

### Affidavit of Publication

STATE OF NEVADA,  
County of Washoe—SS.

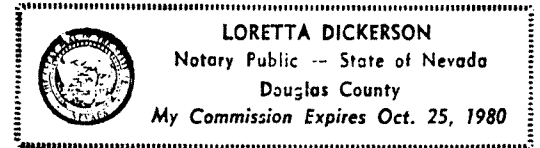
..... Mary Hefling .....  
being duly sworn, deposes and says that he is the  
..... Record Clerk .....  
of The SPARKS TRIBUNE, a weekly newspaper,  
published in Sparks, Washoe County, Nevada; that  
he has charge of and knows the advertising ap-  
pearing in said newspaper, and the .....

..... Notice of County Ordinance .....  
..... Bill No. 83 .....  
Should be:  
..... Bill No. 642,  
..... Ordinance No. 471 .....  
..... amending Ordinance  
..... No. 83 .....

..... of which a copy is hereunto attached, was first  
published in said newspaper in its issue dated  
..... July 16 ..... 19 80  
and was published in each of the following issues  
thereafter: ..... July 23, 1980 .....  
the date of the last publication being in the issue  
of ..... July 23 ..... 19 80

..... Mary Hefling .....  
Subscribed and sworn to before me this, the  
23rd day of July ..... 19 80  
..... Loretta Dickerson .....  
Notary Public in and for the County of ~~Washoe~~ Douglas,  
State of Nevada.

My Commission expires: October 25, 1980



**NOTICE OF COUNTY ORDINANCE**  
NOTICE IS HEREBY GIVEN that Bill No. 83, amending Ordinance No. 83, entitled "An ordinance regulating the design, erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, maintenance, excavation and foundation of any building or structure in the unincorporated area of Washoe County; providing for the issuance of permits, collection of fees and administration of the Uniform Building Code incorporated herein; providing a method for the classification and abatement of any unsafe and dangerous building or structure within the unincorporated area of Washoe County; adopting a special set of regulations pertaining to construction of any one- or two-story dwelling of stud wall or masonry construction in the unincorporated area of Washoe County; adopting requirements for insulation standards for all structural occupancies; providing the parameters of thermal design calculations to be made thereunder; providing penalties for the violation of any regulation adopted herein; and repealing all ordinances and parts of ordinances in conflict herewith; and other matters properly relating thereto" by adopting the Uniform Building Code, 1979 edition, with modifications, was adopted on July 8, 1980, by Commissioners Farr, Steese, Underwood, Brown and Ferrari.  
Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.  
**JUDI BAILEY**  
County Clerk  
Pub.: 7-16, 23, 1980.

This Notice was not amended through the newspaper under advisement of Stan Peck, Assistant Chief Civil Deputy District Attorney.

P.R.

SUMMARY: Adopts Uniform Building Code, 1979 Edition,  
with various modifications.

BILL NO. 642

ORDINANCE NO. 471

AN ORDINANCE AMENDING "AN ORDINANCE REGULATING THE DESIGN, ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA, MAINTENANCE, EXCAVATION AND FOUNDATION OF ANY BUILDING OR STRUCTURE IN THE UNINCORPORATED AREA OF WASHOE COUNTY; PROVIDING FOR THE ISSUANCE OF PERMITS, COLLECTION OF FEES, AND ADMINISTRATION OF THE UNIFORM BUILDING CODE INCORPORATED HEREIN; PROVIDING A METHOD FOR THE CLASSIFICATION AND ABATEMENT OF ANY UNSAFE AND DANGEROUS BUILDING OR STRUCTURE WITHIN THE UNINCORPORATED AREA OF WASHOE COUNTY; ADOPTING A SPECIAL SET OF REGULATIONS PERTAINING TO CONSTRUCTION OF ANY ONE-OR TWO-STORY DWELLING OF STUD WALL OR MASONRY CONSTRUCTION IN THE UNINCORPORATED AREA OF WASHOE COUNTY; ADOPTING REQUIREMENTS FOR INSULATION STANDARDS FOR ALL STRUCTURAL OCCUPANCIES; PROVIDING THE PARAMETERS OF THERMAL DESIGN CALCULATIONS TO BE MADE THEREUNDER; PROVIDING PENALTIES FOR THE VIOLATION OF ANY REGULATION ADOPTED HEREIN; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; AND OTHER MATTERS PROPERLY RELATING THERETO" BY ADOPTING THE UNIFORM BUILDING CODE, 1979 EDITION, WITH MODIFICATIONS.

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

SECTION 1.

The title of Washoe County Ordinance No. 83 is hereby amended to read as follows:

AN ORDINANCE REGULATING THE DESIGN, ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA, MAINTENANCE, EXCAVATION AND FOUNDATION OF ANY BUILDING OR STRUCTURE IN THE UNINCORPORATED AREA OF WASHOE COUNTY; PROVIDING FOR THE ISSUANCE OF PERMITS, COLLECTION OF FEES, AND ADMINISTRATION OF THE UNIFORM BUILDING CODE INCORPORATED HEREIN; PROVIDING A METHOD FOR THE CLASSIFICATION AND ABATEMENT OF ANY UNSAFE AND DANGEROUS BUILDING OR STRUCTURE WITHIN THE UNINCORPORATED AREA OF WASHOE COUNTY; ADOPTING REQUIREMENTS FOR INSULATION STANDARDS FOR ALL STRUCTURAL OCCUPANCIES; PROVIDING THE PARAMETERS OF THERMAL DESIGN CALCULATIONS TO BE MADE THEREUNDER; PROVIDING PENALTIES FOR THE VIOLATION OF ANY REGULATION ADOPTED HEREIN; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; AND OTHER MATTERS PROPERLY RELATING THERETO.

80-1037

SECTION 2.

Section 1 of Washoe County Ordinance No. 83 is hereby amended to read as follows:

SECTION 1.

1. The following codes and amendments thereto listed in Exhibits A and B are hereby adopted and incorporated by reference in this Ordinance:
  - (a) The 1979 Edition of the Uniform Building Code and appendices 32, 35, 49 and 70 approved and

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published by the International Conference of Building Officials.

- (b) The 1979 editions of the "Uniform Housing Code" and "Uniform Code for the Abatement of Dangerous Buildings" approved and published by the International Conference of Building Officials; and
  - (c) The "Energy Conservation Standards for New Building Construction" established by the State Public Works Board.
2. As used in the above-listed codes:
- (a) "City," "Municipality" and other similar terms shall be construed to mean Washoe County;
  - (b) "City Council" shall be construed to mean the Board of County Commissioners of Washoe County;
  - (c) "Mayor" shall be construed to mean the Chairman or acting Chairman of the Board of County Commissioners of Washoe County; and
  - (d) "City Clerk" shall be construed to mean the Washoe County Clerk.
3. The provisions contained in the above-listed codes and Exhibits of this Ordinance shall be adhered to in the design, erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, maintenance, excavation and foundation of any building or other structure in the unincorporated area of Washoe County.

SECTION 3.

Section 3 of Washoe County Ordinance No. 83 is hereby amended to read as follows:

SECTION 3.

Any person, firm, association or corporation:

- 1. Violating any provision contained in any uniform code or standard listed in Subsection 1 of Section 1 of this Ordinance; or
- 2. Violating any provision contained in Exhibits A or B of this Ordinance:

shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by a fine of not more than \$500 or by imprisonment in the county jail for not more than 6 months, or by both fine and imprisonment.

Such persons, firms, associations or corporations shall be deemed guilty of a separate offense for each and every day a violation of this Ordinance is committed, continued, permitted or otherwise maintained.

SECTION 4.

The title of Exhibit "A" of Washoe County Ordinance No. 83 is hereby amended to read as follows:

EXHIBIT A

## UNIFORM BUILDING CODE, 1979 EDITION

The following changes, additions, and deletions in the Uniform Building Code, 1979 Edition, are hereby incorporated into the provisions of said Volume:

SECTION 5.

Section 102 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance 83 to read as follows:

## CHAPTER 1 - Title, Scope and General

Sec. 102. The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy and location of all buildings and structures within this jurisdiction and certain equipment specifically regulated herein.

SECTION 6.

Section 104 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance 83 to read as follows:

Sec. 104. (a) General. Buildings and structures to which additions, alterations or repairs are made shall comply with all the requirements of this code for new facilities except as specifically provided in this section. See Section 1210 for provisions requiring installation of smoke detectors in existing Group R, Division 3 Occupancies.

(b) Additions, Alterations or Repairs. Additions, alterations or repairs may be made to any building or structure without requiring the existing building or structure to comply with all the requirements of this code provided the addition, alteration or repair conforms to that required for a new building or structure. Additions, alterations or repairs shall not cause an existing building or structure to become unsafe or overloaded. Any building so altered, which involves a change in use or occupancy, shall not exceed the height, number of stories or area permitted for new buildings. Any building plus new additions shall not exceed the height, number of stories and area specified for new buildings.

Alterations or repairs to an existing building or structure which are nonstructural and do not adversely affect any structural member of any part of the building or structure having required fire resistance may be made with the same materials of which the building or structure is constructed.

EXCEPTION: The installation or replacement of glass shall be as required for new installations.

(c) Existing Occupancy. Buildings in existence at the time of the adoption of this code may have their existing use or occupancy continued, if such use or occupancy was legal at the time of the adoption of this code, provided such continued use is not dangerous to life.

Any change in the use or occupancy of any existing building or structure shall comply with the provisions of Sections 307 and 502 of this code.

(d) Moved Buildings and Temporary Buildings. Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

Temporary structures such as reviewing stands and other miscellaneous structures, sheds, canopies or fences used for the protection of the public around and in conjunction with construction work may be erected by special permit from the building official for a limited period of time. Such buildings or structures need not comply with the type of construction or fire-resistive time periods required by this code. Temporary buildings or structures shall be completely removed upon the expiration of the time limit stated in the permit.

(e) Historic Buildings. Repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use of a building or structure may be made without conformance to all the requirements of this code when authorized by the building official provided:

1. The building or structure has been designated by official action of the legally constituted authority of this jurisdiction as having special historical or architectural significance.
2. Any unsafe conditions as described in this code are corrected.
3. The restored building or structure will be no more hazardous based on life safety, fire safety and sanitation than the existing building.

SECTION 7.

Section 202 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance 83 to read as follows:

Sec. 202 (a) General. The building official is hereby authorized and directed to enforce all the provisions of this code. For such purposes, he may:

1. Interpret ambiguous provisions of this Code and permit variations from the Code provisions where the variation(s) are not inimical to the life, health, safety or welfare of the public, do not reduce or impair the required fire resistive or working stresses, do not violate the intent of this code and are necessary because of particular or peculiar circumstances.
2. Prepare, sign and serve written citations pursuant to the provisions of NRS 171.1773 on all persons accused of violating the provisions of this code and any amendments thereto.

(b) Deputies. In accordance with prescribed procedures and with the approval of the appointing authority, the building official may appoint a chief plans examiner, a chief building inspector and other

related technical officers and inspectors and other employees as shall be authorized from time to time.

(c) Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the building official or his authorized representative has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building or premises unsafe, dangerous or hazardous, the building official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed upon the building official by this code, provided that if such building or premises be occupied, he shall first present proper credentials and request entry; and if such building or premises be unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or the premises and request entry. If such entry is refused, the building official or his authorized representative shall have recourse to every remedy provided by law to secure entry.

When the building official or his authorized representative shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care or control of any building or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official or his authorized representative for the purpose of inspection and examination pursuant to this code.

(d) Stop Orders. Whenever any work is being done contrary to the provisions of this code, the building official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the building official to proceed with the work. Whenever a Stop Work Order has been issued, the person or organization to whom it was issued must either correct the deficiency or make a substantial effort to correct the deficiency within 2 working days after the service of the Stop Work Order. Failure to do so is a violation of this Ordinance.

(e) Occupancy Violations. Whenever any building or structure or equipment therein regulated by this code is being used contrary to the provisions of this code, the building official may order such use discontinued and the structure, or portion thereof, vacated by notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the building official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of this code.

(f) Liability. The building official, or his authorized representative charged with the enforcement of this code, acting in good faith and without malice in the discharge of his duties, shall not thereby render himself personally liable for any damage that

may accrue to persons or property as a result of any act or by reason of any act or omission in the discharge of his duties. Any suit brought against the building official or employee because of such act or omission performed by him in the enforcement of any provision of this code shall be defended by legal counsel provided by this jurisdiction until final termination of such proceedings.

This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming any such liability by reason of the inspections authorized by this code or any certificates of inspection issued under this code.

(g) Cooperation of Other Officials and Officers. The building official may request, and shall receive so far as is required, in the discharge of his duties, the assistance and cooperation of other officials of this jurisdiction.

SECTION 8.

Section 203 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance 83, to read as follows:

Sec. 203. (a) The following buildings or structures are hereby designated unsafe for the purposes of this code:

1. All buildings or structures regulated by this code which are structurally unsafe, do not have adequate egress, constitute a fire hazard or which are otherwise dangerous to human life;
2. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment; or
3. All parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in such a deteriorated condition that it is probable that the structure would be unable to sustain the design loads which are specified in the Building Code.

(b) All buildings, structures or appendages determined to be unsafe are hereby declared to be public nuisances and are subject to abatement by repair, rehabilitation, demolition or removal in accordance with the procedures set out in the Uniform Codes for the Abatement of Dangerous Buildings or any amendments thereto.

(c) Failure of the record owner of an unsafe building, structure or appendage to take action to abate such building, structure or appendage in accordance with any Notice and Order served on the record owner pursuant to paragraph (b), shall be deemed a violation of this ordinance.

SECTION 9.

Section 204 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

Sec. 204. (a) Board of Adjustment. In order to determine the suitability of alternate materials, methods of construction and to provide for reasonable interpretations of this code, appeals may be taken to the Board of Adjustment, in accordance with the provisions of NRS 278.270 to 278.310, inclusive.

(b) Appeals. Appeals to the Board of Adjustment may be taken by:

1. Any person aggrieved by his inability to obtain a building permit, or by the decision of any administrative officer or agency based upon or made in the course of the administration or enforcement of the provisions of any zoning regulation or any regulation relating to the location or soundness of structures.
2. Any officer, department, board or bureau of the city or county affected by the grant or refusal of a building permit or by other decision of an administrative officer or agency based on or made in the course of the administration or enforcement of the provisions of any zoning regulations.

(c) Time. The time within which an appeal must be made, and the form or other procedure relating thereto, shall be as specified in the general rules provided by the governing body to govern the procedure of the board of adjustment and in the supplemental rules of procedure adopted by the Board of Adjustment.

SECTION 10.

Section 205 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance 83 to read as follows:

Sec. 205. (a) It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

(b) Any person who fails to comply with the provisions of this code is guilty of violating Washoe County Ordinance No. 83.

SECTION 11.

Section 301 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

Sec. 301. (a) Permits Required. Except as provided in subsection (b), it is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure regulated by this code or cause the same to be done without first obtaining a separate permit for each building or structure from the building official.



(b) Exempted Work. A building permit will not be required for the following:

1. Fences not over 30" high.
2. Oil derricks.
3. Cases, counters and partitions not over 5 feet high.
4. Retaining walls which are not over 24 inches in height measured from the bottom of the footing to the top of the wall unless supporting a surcharge or impounding flammable liquids.
5. Blacktop walks and driveways not more than 30 inches above grade and not over any basement or story below.
6. Painting, papering and similar finish work.
7. Temporary motion picture, television and theater stage sets and scenery.
8. Window awnings supported by an exterior wall of Group R, Division 3, and Group M Occupancies when projecting not more than 54 inches.
9. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5000 gallons.

Exemption from the 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.

(c) Unless otherwise exempted by this code, separate plumbing, electrical and mechanical permits are required for the projects exempted in subsection (b).

SECTION 12.

Section 302 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance 83 to read as follows:

Sec. 302. (a) Application. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and described 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 or occupancy for which the proposed work is intended.
4. Be accompanied by plans, diagrams, computations and specifications and other data as required in Subsection (b) of this section.

5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by permittee, or his authorized agent, who may be required to submit evidence to indicate such authority.
7. Give such other data and information as may be required by the building official.

(b) Plans and Specifications. 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 specifications 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 of Nevada to practice as such. Plot plans, when required, 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 13.

Section 303 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

##### Permits Issuance

Sec. 303. (a) Issuance. The application, plans and specifications and other data filed by an applicant for permit shall be reviewed by the building official. Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the building official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of this code and other pertinent laws and ordinances, and that the fees specified in Section 304 have been paid, he shall issue a permit therefor to the applicant.

When the building official issues the permit where plans are required, he shall endorse in writing or stamp the plans and specifications "APPROVED." Such approved plans and specifications shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the approved plans.

The building official may issue a permit for the construction of part of a building or structure before the entire plans and specifications for the whole building or structure have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holder of such permit shall proceed at his own risk without assurance that the permit for the entire building or structure will be granted.

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 a permit is issued, the NAME, ADDRESS, and STATE LICENSE NUMBER of the general contractor shall be furnished to the building official.

The address of each building shall be posted by the contractor in the location designated by the building official and shall be posted on all existing buildings.

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

(b) Retention of Plans. One set of approved plans, specifications and computations shall be retained by the building official for a period of not less than 90 days from date of completion of the work covered therein; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

(c) Validity of Permit. The issuance or granting of a permit or approval of plans and specifications 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. No permit presuming to give authority to violate or cancel the provisions of this code shall be valid, except to the extent the work or use which it authorizes is lawful.

The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction.

(d) Expiration. Except for a project which has been approved by the building official for a 36 month permit because the project is too extensive or mammoth to be completed within eighteen months, all permits issued by the building official under the provisions of this code expire by limitation and becomes null and void if the building or work authorized by the permit is not completed within eighteen months from the date of issuance. Before work authorized under an expired permit can be continued, a new permit must be obtained from the building official.

(e) Renewals. Except as otherwise provided in paragraph (d), in the event work authorized by the building official cannot be completed within eighteen months from the date of the issuance of a building permit, the applicant may apply for a renewal of the original permit at one-half the original permit fee, excluding any park tax and plan check fees, if:

1. The application for a renewal permit is submitted to the building official prior to the expiration of the original permit; and
2. No structural changes have been made or will be made in the original plans and specifications for the project.

(f) Suspension or Revocation. The building official may, upon service of written notice, suspend

or revoke a permit issued pursuant to the provisions of this code wherever the permit is issued:

1. In error;
2. On the basis of incorrect information supplied by the applicant; or
3. In violation of any state statute, ordinance or regulation.

SECTION 14.

Section 304 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

Sec. 304. (a) Building Permit Fees.

1. Any applicant for a building permit shall pay the building official a building permit fee in accordance with Table No. 3A.
2. The building official shall determine the valuation of a project for purposes of establishing the permit fee under Table No. 3A. The basis for computing the permit and plan check fees is the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, airconditioning, elevators, fire-extinguishing systems and any other permanent work or permanent equipment. To assist in determining valuation, the building official may utilize the current edition of The Marshall Valuation Service or any other publication generally accepted by the International Conference of Building Officials.
3. If a project for which a building permit is required is commenced prior to obtaining a permit, the fee required pursuant to Table No. 3A shall be doubled. The payment of a double permit fee does not release any person from fully complying with the requirements of this Code in the execution of the project nor preclude the building official from imposing any other penalty prescribed herein.

(b) Plan-checking Fees.

1. When the valuation of the proposed project exceeds \$1,000.00 and a plan is required to be submitted pursuant to subsection (b) of Section 302, a plan-checking fee shall be paid to the building official at the time of submitting the plans and specifications for checking. When the building official is requested to duplicate approved plans or specifications, the person requesting the duplication will pay for the time expended in providing the service at the rate of \$4.00 per quarter hour or any part thereof.
2. Plan-checking fees for buildings of Groups R, Division 3 and M Occupancies are one-half of the building permit fees. Plan-checking fees for all other buildings are 65 percent of the building permit fees as set forth in Table No. 3-A.

3. If plans are incomplete or changed so as to require additional plan checking, the building official may charge an additional plan check fee, not to exceed the rate charged pursuant to section 304(b)1.

(c) Expiration of Plan Check.

If a building permit is not issued within 180 days following the date of the application for a permit because of the failure of the applicant to submit any necessary information or documents, the application expires by limitation and plans submitted for checking may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days upon written request by the applicant showing that circumstances beyond his control prevented action from being taken. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan-check fee.

TABLE NO. 3-A -- BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$10.00
\$501.00 to \$2,000.00	\$10.00 for the first \$500.00 plus \$1.50 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$32.50 for the first \$2,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$25,001.00 to \$50,000.00	\$170.50 for the first \$25,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$283.00 for the first \$50,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 and up	\$433.00 for the first \$100,000.00 plus \$2.50 for each additional \$1,000.00 or fraction thereof

Other Inspections and Fees:

All Administrative Permits  
Required by Tahoe Regional  
Planning Agency \$50.00

Any Variance Per Tahoe  
Regional Planning Agency  
Ordinances \$50.00

Mobile Home Inspection (Safety Seal)	\$40.00
Mobile Home Lot Development Inspection	\$25.00
Business License Inspection	\$25.00
Code Inspections	\$25.00
Move & Alter Inspections	\$40.00
Re-Inspections (for any reason)	\$20.00

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## (d) Refunds.

1. Except as provided in subparagraphs 2 and 3, the building official may refund any portion of a permit fee paid pursuant to any provision of this code if:
  - A. A written application for a refund is submitted to the building official within 180 days of the date the permit was issued; and
  - B. No substantial work authorized by the building permit has been commenced on the project site.
2. No portion of the fee paid pursuant to section 304 (b) is refundable.
3. No portion of the tax imposed pursuant to section 3 of Washoe County Ordinance 216 (Residential Construction Tax) is refundable, but credit for any tax paid shall be given to any subsequent applicant for a building permit.

SECTION 15.

Section 305 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

Sec. 305. (a) General. All construction or work for which a permit is required shall be subject to inspection by the building official, and certain types of construction shall have continuous inspection by special inspectors as specified in Section 306.

A survey of the lot may be required by the building official to verify compliance of the structure with approved plans. It shall be the duty of the permit applicant to cause the work to be 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.

(b) Inspection Requests. It shall be the duty of the person doing the work authorized by a permit to

notify the building official that such work is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.

It shall be the duty of the person requesting any inspections required by this code to provide access to and means for proper inspection of such work.

(c) Inspection Record Card. Work requiring a building permit shall not be commenced until the permit holder or his agent posts an inspection record card in a conspicuous place on the front premises and in a position which will easily permit the building official to make the required entries thereon regarding inspection of the work. This card shall remain posted until a certificate of occupancy has been issued.

(d) Duplicate Inspection Cards. A charge of one dollar (\$1.00) will be made for duplicating lost inspection cards. For duplicating approved plans, time will be charged at the rate of \$16.00 per hour with a minimum of \$4.00.

(e) Approval Required. No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the approval of the building official. Such approval shall be given only after an inspection shall have been made of each successive step in the construction as indicated by each of the inspections required in subsection (f).

There shall be a final inspection and approval on all buildings and structures when completed and ready for occupancy or use.

(f) Required Inspections. Reinforcing steel or structural framework or any part of any building or structure shall not be covered or concealed without first obtaining the approval of the building official.

The building official, upon notification from the permit holder or his agent, shall make the following inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with this code.

1. FOUNDATION INSPECTION: To be made after trenches are excavated and forms erected and when all materials for the foundation are delivered on the job. Where concrete from a central mixing plant (commonly termed "transit mixed") is to be used, materials need not be on the job.
2. FRAME INSPECTION: To be made after the roof, all framing, fire blocking, and bracing are in place and all pipes, chimneys, vents, rough plumbing and rough electrical are complete.
3. INSULATION INSPECTION: To be made after rough framing, rough plumbing and rough electrical inspections have been made and approved. Insulation is to be inspected for compliance with

the energy conservation standards for new building construction established by the State Public Works Board.

4. LATH AND/OR WALLBOARD INSPECTION: To be made after all lathing and/or wallboard, interior and exterior, is in place; but before any plastering is applied or before wallboard joints and fasteners are taped and finished.
5. FINAL INSPECTION: To be made after building is completed and ready for occupancy.

(g) Other Inspections. In addition to the called inspections specified above, the building official may make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws which are enforced by the code enforcement agency.

(h) 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 subsection is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, 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 permit card is not properly posted 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 therefor in writing upon a form furnished for that purpose and pay the reinspection fee in accordance with Table No. 3-A.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

#### SECTION 16.

Subsection (b) of section 306 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

Sec. 306. (b) Special Inspector. The building official may require special inspectors on construction where required because of work involving unusual hazards, location, size or complexity. The special inspector shall be a qualified person approved by the building official and employed by the owner or his agent. He shall provide periodic written reports to the building official noting all code violations and other information upon request.

#### SECTION 17.

Section 307 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:



Sec. 307. (a) Use or Occupancy. No building or structure of Groups A, E, I, H, B, R or M Occupancy 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 as provided herein.

(b) Change in Use. Changes in the character or use of a building shall not be made except as specified in section 502 of this code.

(c) Certificate Issued. After final inspection when it is found that the building or structure complies with the provisions of this code and other laws which are enforced by the code enforcement agency, the building official shall issue a Certificate of Occupancy which shall contain the following:

1. The building permit number.
2. The address of the building.
3. The name and address of the owner.
4. A description of that portion of the building for which the certificate is issued.
5. A statement that the described portion of the building complies with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building inspector.

(d) Temporary Certificate. If the building official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, he may issue a temporary Certificate of Occupancy for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure.

#### SECTION 18.

Chapter 3 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 by adding a new section following section 307, which shall read as follows:

Sec. 308. (a) Consent to Move.

1. Except as otherwise provided herein, it is unlawful for any person to move any existing building or structure of any kind or description into or within the unincorporated area of Washoe County without having obtained a permit as hereinafter provided.
2. This section 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 have not been previously occupied.

(b) Application - Board of Adjustment. Any person desiring or intending to move any building or structure into or within the unincorporated area of Washoe County shall file an application with the Washoe County Board of Adjustment. Such application shall include the following:

1. The existing location of the building or structure intended to be moved.
2. The size and character of said building or structure.
3. The proposed new location of said building or structure. The method of moving and the proposed route to be followed.
4. Statement of purpose for which the building or structure is to be used in its new location.
5. A report from the Washoe County Building Department specifying the improvements and modifications necessary to bring the building or structure in compliance with existing codes and the approximate cost of required improvements and modifications.
6. 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.

(c) Public Hearing.

1. The Board of Adjustment shall hold a public hearing upon the application no later than 45 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:
  - 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.
2. The Board of Adjustment may hear from any person concerning the application and may consider written communications.

(d) Determination.

1. After the hearing, the Board of Adjustment may approve, approve with conditions or deny the application. The Board shall deny the application for a permit when:
  - A. The use of the proposed site for the purpose intended is prohibited by zoning laws of this County; or

B. The structure is of a type prohibited at the proposed location by any other law or ordinance.

2. An application shall not be approved unless the applicant has expressed or expresses his willingness to post a bond or other suitable guarantee sufficient to correct any defective condition of the building or structure proposed to be moved or to repair or reconstruct the building or structure to conform to the requirements of existing codes.
3. 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, County Clerk 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.

(e) Appeal of Decision of Board of Adjustment.

1. Except as provided in paragraph 2, 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 Fifty Dollars (\$50.00) within 10 days after the Board of Adjustment has notified the County Clerk of its decision pursuant to Sec. 308(d)3. 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.
2. In the event the decision of the Board of Adjustment is appealed by the building official, County Engineer, Health Department or any other agency of Washoe County, no fee shall be required.
3. 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 no later than 30 days from date of receipt of the petition of appeal. Notice of the hearing shall be given by the 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 Sec. 308(c) of this section. 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.
4. Any decision of the Board of County Commissioners is final and shall only be reviewed by instituting

proceedings in the Second Judicial District Court, Washoe County, Nevada.

(f) Permit; Guarantees.

1. If the application for a permit to move a building or structure is granted by the Board of Adjustment and no Notice of Appeal is filed pursuant to section 308(e) or the Board of County Commissioners have heard the appeal and approved the application, the applicant may apply to the Building Official for a permit in accordance with section 302.
2. The Building Official shall not issue a permit to move a building or structure until the applicant provides:
  - A. A bond or other guarantee acceptable to the building official, and in a form approved by the District Attorney, in a sum of not less than \$1,000.00. The guarantee shall be conditioned so that the 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.
  - B. A bond or other guarantee acceptable to the Building Official and District Attorney, in a sum the Building Official deems necessary to bring the building or structure to be moved into full compliance with all terms and conditions imposed by the Board of Adjustment or Board of County Commissioners when the application to move the building or structure was approved.
3. The bond or other guarantee posted pursuant to this subsection shall remain in force until the recipient of the permit performs all terms and conditions of the permit in a manner acceptable to the Building Official. Upon completion, the Building Official shall provide written notice to the principal and surety, if any. If the guarantee is in the form of cash, it shall be returned to the depositor, his successors or assigns.
4. Any portion of a guarantee not required to complete the conditions of a permit issued pursuant to this section shall be returned to the principal or surety.
5. The County Engineer, shall designate on the permit to be issued pursuant to this section the route over which the building or structure shall pass and the time within which the same shall be moved.

## (g) Default in Performance of Conditions.

1. 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 section, written notice thereof shall be given to the principal and the surety, if any, on the guarantee 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.
2. If, after receipt of the aforementioned notice, the principal or surety fails to perform the required work within the time specified in the notice, the Building Official may take whatever action is appropriate to ensure that the required work is performed and completed. If the Building Official determines that the guarantee is insufficient to perform the required work and the principal fails to provide sufficient guarantee within a reasonable time after notice is given as in subsection 1, the Building Official may take appropriate action to have the building or structure removed or demolished and the site cleaned and restored. Costs incurred pursuant to this provision are payable from the bond or other guarantee posted pursuant to this section.
3. 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 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.

## (h) 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 superintendent 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 Sec. 303(f)2 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. A building or structure shall not 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.

SECTION 19.

The term "APARTMENT HOUSE" of section 402 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance 83 to read as follows:

APARTMENT HOUSE is any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied as the home or residence of two or more families living independently of each other.

SECTION 20.

Section 404 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

Sec. 404. CAST STONE is a precast building stone manufactured from portland cement concrete and used as a trim, veneer or facing on or in buildings or structures.

CENTRAL HEATING PLANT is comfort heating plant equipment installed in such a manner to supply heat by means of ducts or pipes to areas other than the room in which the equipment is located.

CHIEF OF THE FIRE DEPARTMENT is the head of the fire department or his regularly authorized deputy.

CONDOMINIUM is an estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with a separate interest in space in a residential, industrial or commercial building or industrial and commercial building on such real property.

COURT is a space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three or more sides by walls of a building.

SECTION 21.

Section 421 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

Sec. 421. TOWNHOUSE is any building containing multiple dwelling units with ownership of each unit conveyed by a deed of real property which includes the land upon which the dwelling is constructed.

SECTION 22.

Chapter 11 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 by adding a new section following section 1106 which shall read as follows:

## Sec. 1107. Fences.

1. Except as otherwise provided in subsection 2, fences constructed in conjunction with all occupancies must be constructed with new materials or materials previously used for fencing.
2. Barbed wire and drive post fencing used in conjunction with agricultural uses on parcels larger than one-half acre are exempted from permits and approvals.

SECTION 23.

Section 1201 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

## Sec. 1201. Group R Occupancies shall be:

DIVISION 1. (a) Hotels, apartment houses and condominiums.

(b) Convents and monasteries accommodating more than 10 persons.

DIVISION 2. Not used.

DIVISION 3. Dwellings, lodging houses and townhouses.

For occupancy separations, see Table No. 5-B.

For occupant load, see Section 3301

SECTION 24.

Section 1202 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

Sec. 1202. (a) General. Buildings or parts of buildings classed in Group R because of the use or character of the occupancy shall be limited to the types of construction set forth in Tables No. 5-C and No. 5-D and shall not exceed, in area or height, the limits specified in Sections 505, 506 and 507.

(b) Special Provisions. Group R, Division 1 Occupancies more than two stories in height or having more than 3000 square feet of floor area above the first story, shall be not less than one-hour fire-resistive construction throughout.

EXCEPTION: Dwelling units within an apartment house not over two stories in height may have nonbearing walls of unprotected construction, provided the units are separated from each other and from corridors by construction having a fire-resistance rating of not less than one hour. Openings to such corridors shall be equipped with doors conforming to Section 3304 (h) regardless of the occupant load served.

Every apartment house three stories or more in height and containing more than 15 apartments, and every hotel three stories or more in height containing 20 or more guest rooms, shall have an approved fire alarm system as specified in the Fire Code.

For Group R, Division 1 Occupancies with a Group B, Division 1 parking garage in the basement or first floor, see Section 702(a).

For attic space partitions and draft stops, see Section 3205.

(c) Burn-through time for all component wall and ceiling assemblies, including basements, shall be a minimum of 45 minutes, as tested by a nationally approved testing agency.

SECTION 25.

Chapter 12 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 by adding a new section following section 1215, which shall read as follows:

Sec. 1216. Every dwelling unit within Group R which is provided with a driveway shall have a maximum gradient between vertical transitions of 14 percent (i.e., 1-3/4 vertical inches per horizontal foot.) Alignment shall be safe and convenient for vehicular ingress and egress or an adequate turnaround shall be provided.

SECTION 26.

Section 1702 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

Sec. 1702. The structural frame shall be considered to be the columns and the girders, beams, trusses and spandrels having direct connections to the columns and all other members which are essential to the stability of the building as a whole. The members of floor or roof panels which have no connection to the columns shall be considered secondary members and not a part of the structural frame.

When combustible materials are used in the structural frame, including secondary members, all combustibles shall be protected with protective materials attached to members and capable of meeting one-hour fire-resistive construction regardless of the type of construction or occupancy.

SECTION 27.

Section 1703 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

Sec. 1703.

1. Except as otherwise provided in subsection 2 and in M occupancies, usable space under the first story shall be enclosed and "if such enclosure is constructed of metal or wood shall be protected on the side of the usable space as required for one-hour fire-resistive construction. Doors shall be self-closing, or noncombustible construction or solid wood core, not less than 1-3/4 inches in thickness.



2. Group R, Division 3, enclosures when constructed of metal or wood shall be protected with materials capable of meeting 45 minute fire-resistive construction.

SECTION 28.

Paragraph (b) of section 1711 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 33 to read as follows:

(b) Toilet Facilities. Each water closet stool shall be located in a clear space not less than 30 inches in width and have a clear space in front of the water closet stool of not less than 24 inches.

Where toilet facilities are provided on any floor where access by the physically handicapped is required by Table No. 33-A, at least one such facility for each sex shall comply with the requirement of this section. Except in dwelling units and guest rooms, such facilities must be available to all occupants. All doorways leading to such toilet rooms shall have a clear and unobstructed width of not less than 30 inches. Each such toilet room shall have the following:

1. A clear space of not less than 44 inches on each side of doors providing access to toilet rooms. This distance shall be measured at right angles to the back of the door when in the closed position. Not more than one door may encroach into the 44-inch space.
2. Except in dwelling units and guest rooms, a clear space within the toilet room of sufficient size to inscribe a circle with a diameter not less than 60 inches. Doors in any position may encroach into this space by not more than 12 inches.
3. A clear space not less than 42 inches wide and 48 inches long in front of at least one water closet stool for the use of the handicapped. When such water closet stool is within a compartment, entry to the compartment shall have a clear width of 30 inches when located at the end and a clear width of 34 inches when located at the side. A door, if provided, shall not encroach into the required space in front of the water closet. Except for door swing, a clear unobstructed access not less than 44 inches in width shall be provided to toilet compartments designed for use by the handicapped.
4. Grab bars near each side or one side and the back of the toilet stool securely attached 32 inches above and parallel to the floor. Grab bars at the side shall be 42 inches long with the front end positioned 24 inches in front of the water closet stool. Grab bars at the back shall be not less than 30 inches long. Grab bars shall have an outside diameter of not less than 1-1/4 inches nor more than 1-1/2 inches and shall provide a clearance of 1-1/2 inches between the grab bar and adjacent surface. Grab bars need not be provided in Group R, Division 1 apartment houses.
5. When it can be established that the facilities are usable by a person in a wheelchair, dimensions other than those above shall be acceptable.

EXCEPTION: In Group R-1 Occupancies, only five percent (5%) or a minimum of two rooms, whichever is greater, need be equipped in accordance with the standards set forth in subparagraphs 1 through 5 of this subsection.

SECTION 29.

Section 2305 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

Sec. 2305. (a) General. Roofs shall sustain, within the stress limitations of this code, all "dead loads" plus unit "live loads" as set forth in Table No. 23-C. The live loads shall be assumed to act vertically upon the area projected upon a horizontal plane.

(b) Distribution of Loads. Where uniform roof loads are involved in the design of structural members arranged so as to create continuity, consideration may be limited to full dead loads on all spans in combination with full live loads on adjacent spans and on alternate spans.

EXCEPTION: Alternate span loading need not be considered where the uniform roof live load is 20 pounds per square foot or more and the provisions of Section 2305(d) are met.

Where snow loading is not required in the design, roof live loads need not be considered to act simultaneously with crane loads.

(c) Unbalanced Loading. Unbalanced loads shall be used where such loading will result in larger members or connections. Trusses and arches shall be designed to resist the stresses caused by unit live loads on one-half of the span if such loading results in reverse stresses, or stresses greater in any portion than the stresses produced by the required unit live load upon the entire span. For roofs whose structure is composed of a stressed shell, framed or solid, wherein stresses caused by any point loading are distributed throughout the area of the shell, the requirements for unbalanced unit live load design may be reduced 50 percent.

(d) Snow Loads. Snow loads full or unbalanced shall be considered in place of loads set forth in Table No. 23-C, where such loading will result in larger members or connections.

Potential accumulation of snow at valleys, parapets, roof structures and offsets in roofs of uneven configuration shall be considered. Where snow loads occur, the snow loads shall comply with Table 23-C1.

(e) Special-purpose Roofs. Roofs to be used for special purposes shall be designed for appropriate loads as approved by the building official.

Greenhouse roof bars, purlins and rafters shall be designed to carry a 100-pound-minimum concentrated load in addition to the live load.

(f) Water Accumulation. All roofs shall be designed with sufficient slope or camber to assure adequate drainage after the long-time deflection from

dead load or shall be designed to support maximum loads including possible ponding of water due to deflection. See section 2307 for deflection criteria.

SECTION 30.

Chapter 23 of the Uniform Building Code, 1979 Edition, is hereby amended by adding a new table following section 2305 in Exhibit "A" of Washoe County Ordinance No. 83, which shall read as follows:

TABLE 23-C1 Roof Live Loads - Pounds per Square Foot  
Elevations at or above 5,000 feet above sea level  
Snow Load in lbs./sq. ft.

All Manufacturers trusses must be certified stamped.

<u>Elevation Above Sea</u> <u>Level in Feet</u>	<u>LAKE TAHOE</u> <u>Basin</u>	<u>ALL WASHOE COUNTY</u> <u>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 5,000 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 5,000 ft. elevation, consideration shall be given to the following:
  - (a) Unbalanced loading roofs.
  - (b) Drifting due to adjacent obstructions.
  - (c) Accumulation in valleys and adjacent to parapet walls and chimneys.
  - (d) Ice loading on cornices.
  - (e) Possible impact 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. Eighty percent (80%) of the tabulated values in Table 23-C1 may be used with roofs having a pitch of between 6 in 12 and 12 in 12.
5. Sixty percent (60%) of the tabulated values in Table 23-C1 may be used with roofs having a pitch in excess of 12 in 12.

## SECTION 31.

Paragraph (a) of section 2311 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

Sec. 2311. (a) General. Buildings or structures shall be designed to withstand the minimum horizontal and uplift pressures set forth in Column No. 2 (25 pounds per square foot, wind pressure map) of Table No. 23-F and this section allowing for wind from any direction. The wind pressures set forth in Table No. 23-F are minimum values and shall be adjusted by the building official for areas subjected to higher wind pressures. When the form factor, as determined by wind tunnel tests or other recognized methods, indicates vertical or horizontal loads of lesser or greater severity than those produced by the loads herein specified, the structure may be designed accordingly.

## SECTION 32.

Chapter 24 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 by adding a new table which shall read as follows:

TABLE L  
STEMWALL AND BASEMENT WALL STEEL SCHEDULE

TYPE WALL	STEMWALL/BASEMENT WALL	VERTICAL STEEL	HORIZONTAL STEEL	GROUT
BLOCK	4'0" or less of wall height and maximum 4'0" retaining	No. 4 rebar at 32" o/c	One (1) No.4 rebar - bond beam at 4'0" level	Solid grout all cells below grade
CONCRETE	4'0" or less of wall height and maximum 4'0" retaining	No. 4 rebar at 48" o/c	No. 4 at top of foundation wall	N/A
BLOCK	4'0" or more of wall height and 4'0" or more of retaining.	No. 4 rebar at 24" o/c	No. 4 rebar at 24" o/c	See Note 3
CONCRETE	4'0" or more of wall height and 4'0" or more of retaining.	No. 4 rebar at 24" o/c	No. 4 rebar at 24" o/c	N/A

## Notes:

1. One (1) No. 4 rebar bond beam required for block at each 4'0" horizontal level and grouted solid.
2. All references to block shall be min. 8"x8"x16" block with cells.
3. Solid grout all cells below grade - Grout all reinforced cells vertically and horizontally.

## SECTION 33.

Section 2501 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

Sec. 2501. (a) Quality and Design. The quality and design of wood members and their fastenings shall conform to the provisions of this chapter, and to the applicable standards listed in Chapter 60. Utility grade material shall not be used for structural framing. All references to the use of utility grade material shall be disregarded.

(b) Workmanship. All members shall be framed, anchored, tied and braced so as to develop the strength and rigidity necessary for the purposes for which they are used.

(c) Fabrication. Preparation, fabrication and installation of wood members and their fastenings shall conform to accepted engineering practices and to the requirements of this code.

(d) Rejection. The building official may deny permission for the use of a wood member where permissible grade characteristics or defects are present in such a combination that they affect the serviceability of the member.

(e) Minimum Quality. Minimum capacity of structural framing members may be established by performance tests. When tests are not made, capacity shall be based upon allowable stresses and design criteria specified in this code.

Studs, joists, rafters, foundation plates or sills, planking 2 inches or more in depth, beams, stringers, posts, structural sheathing and similar load-bearing members shall be of at least the minimum grades set forth in Table No. 25-A-1 or No. 25-A-2. Approved end-jointed lumber may be used interchangeably with solid-sawn members of the same species and grade. Such use shall include, but not be limited to, light framing joists, planks and decking.

Plywood shall be of species Group 1,2,3 or 4 and shall be one of the grades specified in U.B.C. Standard No. 25-9.

Approved fire-retardant treated wood shall be dried, following treatment, to a maximum moisture content as follows: solid-sawn lumber 2 inches in thickness or less to 19 percent, and plywood to 15 percent.

(f) Shrinkage. Consideration shall be given in the design to the possible effect of cross-grain dimensional changes considered vertically which may occur in lumber fabricated in a green condition.

SECTION 34.

Paragraphs (a) and (b) of section 2907 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" to read as follows:

Sec. 2907. (a) General. Footings and foundations, unless otherwise specifically provided, shall be constructed of masonry, concrete or treated wood in conformance with U.B.C. Standard No. 29-3; and shall in all cases extend below the frost line. The frost line is defined as twenty-four inches (24") below finished grade. Footings of concrete and masonry shall be of solid material. Foundations supporting wood shall extend at least six inches (6") above the adjacent finish grade. There shall be a minimum of one number four (#4) continuous reinforcing bar in the top of all foundation walls, and one 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"O.C.) 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.

(b) Bearing Walls. Bearing walls shall be supported on masonry or concrete foundations or piles or other approved foundation system which shall be of sufficient size to support all loads. Where a design is not provided, the minimum foundation requirements for stud bearing walls shall be as set forth in Table No. 29-A.

EXCEPTIONS: The support of buildings by posts embedded in earth shall be designed as specified in Section 2907(f). Wood posts or poles embedded in earth shall be pressure treated with an approved preservative. Steel posts or poles shall be protected as specified in Section 2908 (h).

SECTION 35.

Table 29-A of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

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 and Finish Grade (Inches)
	Concrete	Unit Masonry			
1	6	8	12	8	24
2	8	8	15	8	24
3	10	10	18	10	24

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

## SECTION 36.

Table 29-E of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

TABLE 29 E  
STEMWALL AND BASEMENT WALL STEEL SCHEDULE

TYPE WALL	STEMWALL/BASEMENT WALL	VERTICAL STEEL	HORIZONTAL STEEL	GROUT
BLOCK	4'0" or less of wall height and maximum 4'0" retaining	No. 4 rebar at 32" o/c	One (1) No.4 rebar - bond beam at 4'0" level	Solid grout all cells below grade
CONCRETE	4'0" or less of wall height and maximum 4'0" retaining	No. 4 rebar at 48" o/c	No. 4 at top of foundation wall	N/A
BLOCK	4'0" or more of wall height and 4'0" or more of retaining.	No. 4 rebar at 24" o/c	No. 4 rebar at 24" o/c	See Note 3.
CONCRETE	4'0" or more of wall height and 4'0" or more of retaining.	No. 4 rebar at 24" o/c	No. 4 rebar at 24" o/c	N/A

## Notes:

1. One (1) No. 4 rebar bond beam required for block at each 4'0" horizontal level and grouted solid.
2. All references to block shall be min. 8"x8"x16" block with cells.
3. Solid grout all cells below grade - Grout all reinforced cells vertically and horizontally.

SECTION 37.  
 Table 47-G of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

TABLE NO. 47-G - APPLICATION OF SINGLE-PLY GYPSUM WALL BOARD

Thickness of Gypsum Wallboard in Inches	Plane of Framing Surface	Long Dimension of Gypsum Wallboard Sheets in Relation to Direction of Framing Members	Maximum Spacing of Framing Members <sup>1</sup> Center to Center in Inches	Maximum Spacing of Fasteners <sup>1</sup> in Inches		Nails <sup>2</sup> -To Wood
				Nails <sup>3</sup>	Screws <sup>4</sup>	
1/2"	Ceiling	Either Direction	16"	7	12	No.13 gage, 1-3/8 long A/64" head; .098 Diameter, 1-1/4" Long, Annular Ringed, 5d, Cooler Nail (.086" dia., 1-5/8" Long 15/64" Head)
	Walls	Either Direction	24"	8	12	
5/8"	Ceiling	Either Direction	16"	7	12	No.13 Gage, 1-5/8" Long, 19/64" Head, .098" Dia., 1-3/8" Long Annular Ringed; 6D, Cooler Nail (.092"Dia, 1-7/8" Long, 1/4" Head
	Ceiling	Perpendicular	24"	7	12	
	Walls	Either Direction	24"	8	12	

NAIL OR SCREW FASTENINGS WITH ADHESIVES  
 MAXIMUM CENTER TO CENTER IN INCHES

(Column Headings as Above)			End Edges Field				As Required for 1/2" and 5/8" Gypsum Wallboard. See above.
1/2" or	Ceiling	Either Direction	16"	16"	16"	24"	
5/8"	Ceiling	Either Direction	24"	16"	16"	24"	
1/2" or 5/8"	Walls	Either Direction	24"	16"	24"	5"	

Notes: 1. For fire-resistive construction, see Tables No. 43-B and No. 43-C. For shear-resisting elements, see Table No. 47-I.

2. Where the metal framing has a clinching design formed to receive the nails by two edges of metal, the nails shall be not less than 5/8-inch longer than the wallboard thickness, and shall have ringed shanks. Where the metal framing has a nailing groove formed to receive



9. A fill less than 1 foot in depth and placed on natural terrain with a slope flatter than five horizontal to one vertical, or less than 3 feet in depth, not intended to support structures, which does not exceed 50 cubic yards on any one lot and does not obstruct a drainage course.

10. No grading permits shall be issued without the express written consent of the Board of County Commissioners if fill, as defined in this Chapter, 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 adversely affects the public health, safety or welfare, or if such fill is not or would not be in the public interest.

SECTION 40.

Section 7004 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

Sec. 7004. Whenever the building official determines that any existing excavation or embankment or fill on private property has become a hazard to life and limb, or endangers property, or adversely affects the safety, use or stability of a public way or drainage channel, the owner of the property upon which the excavation or fill is located, or other person or agent in control of said property, upon receipt of notice in writing from the building official, shall within the period specified therein repair or eliminate such excavation or embankment so as to eliminate the hazard and be in conformance with the requirements of this code. A permit to use explosives or blasting agents must be obtained whenever explosives or blasting agents are used in conjunction with land development.

SECTION 41.

Section 7005 of the Uniform Building Code, 1979 Edition, is hereby amended by adding two new definitions in Exhibit "A" of Washoe County Ordinance No. 83 which shall read as follows:

DRAINAGE CHANNEL shall mean those natural channels, the centerline of which is indicated on the Truckee Meadows Drainage Map 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 specific 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.

SECTION 42.

Paragraph (d) and (f) of section 7006 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

the nails, the nails shall have barbed shanks or be 5d, No. 13-1/3 gauge, 1-5/8 inch long, 15/64-inch head for 1/2-inch gypsum wallboard; 6d, No. 13 gauge, 1-7/8 inch long, 15/64-inch head for 5/8-inch gypsum wallboard.

3. Two nails spaced 2 inches to 2-1/2 inches apart may be used where the pairs are spaced 12 inches on center except around the perimeter of the sheets.

4. Screws shall conform with U.B.C. Standard No. 47-5 and be long enough to penetrate into wood framing not less than 5/8 inch and through metal framing not less than 1/4 inch.

5. Not required.

#### SECTION 38.

Section 7001 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

Sec. 7001. 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.

#### SECTION 39.

Section 7003 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

Sec. 7003. No person shall do any grading without first having obtained a grading permit from the building official except for the following:

1. Grading in an isolated, self-contained area if there is no danger apparent to private or public property.
2. An excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation nor exempt any excavation having an unsupported height greater than 5 feet after the completion of such structure.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells or tunnels or utilities.
6. Mining, quarrying, excavating, processing, stockpiling of rock, sand, gravel, aggregate or clay where established and provided for by law, provided such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property.
7. Exploratory excavations under the direction of soil engineers or engineering geologists.
8. An excavation which (a) is less than 2 feet in depth, or (b) which does not create a cut slope greater than 5 feet in height and steeper than one and one-half horizontal to one vertical.

Sec. 7006. (d) Information on Plans and in Specifications. Plans shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that they will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give the location of the work and the name and address of the owner and the person by whom they were prepared.

The plans shall include the following information:

1. General vicinity of the proposed site.
2. Property limits and accurate contours of existing ground and details of terrain and area drainage.
3. Limiting dimensions, elevations or finish contours to be achieved by the grading, and proposed drainage channels and related construction.
4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or as a part of, the proposed work together with a map showing the drainage area and the estimated runoff of the area served by any drains.

Computation of runoff and flood flow quantities shall include but not be limited to the following methods and data:

Use of Rational Method of computing runoff for drainage area less than three (3) square miles, where  $Q=CiA$

$Q$  = 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.

Use of hydrograph methods approved by the Building Official for computation of runoff for area larger than three (3) square miles.

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:

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

(f) Engineering Geology Report. The engineering geology report required by Subsection (c) shall include an adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinions and recommendations covering the adequacy of sites to be developed by the proposed grading.

Recommendations included in the report and approved by the building official shall be incorporated in the grading plans or specifications.

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 less 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 upon the assumption that the design storm does not occur when the ground surface is frozen.

The following formulas shall be used 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 topography 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 designs shall make provisions for the discharge of drainage water into natural drainage channels at the discharge point of any improvements. Drainage improvements will not be permitted to discharge into irrigation ditches except under conditions acceptable to the Building Official.

#### SECTION 43.

Section 7011 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 by adding a paragraph (d) which shall read as follows:

Sec. 7011. (d) Setbacks from Drainage Channels. In all cases the following minimum setbacks shall be maintained from the centerline of drainage channels and major irrigation ditches.

1. Fifteen (15) feet from the centerline of incidental drainage channels (drainage area less than 1000 acres).
2. Twenty-five (25) feet from the centerline of secondary drainage channels (drainage area 1000 to 5000 acres).
3. Fifty (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 any improvement(s) to drainage channel(s) in question. Improvements shall provide capacity within drainage channels for the free and unobstructed passage of the required flood flow quantity as determined under Sec. 7006 of this Chapter, as amended above.

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.

#### SECTION 44.

Section 7012 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

Sec. 7012. (a) General. Unless otherwise indicated on the approved grading plan, drainage facilities and terracing shall conform to the provisions of this section.

(b) Terrace. Terraces at least 6 feet in width shall be established at not more than 30-foot vertical intervals on all cut or fill slopes to control surface drainage and debris except that where only one terrace is required, it shall be at mid-height. For cut or fill slopes greater than 60 feet and up to 120 feet in vertical height, one terrace at approximately mid-height shall be 12 feet in width. Terrace widths and spacing for cut and fill slopes greater than 120 feet in height shall be designed by the civil engineer and approved by the building official. Suitable access shall be provided to permit proper cleaning and maintenance.

Swales or ditches on terraces shall have a minimum gradient of 5 percent and must be paved with reinforced concrete not less than 3 inches in thickness or an approved equal paving. They shall have a minimum depth at the deepest point of 1 foot and a minimum paved width of 5 feet.

A single run of swale or ditch shall not collect runoff from a tributary area exceeding 13,500 square feet (projected) without discharging into a down drain.

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 one percent (1%) minimum grade.

(c) Subsurface Drainage. Cut and fill slopes shall be provided with subsurface drainage as necessary for stability.

(d) Disposal. All drainage facilities shall be designed to carry waters to the nearest practicable drainage way approved by the building official and/or other appropriate jurisdiction as a safe place to deposit such waters. Erosion of ground in the area of discharge shall be prevented by installation of nonerosive downdrains or other devices.

Building pads shall have a drainage gradient of 2 percent toward approved drainage facilities, unless waived by the building official.

EXCEPTION: The gradient from the building pad may be 1 percent if all of the following conditions exist throughout the permit area:

A. No proposed fills are greater than 10 feet in maximum depth.

B. No proposed finish cut or fill slope faces have a vertical height in excess of 10 feet.

C. No existing slope faces, which have a slope face steeper than 10 horizontally to 1 vertically, have a vertical height in excess of 10 feet.

(e) Interceptor Drains. Paved interceptor drains shall be installed along the top of all cut slopes where the tributary drainage area above slopes towards the cut and has a drainage path greater than 40 feet measured horizontally. Interceptor drains shall be paved with a minimum of 3 inches of concrete or granite and reinforced. They shall have a minimum depth of 12 inches and a minimum paved width of 30 inches measured horizontally across the drain. The slope of drain shall be approved by the building official.

(f) 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 that said material is free from plastics or other foreign matter.

#### SECTION 45.

Section 7013 of the Uniform Building Code, 1979 Edition, is hereby amended in Exhibit "A" of Washoe County Ordinance No. 83 to read as follows:

Sec. 7013. (a) Slopes. The faces of cut and fill slopes shall be prepared and maintained to control against erosion. This control may consist of effective planting. The protection for the slopes shall be installed as soon as practicable and prior to calling for final approval. Where cut slopes are not subject to erosion due to the erosion-resistant character of the materials, such protection may be omitted.

(b) Other Devices. Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion and provide safety. Other devices or methods shall include, but not be limited to, driveway culverts of sufficient diameter to be determined by engineering when required by the Building Official, but not smaller than 12 inches in diameter.

(c) Fill Slopes. 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.

(d) Usable Rear, Front and Side Yards. A usable rear yard shall be provided at least 15 feet deep from building wall to the toe of a slope with vertical height exceeding 15 feet. The horizontal distance of the minimum 15 foot requirements for usable rear yard must be increased at the rate of 1/4 foot horizontal for every foot of bank height over the first 15 feet. A usable front and side yards must be provided, having a maximum slope of 2-1/2 inches per foot (21 percent)

away from building for a minimum 4 foot distance. At toe of slope where height of bank exceeds 4 feet, the horizontal distance of the minimum 4 foot usable yard requirement shall be increased at the rate of 1/2 foot for every foot of bank height over the first 4 feet.

SECTION 46.

The title of Exhibit "B" of Washoe County Ordinance No. 33 is hereby amended to read as follows:

EXHIBIT B

UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS,  
1979 EDITION

The following changes and additions in the Uniform Code for the Abatement of Dangerous Buildings, 1979 Edition, are hereby incorporated into the provisions of said Volume:

SECTION 47.

Section 201 of the Uniform Code for the Abatement of Dangerous Buildings, 1979 Edition, is hereby amended in Exhibit "B" of Washoe County Ordinance No. 83 to read as follows:

Sec. 201. (a) Administration. The building official is hereby authorized to enforce the provisions of this code.

(b) Inspections. The health officer, the fire marshal and the building official are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this code.

(c) Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the building official or his authorized representative has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building or premises unsafe, dangerous or hazardous, the building official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed upon the building official by this code, provided that if such building or premises be occupied, he shall first present proper credentials and request entry; and if such building or premises be unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If such entry is refused, the building official or his authorized representative shall have recourse to every remedy provided by law to secure entry.

When the building official or his authorized representative shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care or control of any building or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official or his authorized representative for the purpose of inspection and examination pursuant to this code.



SECTION 48.

Section 202 of the Uniform Code for the Abatement of Dangerous Buildings, 1979 Edition, is hereby amended in Exhibit "B" of Washoe County Ordinance No. 83 to read as follows:

Sec. 202. All buildings or portions thereof which are determined after inspection by the building official to be dangerous as defined in this code are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure specified in:

1. Section 401 of this Code;
2. NRS 244.360; or
3. Washoe County Ordinance No. 210.

SECTION 49.

Section 203 of the Uniform Code for the Abatement of Dangerous Buildings, 1979 Edition, is hereby amended in Exhibit "B" of Washoe County Ordinance No. 83 to read as follows:

Sec. 203. (a) It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code or to refuse to comply with any lawful order of the Building Official.

(b) Any person who fails to comply with the provisions of this Code is guilty of violating Washoe County Ordinance No. 83.

SECTION 50.

Section 401 of the Uniform Code for the Abatement of Dangerous Buildings, 1979 Edition, is hereby amended in Exhibit "B" of Washoe County Ordinance No. 83 by adding subsection (f) which shall read as follows:

Sec. 401. (f) Additional Notice and Order After Any Extension of Time Granted by Building Official. If after proper service of a Notice and Order in accordance with the preceding subsections the Building Official or his authorized representative has granted extension of time to any person to complete the work or comply with any provision stated in said Notice and Order prior to the time it has become final, said Building Official shall not record such Notice and Order and shall not proceed to enforce said Order until a new Notice and Order has been prepared and served on the persons entitled to same in accordance with the preceding subsections. The additional Notice and Order issued in accordance with this subsection shall, in addition to complying with the other requirements of this section, concisely state (1) the action required to be taken as determined by the Building Official and (2) the time in which such action must be completed. If such required action is not completed in the time indicated and no further extensions of time have been granted, the Building Official may record such additional Notice and Order in accordance with Section 402 of this Code and may proceed with the enforcement of its provisions in the manner authorized therein.

SECTION 51.

Section 403 of the Uniform Code for the Abatement of Dangerous Buildings, 1979 Edition, is hereby amended in Exhibit "B" of Washoe County Ordinance No. 83 to read as follows:

Sec. 403. (a) Standards to be Followed. The following standards shall be followed by the building official in ordering the repair, vacation or demolition of any, dangerous building or structure:

1. Any building declared a dangerous building under this ordinance shall either be repaired in accordance with the current building code or shall be demolished at the option of the building owner.
2. If the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or its occupants, it shall be ordered to be vacated.

SECTION 52.

Section 501 of the Uniform Code for the Abatement of Dangerous Buildings, 1979 Edition, is hereby amended in Exhibit "B" of Washoe County Ordinance No. 83 to read as follows:

Sec. 501. (a) Board of Adjustment. In order to provide for reasonable interpretations of this Code, appeals may be taken to the Board of Adjustment, in accordance with the provisions of NRS 278.270 to 278.310, inclusive.

(b) Appeals. Appeals to the Board of Adjustment may be taken by any person aggrieved by his inability to obtain a building permit, or by the decision of any administrative officer or agency based upon or made in the course of the administration or enforcement of the provisions of any zoning regulation or any regulation relating to the location or soundness of structures.

(c) Time. The time within which an appeal must be made, and the form of other procedure relating thereto, shall be as specified in the general rules provided by the governing body to govern the procedure of the Board of Adjustment and in the supplemental rules of procedure adopted by the Board of Adjustment.

SECTION 53.

Section 701 of the Uniform Code for the Abatement of Dangerous Buildings, 1979 Edition, is hereby amended in Exhibit "B" of Washoe County Ordinance No. 83 to read as follows:

Sec. 701. (a) General. After any order of the building official or the Board of Adjustment made pursuant to this code shall have become final, no person to whom any such order is directed shall fail, neglect or refuse to obey any such order. Any such person who fails to comply with any such order is guilty of a misdemeanor.

(b) Failure to Obey Order. If, after any order of the building official or Board, of Adjustment made pursuant to this code has become final, the person to whom such order is directed shall fail, neglect or refuse to obey such order, the building official may (i) cause such person to be prosecuted under Subsection

(a) of this section or (ii) institute any appropriate action to abate such building as a public nuisance.

(c) Failure to Commence Work. Whenever the required repair or demolition is not commenced within 30 days after any final notice and order issued under this code becomes effective:

- 1. The building official shall cause the building described in such notice and order to be vacated by posting at each entrance thereto a notice reading:

DANGEROUS BUILDING  
DO NOT OCCUPY

It is a misdemeanor to occupy this building or to remove or deface this notice.

Building Official  
.....of.....

- 2. No person shall occupy any building which has been posted as specified in this subsection. No person shall remove or deface any such notice so posted until the repairs, demolition or removal ordered by the building official have been completed and a Certificate of Occupancy issued pursuant to the provisions of the Building Code.
- 3. The building official may, in addition to any other remedy herein provided, cause the building to be repaired to the extent necessary to correct the conditions which render the building dangerous as set forth in the notice and order; or, if the notice and order required demolition, to cause the building to be sold and demolished or demolished and the materials, rubble and debris therefrom removed and the lot cleaned. Any such repair or demolition work shall be accomplished and the cost thereof paid and recovered in the manner hereinafter provided in this code. Any surplus realized from the sale of any such building, or from the demolition thereof, over and above the cost of demolition and of cleaning the lot, shall be paid over to the person or persons lawfully entitled thereto.

SECTION 54.

- (a) The amendments to paragraph (d) of section 303 of the Uniform Building Code, 1979 Edition, extending the terms of a valid building permit from 12 to 18 months, shall be applicable to any permit which is still valid on the date this bill takes effect.
- (b) The existing provisions of Exhibits "A", "B" and "C" of Washoe County Ordinance No. 83 are hereby repealed.
- (c) Chapter 6 of the Uniform Code for the Abatement of Dangerous Buildings, 1979 Edition, is hereby repealed.

Proposed on the 24th day of June, 1980.  
Proposed by Commissioner Stoess:  
Passed on the 8th day of July, 1980.

Vote:

Ayes: Commissioners: Farr, Stoess, Brown, Ferrari, Underwood

Nays: Commissioners: None

Absent: Commissioners: None

Bill Farr  
Chairman of the Board

ATTEST:

Judi Bailey  
County Clerk

This ordinance shall be in force and effect from and after  
the 23<sup>rd</sup> day of July, 1980.