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PROOF OF PUBLICATION

STATE OF NEVADA
COUNTY OF WASHOE

ss Tana Ciccotti

Being first duly sworn, deposes and says:
That as the legal clerk of the RENO
GAZETTE-JOURNAL, a daily newspaper
published in Reno, Washoe County,
State of Nevada, that the notice:
Ordinance 1121

of which a copy is hereto attached, has
been published in each regular and entire
issue of said newspaper on the following
dates to wit:
June 29, July 6, 2001

Signed

Tana Ciccotti

Subscribed and sworn to before me this

JUL 06 2001

Susan V. Dummar

Notary Public

NOTICE OF ADOPTION
WASHOE COUNTY
ORDINANCE NO. 1121

NOTICE IS HEREBY GIVEN
THAT: Bill No.1298, Ordinance
No. 1121 entitled:

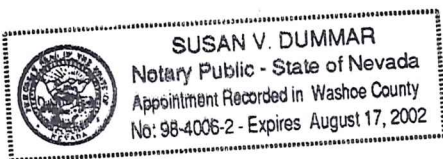
An Ordinance amending the
Washoe County Code by
changing the method used to
determine the value of a project
and corresponding building
permit fees, changing the
threshold for charging
additional fees for permits
for work valued between
\$501 and \$2,000, increasing
the fee for a mobile home
safety seal, repealing the
provision for waiver of building
permit fees to replace properties
damaged by the 1997
flood, and other matters
properly relating thereto.

was adopted on June 26, 2001
by Commissioners Bond, Gallo-
way, Sferrazza, Shaw and
Short. This ordinance shall be
in full force and effect from
and after July 6, 2001.

Typewritten copies of the ordi-
nance are available for inspec-
tion by all interested persons
at the office of the County
Clerk, 75 Court Street, Reno,
Nevada.

AMY HARVEY,
Washoe County Clerk

No.2244 June 29, July 6, 2001



JUL 09 2001

SUMMARY: An ordinance amending Washoe County Code by changing the method used to determine the value of a project and corresponding building permit fees, changing the threshold for charging additional fees for permits for work valued between \$501 and \$2,000, increasing the fee for a mobile home safety seal, repealing the provision for waiver of building permit fees to replace properties damaged by the 1997 flood, and other matters properly relating thereto

BILL NO. 1298

ORDINANCE NO. 1121

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY CHANGING THE METHOD USED TO DETERMINE THE VALUE OF A PROJECT AND CORRESPONDING BUILDING PERMIT FEES, CHANGING THE THRESHOLD FOR CHARGING ADDITIONAL FEES FOR PERMITS FOR WORK VALUED BETWEEN \$501 AND \$2,000, INCREASING THE FEE FOR A MOBILE HOME SAFETY SEAL, REPEALING THE PROVISION FOR WAIVER OF BUILDING PERMIT FEES TO REPLACE PROPERTIES DAMAGED BY THE 1997 FLOOD, AND OTHER MATTERS PROPERLY RELATING THERETO

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

SECTION 1. Sections 100.0701, 100.0702 and 100.0703 of the Washoe County Code are hereby repealed.

SECTION 2. Section 100.070 of the Washoe County Code is hereby amended to read as follows:

100.070 U.B.C. Section 107.2 amended: Permit fees. Section 107.2 of the Uniform Building Code is hereby amended to read as follows:

107.2.1 Calculation of value of project. For the purpose of imposing the building permit fees established by this chapter, the county building office shall calculate:

1) The value of a single-family, multiple-family residential project, a commercial project, an industrial project, and any other project by using the valuation set forth in the most current edition of the Building Standards magazine published by the International Conference of Building Officials.

2) If not defined by above methods, by using the contract price of the work.

107.2.2 Table 1-A. Building permit fees shall be based on Table 1-A of this code. Any table, list or other specifications of building permit fees contained in any edition of the Uniform Building Code adopted pursuant to section 100.0-

10 is amended to read as follows:

TABLE 1-A -- BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$19.86
\$501.00 to \$2,000.00	\$19.86 for the first \$500.00 plus \$2.64 for each additional \$100.00, or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$59.57 for the first \$2,000.00 plus \$11.92 for each additional \$1,000, or fraction thereof, to and including \$25,000.00.
\$25,001 to \$50,000.00	\$333.57 for the first \$25,000.00 plus \$8.62 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$548.67 for the first \$50,000.00 plus \$5.95 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$846.50 for the first \$100,000.00 plus \$4.63 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$2,699.67 for the first \$500,000.00 plus \$3.98 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$4,685.22 for the first \$1,000,000.00 plus \$2.64 for each additional \$1,000.00, or fraction thereof.

Other Inspections and Fees:

1. Inspection outside of the normal business hours (minimum charge--two hours) \$39.72 per hour*
2. Reinspection fees assessed under provisions of Section 108.8. \$39.72 per hour*
3. Inspections for which no fee is specifically indicated (minimum charge--one-half hour). \$39.72 per hour*
4. Additional plan review required by changes, additions or revisions to plans (minimum charge--one-half hour). \$39.72 per hour*
5. For use of outside consultants for plan checking and inspection, or both Actual Costs**
6. Fence. \$26.48
7. Walls, masonry (retaining or fence). \$26.48

- 8. Deck (each) (except when constructed with new dwelling) \$26.48
- 9. Detached accessory buildings (metal or wood) under 200 sq. ft. (barns, garages, sheds, storage buildings) \$26.48
- 10. Carport, patio cover, awning, screenroom (wood or metal) \$26.48
- 11. Wood stove (and inserts) \$26.48
- 12. Re-roof for single-family dwellings \$26.48
- 13. Re-roof for all others by contract price w/no plan check fee
- 14. Business license inspection. \$26.48
- 15. Mobile home safety seal \$140.00
- 16. Move or alter \$52.96

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

** Actual costs include administrative and overhead costs.

The fees listed in this subsection, plus any increase made pursuant to subsection 2, must be paid prior to the issuance of a building permit.

107.2.3 Fee increase by NRS 354.59891.

1. Unless the provisions of subsections 3 and 4 of NRS 354.59891 are followed, the building permit basis of a project is hereby increased on the first day of each fiscal year by multiplying the building permit fee rate for the prior fiscal year by a percentage not to exceed the percentage increase in the consumer price index for the prior calendar year. The product of that multiplication is the new building permit fee rate, which shall be used to calculate the building permit fee. The amount of annual percentage increase of the building permit fee rate to be imposed in a fiscal year shall be the total percentage increase in the consumer price index. The increase shall become effective upon the first day of each fiscal year. If one or more annual increases are permitted by NRS 354.59891 and this section, but are not imposed, or are imposed in a percentage lower than the maximum allowed percentage, the cumulative sum of the unimposed percentage increases may be imposed by ordinance of the board in any subsequent fiscal year.

2. If one or more annual increases are imposed by an ordinance which total less than the maximum number of annual increases that could have been imposed by that ordinance, the imposition of less than the maximum is not a waiver of the right to impose by a subsequent ordinance these increases which could have been imposed but which were not.

107.2.4 Definition. As used in this section:

(1) "Building permit basis" means the combination of the fee rate established by this section and the calculation of the value of the project to calculate the total building permit fee.

(2) "Building permit" means the official document issued by the county building inspector which authorizes the construction of a structure.

(3) "Building permit fee" means the total fees that must be paid before the issuance of a building permit, including, without limitation, all permit fees and normal inspection fees. The term does not include, without limitation, fees relating to water, sewer or other utilities, residential construction tax, other fees imposed in this chapter or any amount expended to change the zoning of the property.

[\$16, Ord. No. 1081]

[Business Impact Note: The Board of County Commissioners hereby finds that this ordinance does not impose a direct and significant economic burden upon a business, nor does it directly restrict the formation, operation or expansion of a business.]

Proposed on the 12TH day of JUNE, 2001.

Proposed by Commissioner BOND.

Passed on the 26TH day of JUNE, 2001.

Vote:

Ayes:

Nays:

Absent:

James M. Shaw
Chairman
Washoe County Commission

ATTEST:

Amy Harvey
County Clerk

This ordinance shall be in force and effect from and after the 1ST day of JULY, 2001.