

# RENO EVENING GAZETTE PROOF OF PUBLICATION

STATE OF NEVADA }  
COUNTY OF WASHOE } ss.

NOTICE IS HEREBY GIVEN that Bill No. 42 was introduced before the County Commissioners of Washoe County at a meeting held on the 21st day of March, 1960 and by the said Bill No. 42 it is proposed that an ordinance be enacted entitled "AN ORDINANCE OF THE COUNTY OF WASHOE REGULATING THE ERECTION, CONSTRUCTION ENLARGEMENT, ALTERATION, REPAIRS, MOVING, REMOVING, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA, LOCATION AND MAINTENANCE OF ALL BUILDINGS AND/OR STRUCTURES IN THE COUNTY OF WASHOE AND ADOPTING CONSTRUCTION SAFETY RULES AND REGULATIONS, PROVIDING FOR THE ISSUANCE OF PERMITS AND THE COLLECTION OF FEES THEREFOR, PROVIDING PENALTIES FOR THE VIOLATION THEREOF BY ADOPTING THE 1958 EDITION OF THE UNIFORM BUILDING CODE AND APPENDICES AND AMENDMENTS, CHANGES AND ADDITIONS AS ARE NECESSARY TO MAKE THE SAME APPLICABLE TO THE CONDITIONS IN WASHOE COUNTY."

NOTICE IS HEREBY GIVEN that typewritten copies of the said proposed ordinance have been filed with the County Clerk of the County of Washoe, State of Nevada, for public inspection.

NOTICE IS HEREBY GIVEN that copies of the "1958 Edition of the Uniform Building Code" and appendices and amendments, changes and additions thereto, designated as exhibit "A", have been filed with the County Clerk of Washoe County.

NOTICE IS HEREBY FURTHER GIVEN that Bill No. 42 will be read for the last and final time at the regular meeting of the Washoe County Commissioners, Washoe County Courthouse on the 31st day of March, 1960 at 2:30 o'clock, P.M.

H. K. BROWN  
Clerk of Board of Commissioners

C. BERNIECE LONG

being first duly sworn, deposes and says:

That she is the Principal Clerk of THE RENO EVENING GAZETTE, a daily newspaper published at Reno, in Washoe County, in the State of Nevada.

That the notice Notice Bill No 42

of which a copy is hereto attached, was first published in said newspaper in its issue dated the 22nd day of

March, 19 60, and was published in

each issue of said newspaper thereafter for

the full period of 1 days, the last publication thereof being in the issue dated the day of

, 19

Signed

Subscribed and sworn to before me this

31st day of March, 1960

*Notary Public*  
Notary Public.

1 SUMMARY: An ordinance adopting a code that provides for  
 2 uniform regulation of building in Washoe County.

3 BILL NO. 42

4 ORDINANCE NO. 83

5 AN ORDINANCE OF THE COUNTY OF WASHOE REGULATING THE  
 6 ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIRS,  
 7 MOVING, REMOVING, CONVERSION, DEMOLITION, OCCUPANCY,  
 8 EQUIPMENT, USE, HEIGHT, AREA, LOCATION AND MAINTENANCE  
 9 OF ALL BUILDINGS AND/OR STRUCTURES IN THE COUNTY OF  
 10 WASHOE AND ADOPTING CONSTRUCTION SAFETY RULES AND REG-  
 11 ULATIONS, PROVIDING FOR THE ISSUANCE OF PERMITS AND  
 12 THE COLLECTION OF FEES THEREFOR, PROVIDING PENALTIES  
 13 FOR THE VIOLATION THEREOF BY ADOPTING THE 1958 EDITION  
 14 OF THE UNIFORM BUILDING CODE AND APPENDICES, AMENDMENTS,  
 15 CHANGES AND ADDITIONS AS ARE NECESSARY TO MAKE THE SAME  
 16 APPLICABLE TO THE CONDITIONS IN WASHOE COUNTY.

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

19 SECTION 1: The "1958 edition of the Uniform Building Code"

20 adopted by the International Conference of Building Officials  
 21 at the 35th annual business meeting on September 10 to 13, 1957,  
 22 with such changes as are necessary to make the same applicable to  
 23 conditions in the County of Washoe, and with such other changes  
 24 as are desirable, the above-mentioned "1958 edition of the Build-  
 25 ing Code" and changes thereto to be marked exhibit "A" and placed  
 26 on deposit in the office of the County Clerk of Washoe County and  
 27 the office of the Washoe County Building Inspector, shall be  
 28 adopted by this reference and made a part hereof as if set forth  
 29 in full.

30 SECTION 2: That Ordinance No. 47 of the County of Washoe entit-  
 led, "An ordinance adopting a building code regulating the erection  
 enlargement, alteration, repair and moving of residential struc-  
 tures: establishing a building department, building inspector;  
 providing for the issuance of permits and the collection of fees  
 therefor; providing penalties for the violation thereof; repeal-  
 ing all ordinances in conflict therewith and other matters

1 relating thereto"; is repealed and all other ordinances or parts  
2 of ordinances in conflict herewith are hereby repealed.

3 SECTION 3: That any person, firm, or corporation violating any of  
4 the provisions of this Code shall be deemed guilty of a misdemean-  
5 or, and each such person shall be deemed guilty of a separate  
6 offense for each and every day or portion thereof during which a  
7 violation of any of the provisions of this Code is committed, con-  
8 tinued, or permitted, and upon conviction of any such violation  
9 such person shall be punished by a fine of not more than \$500. or  
10 by imprisonment for not more than 6 months or by both such fine  
11 and imprisonment.

12 Proposed on the 21<sup>st</sup> day of March, 1960.

13 Proposed by Commissioner McKenzie.

14 Passed the 31<sup>st</sup> day of March, 1960.

15 Vote:

16 Ayes: Commissioners McKenzie Winn

17 Nays: Commissioners None

18 Absent: Commissioners Peterson

19 ATTEST  
20 J. Brown  
21 County Clerk

Ben Wilson  
Chairman of the Board

22 This ordinance shall be in force and effect from and after the  
23 31<sup>st</sup> day of March, 1960.

24  
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83  
**EXHIBIT A**

**"1958 EDITION OF THE UNIFORM BUILDING CODE"**  
**ADOPTED BY THE INTERNATIONAL CONFERENCE OF BUILD-**  
**ING OFFICIALS AT THE 35TH ANNUAL BUSINESS MEETING**  
**ON SEPTEMBER 10-13, 1957, WITH SUCH CHANGES AS**  
**ARE NECESSARY TO MAKE THE SAME APPLICABLE TO**  
**CONDITIONS IN THE COUNTY OF WASHOE, AND WITH SUCH**  
**OTHER CHANGES AS ARE DESIRABLE.**

**General** All references of the basic code document to "city", "municipality" and the like shall be construed to mean the County of Washoe. Where the word "mayor" appears, include County Commissioners.

**Chapter 2 - Organization and Enforcement**

**Sec. 204** The board of County Commissioners shall designate a board of appeals.

**Chapter 3 - Permits and Inspections**

**Sec. 301 (e)** Add new Section 301 (e) performance Bond, moving a building (s). The Owner of a building which is proposed to be moved to a new location within the jurisdiction of this code must post a one thousand dollar (\$1000) bond with the Building Inspector, prior to the issuance of a permit, guarantees the structure to be brought into conformance with all code standards.

**Sec. 302 (d)** Delete the words "120days" and substitute the words "180 days".

**Sec. 303 (a)** Building Permit Fees:

Add to Table 3A: a fee to cover hot water, steam heating systems for each permit \$1.00, for each steam/hot water radiator or convector or equal .50¢

*Delete 180 substitute  
12 months. Hearing  
Apr 20. 60*

**Chapter 5 - Classification of All Buildings by Use or Occupancy and General Requirements for All Occupancies**

**Sec. 504 (a)** Location of Property. Delete and substitute: Until such time as zoning ordinances specifically altering these requirements are adopted, the following minimum yards shall be required for all construction within the unincorporated area of the county, yards being defined as the distance between the property boundary or access easement line and the building or any portion thereof, including porches and attached structures.

Front yards: not less than 55' from center line or 25'  
from the property line whichever is least.  
Side yards: 10% average width - need not be more than 10',  
and not less than 5'.  
Back yards: 15 feet

Exception: Minor detached accessory buildings may be located not less than 10 feet from side and back property lines.

**Sec. 510** Add new Section 510 "Access".

(a) Access ways for the purposes of this section shall be defined as ways dedicated to public use or secured by easement to the owner of the parcel proposed to be built upon for the full length extending to a suitable dedicated public way. Required width of access ways shall refer to the full dedicated or easement width, without reference to the width of developed roadway within such width.

(b) In non-subdivided areas where no official approved map is on file in the County Recorder's Office, an applicant for a building permit must demonstrate by title company report or other means acceptable to the Building Official the existence of a required access way before a building permit will be issued.

(c) No commercial use will be permitted on any parcel of land not served by an access way at least 50 feet in width.

(d) No dwelling construction will be permitted on any parcel of land not served by an access way as the same is set by the County Subdivision Regulations.

(e) Not more than four dwelling sites, each of at least minimum required area, within a single ownership may be served by a permanent access way of not less than 20 foot width, subject to the following conditions:

(1) That two copies of a map showing the proposed layout to scale, together with such supplementary information as may be deemed necessary by the Planning Commission, have been submitted to and approved by the Planning Commission prior to issuance of any building permit for such proposed construction.

(2) That the gift, sale, trade, or barter of any portion of the land on which a dwelling unit or units has been erected under the provisions of this section resulting in a condition which does not meet the terms of this section shall be considered a violation of this ordinance.

#### Chapter 13 - Requirements for Group H Occupancies

Sec. 1301 Add Motels to Group H Occupancy.

Sec. 1405(b) Add: "Except that in the Lake Tahoe Watershed Area the five foot minimum room height requirement and the fifty square foot superficial floor area requirement for kitchens shall not be mandatory."

Add: "Every dwelling shall have at least one room and one bathroom. The bathroom shall be of adequate size to accommodate the fixtures and provide adequate area for movement; the remainder of the dwelling shall have at least 250 square feet. If there is a separate bedroom the minimum area in addition to bathroom shall be increased to 300 square feet and the bedroom shall have at least 80 square feet. If there is a separate kitchen the minimum area shall be increased 50 square feet. Storage space of at least 300 cubic feet shall be provided in each dwelling. The bedrooms of a dwelling shall be so-arranged that it is not necessary to go through another bedroom to reach a bathroom."

#### Chapter 16 - Requirements Based on Location in Fire Zones

General Fire zones are not established by this ordinance; however, for the purpose of applying the tables and charts of the code, the entire County will be assumed to be in Fire Zone 3. Except as otherwise established by adequate ordinance.

#### Chapter 23 - Live and Dead Loads

Sec. 2305 Delete Table 23-B and substitute the following: "Within the Lake Tahoe Watershed Area roof live loads shall be taken as fifty five (55) pounds per square foot throughout. Elsewhere in the County they shall be taken as twenty (20) pounds per square foot throughout. In dwelling construction use of the joist and rafter tables of Chapter 25, reduced as indicated hereafter for the Lake Tahoe Watershed Area, will be considered to meet this requirement."

Chapter 25 - Wood

Sec 2516(a) Delete the words "two square feet ( 2 sq. ft.) for each twenty five linear feet ( 25 lin. ft.)" and substitute the words " one square foot (1 sq. ft.) for each twenty-five linear feet (25 lin. ft.)" except for Lake Tahoe watershed basin area"

Chapter 28 - Excavations, Foundations and Retaining Walls

Sec 2806(a) Add after first sentence: "Frost line shall be considered to be twenty-four inches (24") below finish grade."

Add "Exception No. 4. Where unusual conditions make the installation of continuous foundations impractical, combinations of such foundations with piers, cantilevers, or other special provision for both vertical and horizontal loads may be permitted if properly designed and approved by the Building Official."

Chapter 3713(1) Add new Section 3713(1) Metal fireplaces shall be permitted if they are properly designed, protected, and supported, according to accepted practice.

Chapter 45. Warm Air Heating.

Any sections in conflict with the terms of the county ordinance pertaining to the warm air heating code shall be repealed.

Sec 4505(a) Add : "Signs attached to buildings shall meet the projection and clearance requirements of Sec. 4505(b)."

Appendix - Chapter 23

Sec 2312 (b) Add note to Table 23-C: "Washoe County shall be considered to be in Earthquake Zone 3."

ORDINANCE NO. 83 (SEE ORDINANCE NO. 263)

Amended by Ordinance No. 251, Bill 414, Item 75-161

Amended by Ordinance No. 263, Bill 426, Item 75-679 (Revises Ordinance No. 83)

Amended by Ordinance No. 351, Bill 519, Item 77-1655

Amended by Ordinance No. 369, Bill 538, Item 78-549

Amended by Ordinance No. 394, Bill 562, Item 78-1620

Amended by Ordinance No. 420, Bill 589, Item 79-468

Amended by Ordinance No. 471, Bill 642, Item 80-1037, effective July 23, 1981.

SECTION 304 of Exhibit A, amended by Ordinance No. 516, Bill 687, effective November 25, 1981 (concerning fees)

SECTION 4 repealed, Section 308 of Exhibit A amended by Ordinance 535, Bill 706, effective April 28, 1982 (concerning structure moving)

SECTION 308 of Exhibit A amended by Ordinance 544, Bill 716, effective June 23, 1982, (concerning structure moving)