

SUMMARY: Amends Washoe County Code by adopting and amending Uniform codes relating to buildings and construction.

BILL NO. 882

ORDINANCE NO. 707

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY REPEALING PROVISIONS RELATING TO BUILDINGS AND CONSTRUCTION AND ADDING UNIFORM CODES WITH CERTAIN CHANGES, ADDITIONS AND DELETIONS, RELATING TO BUILDINGS AND CONSTRUCTION.

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

SECTION 1. Chapter 100 of the Washoe County Code is hereby amended by adding thereto the provisions set forth in section 2 to 50, inclusive, of this ordinance.

SECTION 2.

100.010 Adopted codes. The following nationally recognized codes are hereby adopted by Washoe County together with the supplements, listed changes, additions, and deletions as noted.

1. 1985 Edition, Uniform Building Code and appendices 7,11,23,32, 35,38,49,55,57 and 70.
2. 1985 Edition, Uniform Building Code Standards.
3. 1985 Edition, Uniform Plumbing Code.
4. 1985 Edition, Uniform Mechanical Code and appendices A,B,C,D.
5. 1985 Edition, Uniform Housing Code.
6. 1985 Edition, Uniform Code for the Abatement of Dangerous Buildings.
7. 1985 Edition, Uniform Solar Energy Code.
8. 1985 Edition, Swimming Pool Spa and Hot Tub Code.
9. Regulations Regarding Address Numbers of Residential and Commercial Buildings.

SECTION 3.

100.020 Construction of Words and Terms. As used in the adopted codes and sections 100.010 to 100.250, inclusive, of the Washoe County Code:

1. "City", "municipality" and other similar terms shall be construed to mean Washoe County.
2. "City clerk" shall be construed to mean the county clerk of Washoe County.
3. "City council" shall be construed to mean the board of county commissioners of Washoe County.
4. "Mayor" shall be construed to mean the board of county commissioners of Washoe County.
5. U.B.C. shall mean Uniform Building Code.

SECTION 4.

100.025 Code Provisions to be Adhered to. The provisions contained in the adopted codes and sections 100.010 to 100.250, inclusive, of the Washoe County Code 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.

Any person or firm violating any provision of the adopted codes or sections 100.010 to 100.250, inclusive, is guilty of a misdemeanor.

Such person is guilty of a separate offense for each day a violation is committed, continued, permitted or otherwise maintained.

SECTION 5.

100.030 Uniform Housing Code Section 203 repealed: Housing advisory and appeals board. Section 203 of the Uniform Housing Code is hereby repealed.

SECTION 6.

100.035 Uniform Code for the Abatement of Dangerous Buildings Section 205 repealed: Board of appeals. Section 205 of the Uniform Code for the abatement of dangerous buildings is hereby repealed.

SECTION 7.

100.040 U.B.C. Section 202(a) amended: Powers and duties of building official. Section 202(a) of the Uniform Building Code is hereby amended to read as follows:

Powers and duties of building official.

Sec. 202 (a) General. The building official is hereby authorized and directed to enforce all 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 variations 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.

SECTION 8.

100.045 U.B.C. Section 204 amended: Board of Appeals. Section 204 of the Uniform Building Code is hereby amended to read as follows:

Appeals.

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 the adopted codes, 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 supplement rules of procedure adopted by the Board of Adjustment.

SECTION 9.

100.050 U.B.C. Section 301(b) amended: Exemption from building permit. Section 301(b) of the Uniform Building Code is hereby amended to read as follows:

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

1. Fence not over 30 inches high.
2. Oil derricks.
3. Cases, counters and partitions not over 5 feet high.
4. Retaining walls which are not over 24 inches in differential between adjacent grades, 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 30 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 5,000 gallons.
10. Decks - 32 square feet or less, not exceeding 30 inches above grade.
11. Wire fencing used in conjunction with agricultural use on parcels larger than 1 acre are exempted from permits and approvals, provided required setbacks are maintained.

12. Repairing or replacing existing fence, not over 100 feet in length.
13. Siding applied over existing siding.

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 and ordinances of this jurisdiction.

SECTION 10.

100.055 U.B.C. Section 302(b) amended: Plans and specifications. Section 302(b) of the Uniform Building Code is hereby amended by adding:

Plans for all commercial projects designed for human occupancy valued in excess of \$5,000 shall be prepared by an architect or engineer, licensed by the State of Nevada to practice as such.

SECTION 11.

100.060 U.B.C. Section 303(a) amended: Permit issuance. Section 303(a) of the Uniform Building Code is hereby amended by adding:

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 Chapter 624 of NRS (contractors).

SECTION 12.

100.065 U.B.C. Section 303(d) amended: Permit expiration. Section 303(d) of the Uniform Building Code is hereby amended to read as follows:

Sec. 303 (d) Expiration and renewals. All permits issued by the building official under the provisions of this code expire by limitation and become null and void if the building or work authorized by the permit is not completed within 18 months after the date of issuance. Before work authorized under an expired permit can be continued, a new permit must be obtained from the building official. In the event work authorized by the permit is not completed within 18 months after the date of issuance of said permit, the applicant may apply for a renewal of the original permit at one-half of the original permit fee, excluding any park tax and plan check fee if:

1. The work authorized by such permit is not suspended or abandoned for a period exceeding 6 months after expiration of such permit.
2. No structure changes have been made or will be made in the original plans and specifications for the project.
3. In the event the building official determines a project is too extensive or mammoth to be completed within 18 months, he may approve a permit for an extended period of time but not to exceed 36 months.

SECTION 13.

100.070 U.B.C. Section 304(c) amended: Plan review fees. Section 304(c) of the Uniform Building Code is hereby amended to read as follows:

(c) Plan Review Fees. When a plan for other data are required to be submitted by sub-section (c) of Section 302, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be as shown in Table No. 3-A.

SECTION 14.

100.075 U.B.C. Section 304(f) amended: Fee refunds. Section 304(f) of the Uniform Building Code is hereby amended to read as follows:

(f) Refunds.

1. Except as provided in sub-paragraphs 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 after the date the permit was issued; and
 - B. No work authorized by the building permit has been commenced on the project site.
2. No portion of the fee paid pursuant to paragraph (c) of this section is refundable.
3. No portion of the tax imposed pursuant to Section 20.457 (residential construction tax) of the Washoe County Code is refundable, but credit for any tax paid shall be given to any subsequent applicant for a building permit on the same project site.

SECTION 15.

100.080 U.B.C. Table No. 3-A amended: Building permit fees. Table No. 3-A is hereby amended to read as follows:

TABLE NO. 3-A - BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00.....	\$15.00
\$501.00 to \$2,000.00.....	\$15.00 for the first \$500.00 plus \$2.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00....	\$45.00 for the first \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00...	\$252.00 for the first \$25,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00..	\$414.50 for the first \$50,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to..... \$500,000.00	\$639.50 for the first \$100,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof
\$500,001.00 to..... \$1,000,000.00	\$2039.50 for the first \$500,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up.....	\$3539.50 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof

Other Inspections and Fees:

1. Inspections outside of normal business hours.....\$30.00 per hour*
(minimum charge -- two hours)
2. Reinspection fees assessed under provisions of Section 305(g).....\$30.00 per hour*
3. Inspections for which no fee is specifically indicated.....\$30.00 per hour*
4. Additional plan review required by changes, additions or revisions to approved plans.....\$30.00 per hour*
(minimum charge -- one-half hour)

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

Plan Check Fee

1. Single family dwelling.....50% of building permit fee
2. Accessory buildings to single family dwellings, exception as listed below.....50% of building permit fee
3. All other permits.....65% of building permit fee

Tree Cut Permit.....	\$ 5.00
Fence.....	\$20.00
Walls, Masonry (Retaining or Fence).....	\$20.00
Deck (Each), (Except When Constructed With New Dwelling).....	\$20.00
Detached Accessory Buildings (Metal or Wood) Under 200 square feet, ie: Barns, Garages, Sheds, Storage Buildings.....	\$20.00
Carports, Patio Cover, Awning, Screenroom (Wood or Metal).....	\$20.00
Oil Tank.....	\$20.00
Wood Stove.....	\$20.00
Reroof (S.F.D.) All Other by Contract Price, No P/C Fee.....	\$20.00
Business License, Code Inspection.....	\$20.00
Mobile Home Safety Seal.....	\$50.00
Move and Alter.....	\$40.00

SECTION 16.

100.085 U.B.C. Section 307(a) amended: Use or Occupancy. Section 307(a) of the Uniform Building Code is hereby amended by deleting:

Division 1

SECTION 17.

100.090 U.B.C. Chapter 3 amended: Permits and inspections for moving existing buildings. Chapter 3 of the Uniform Building Code is hereby amended by adding thereto a new section numbered Section 308 which shall follow Section 307 and shall read as follows:

Moving of Existing Buildings, StructuresSec. 308(a) Consent to Move.

1. Except as otherwise provided in this section, it is unlawful for any person to move any structure into or within the unincorporated area of Washoe County before obtaining a valid Move and Alter permit. A permit, if issued, will be considered as, and will be subject to, the same terms and conditions applicable to a regular building permit.
2. This section does not apply to:
 - A. Structures with permanently affixed wheels; and
 - B. Prefabricated structures, as defined in Chapter 50 of the Uniform Building Code.

(b) Application - Building Official. Any person desiring a Move and Alter permit must file an application with the building official. The applicant must specify the following:

1. The existing location of the structure.
2. The size and character of the structure.
3. The proposed location of the structure, the proposed use for the structure, the method of moving the structure and the proposed route to be followed.

(c) Determination - Building Official.

1. The building official shall review the application, inspect the structure, approve, approve with conditions, or deny the application. Costs of inspection shall be borne by the applicant. The building official shall deny the application for a permit when:
 - A. The proposed use for the structure is prohibited by zoning laws of this county;
 - B. The structure is of a type prohibited at the proposed location by any other law or ordinance; or
 - C. The structure is such that it cannot be brought into compliance with existing codes through improvement or modification.
2. The building official shall not approve an application unless the applicant posts the bond and other guarantees specified in subsection (e) of this section.
3. If an application is denied, the building official shall specify the reason or reasons for the denial and the applicant may appeal the decision to the board of county commissioners.

(d) Fees.

1. The fee for a Move and Alter permit shall be based on:
 - A. The estimated cost of a new foundation for the structure; and
 - B. The estimated cost of alteration of the structure to bring it into compliance with existing codes and other laws.
2. The building official shall calculate the total estimated costs and, from that figure, shall determine the plan check fee and permit fee.

(e) Permits; Guarantees; Conditions.

1. The building official shall not issue a permit 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 an amount not less than \$1,000. The guarantees must be conditioned so that the person intending to move the structure shall pay for the following damages, costs and expenses.
 - i. Damages that may accrue to the streets, roads or other public rights-of-way of the County of Washoe;
 - ii. Damages that may accrue to the property of the County of Washoe or to the property of any person during the moving of the structure;
 - iii. Damages, costs and expenses incurred in the necessary removal or changing of any telephone, telegraph, electric light or any other wires used for public convenience in the unincorporated areas of the county; and
 - iv. Damages and costs for the removal of any poles in the streets, alleys or sidewalks in the unincorporated areas of the county. The bond or other guarantee must be kept in force until such time as the structure has been moved to the proposed site therefor and the building official has determined that the bond or other guarantee is no longer necessary for the purposes specified above.
 - B. A bond or other guarantee acceptable to the building official and district attorney, in an amount the building official deems necessary to bring the structure to be moved into full compliance with all codes in effect when the application to move the building or structure was submitted. The bond or other guarantee must be kept in force throughout the term of the Move and Alter permit. If the permit must be renewed, the building official shall review the work performed on, and the condition of, the structure at the time of renewal and may decrease or increase the bond or other guarantee by such an amount as he deems necessary to accomplish the purpose of this paragraph.
2. At such time as the holder of the permit has performed all terms and conditions of the permit in a manner acceptable to the building official, the building official shall provide written notice to the principal and surety on the bonds or other guarantees, if any. If the bonds or guarantees are in the form of cash, it shall be returned to the depositor, his successors or assigns.
3. 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.
4. The county engineer shall designate on the permit the route over which the structure must pass.

(f) Default in Performance of Conditions.

1. If the building official finds that a default has occurred in the performance of any term or condition of the permit, the building official shall give written notice thereof to the principal and the surety, if any, on the guarantee within 10 days after the determination of default. The requirement for notice is met if written notice is directed by U.S. Mail to the principal at the address given by the principal upon the application for the permit, and to the surety or other guarantor at the business address provided by the surety or guarantor. The 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 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 insure that the required work is performed and completed. Alternatively, the building official may order the structure demolished and removed if the structure has deteriorated to the point that the cost of alteration thereof has exceeded the bond or guarantee posted to bring the structure into compliance. If the order is not obeyed, the building official may cause the structure to be demolished and removed on his own initiative. Costs incurred by the building official pursuant to the provisions of this paragraph are payable from the bond or other guarantee and by the permit holder.
3. It is unlawful for the owner or his representatives, successors or assigns, or any other person, to interfere with or obstruct the ingress or egress to or from any such premises of any authorized representatives or agent of any surety or of the county engaged in the work of completing, demolishing or removing any structure for which a permit has been issued after default has occurred in the performance of the terms or conditions thereof.

(g) Notice to Public Utilities.

1. Upon receiving a permit, the holder or owner thereof shall serve a copy of the permit 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.
2. After receiving the notice described in paragraph 1, the company owning or controlling the wires may raise or cut or remove the wires to permit the moving of the structure, and the expense, therefore, shall be paid by the person moving the structure. If such expense is not so paid, action may be taken upon the bond or other guarantee prescribed in subsection (e) of this section.

3. If the route designated by the county engineer is along or across a federal aid highway or highways controlled by the State of Nevada, the state highway engineer shall be served by the holder or owner of the permit with a copy thereof by registered mail.
4. If the route designated by the county engineer crosses the right-of-way of any railroad, the local agent of the railroad shall be served with a copy of the permit by registered mail.

(h) Prohibition Against Stopping Movement. A structure may not be stopped 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.

(i) Permits; Duration; Temporary Placement. If a permit is issued, the structure may be temporarily placed on property with M-1 zoning for a period not to exceed 90 days. That time limit may be extended by the building official in cases of hardship or for other good cause shown.

SECTION 18.

100.090 U.B.C. Section 402 amended: Definition of apartment house.
The term "apartment house" of section 402 of the Uniform Building Code is hereby amended to read as follows:

APARTMENT HOUSE is any building or portion thereof which contains two or more dwelling units and, for the purpose of this code, includes residential condominiums.

SECTION 19.

100.100 U.B.C. Section 404 amended: Definition of condominium.
Section 404 of the Uniform Building Code is hereby amended by adding:

CONDOMINIUM is an estate in real property consisting of an undivided interest in common 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.

SECTION 20.

100.105 U.B.C. Section 405 amended: Definition of driveway. Section 404 of the Uniform Building Code is hereby amended by adding:

DRIVEWAY is a private road or easement giving access from a dedicated way to a building on abutting land.

SECTION 21.

100.110 U.B.C. Section 408 amended: Definition of greenhouse.
Section 408 of the Uniform Building Code is hereby amended by adding:

GREENHOUSE is a detached structure, the roof and sides of which consist largely of glass, for the purpose of cultivating delicate or out of season plants, the temperature being kept up by means of artificial heat.

SECTION 22.

100.115 U.B.C. Section 414 amended: Definition of mini warehouse. Section 414 of the Uniform Building Code is hereby amended by adding:

MINI WAREHOUSE is a structure containing two or more spaces, each not larger than 200 square feet in floor area, for the storage or safe-keeping of goods.

SECTION 23.

100.120 U.B.C. Section 420 amended: Definition of sunroom. Section 420 of the Uniform Building Code is hereby amended by adding:

SUNROOM is a habitable glass enclosed porch or living area called also sun porch, sun parlor, solar room.

SECTION 24.

100.125 U.B.C. Section 504(b) amended: Fire resistance of walls. Section 504(b) of the Uniform Building Code is hereby amended by adding.

Exception: Exterior walls of a mini warehouse shall be one hour fire resistive construction when less than 10 feet from a property line.

SECTION 25.

100.130 U.B.C. Section 507 amended: Maximum height of buildings and increases. Section 507 of the Uniform Building Code is hereby amended by adding:

The story limit for a R-3 occupancy as set forth in Table No. 5-D may be increased by one story if the building is provided with automatic sprinkler system installed in compliance with the current edition of the NFPA 13D as published by the National Fire Protection Association.

SECTION 26.

100.135 U.B.C. Chapter 5 amended: Driveways. Chapter 5 of the Uniform Building Code is hereby amended by adding thereto a new section numbered Section 514 which shall follow Section 513 and shall read as follows:

Section 514 Driveways Every structure subject to human occupancy shall be provided with a driveway. The maximum gradient between vertical transitions of the driveway shall be 14 percent (I.E., 1 3/4 vertical inches per horizontal foot). Alignment shall be safe and convenient for vehicular ingress and egress. An adequate turnaround shall be provided if determined to be necessary by the building official.

SECTION 27.

100.140 U.B.C. Section 1101 amended: Group M occupancies defined. Division 2 of section 1101 of the Uniform Building Code is hereby amended to read as follows:

Division 2: Fences, tanks and towers. Fences constructed in conjunction with all occupancies must be constructed with new materials or materials previously used for fencing. Electric fences will be allowed in all agricultural lots, (1) acre or larger. For occupancy separations, see Table 5-B.

SECTION 28.

100.145 U.B.C. Section 1201 amended: Group R occupancies defined. Division 1 and Division 3 of section 1201 of the Uniform Building Code are hereby amended to read as follows:

Division 1. Hotels, apartment houses and condominiums.
Division 3. Dwellings, lodging houses and townhouses.

SECTION 29.

100.150 U.B.C. Section 1702 amended: Structural frame. Section 1702 of the Uniform Building Code is hereby amended by adding:

When combustible materials are used in structural frame, including secondary members, all combustibles shall be protected with a minimum of 5/8-inch gypsum wallboard or equivalent material attached to the members.

Exception: Group R Occupancies shall be protected with a minimum of 1/2-inch gypsum wallboard or equivalent attached to the members.

SECTION 30.

100.155 U.B.C. Table No. 23-C amended: Roof live loads. Table No. 23-C is hereby amended to read as follows:

TABLE NO. 23-C
ROOF LIVE LOADS--POUNDS PER SQUARE FOOT

All manufacturers' trusses must be certified stamped.

<u>Elevation Above Sea Level in Feet</u>	<u>Lake Tahoe Basin</u>	<u>All Washoe County Except Lake Tahoe Basin</u>
0 - 5,300		20
5,300		64
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 Table No. 23-C for snow loadings on structures above 5,300 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 5,300 foot 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 the structure from a higher roof.
 - (f) Effect on the structure from dynamic loading caused by snow sliding off the roof.
 - (g) Snow sliding off the roof and dynamically loading a side embankment adjacent to the structure.
 - (h) Any permanent automatic roof heating system.
 - (i) Protection of entrances and exits from the danger of falling icicles and snow sliding off pitched roof.
 - (j) Engineering required at 5,300 foot elevation and above.

SECTION 31.

100.160 U.B.C. Section 2516(c)(6) amended: Foundation ventilation.
Section 2516 (c)(6) of the Uniform Building Code is hereby amended to read as follows:

Foundation ventilation openings shall not be less than 6" X 14" and so placed not to exceed 25 linear feet of exterior wall. Vents shall be located as close to corners as practicable and shall provide cross ventilation on at least two approximate opposite sides. The vents shall be covered with corrosion resistant wire mesh with mesh openings of 1/4" dimension.

SECTION 32.

100.165 U.B.C. Table No. 29-A amended: Foundations for stud bearing walls; minimum requirements. Table No. 29-A of the Uniform Building Code is hereby amended 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 No. 29-A, foundations and footings may be designed by registered architects or engineers.

SECTION 33.

100.165 U.B.C. Section 2907(b) amended: Bearing walls. Section 2907(b) of the Uniform Building Code is hereby amended by adding "and Table No. 29-E" following "Table No. 29-A."

SECTION 34.

100.170 Table No. 29-E added to U.B.C.: Stemwall and Basement Wall Steel Schedule.

Chapter 29 of the Uniform Building code is hereby amended by adding thereto a new table designated Table No. 29-E which shall follow Table No. 29-D and shall read as follows:

TABLE NO. 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
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	Solid grout all cells
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 No. 4 rebar bond beam required for block at each 4'0" horizontal level and grouted solid.
2. All references to block shall be minimum 8" X 8" X 16" block with cells.

SECTION 35.

100.175 U.B.C. Table No. 47-G amended: Application of single ply gypsum wallboard. Table No. 47-G of the Uniform Building Code is hereby amended to read as follows:

TABLE NO. 47-G - APPLICATION OF SINGLE-PLY GYPSUM WALLBOARD

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 Center to Center in Inches ₁	Maximum Spacing of Fasteners ₁ Center to Center in Inches		Nails to Wood ₂
				Nails ₃	Screws ₄	
1/2"	Ceiling	Either Direction	16"	7	12	No.13 Gauge, 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 Gauge, 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		
1/2" or 5/8"	Ceiling	Either Direc- tion	16"	16"	16"	24"	As Required for 1/2" and 5/8" Gypsum Wallboard See Above
	Ceiling	Either Direc- tion	24"	16"	16"	24"	
1/2" or 5/8"	Walls	Either Direc- tion	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 five-eighths inch longer than the wallboard thickness, and shall have ringed shanks. Where the metal framing has a nailing groove formed to receive the nails, the nails shall have barbed shanks or be 5d, No. 13 1/2 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 five-eighths inch and through metal framing not less than one-quarter inch.
 5. Not required.

SECTION 36.

100.180 U.B.C. Section 7001 amended: Purpose of chapter 70 (excavation and grading). Section 7001 of the Uniform Building Code is hereby amended to read as follows:

Purpose

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 37.

100.185 U.B.C. Section 7003 amended: Permits required. Section 7003 of the Uniform Building Code is hereby amended by adding:

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 are not 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 direction, 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 38.

100.190 U.B.C. Section 7005 amended: Definitions added. Section 7005 of the Uniform Building Code is hereby amended by adding definitions 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 such 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 39.

100.195 U.B.C. Section 7006(d) and (f) amended: Grading permit requirements; information on plans and specifications; engineering geology report. Subsections (d) and (f) of section 7006 of the Uniform Building Code are hereby amended to read as follows:

- (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 limited 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.
5. Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners which are within 15 feet of the property or which may be affected by the proposed grading operations.

Specifications shall contain information covering construction and material requirements.

6. Computation of runoff and flood flow quantities shall include but not be limited to the following methods and data:
 - a. Use of Rational Method of computing runoff for drainage area less than 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.
 - b. Use of hydrograph methods approved by the building official for computation of runoff for area larger than 3 square miles.
7. Use of the rainfall intensity duration frequency curves "A" or "B" set forth in Table Nos. 70-C and 70-D or evidence of an alternate analysis of flood flow 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.
8. 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:

- a. 10 years for incidental drainage channels (drainage area less than 1,000 acres).
- b. 25 years for secondary drainage channels (drainage area 1,000 to 5,000 acres).
- c. 100 years for major drainage channels (drainage area greater than 5,000 acres).

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.

9. The following-listed runoff coefficients or evidence of the adequacy or less coefficients are 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.

10. a. The following formulas shall be used for determining the time of concentration, using a minimum buildup time of 20 minutes. The buildup 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.

V = Velocity in feet per second.

L = Distance in farthest point in basin.

- b. 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.

c. 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.

(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.

SECTION 40.

100.200. U.B.C. Section 7011 amended: Setbacks from drainage channels. Section 7011 of the Uniform Building Code is hereby amended by adding:

(e) 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. 15 feet from the centerline of incidental drainage channels (drainage area less than 1,000 acres).
2. 25 feet from the centerline of secondary drainage channels (drainage area 1,000 to 5,000 acres).
3. 50 feet from the centerline of major drainage channels (drainage area greater than 5,000 acres).

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

The building official may require that any such improvement conform to any master plan of drainage as may be presently or hereafter adopted by Washoe county.

SECTION 41.

100.205 U.B.C. Chapter 70 amended: Rainfall intensity tables. Chapter 70 of the Uniform Building Code is hereby amended by adding two tables designated Tables 70-C and 70-D which shall follow section 7015 and shall read as follows:

Rainfall Intensity Duration Frequency

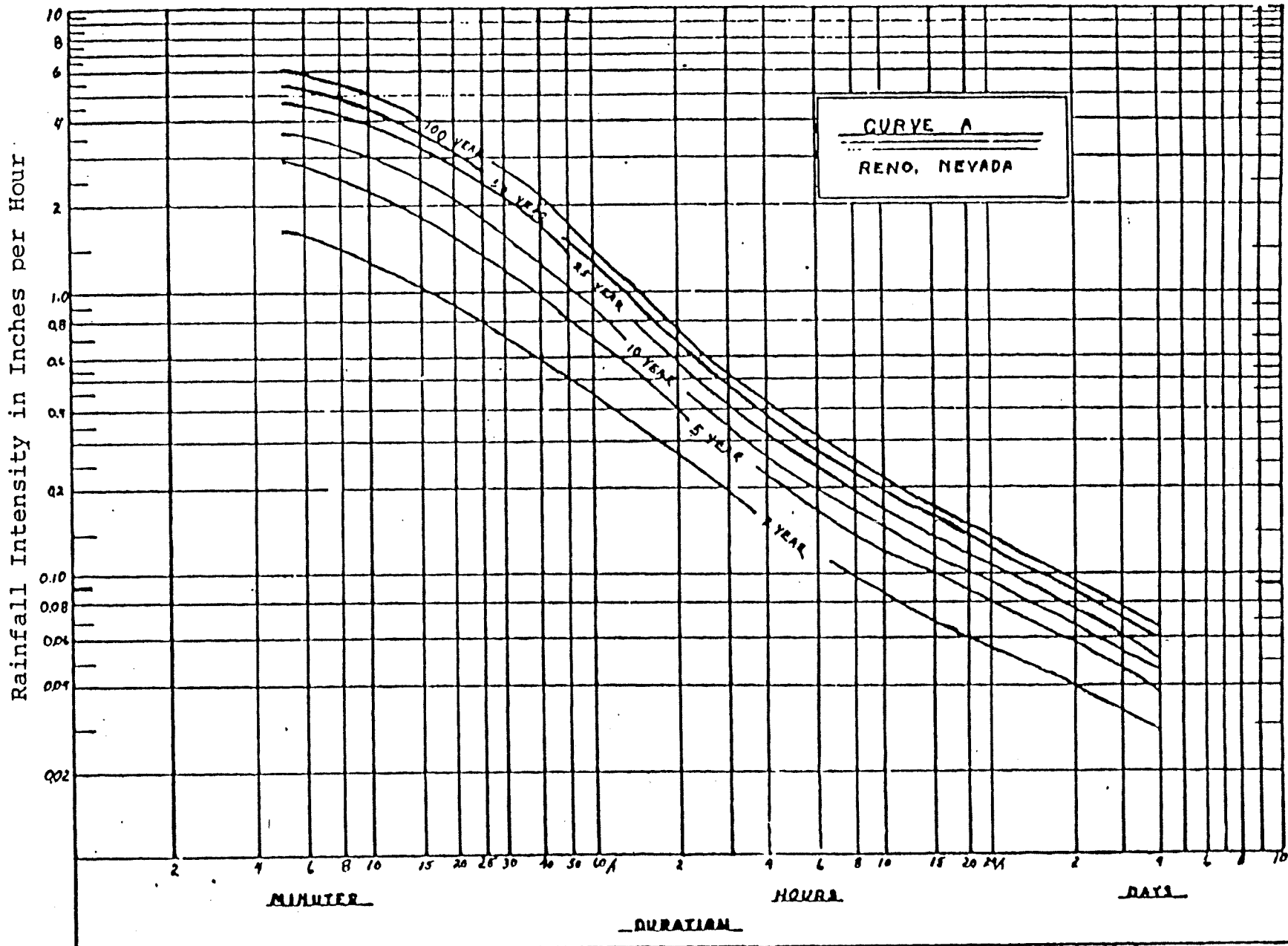


TABLE NO. 70-C
CURVE A

Rainfall Intensity Duration Frequency

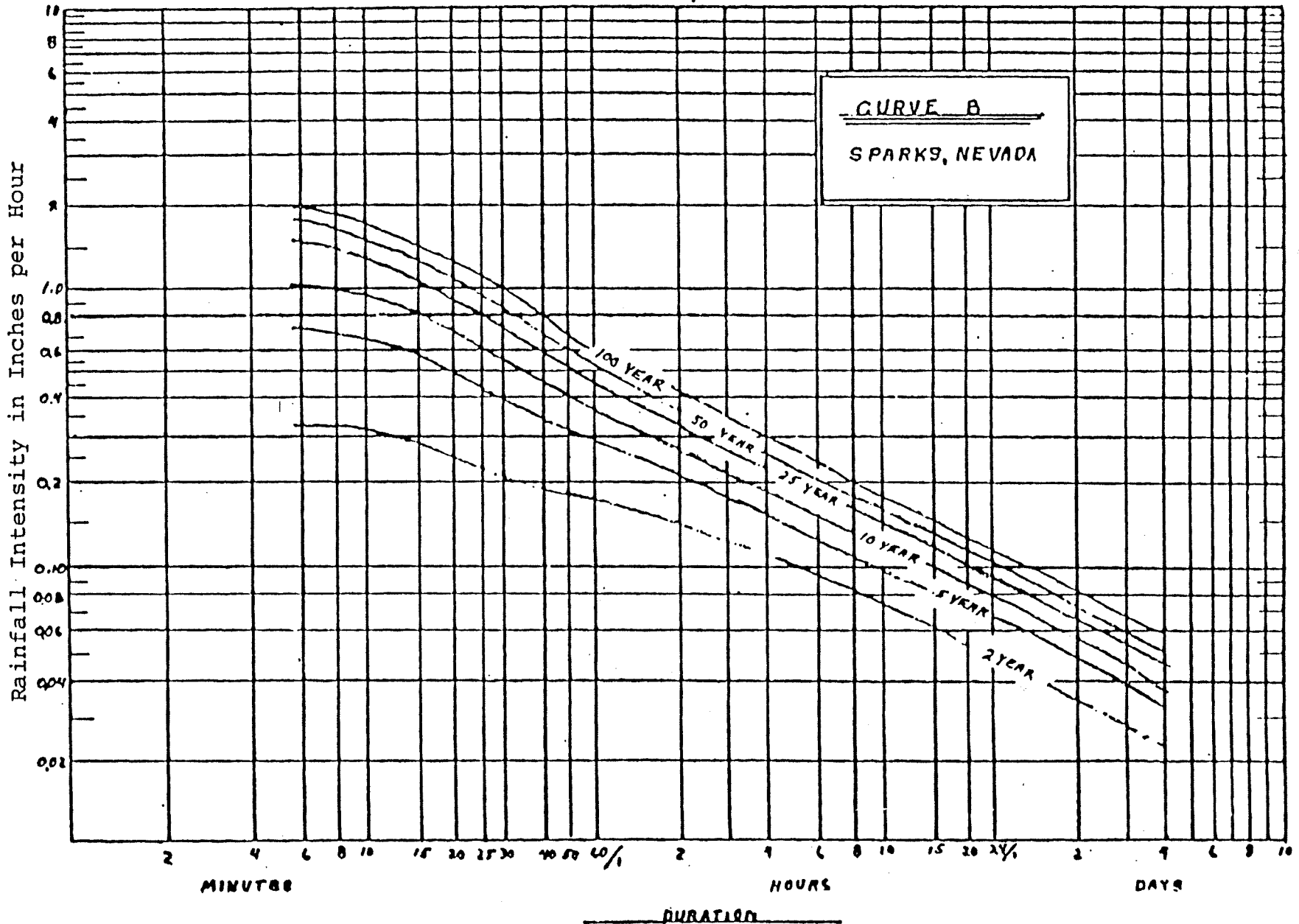


TABLE NO. 70-D
CURVE B

[Part Exhibit "A," Ord. No. 83; A Ord. Nos. 351, 394, 420, 471]

SECTION 42.

100.210 U.B.C. Section 7016 added to U.B.C.: Notices of Uncompacted or Unsuitable Fill. Chapter 70 of the Uniform Building Code is amended by adding section 7016 which shall read as follows:

Notices of Uncompacted or Unsuitable fill

Sec. 7016 (a) Recordation. On sites where it appears to the building official that grading has been performed without compaction suitable to support structures, the building official may cause to be recorded in the office of the county recorder a notice stating: "Fill has been placed on parcel _____ . In order to build any structure on this parcel it may be necessary to remove and replace the fill to meet the requirements of Chapter 70 of the Uniform Building Code.

There may be alternative methods of site preparation in order to permit building on the parcel, but such methods may require a soil engineering report, an engineering geology report and plans and specifications signed by a civil engineer registered by the State of Nevada."

(b) Mailing of Notice. A copy of the recorded notice shall be mailed to the person designated on the tax assessor's records as the owner of the site.

(c) Posting of Notice. A copy of the recorded notice shall be posted for 10 days on the site.

(d) Revocation of Notice. Upon compliance with the compaction requirements of section 7010 or upon removal of uncompacted and unsuitable materials the owner of the site may request the building official to record a notice of revocation stating as follows:

"The Notice of Uncompacted Fill previously recorded on _____ (date) at book _____, page _____, in the office of the county recorder is revoked and is of no effect."

(e) Recordation of Notice of Revocation. The building official shall record the notice of revocation if he finds that the uncompacted or unsuitable fill has been removed or compacted in compliance with sections 7010(b), (c), (d), (e), (f) and (g). A waiver pursuant to section 7010(a) is not grounds for recording a notice of revocation.

SECTION 43.

100.215 Uniform Mechanical Code amended: Oil tank vents. Chapter 20 of the Uniform Mechanical Code is hereby amended by adding to Appendix A sections 5.100 and 5.105 which shall read as follows:

Oil Tank VentsScope

Sec. 5.100. These requirements apply to the venting of oil storage tanks.

Requirements

Sec. 5.105. (a) Oil Tanks General. Vent pipes must be laid so as to drain toward the tank without sags or traps in which liquid can collect. They must be located so that they will not be subjected to physical damage above ground level. Vent pipes from tanks may be at least one pipe size larger than the largest single vent pipe connected into one outlet pipe. The outlet pipe must be at least one pipe size larger than the largest single vent pipe connected thereto. The point of connection between two or more vent pipes must not be lower than the top of any fill pipe opening. The lower end of a vent pipe must enter the tank through the top and must extend into the tank not more than 1 inch.

(b) Termination. Vent pipes must terminate outside of buildings at a point not less than 2 feet from any building opening, measured vertically or horizontally from any such opening. Outer ends of vent pipes must have a minimum free open area equal to the cross-sectional area of the vent pipe and must employ screens of 1/8" mesh. Vent pipes must terminate sufficiently above the ground to avoid being obstructed with snow and ice. Vent pipes from tanks containing heaters must be extended to a location where oil vapors discharging from the vent will be readily diffused. If the static head with a vent pipe filled with oil may exceed 10 p.s.i., the tank must be designed for the maximum static head which will be imposed.

(c) Connecting to Other Lines. Vent pipes must not be cross-connected with fill pipes, return lines from burners or overflow lines from auxiliary tanks.

(d) Oil Vent Sizing and Configuration. Double swings - two 90 degree (90) elbows on vent pipes must be used:

1. Where vent pipes exit tank.
2. If pipes are installed vertically on walls, islands or similar structures.

Vents must terminate at least 3 feet above finish grade if the elevation of the parcel is at or below 5,200 feet. Above that elevation, the vent must terminate at least 6 feet above finish grade.

See Table 5-1-A for minimum vent size.

TABLE 5-1-A --- MINIMUM VENT SIZE

<u>CAPACITY OF TANK</u> <u>U.S. GALLONS</u>	<u>DIAMETER OF VENT</u> <u>IRON PIPE SIZE</u>
500 or less	1 1/4 inches
501 to 3,000	1 1/2 inches
3,001 to 10,000	2 inches
10,001 to 20,000	2 1/2 inches
20,001 to 35,000	3 inches

SECTION 44.

100.220 Uniform Plumbing Code Section 20.7 amended: Cost of permit. The schedule of fees in section 20.7 of part one of the Uniform Plumbing Code is hereby amended to read as follows:

SCHEDULE OF SERVICE FEES

For issuing each permit.....	\$10.00
In addition, for each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection therefor).....	4.00
For each building sewer and each trailer park sewer.....	10.00
Rainwater systems--per drain (inside building).....	4.00
For each water heater and/or vent.....	5.00
For each gas piping system of one to four outlets.....	2.00
For each gas piping system of five or more, per outlet.....	.50
For installation, alteration or repair of water piping and/or water treatment equipment.....	2.00
For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps.....	8.00
For repair or alteration of drainage or vent piping.....	2.00
For each lawn sprinkler system on any one meter, including backflow protection devices therefor.....	6.00
For vacuum breakers or backflow protective devices on tanks, vats, etc., or for installation on unprotected plumbing fixtures including necessary water piping--one to four.....	5.00
Five or more, each.....	1.00

SECTION 45.

100.225 Uniform Plumbing Code Table 11-1 Repealed: Location of Sewage Disposal System. Table 11-1 of the Uniform Plumbing Code (Location of Sewage Disposal System) is hereby repealed.

SECTION 46.

100.230 Uniform Plumbing Code Section 1201 amended: General regulations. Section 1201 of the Uniform Plumbing Code is hereby amended by adding: Requirements as promulgated by NFPA 54 and NFPA 58 which govern the use and installation of liquefied petroleum gas facilities shall also apply.

SECTION 47.

100.235 Uniform Plumbing Code Appendix I repealed: Private sewage disposal systems. Appendix I of the Uniform Plumbing Code (Private Sewage Disposal Systems) is hereby repealed.

SECTION 48.

100.240 Uniform Plumbing Code Tables I-1 to I-3, inclusive, repealed: Location of sewage disposal system; capacity of septic tanks. Table I-1 to I-3, inclusive, of the Uniform Plumbing Code (Location of Sewage Disposal System and Capacity of Septic Tanks) are hereby repealed.

SECTION 49.

100.245 Uniform Solar Energy Code amended: General Regulations.
Section 301 of the Uniform Solar Energy Code is hereby amended by adding:

Solar Systems. General Active and passive solar systems and equipment associated with the system may be used for heating, but any such system incorporating mechanical devices for the movement of fluids or air must be tested and listed by a nationally recognized testing laboratory for such use. A solar system may be used as a main source of heat for occupied areas if it is proven to the satisfaction of the county building and safety inspector that the system will provide heating as required by section 1211 of the Uniform Building Code. Documentation on the ability of such a system to maintain required heating levels may be required by the chief building and safety inspector.

Specially Designed Systems. When approved by the chief building and safety inspector, solar systems may be designed by persons designated in this section.

Active Solar Systems. Systems may be designed by persons registered pursuant to Chapter 623 of NRS if the systems incorporate approved materials.

Passive Solar Systems. Systems may be designed by any person registered pursuant to chapter 623 of NRS if the system meets the requirements of the Uniform Building Code for structural integrity on all imposed loads.

Additional Requirements. The following apply to all specially designed solar systems:

- A. Supports. Supports may be of combustible construction if approved by the chief building and safety inspector.
- B. General. the chief building and safety inspector may require structural or mechanical engineering on any solar system and its supports if necessary to assure that minimum safety requirements for the occupants and surrounding structures are met.

SECTION 50.

100.250 Regulations Regarding Address Numbers of Residential and Commercial Buildings.

1. Requirement for Affixing Address Numbers. Not later than May 4, 1976, every property owner of every residential dwelling, including, but not limited to, private residences, apartment units, condominium units and mobile homes, and of every commercial building located within the unincorporated area of Washoe County which does not have address numbers complying with the provisions of paragraphs 1 and 2 of this section affixed thereto shall apply for and receive from the building and safety division of the department of public works an assigned address number for such residential dwelling or commercial building.

2. Size, Posting of Address Numbers.

a. After being assigned an address number for a residential dwelling or a commercial building as provided in paragraph 1, the owner of such residential dwelling or commercial building shall cause the address to be posted on such structure by means of Arabic numerals not less than 4 inches in height. Such numerals shall be posted to the immediate left of the front door of a residential dwelling. If such location is not visible from the street or access roadway fronting such residential dwelling, the required numerals shall be posted in a location designated by the building and safety division of the department of public works.

b. Required numerals shall be posted on commercial buildings at a location specified by the building and safety division of the department of public works.

SECTION 51.

Sections 100.010 to 100.315, inclusive, and sections 100.405 to 100.590, inclusive, of the Washoe County Code are hereby repealed.

Proposed on the 14th day of October, 1986.

Proposed by Commissioner's Lillard.

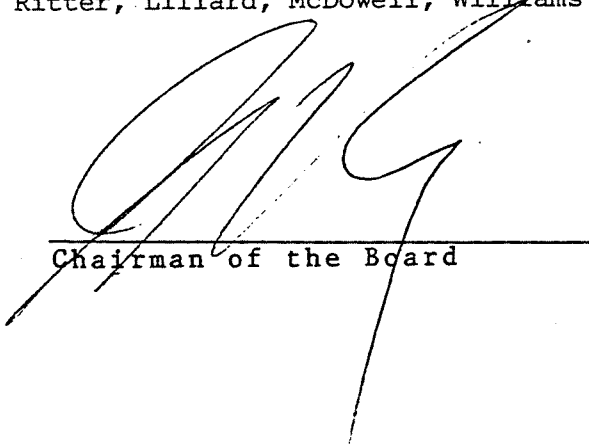
Passed on the 7th day of November, 1986.

Vote:

Ayes: Commissioners: King, Ritter, Lillard, McDowell, Williams

Nays: Commissioners: None

Absent: Commissioners: None



Chairman of the Board

ATTEST:



County Clerk

This ordinance shall be in force and effect from and after the 21st day of November, 1986.