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STATE OF NEVADA
COUNTY OF WASHOE

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 referenced below has published in each regular and entire issue of said newspaper between the dates: **05/25/2007 - 06/01/2007**, for exact publication dates please see last line of Proof of Publication below.

Signed: *Kari J. Ahmed*

Subscribed and sworn to before me



TANA CICCOTTI
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 02-75259-2 - Expires May 16, 2010

JUN 1 2007

Tana Cicotti

Proof of Publication

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO. 1329 NOTICE IS HEREBY GIVEN THAT: Bill No. 1508 Ordinance No. 1329 entitled: An ordinance amending Chapter 100 of the Washoe County Code by adding thereto a provision that creates building permit valuations under the International Residential Code, by increasing fees for building, grading, solar, and pool permits, increasing fees for related inspections and licenses, adding plan review fees, modifying building valuation data, and restricting building permit renewals, and providing other matters properly related thereto. PUBLIC NOTICE IS HEREBY GIVEN that an adequate number of typewritten copies of the above-numbered and entitled Ordinance are available for public inspection and distribution at the office of the County Clerk of Washoe County, at her office in the County Courthouse in Reno, Nevada, 75 Court Street, Reno, Washoe County, Nevada; and that such Ordinance was proposed on May 8, 2007, and passed and adopted at a regular meeting of the Washoe County Board of County Commissioners on May 22, 2007, by the following vote of the Board of County Commissioners: Those Voting Aye:
Jim Galloway
David Humke
Pete Sferrazza Those Voting Nay:
Robert M. Larkin
Bonnie Weber
None Those Absent:

None This ordinance shall be in full force and effect from and after July 1, 2007, i.e., the date of the second publication of such ordinance by its title only. IN WITNESS WHEREOF, The Board of County Commissioners of Washoe County, Nevada, has caused this ordinance to be published by title only. Typewritten copies of the ordinance are available for inspection by all interested persons at the office of the County Clerk, 75 Court Street Reno, Nevada, and can be found on the County Clerk's website, www.washoecounty.us/clerks. Dated this 23rd day of May 2007.
AMY HARVEY, Washoe County Clerk and Clerk of the Board of County Commissioners
No.429171 May 25, June 1, 2007

SUMMARY: An ordinance amending the Washoe County Code by increasing fees for certain building permits, inspections and licenses, modifying certain building valuation data, and restricting building permit renewals.

BILL NO. 1508

ORDINANCE NO. 1329

AN ORDINANCE AMENDING CHAPTER 100 OF THE WASHOE COUNTY CODE BY ADDING THERETO A PROVISION THAT CREATES BUILDING PERMIT VALUATIONS UNDER THE INTERNATIONAL RESIDENTIAL CODE, BY INCREASING FEES FOR BUILDING, GRADING, SOLAR, AND POOL PERMITS, INCREASING FEES FOR RELATED INSPECTIONS AND LICENSES, ADDING PLAN REVIEW FEES, MODIFYING BUILDING VALUATION DATA, AND RESTRICTING BUILDING PERMIT RENEWALS, AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

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 a new section which shall read as follows:

100.515 I.R.C. Section R108.3 amended: Building permit valuations. Section 108.3 of the International Residential Code is hereby amended to read as follows:

R108.3 Calculation of value of project. For the purpose of imposing the building permit fees established by this chapter, the county building official shall calculate:

1) The value of a single-family, multiple-family residential project, a commercial project, an industrial project, or any other project by using the valuation set forth in the following table:

Building Valuation Data

<u>Building type</u>	<u>Average</u>	<u>Good</u>
Residential		
Barn (w/foundation or slab)	\$ 25.00	
Basement	\$ 18.00	\$ 25.00
Carport/Awning/Patio Cover	\$ 15.00	
Deck	\$ 15.00	
Dwelling/Addition - Incline	\$ 60.00	\$ 90.00
Dwelling/Addition - Reno	\$ 60.00	\$ 80.00
Fence	\$ 8.00	
Garage	\$ 25.00	
Shed/Greenhouse	\$ 15.00	

Pole Barn (dirt floor)	\$ 15.00
Remodel (garage conversion)	\$ 25.00
Retaining Wall	\$ 15.00
Sunroom/Screenroom	\$ 25.00

SECTION 2 Section 100.060 of the Washoe County Code is hereby amended to read as follows:

100.060 I.B.C. Section 105.5 amended: Expiration. Section 105.5 of the International Building Code is hereby amended to read as follows:

105.5 Expiration. 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.

After 18 months, a renewal of the existing permit must be obtained from the building official before any work authorized under the original permit can continue. The applicant shall apply for a renewal within six months of the expiration date of the original permit. The fee for the renewal of the building permit shall be \$45 plus 10 percent of the original building permit fee or \$10 whichever is greater. The renewal of the building permit will exclude the Parks tax, Regional Transportation Commission fee and plan check fee, provided that no changes have been made to the project. A renewal shall extend the permit for 18 months from the date of expiration of the original permit.

If the permit has not been renewed within six months after expiration, the permit shall become non-renewable. The applicant shall apply for a replacement permit and pay a new full permit fee as required by the code in effect at that time. Parks tax and Regional Transportation Commission fees will not be charged for the permit provided no changes have been made to the project.

Building permits may be renewed **four** times.

If work is in the final inspection stage as defined in Section 109.3.10 of the International Building Code, the building official may grant a one time 90-day extension at no cost. If work under this extension is not completed within the 90 days, a renewal of the original permit or a new permit will be required under the code provisions of this section.

The building official may also grant a further one time extension for a reasonable period of time not to exceed two years at no cost to permittees showing proof of active military service preventing completion of the permitted project. If work under this extension is not completed within this extension time, a renewal of the original permit or a new

permit will be required under the code provisions of this section.

SECTION 3 Section 100.070 of the Washoe County Code is hereby amended to read as follows:

100.070 I.B.C. Section 108.2 amended: Schedule of Permit Fees.
Section 108.2 of the International Building Code is hereby amended to read as follows:

108.2 Schedule of Permit Fees. Building permit fees shall be based on Table 1 of this code. Any table, list or other specifications of building permit fees contained in any edition of the International Building Code adopted pursuant to section 100.010 is amended to read as follows:

**TABLE 1
BUILDING PERMIT FEES**

Total Valuation	Fee
\$1.00 to \$500.00	\$45.00
\$501.00 to \$2,000.00	\$45.00 for the first \$500.00 plus \$2.43 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$81.45 for the first \$2,000.00 plus \$10.96 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$333.53 for the first \$25,000.00 plus \$7.89 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$530.78 for the first \$50,000.00 plus \$5.48 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$804.78 for the first \$100,000.00 plus \$4.26 for each additional \$1,000.00 or

	fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$2,934.78 for the first \$500,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$4,759.78 for the first \$1,000,000.00 plus \$2.43 for each additional \$1,000.00 or fraction thereof.

**TABLE 2
OTHER INSPECTIONS AND PERMIT FEES**

Service	Fee
1. Inspection outside of the normal business hours (minimum charge--two hours)	\$67.50 per hour*
2. Reinspection fees assessed under provisions of Section 108.8 and 116.6, per inspection (minimum charge - one hour)	\$45.00 per hour*
3. Inspections for which no fee is specifically indicated (minimum charge - one hour)	\$45.00 per hour*
4. Additional plan review required by changes, additions or revisions to plans (minimum charge - one hour)	\$45.00 per hour*
5. For use of outside consultants for plan checking and inspection, or both	Actual Costs**
6. Wood stove (and inserts)	\$45.00
7. Fire sprinkler by contract price	
8. Re-roof/Siding	\$45.00
9. Business license inspection	\$50.00
10. Mobile home review and site inspection	\$100.00
11. Move or alter	\$100.00
12. Late fee for processing Architectural Control Committee application.....	\$25.00
13. Manometer Testing (Includes application, One test, one re-test and license).....	\$75.00
Additional re-tests.....	\$25.00
Annual Renewal.....	\$25.00
Card replacement.....	\$15.00

* 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.

**TABLE 3
GRADING PLAN REVIEW FEE**

Cubic Yards	Plan Review Fee
50 cubic yards or less	No fee
51 to 100 cubic yards	\$45.00
101 to 1000 cubic yards	\$87.40
1,001 to 10,000 cubic yards	\$98.20
10,001 to 100,000 cubic yards	\$98.20 for the first 10,000 cubic yards, plus \$21.60 for each additional 10,000 yards or fraction thereof
100,001 to 200,000 cubic yards	\$292.60 for the first 100,000 cubic yards, plus \$12.96 for each additional 10,000 cubic yards or fraction thereof
200,001 cubic yards or more	\$422.20 for the first 200,000 cubic yards, plus \$6.48 for each additional 10,000 cubic yards or fraction thereof

**TABLE 4
GRADING PERMIT FEE**

Cubic Yards	Grading Permit Fee
50 cubic yards or less	No Fee
51 to 100 cubic yards	\$45.00
101 to 1000 cubic yards	\$45.00 for the first 100 cubic yards plus \$15.12 for each additional 100 cubic yards or

	fraction thereof.
1,001 to 10,000 cubic yards	\$176.08 for the first 1,000 cubic yards, plus \$12.96 for each additional 1,000 cubic yards or fraction thereof.
10,001 to 100,000 cubic yards	\$293.72 for the first 10,000 cubic yards, plus \$58.32 for each additional 10,000 cubic yards or fraction thereof.
100,001 cubic yards or more	\$818.60 for the first 100,000 cubic yards, plus \$32.40 for each additional 10,000 cubic yards or fraction thereof.

The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

**TABLE 5
MECHANICAL PERMIT FEES**

Service	Fee
<u>Permit Issuance</u>	
1. For the issuance of each permit	\$25.00
<u>Unit Fee Schedule</u>	
(Note: The following do not include permit-issuing fee.)	
1. <u>Furnaces</u>	
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliances, up to and including 100,000 Btu/h (29.3 kW)	\$20.00
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts	

and vents attached to such appliances over
100,000 Btu/h (29.3 kW) \$26.00

For the installation or relocation of each floor
furnace, including vent \$20.00

For the installation or relocation of each suspended
heater, recessed wall heater or floor-mounted
unit heater \$20.00

2. Appliance Vents

For the installation, relocation or replacement of each
appliance vent installed and not included in an
appliance permit \$ 7.00

3. Repairs or Additions

For the repair of, alteration of, or addition to each
heating appliance, refrigeration unit, cooling unit,
absorption unit, or each heating, cooling, absorption or
evaporative cooling system, including installation of
controls regulated by the Uniform Mechanical Code \$13.00

4. Boilers, Compressors and Absorption Systems

For installation or relocation of each boiler or
compressor to and including 3 horsepower
(10.60 kW) or each absorption system to and
including 100,000 Btu/h (29.3 kW) \$20.00

For the installation or relocation of each boiler or
compressor over 3 horsepower (10.6 kW) to and
including 15 horsepower (52.7 kW), or for each absorption
system over 100,000 Btu/h (29.3 kW) to and including
500,000 Btu/h (146.6 kW) \$30.00

For the installation or relocation of each boiler or
compressor over 15 horsepower (52.7 kW) to and including
30 horsepower (105.5 kW), or for each absorption system
over 500,000 Btu/h (146.6 kW) to and including
1,000,000 Btu/h (293.1 kW) \$35.00

For the installation or relocation of each boiler or
compressor over 30 horsepower (105.5 kW) to and
including 50 horsepower (176 kW), or each absorption
system over 1,000,000 Btu/h (293.1 kW) to and including
1,750,000 Btu/h (512.9 kW) \$50.00

For installation or relocation of each boiler or
compressor over 50 horsepower (176 kW), or for each
absorption system over 1,750,000 Btu/h (512.9 kW) \$81.00

5. Air Handlers

For each air-handling unit to and including 10,000 cubic feet per minute(cfm) (4719 L/s) including ducts attached thereto \$10.00

NOTE: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code

For each air-handling unit exceeding 10,000 cfm (4719 L/s) \$17.00

6. Evaporative Coolers

For each evaporative cooler other than portable type .. \$10.00

7. Ventilation and Exhaust

For each ventilation fan connected to a single duct ... \$ 7.00

For each ventilation system which is not a portion of heating or air-conditioning system authorized by a permit \$10.00

For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood \$10.00

8. Incinerators

For the installation or relocation of each domestic-type incinerator \$16.00

For the installation or relocation of each commercial or industrial-type incinerator \$72.00

9. Oil Tanks

For the installation of fuel oil tanks \$30.00

10. Miscellaneous

For each appliance or piece of equipment regulated by the U.M.C. but not classed in other appliance categories, or which no other fee is listed in the code \$10.00

Permit fees for fuel-gas piping shall be as follows:

For each gas-piping system of one to four outlets \$ 5.00

For each gas-piping system, additional outlets over five, each \$ 1.00

Permit fees for process piping shall be as follows:

For each hazardous process piping system (HPP) of one to four outlets \$ 7.00

For each piping system of five or more outlets,

per outlet	\$ 1.50
For each nonhazardous process piping system (NPP) of one to four outlets	\$ 3.00
For each piping system of five or more outlets, per outlet	\$ 1.00

**TABLE 6
PLUMBING PERMIT FEES**

Service	Fee
Permit Issuance	
1. For issuing each permit	\$25.00
<u>Unit Fee Schedule</u> (in addition to item 1)	
1. For each plumbing fixture on one trap or a set of fixtures on one trap (including water drainage piping and backflow protection therefore	\$ 6.00
2. For each building sewer and each trailer park sewer ...	\$30.00
3. Rainwater systems, per drain (inside building)	\$ 6.00
4. For each private sewage disposal system (See Health Department Fee Schedules)	
5. For each water heater and/or vent	\$ 8.00
6. For each gas-piping system of one to four outlets	\$ 5.00
7. For each additional gas piping system outlet, per outlet	\$ 1.00
8. For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	\$12.00
9. For each installation, alteration or repair of water piping and/or water treating equipment, each	\$ 3.00
10. For each repair or alteration of drainage or vent piping, each fixture	\$ 3.00
11. For each lawn sprinkler system on any one meter including backflow protection devices therefore	\$10.00
12. For atmospheric-type vacuum breakers not included in item 11--one to five	\$ 8.00
Over five, each	\$ 1.50
13. For each backflow protective device other than atmospheric-type vacuum breakers: 2" in diameter and smaller	\$ 8.00
Over 2" in diameter	\$22.00
14. For each graywater system	\$27.00

**TABLE 7
SOLAR ENERGY**

Schedule of Fees

Service	Fee
1. For issuing each permit	\$45.00
In addition:	
2. For Collectors (including related piping and regulating devices)	
Up to 1000 sq. ft (93 m ²)	\$ 8.00
Between 1001 (93.1 m ²) and 2000 sq. ft (186 m ²)	\$ 12.00
More than 2000 sq. ft (186 m ²)	\$12.00 plus \$1.00
..... per 1000 sq. ft. (93 m ²)	
..... or fraction thereof	
..... over 2000 sq. ft. (186 m ²)	
3. For storage tanks (including related piping and regulating devices) up to 750 gallons (3 m ³)	\$ 3.00
Between 751 (3 m ³) and 2000 gallons (8 m ³)	\$ 4.00
More than 2000 (8 m ³) gallons	\$3.00 plus \$1.00
..... per 1000 (4 m ³)	
..... or fraction thereof	
..... over 2000 gallons (8 m ³)	
4. For rock storage	
Up to 1500 cu. ft. (42 m ³)	\$ 3.00
Between 1501 (42.1 m ³) and 3000 cu. ft. (84 m ³)	\$ 4.00
More than 3000 cu. ft. (84 m ³)	\$3.00 plus \$1.00
..... per 1000 cu. ft. (28 m ³)	
..... or fraction thereof	
..... over 3000 cu. ft. (84 m ³)	
5. For each appliance or piece of equipment regulated by this code for which no fee is listed	\$ 4.00
6. Plan check fee. Where specific plans are required, a plan check fee shall be charged equal to one-half (2) of the total permit fee, excluding the permit issuance fee.	

Note: These fees do not include permit fees for any parts of the solar system which are subject to the requirements of other applicable codes.

**TABLE 8
POOL, SPA AND HOT TUB
Schedule of Fees**

Service	Fee
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1.	For each swimming pool, spa or hot tub:	
	Public	\$90.00
	Private	\$45.00
2.	Pool filling system including back-flow prevention, each 2 inch diameter and smaller	\$6.00
	Over 2 inch diameter	\$20.00
3.	Water heater and/or vent, each	\$6.00
4.	Gas piping system, each	\$10.00
5.	Replacing of filter	\$8.00
6.	Miscellaneous replacements	\$8.00
7.	Backwash receptor	\$8.00

**TABLE 9
ELECTRICAL PERMIT FEES**

<u>Service</u>	<u>Fee</u>
<u>Permit Issuance</u>	
1. For issuing each permit	\$25.00

System Fee Schedule

(Note: The following do not include permit-issuing fee)

New Residential Buildings

The following fees shall include all wiring and electrical equipment in or on each building or other electrical equipment on the same premises constructed at the same time.

For new multifamily residential buildings (apartments and condominiums) having two or more living units not including the area of garages, carports and other noncommercial automobile storage areas constructed at the same time, per square foot \$0.03

For new single- and two-family residential buildings not including the area of garages, carports and other minor accessory buildings constructed at the same time, per square foot \$0.04

For other types of residential occupancies, garages, minor accessory buildings, alterations, additions and modifications to existing residential buildings, per square foot \$0.03

Private Swimming Pools

For new private, residential, in-ground, swimming pools

for single-family and multifamily occupancies including a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of swimming pools, each \$15.00

For other types of swimming pools, therapeutic whirlpools, spas and alterations to existing swimming pools, use the UNIT FEE SCHEDULE.

Temporary Power Service

For a temporary service power pole or pedestal including all pole or pedestal-mounted receptacle outlets and appurtenances, each \$15.00

For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lights, Christmas tree sales lots, fireworks stands, etc., each \$7.00

UNIT FEE SCHEDULE

(Note: the following do not include permit-issuing fee)

Receptacle, Switch and Lighting Outlets

For receptacle, switch, lighting or other outlets at which current is used or controlled, except services, feeders and meters.

First 20, each \$0.70
Additional outlets, each \$0.40

Note: For multi-outlet assemblies, each 5 feet or fraction thereof may be considered as one outlet.

Lighting Fixtures

For lighting fixtures, sockets or other lamp-holding devices.

First 20, each \$0.70
Additional fixtures, each \$0.40
For pole or platform-mounted lighting fixtures, each \$0.70
For theatrical-type lighting fixtures or assemblies, each .. \$0.70

Residential Appliance

For fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens; counter-mounted cooking tops; electric ovens; self-contained room, console, or through-wall air conditioners; space heaters; food waste grinders; dishwashers; washing machines; water heaters; clothes dryers; or other

motor-operated appliance not exceeding
one horsepower (HP) in rating, each \$3.00

Note: For other types of air conditioners and other
motor-driven appliances having larger electrical ratings,
see Power Apparatus.

Nonresidential Appliance

For residential appliances and self-contained
factory-wired, nonresidential appliances not exceeding
one horsepower (HP), kilowatt (KW) or kilovolt-ampere (KVA),
in rating including medical and dental devices; food,
beverage and ice cream cabinets; illuminated show cases;
drinking fountains; vending machines; laundry machines;
or other similar types of equipment, each \$3.00

Note: For other types of air conditioners and other motor-driven
appliances having larger electrical ratings, see Power Apparatus.

Power Apparatus

For motors, generators, transformers, rectifiers, synchronous
converters, capacitors, industrial heating, air conditioners
and heat pumps, cooking or baking equipment and other apparatus,
as follows:

Rating in horsepower (HP), kilowatts (KW), kilovolt-amperes
(KVA) or kilovolt-amperes-reactive (KVAR):
Up to and including 1, each \$3.00
Over 1 and including 10, each \$7.00
Over 10 and including 50, each \$15.00
Over 50 and including 100, each \$30.00
Over 100, each \$45.00

Note:

1. For equipment or appliances having more than one motor,
transformer, heater, etc., the sum of the combined ratings may be
used.
2. These fees include all switches, circuit breakers, contactors,
thermostats, relays and other directly related control equipment.

Busways

For trolley and plug-in-type busways, each 100 feet or
fraction thereof \$4.00

Note: An additional fee will be required for lighting fixtures,
motors and other appliances that are connected to trolley and plug-
in-type busways. No fee is required for portable tools.

Signs, Outline Lighting and Marquees

For signs, outline lighting systems or marquees supplied from one branch circuit, each \$15.00
 For additional branch circuits within the same sign, outline lighting system or marquee, each \$ 3.00

Services

For services of 600 volts or less and not over 200 amperes in rating, each \$18.00
 For services of 600 volts or less and over 200 amperes to 1000 amperes in rating, each \$36.00
 For services over 600 volts or over 1000 amperes in rating, each \$72.00

Miscellaneous Apparatus, Conduits and Conductors

For electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth \$11.00

Note: This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs or other equipment.

PLAN REVIEW FEES

When the submittal documents are required by Section 108.2, a plan review fee shall be paid at the time of the submitting of the submittal documents for plan review. The review fee shall be a percentage of the building permit fees as shown in Table 10. The percentage of fee shall be as follows:

**TABLE 10
 PLAN REVIEW FEES**

Single Family Dwelling	50% of Building Fee
Accessory Buildings to Single Family Dwellings	50% of Building Fee
All other Permits	65% of Building Fee
Master Plan (Single Family Dwelling with 5 or less options)	50% of Estimated Building Permit Fee
Master Plan Repeat (with site)	25% of Building Fee

The plan review fees specified in this subsection are separate fees from the permit fees specified in Section 108.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review, or when the project involves deferred submittal items as defined in Section 106.3.4.2, an additional plan review fee shall be charged at the rate shown in Table 2.

SECTION 4 Section 100.080 of the Washoe County Code is hereby amended to read as follows:

100.080 I.B.C. Section 108.3 amended: Building permit valuations. Section 108.3 of the International Building Code is hereby amended to read as follows:

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

1) The value of a single-family, multiple-family residential project, a commercial project, an industrial project, or any other project by using the valuation set forth in the following table:

Building Valuation Data

Building type	Average	Good
Apartment Houses		
Type I Basement or Garage	\$ 32.00	\$ 32.00
Type I or II	\$ 75.00	\$ 95.00
Type V Masonry	\$ 65.00	\$ 75.00
Type V Wood Frame	\$ 55.00	\$ 70.00
Auditoriums		
Type I	\$ 90.00	
Type II or V	\$ 65.00	
Type III	\$ 70.00	
Banks		
Type I	\$130.00	
Type II or V	\$ 95.00	
Type III	\$105.00	
Bowling Alleys		
Type II	\$ 45.00	
Type III	\$ 50.00	
Type V	\$ 30.00	

Churches

Type I	\$ 85.00
Type II or V	\$ 65.00
Type III	\$ 70.00

Convalescent Hospitals

Type I	\$120.00
Type II or III	\$ 85.00
Type V	\$ 80.00

Fire Stations

Type I	\$100.00
Type II	\$ 65.00
Type III or V	\$ 70.00

Homes for the Elderly

Type I	\$ 90.00
Type II, III or V	\$ 75.00

Hospitals

Type I or II	\$145.00
Type III	\$120.00
Type V	\$115.00

Building type	Average	Good
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Hotels and Motels

Type I or II	\$ 90.00
Type III	\$ 75.00
Type V	\$ 65.00

Industrial Plants

Tilt-up	\$ 30.00
Type I	\$ 50.00
Type II or V	\$ 35.00
Type III	\$ 40.00

Jails

Type I or II	\$140.00
Type III	\$130.00
Type V	\$ 95.00

Libraries

Type I	\$100.00
Type II or V	\$ 75.00
Type III	\$ 80.00

Medical Offices

Type I	\$105.00
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Type II or V	\$ 75.00
Type III	\$ 85.00

Offices

Type I	\$ 95.00
Type II or V	\$ 65.00
Type III	\$ 70.00

Public Buildings

Type I	\$110.00
Type II or III	\$ 90.00
Type V	\$ 85.00

Public Garages

Type I or III	\$ 35.00
Type II	\$ 25.00
Type V	\$ 30.00

Restaurants

Type III	\$ 85.00
Type V	\$ 80.00

Schools

Type I	\$100.00
Type II, III or V	\$ 70.00

Service Stations

Canopies	\$ 30.00
Type II or III	\$ 60.00
Type V	\$ 55.00

Stores

Type I	\$ 75.00
Type II or V	\$ 45.00
Type III	\$ 50.00

Theaters

Type I	\$ 95.00
Type III	\$ 70.00
Type V	\$ 65.00

Warehouses

Type I	\$ 45.00
Type II or III	\$ 30.00

A/C & Sprinkler System

A/C B Commercial	\$ 4.00
A/C B Residential	\$ 3.00
Contract Price	Contract Price

<u>Building type</u>	<u>Average</u>	<u>Good</u>
Residential		
Barn (w/foundation or slab)	\$ 25.00	
Basement	\$ 18.00	\$ 25.00
Carport/Awning/Patio Cover	\$ 15.00	
Deck	\$ 15.00	
Dwelling/Addition - Incline	\$ 60.00	\$ 90.00
Dwelling/Addition - Reno	\$ 60.00	\$ 80.00
Fence	\$ 8.00	
Garage	\$ 25.00	
Shed/Greenhouse	\$ 15.00	
Pole Barn (dirt floor)	\$ 15.00	
Remodel (garage conversion)	\$ 25.00	
Retaining Wall	\$ 15.00	
Sunroom/Screenroom	\$ 25.00	

2) If not defined by above methods, the applicant shall provide an estimated value at the time of application. Permit valuation shall include total value of work, including materials and labor, for which the permit is being issued. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can provide detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

SECTION 5 Section 100.510 of the Washoe County Code is hereby amended to read as follows:

100.510 I.R.C. Section R108.2 amended: Schedule of Permit Fees. Section R108 of the International Residential Code is hereby amended to read as follows:

R108.2 Schedule of Permit Fees. Building permit fees shall be based on Table 1 of this code. Any table, list or other specifications of building permit fees contained in any edition of the International Building Code adopted pursuant to section 100.010 is amended to read as follows:

**TABLE 1
BUILDING PERMIT FEES**

Total Valuation	Fee
\$1.00 to \$500.00	\$45.00
\$501.00 to \$2,000.00	\$45.00 for the first \$500.00

	plus \$2.43 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$81.45 for the first \$2,000.00 plus \$10.96 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$333.53 for the first \$25,000.00 plus \$7.89 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$530.78 for the first \$50,000.00 plus \$5.48 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$804.78 for the first \$100,000.00 plus \$4.26 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$2,934.78 for the first \$500,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$4,759.78 for the first \$1,000,000.00 plus \$2.43 for each additional \$1,000.00 or fraction thereof.

**TABLE 2
OTHER INSPECTIONS AND PERMIT FEES**

Service	Fee
1. Inspection outside of the normal business hours (minimum charge--two hours)	\$67.50 per hour*
2. Reinspection fees assessed under provisions of Section 108.8 and 116.6, per inspection	

- (minimum charge - one hour)..... \$45.00 per hour*
- 3. Inspections for which no fee is specifically indicated (minimum charge - one hour) \$45.00 per hour*
- 4. Additional plan review required by changes, additions or revisions to plans (minimum charge - one hour) \$45.00 per hour*
- 5. For use of outside consultants for plan checking and inspection, or both Actual Costs**
- 6. Wood stove (and inserts) \$45.00
- 7. Fire sprinkler by contract price
- 8. Re-roof/Siding \$45.00
- 9. Business license inspection \$50.00
- 10. Mobile home review and site inspection \$100.00
- 11. Move or alter \$100.00
- 12. Late fee for processing Architectural Control Committee application..... \$25.00
- 13. Manometer Testing (Includes application, One test, one re-test and license) \$75.00
 - Additional re-tests..... \$25.00
 - Annual Renewal..... \$25.00
 - Card replacement..... \$15.00

* 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.

**TABLE 3
GRADING PLAN REVIEW FEE**

Cubic Yards	Plan Review Fee
50 cubic yards or less	No fee
51 to 100 cubic yards	\$45.00
101 to 1000 cubic yards	\$87.40
1,001 to 10,000 cubic yards	\$98.20
10,001 to 100,000 cubic yards	\$98.20 for the first 10,000 cubic yards, plus \$21.60 for each additional 10,000 yards or fraction thereof

100,001 to 200,000 cubic yards	\$292.60 for the first 100,000 cubic yards, plus \$12.96 for each additional 10,000 cubic yards or fraction thereof
200,001 cubic yards or more	\$422.20 for the first 200,000 cubic yards, plus \$6.48 for each additional 10,000 cubic yards or fraction thereof

**TABLE 4
GRADING PERMIT FEE**

Cubic Yards	Grading Permit Fee
50 cubic yards or less	No Fee
51 to 100 cubic yards	\$45.00
101 to 1000 cubic yards	\$45.00 for the first 100 cubic yards plus \$15.12 for each additional 100 cubic yards or fraction thereof.
1,001 to 10,000 cubic yards	\$176.08 for the first 1,000 cubic yards, plus \$12.96 for each additional 1,000 cubic yards or fraction thereof.
10,001 to 100,000 cubic yards	\$293.72 for the first 10,000 cubic yards, plus \$58.32 for each additional 10,000 cubic yards or fraction thereof.
100,001 cubic yards or more	\$818.60 for the first 100,000 cubic yards, plus \$32.40 for each additional 10,000 cubic yards or fraction thereof.

*The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

**TABLE 5
MECHANICAL PERMIT FEES**

<u>Service</u>	<u>Fee</u>
<u>Permit Issuance</u>	
1. For the issuance of each permit	\$25.00
<u>Unit Fee Schedule</u>	
(Note: The following do not include permit-issuing fee.)	
1. <u>Furnaces</u>	
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliances, up to and including 100,000 Btu/h (29.3 kW)	\$20.00
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliances over 100,000 Btu/h (29.3 kW)	\$26.00
For the installation or relocation of each floor furnace, including vent	\$20.00
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$20.00
2. <u>Appliance Vents</u>	
For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$ 7.00
3. <u>Repairs or Additions</u>	
For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Uniform Mechanical Code	\$13.00
4. <u>Boilers, Compressors and Absorption Systems</u>	
For installation or relocation of each boiler or compressor to and including 3 horsepower (10.60 kW) or each absorption system to and	

including 100,000 Btu/h (29.3 kW) \$20.00

For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or for each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW) \$30.00

For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or for each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW) \$35.00

For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW) \$50.00

For installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or for each absorption system over 1,750,000 Btu/h (512.9 kW) \$81.00

5. Air Handlers

For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s) including ducts attached thereto \$10.00

NOTE: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code

For each air-handling unit exceeding 10,000 cfm (4719 L/s) \$17.00

6. Evaporative Coolers

For each evaporative cooler other than portable type .. \$10.00

7. Ventilation and Exhaust

For each ventilation fan connected to a single duct ... \$ 7.00

For each ventilation system which is not a portion of heating or air-conditioning system authorized by a permit \$10.00

For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood \$10.00

8. Incinerators
 For the installation or relocation of each domestic-type incinerator \$16.00
 For the installation or relocation of each commercial or industrial-type incinerator \$72.00
9. Oil Tanks
 For the installation of fuel oil tanks \$30.00
10. Miscellaneous
 For each appliance or piece of equipment regulated by the U.M.C. but not classed in other appliance categories, or which no other fee is listed in the code \$10.00
- Permit fees for fuel-gas piping shall be as follows:
 For each gas-piping system of one to four outlets \$ 5.00
 For each gas-piping system, additional outlets over five, each \$ 1.00
- Permit fees for process piping shall be as follows:
 For each hazardous process piping system (HPP) of one to four outlets \$ 7.00
 For each piping system of five or more outlets, per outlet \$ 1.50
 For each nonhazardous process piping system (NPP) of one to four outlets \$ 3.00
 For each piping system of five or more outlets, per outlet \$ 1.00

**TABLE 6
 PLUMBING PERMIT FEES**

Service	Fee
Permit Issuance	
1. For issuing each permit	\$25.00
<u>Unit Fee Schedule (in addition to items 1)</u>	
1. For each plumbing fixture on one trap or a set of fixtures on one trap (including water drainage piping and backflow protection therefore	\$ 6.00
2. For each building sewer and each trailer park sewer ...	\$30.00
3. Rainwater systems, per drain (inside building)	\$ 6.00
4. For each private sewage disposal system (See Health Department Fee Schedules)	
5. For each water heater and/or vent	\$ 8.00

6.	For each gas-piping system of one to four outlets	.... \$ 5.00
7.	For each additional gas piping system outlet, per outlet	..... \$ 1.00
8.	For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	..... \$12.00
9.	For each installation, alteration or repair of water piping and/or water treating equipment, each	.... \$ 3.00
10.	For each repair or alteration of drainage or vent piping, each fixture	..... \$ 3.00
11.	For each lawn sprinkler system on any one meter including backflow protection devices therefore	..... \$10.00
12.	For atmospheric-type vacuum breakers not included in item 11--one to five	..... \$ 8.00
	Over five, each	..... \$ 1.50
13.	For each backflow protective device other than atmospheric-type vacuum breakers: 2" in diameter and smaller	..... \$ 8.00
	Over 2" in diameter	..... \$22.00
14.	For each graywater system	..... \$27.00

TABLE 7
SOLAR ENERGY
Schedule of Fees

Service	Fee
1. For issuing each permit	\$45.00
In addition:	
2. For Collectors (including related piping and regulating devices)	
Up to 1000 sq. ft (93 m ²)	\$ 8.00
Between 1001 (93.1 m ²) and 2000 sq. ft (186 m ²)	\$ 12.00
More than 2000 sq. ft (186 m ²)	\$12.00 plus \$1.00
..... per 1000 sq. ft. (93 m ²)	
..... or fraction thereof	
..... over 2000 sq. ft. (186 m ²)	
3. For storage tanks (including related piping and regulating devices) up to 750 gallons (3 m ³)	\$ 3.00
Between 751 (3 m ³) and 2000 gallons (8 m ³)	\$ 4.00
More than 2000 (8 m ³) gallons	\$3.00 plus \$1.00
..... per 1000 (4 m ³)	
..... or fraction thereof	
..... over 2000 gallons (8 m ³)	

4. For rock storage
 - Up to 1500 cu. ft. (42 m³) \$ 3.00
 - Between 1501 (42.1 m³) and 3000 cu. ft. (84 m³) \$ 4.00
 - More than 3000 cu. ft. (84 m³) \$3.00 plus \$1.00
 - per 1000 cu. ft. (28 m³)
 - or fraction thereof
 - over 3000 cu. ft. (84 m³)
5. For each appliance or piece of equipment regulated by this code for which no fee is listed \$ 4.00
6. Plan check fee. Where specific plans are required, a plan check fee shall be charged equal to one-half (2) of the total permit fee, excluding the permit issuance fee.

Note: These fees do not include permit fees for any parts of the solar system which are subject to the requirements of other applicable codes.

TABLE 8
POOL, SPA AND HOT TUB
Schedule of Fees

Service	Fee
1. For each swimming pool, spa or hot tub:	
Public	\$90.00
Private	\$45.00
2. Pool filling system including back-flow prevention,	
each 2 inch diameter and smaller	\$6.00
Over 2 inch diameter	\$20.00
3. Water heater and/or vent, each	\$6.00
4. Gas piping system, each	\$10.00
5. Replacing of filter	\$8.00
6. Miscellaneous replacements	\$8.00
7. Backwash receptor	\$8.00

TABLE 9
ELECTRICAL PERMIT FEES

Service	Fee
<u>Permit Issuance</u>	
1. For issuing each permit	\$25.00

System Fee Schedule

(Note: The following do not include permit-issuing fee)

New Residential Buildings

The following fees shall include all wiring and electrical equipment in or on each building or other electrical equipment on the same premises constructed at the same time.

For new multifamily residential buildings (apartments and condominiums) having two or more living units not including the area of garages, carports and other noncommercial automobile storage areas constructed at the same time, per square foot \$0.03

For new single- and two-family residential buildings not including the area of garages, carports and other minor accessory buildings constructed at the same time, per square foot \$0.04

For other types of residential occupancies, garages, minor accessory buildings, alterations, additions and modifications to existing residential buildings, per square foot \$0.03

Private Swimming Pools

For new private, residential, in-ground, swimming pools for single-family and multifamily occupancies including a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of swimming pools, each \$15.00

For other types of swimming pools, therapeutic whirlpools, spas and alterations to existing swimming pools, use the UNIT FEE SCHEDULE.

Temporary Power Service

For a temporary service power pole or pedestal including all pole or pedestal-mounted receptacle outlets and appurtenances, each \$15.00

For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lights, Christmas tree sales lots, fireworks stands, etc., each \$7.00

UNIT FEE SCHEDULE

(Note: the following do not include permit-issuing fee)

Receptacle, Switch and Lighting Outlets

For receptacle, switch, lighting or other outlets at which current is used or controlled, except services, feeders and meters.

First 20, each \$0.70
Additional outlets, each \$0.40

Note: For multi-outlet assemblies, each 5 feet or fraction thereof may be considered as one outlet.

Lighting Fixtures

For lighting fixtures, sockets or other lamp-holding devices.

First 20, each \$0.70
Additional fixtures, each \$0.40
For pole or platform-mounted lighting fixtures, each \$0.70
For theatrical-type lighting fixtures or assemblies, each .. \$0.70

Residential Appliance

For fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens; counter-mounted cooking tops; electric ovens; self-contained room, console, or through-wall air conditioners; space heaters; food waste grinders; dishwashers; washing machines; water heaters; clothes dryers; or other motor-operated appliance not exceeding one horsepower (HP) in rating, each \$3.00

Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.

Nonresidential Appliance

For residential appliances and self-contained factory-wired, nonresidential appliances not exceeding one horsepower (HP), kilowatt (KW) or kilovolt-ampere (KVA), in rating including medical and dental devices; food, beverage and ice cream cabinets; illuminated show cases; drinking fountains; vending machines; laundry machines; or other similar types of equipment, each \$3.00

Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.

Power Apparatus

For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment and other apparatus,

as follows:

Rating in horsepower (HP), kilowatts (KW), kilovolt-amperes (KVA) or kilovolt-amperes-reactive (KVAR):	
Up to and including 1, each	\$3.00
Over 1 and including 10, each	\$7.00
Over 10 and including 50, each	\$15.00
Over 50 and including 100, each	\$30.00
Over 100, each	\$45.00

Note:

1. For equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used.
2. These fees include all switches, circuit breakers, contactors, thermostats, relays and other directly related control equipment.

Busways

For trolley and plug-in-type busways, each 100 feet or fraction thereof \$4.00

Note: An additional fee will be required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in-type busways. No fee is required for portable tools.

Signs, Outline Lighting and Marquees

For signs, outline lighting systems or marquees supplied from one branch circuit, each \$15.00
For additional branch circuits within the same sign, outline lighting system or marquee, each \$ 3.00

Services

For services of 600 volts or less and not over 200 amperes in rating, each \$18.00
For services of 600 volts or less and over 200 amperes to 1000 amperes in rating, each \$36.00
For services over 600 volts or over 1000 amperes in rating, each \$72.00

Miscellaneous Apparatus, Conduits and Conductors

For electrical apparatus, conduits and conductors for which a permit is required but for which no fee is herein set forth \$11.00

Note: This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs or other equipment.

PLAN REVIEW FEES

When the submittal documents are required by Section 108.2, a plan review fee shall be paid at the time of the submitting of the submittal documents for plan review. The review fee shall be a percentage of the building permit fees as shown in Table 10. The percentage of fee shall be as follows:

**TABLE 10
PLAN REVIEW FEES**

Single Family Dwelling	50% of Building Fee
Accessory Buildings to Single Family Dwellings	50% of Building Fee
All other Permits	65% of Building Fee
Master Plan (Single Family Dwelling with 5 or less options)	50% of Estimated Building Permit Fee
Master Plan Repeat (with site)	25% of Building Fee

The plan review fees specified in this subsection are separate fees from the permit fees specified in Section 108.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review, or when the project involves deferred submittal items as defined in Section 106.3.4.2, an additional plan review fee shall be charged at the rate shown in Table 2.

SECTION 6 The provisions of this ordinance shall be in full force and effect on and after July 1, 2007.

Proposed on the 8th day of May, 2007.
Proposed by Commissioner Galloway.
Passed on the 22nd day of May, 2007.

Vote: 5-0

Ayes: Larkin, Humke, Weber, Sterrazza, Galloway

Nays: none

Absent: *none*

Robert M Larken
CHAIRMAN
WASHOE COUNTY COMMISSION

SEAL OF
COUNTY CLERK
ATTEST
Amy Harvey
County Clerk

This ordinance shall be in force and effect from and after the
18th day of May, 2007.