SECTION 7001. This paragraph is amended to read as follows:
"The purpose of this Chapter is to safeguard life, limb, property and the public welfare by regulating grading on private property and regulating the proper and unobstructed flow of water in natural drainage channels."
2. SECTION 7003. Subparagraph (2) is amended so that "two (2) feet" is substituted in the place of "five (5) feet".
3. SECTION 7003 Permits Required - add the following paragraph, which will be numbered subparagraph ten (10); 10. No grading permits shall be issued without express written consent of the Board of County Commissioners, if fill, as herein defined, is to be placed below a high water line in any natural body of water in the unincorporated area of Washoe County. Natural bodies of water shall include, but not be limited to, Lake Tahoe, Washoe Lakes, and the Truckee River in the unincorporated area of Washoe County. The Board of County Commissioners, may, in its discretion refuse to consent to the issuance of a grading permit if such fill is or would be a hazard or nuisance of if such fill adversely affects the public health, safety or welfare, or if such fill is not or would not be in the public interest.
4. SECTION 7003. Delete subparagraph (7.).
5. SECTION 7004. Add the following paragraph to this section:
"A permit to use explosives or blasting agents must be obtained whenever explosives or blasting agents are used in conjunction with land development."
6. SECTION 7005. Add the following definitions to this section:
DRAINAGE CHANNEL shall mean those natural channels, the centerline of which are indicated on the Truckee Meadows Drainage Map, attached, hereto, and made a part hereof, or any addition or amendments thereto, or any other natural channel or drain which is not specifically shown in said Drainage Map, but which may be shown by surveys, hydrology and hydraulic calculations, or by other means to carry natural runoff or drainage waters.

SETBACK shall mean that area within a specified distance from centerline of drainage channels within which area no buildings, fences, earth or rock fills or other construction which would obstruct or interfere with the flow of water in drainage channels will be permitted.
7. SECTION 7006. Grading Permit Requirements - add the following paragraph to subsection (d) (4.):
Computation of runoff and flood flow quantities shall include but not be limited to the following methods and data:
 - A. Use of Rational Method of computing runoff for drainage area less than three (3) square miles, where $Q=CiA$.

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Q=Maximum rate of runoff in cubic feet per second.
 C=Runoff coefficient.
 i=Average rainfall intensity, in inches per hour, for the period of maximum rainfall of a given frequency of occurrence having a duration equal to the time required for the runoff originating during said period of maximum rainfall to flow from the remotest part of the drainage area to the point under design (time of concentration).
 A=Drainage area, in acres, tributary to the point under design.

- B. Use of hydrograph methods approved by the Building Official for computation of runoff for area larger than three (3) square miles.
- C. Use of the following rainfall-intensity duration frequency curves "A" or "B" or evidence of an alternate analysis of flood flow frequency or rainfall intensity duration frequency curves shall be developed using data published by the U.S. Weather Bureau or other flood flow frequency or rainfall-intensity duration frequency data acceptable to the Building Official.

The following return frequencies shall be used in computing flood flow quantities, unless a higher design standard may be required by any Master Plan of Drainage which may hereafter be adopted by the governing body:

- 1. Five (5) years for incidental drainage channels (drainage area less than 1000 acres).
- 2. Five (5) years for secondary drainage channels (drainage area 1000 to 5000 acres).
- 3. Twenty-five (25) years for major drainage channels (drainage area greater than 5000 acres).

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- 8. SECTION 7006 - add the following paragraph to subparagraph (f) - Engineering Geology Report:
 "Flood flow quantities shall not be required to be computed for rainfall duration of less than 20 minutes unless in the opinion of the design engineer or the Building Official a shorter duration time may be required due to configuration or topography of the drainage area.

Use of the following listed runoff coefficients or evidence of the adequacy or lesser coefficients acceptable to the Building Official."

| <u>Description of Area</u> | <u>Runoff Coefficients</u> |
|--|----------------------------|
| Business: Downtown Area | 0.70 to 0.95 |
| Neighborhood Area | 0.50 to 0.90 |
| Industrial: | 0.50 to 0.90 |
| Residential: Single Family Areas | 0.40 to 0.50 |
| Multiple Units | 0.40 to 0.75 |
| Parks, Playgrounds, Cemeteries | 0.20 to 0.35 |
| Unimproved area, including agricultural areas: | |

Coefficients used shall be based on the projected use of land within the drainage basin.

A composite runoff coefficient based on the percentage of different types of surface in the drainage area may be developed.

The Coefficients are based upon the assumption that the design storm does not occur when the ground surface is frozen.

Use of the following formulas for determining the time of concentration, using a minimum build up time of twenty (20) minutes. The build up time may be shortened if, in the opinion of the design engineer or Building Official, a shorter time is required due to the configuration or topograph of the drainage area.

$$tc_1 = 20 + \frac{L}{V \times 60} \qquad tc_{2,3,4} = \frac{L}{V \times 60}$$

tc_1 = time of concentration at initial inlet or design point.

$tc_{2,3,4}$ = time of concentration at any design point.

L = overland, channel or conduit velocity in feet per second.

Consideration should be given to the fact that in irregularly shaped drainage areas, a part of the area having a shorter time of concentration and thereby subject to a higher intensity-rainfall may cause a greater runoff rate at a design point than that contributed by the entire area with its longer concentration time and correspondingly lower intensity or rainfall

Design calculations of runoff and hydraulic computation for channels, conduits and other drainage structures shall be submitted along with the detailed plans. All drainage design shall make provisions for the discharge of drainage water into natural drainage channels at the discharge of any improvements. Drainage improvements will not be permitted to discharge into irrigation ditches except under conditions acceptable to the Building Official.

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9. SECTION 7011 - add the following paragraph to this section
Setbacks:

In all cases the following minimum setbacks shall be maintained from the centerline of drainage channels and major irrigation ditches.

1. 15 feet from the centerline of incidental drainage channels (drainage area less than 1000 acres).
2. 25 feet from the centerline of secondary drainage channels (drainage area 1000 to 5000 acres).
3. 50 feet from the centerline of major drainage channels (drainage area greater than 5000 acres).

The setbacks may be modified upon submission of plans for construction of improvements to drainage channels. Improvements shall provide capacity within drainage channels for the free and unobstructed passage of the required flood flow quantity as determined under Section 7006 of the Chapter.

The Building Official may require that any such improvement conform to any master plan of drainage as may be presently or hereafter adopted by the County of Washoe.

10. SECTION 7012 - add the following paragraph to subparagraph (b) Terrace:

Cut slopes exceeding twenty-five (25') feet in vertical height shall be terraced at their approximate mid-height. Drainage Terraces are to be a minimum of six (6') feet wide, paved and must carry water to a safe disposal area. Terraces shall be cut every twenty-five (25') feet vertically, except where only one terrace is required, it shall be at mid-height. All fill slopes in excess of twenty-five (25') feet vertical height shall have paved drainage terraces at vertical intervals not exceeding twenty-five (25') feet, except that where only one terrace is required it shall be at mid-height. Such terraces shall drain into a paved gutter, pipe or other watercourse adequate to convey the water to a safe disposal area. The terrace shall be at least six (6') feet wide. Terrace drains to be 1% minimum grade.

11. SECTION 7012 (d) Disposal - Insert the term "one per cent" in place of "two per cent" in this subsection.

12. SECTION 7012 - add the following subsection (e), which shall be entitled "concrete slab and fills.":
Bases for concrete slab and fills shall be of crusher run gravel or decomposed granite. The Building Inspector may require certification on freedom from plastics or other foreign matter.

13. SECTION 7013 - add the following paragraph to subparagraph (b) - Other devices:

Other devices or methods shall include, but not be limited to, driveway culvert, or sufficient diameter to be determined by engineering when required by the Building Official, but not smaller than 12" in diameter.

14. SECTION 7013 - add the following subsection (c), which shall read as follows:

c. Fill Slope. No compacted fill shall be made which creates an exposed surface steeper in slope than two horizontal to one vertical. The Building Official

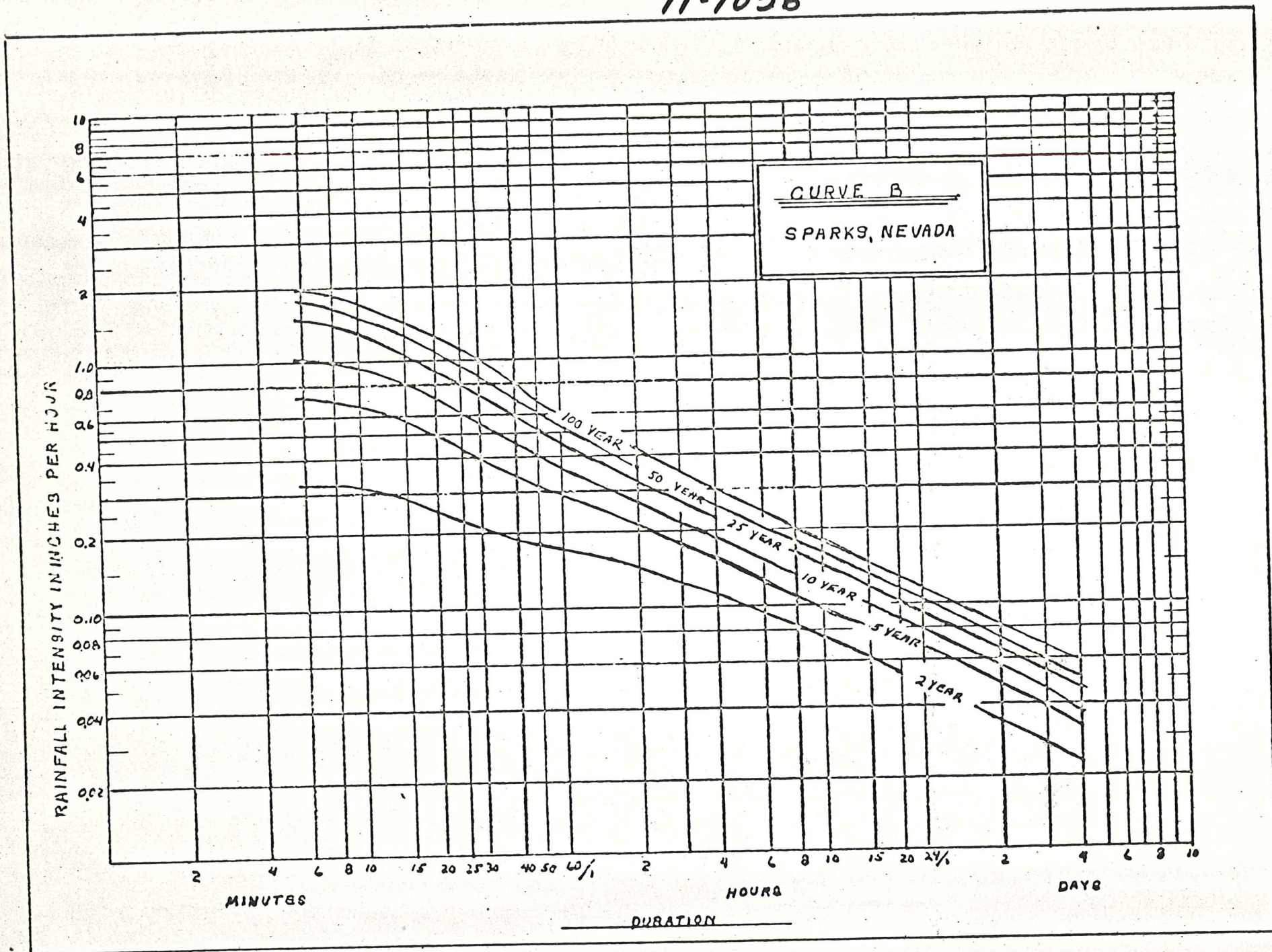
may require that the fill be constructed with an exposed surface flatter than two horizontal to one vertical if he finds this necessary for stability and safety.

- 15. SECTION 7013 - add the following subsection (d), which shall be entitled "Usable Rear, Front and Side Yards": Provide a usable rear yard at least 15 deep from building wall to the toe of a slope with vertical height exceeding 15 feet. Increase the horizontal distance of the required 15 foot usable rear yard at the rate of 1/4 foot horizontal for every foot of bank height over the first 15 feet. Usable Front and Side Yards - Maximum slope 2 1/2 inches per ft. (21 percent) away from building for a minimum 4 foot distance. At toe of slope where height of bank exceeds 4 feet, increase the horizontal distance of the minimum 4 foot usable yard at the rate of 1/2 foot for every foot of bank height over the first 4 feet.

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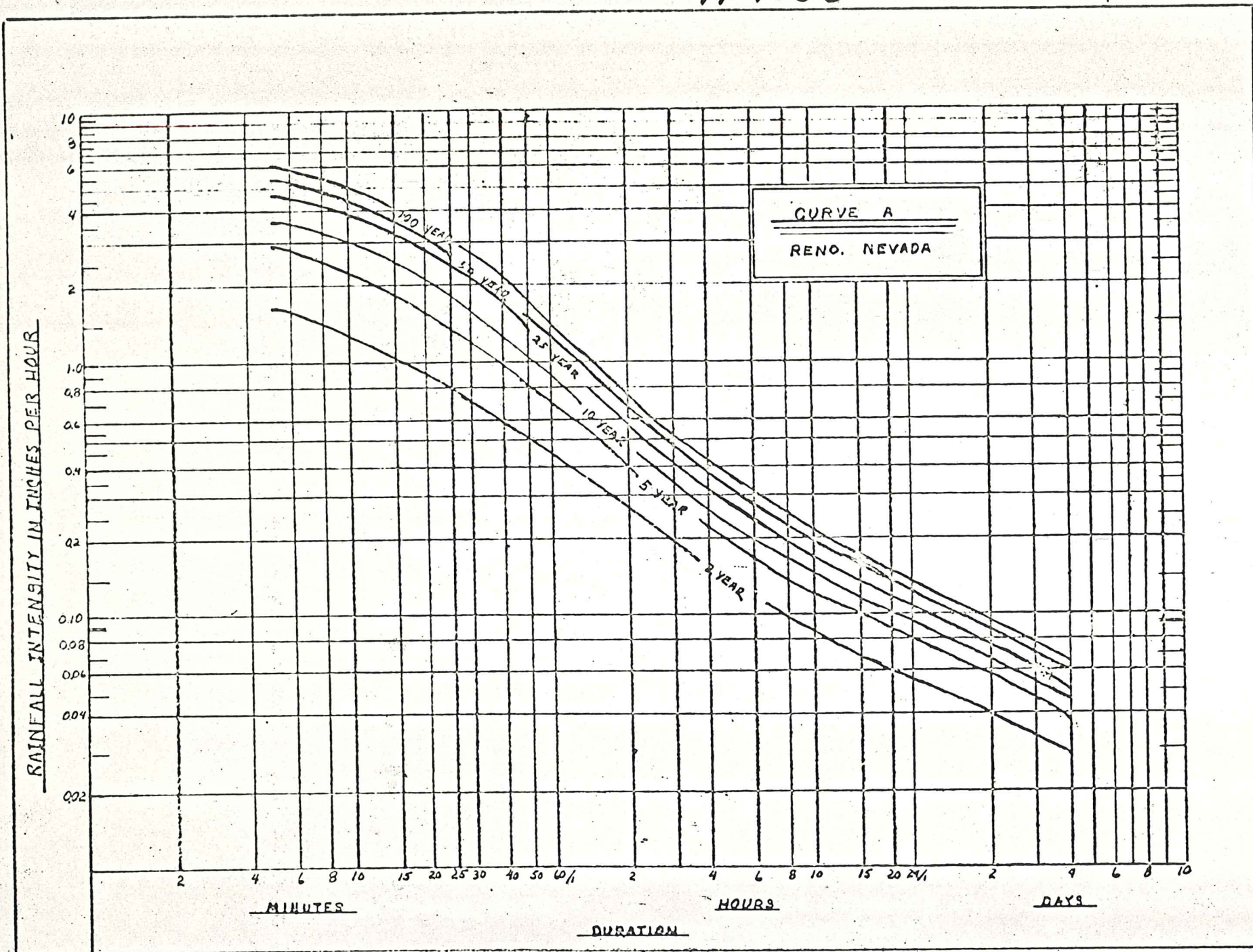
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