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PROOF OF PUBLICATION

STATE OF NEVADA
COUNTY OF WASHOE

ss. Tana Ciccotti

being duly sworn, deposes and says:
That as legal clerk of the RENO GAZETTE-JOURNAL, a daily newspaper published in Reno, Washoe County, State of Nevada, that the notice: of adoption ord. No. 968

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:

Nov. 18, 25 1996

Signed

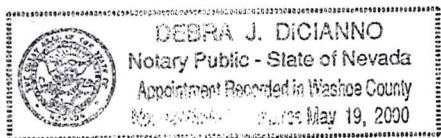
T. Ciccotti

Subscribed and sworn to before me on 11/25/96

Notary Public

Debra J. DiCianno

NOTICE OF ADOPTION
WASHOE COUNTY ORDINANCE
NO. 968
NOTICE IS HEREBY GIVEN THAT: Bill No. 1143 Ordinance No. 968, entitled
AN ORDINANCE AMENDING THE UNIFORM CODES RELATING TO BUILDINGS AND CONSTRUCTION BY INCREASING FEES FOR BUILDING, ELECTRICAL, MECHANICAL, PLUMBING AND SOLAR ENERGY PERMITS, DESIGNATING THE EFFECTIVE DATE OF SUCH FEE INCREASES, AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO
was adopted on NOVEMBER 12, 1996, by Commissioners Steve Bradhurst, Joanne Bond, Mike Mouliot, and Jim Shaw, Grant Sims being absent, and will become effective on NOVEMBER 29, 1996.
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.
JUDI BAILEY
Washoe County Clerk
No. 4287 Nov 18,25, 1996



P.O. BOX 22000. RENO. NEVADA 89520
(702) 788-6200



968

SUMMARY: Amends the Washoe County Code by increasing fees for building and construction.

BILL NO. 1143

ORDINANCE NO. 968

AN ORDINANCE AMENDING THE UNIFORM CODES RELATING TO BUILDINGS AND CONSTRUCTION BY INCREASING FEES FOR BUILDING, ELECTRICAL, MECHANICAL, PLUMBING AND SOLAR ENERGY PERMITS, DESIGNATING THE EFFECTIVE DATE OF SUCH FEE INCREASES AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

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

SECTION 1. 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 residential project by using the Marshall and Swift Valuation Service in effect on June 30, 1989.

2) The value of a multiple-family residential project, a commercial project, an industrial project, and any other project which is not a single-family residential project by using the valuation set forth in the May-June 1989 edition of the Building Standards magazine published by the International Conference of Building Officials.

3) 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 100.010 is amended to read as follows:

TABLE 1-A -- BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$18.64
\$501.00 to \$2,000.00	\$18.64 for the first \$500.00 plus \$2.48 for each additional \$1,000.00, or fraction thereof, to and including \$2,000.00.

\$2,001.00 to \$25,000.00	\$55.89 for the first \$2,000.00 plus \$11.19 for each additional \$1,000, or fraction thereof, to and including \$25,000.00.
\$25,001 to \$50,000.00	\$312.94 for the first \$25,000.00 plus \$8.08 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$514.74 for the first \$50,000.00 plus \$5.58 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$794.16 for the first \$100,000.00 plus \$4.35 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$2,532.73 for the first \$500,000.00 plus \$3.74 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$4,395.51 for the first \$1,000,000.00 plus \$2.48 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) \$37.26 per hour*
2. Reinspection fees assessed under provisions of Section 108.8 \$37.26 per hour*
3. Inspections for which no fee is specifically indicated (minimum charge--one-half hour) \$37.26 per hour*
4. Additional plan review required by changes, additions or revisions to plans (minimum charge--one-half hour) \$37.26 per hour*
5. For use of outside consultants for plan checking and inspection, or both Actual Costs**
6. Fence \$24.84
7. Walls, masonry (retaining or fence) \$24.84
8. Deck (each) (except when constructed with new dwelling) \$24.84
9. Detached accessory buildings (metal or wood) under 200 sq. ft. (barns, garages, sheds, storage buildings) \$24.84
10. Carport, patio cover, awning, screenroom (wood or metal) \$24.84
11. Wood stove (and inserts) \$24.84
12. Re-roof for single-family dwellings \$24.84
13. Re-roof for all others by contract price w/no plan check fee
14. Business license \$24.84
15. Mobile home safety seal \$62.11
16. Move or alter \$49.68

* 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 valuation obtained by the Marshall-Swift Valuation Service 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.

SECTION 2. Section 100.440 of the Washoe County Code is hereby amended to read as follows:

100.440 U.M.C. Section 115.2 amended: Permit fees. Section 115.2 of the Uniform Mechanical Code is hereby amended to read as follows:

115.2 Permit Fees. The fee for each permit shall be as set forth in Table 1-A amended as follows:

TABLE 1-A--MECHANICAL PERMIT FEES

Permit Issuance

- 1. For the issuance of each permit \$18.63
- 2. For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized \$5.59

Unit Fee Schedule

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

1. Furnaces

- 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) \$11.18
- 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) \$13.66
- For the installation or relocation of each floor furnace, including vent \$11.18
- For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater \$11.18

2. Appliance Vents

- For installation, relocation or replacement of each appliance vent installed and not included in an appliance permit \$5.59

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 \$11.18

4. Boilers, Compressors and Absorption Systems

- For installation or relocation of each boiler or compressor to and including 3 horsepower (10.60 kW) or for each absorption system to and including 100,000 Btu/h (29.3 kW) \$11.18

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) \$20.50

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) \$27.95

For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or for each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW) \$41.61

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) \$69.56

5. Air Handlers

For each air-handling unit to and including 10,000 cubic feet per minute (4720 L/s) including ducts attached thereto \$8.07

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 (4720 L/s) \$13.66

6. Evaporative Coolers

For each evaporative cooler other than portable type . . . \$8.07

7. Ventilation and Exhaust

For each ventilation fan connected to a single duct . . . \$5.59

For each ventilation system which is not a portion of heating or air-conditioning system authorized by a permit . \$8.07

For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood . \$8.07

8. Incinerators

For the installation or relocation of each domestic-type incinerator \$13.66

For the installation or relocation of each commercial or industrial-type incinerator \$55.89

9. Oil Tanks

For the installation of fuel oil tanks \$24.84

10. Miscellaneous

For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the code \$8.07

When Appendix B, Chapter 13, is applicable (see Section 103) permit fees for fuel-gas piping shall be as follows:
 For each gas-piping system of one to four outlets \$3.73
 For each gas-piping system, additional outlets over five, each \$.93
 When Appendix B, Chapter 14, is applicable (see Section 103), permit fees for process piping shall be as follows:
 For each hazardous process piping system (HPP) of one to four outlets \$6.19
 For each piping system of five or more outlets, per outlet \$1.24
 For each nonhazardous process piping system (NPP) of one to four outlets \$2.49
 For each piping system of five or more outlets, per outlet \$.62

Other Inspections and Fees

1. Inspections outside of normal business hours, per hour (Minimum charge--two hours) \$37.27*
2. Reinspection fees assessed under provisions of Section 116.6, per inspection \$37.27*
3. Inspections for which no fee is specifically indicated, per hour (Minimum charge--one-half hour) . . . \$37.27*
4. Additional plan review required by changes, additions, or revisions to plans or to plans for which an initial review has been completed (Minimum charge--one-half hour) \$37.27*

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

SECTION 3. Section 100.480 of the Washoe County Code is hereby amended to read as follows:

100.480 U.P.C. Section 103.4.1 amended: Permit fees. Section 103.4.1 of the Uniform Plumbing code is hereby amended to read as follows:

103.4.1 Permit Fees. The fee for each permit shall be as set forth in Table 1-1 as amended.

TABLE 1-1
PLUMBING PERMIT FEES

Permit Issuance	
1. For issuing each permit	\$12.38
2. For issuing each supplemental permit	\$6.19

Unit Fee Schedule (in addition to items 1 and 2 above)

1.	For each plumbing fixture on one trap or a set of fixtures on one trap (including water drainage piping and backflow protection therefor	\$4.96
2.	For each building sewer and each trailer park sewer	\$12.38
3.	Rainwater systems, per drain (inside building)	\$4.96
4.	For each private sewage disposal system (Health Department Fee Schedules of 6/30/95)	\$232.20
5.	For each water heater and/or vent	\$6.21
6.	For each gas-piping system of one to four outlets	\$3.73
7.	For each additional gas piping system outlet, per outlet	\$.93
8.	For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	\$9.94
9.	For each installation, alteration or repair of water piping and/or water treating equipment, each	\$2.49
10.	For each repair or alteration of drainage or vent piping, each fixture	\$2.49
11.	For each lawn sprinkler system on any one meter including backflow protection devices therefor	\$7.45
12.	For atmospheric-type vacuum breakers not included in item 11--one to five	\$6.21
	Over five, each	\$1.24
13.	For each backflow protective device other than atmospheric-type vacuum breakers: 2" in diameter and smaller	\$6.21
	Over 2" in diameter	\$15.48
14.	For each graywater system	\$24.84

Other Inspections and Fees

1.	Inspections outside of normal business hours	\$37.26*
2.	Reinspection fee	\$37.26*
3.	Inspection for which no fee is specifically indicated	\$37.26*
4.	Additional plan review required by changes, additions or revisions to approved plans (minimum charge--one-half hour)	\$37.26*

*Per hour for each hour worked or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of all the employees involved.

SECTION 4. Section 100.525 of the Washoe County Code is hereby amended to read as follows:

100.525 U.S.E.C. Section 20.6 amended: Schedule of fees. Section 20.6 of the Uniform Solar Energy Code is hereby amended to read as follows:

20.6 Schedule of fees. The fee for each permit shall be set forth in the schedule of fees as amended:

SCHEDULE OF FEES

1. For issuing each permit \$3.10
In Addition
2. For Collectors (including related piping and regulating devices)
 - Up to 1000 sq. ft. (93 m²) \$3.10
 - Between 1001 (93.1 m²) and 2000 sq. ft (186 m²) \$5.16
 - More than 2000 sq. ft (186 m²) \$5.00 plus \$1.00 per 1000 sq. ft. (93 m²) or fraction thereof over 2000 sq. ft. (186 m²)
3. For storage tanks (including related piping and regulating devices) up to 750 gallons (3 m³) \$2.06
 - Between 751 (3 m³) and 2000 gallons (8 m³) \$3.10
 - More than 2000 (8 m³) gallons, \$3.00 plus \$1.00 per 1000 (4 m³) or fraction thereof over 2000 gallons (8 m³)
4. For rock storage-
 - Up to 1500 cu. ft. (42 m³) \$2.06
 - Between 1501 (42.1 m³) and 3000 cu. ft. (84 m³) \$3.10
 - 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 \$2.06
6. Plan check fee. Where specific plans are required, a plan check fee shall be charged equal to one-half (1/2) 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.

100.530 U.S.P.,S.H.T.C. Section 1.11 amended: Fees. Section 1.11 of the Uniform Swimming Pool, Spa and Hot Tub Code is hereby amended to read as follows:

1.11 Schedule of fees. The fee for each permit shall be set forth in the schedule of fees amended.

SCHEDULE OF FEES

1. For each swimming pool, spa or hot tub:
 - Public \$30.96
 - Private \$20.64
2. Pool filling system including back-flow prevention, each 2 inch diameter and smaller \$7.22
 - Over 2 inch diameter \$15.48
3. Water heater and/or vent, each \$7.22
4. Gas piping system, each \$5.16
5. Replacing of filter \$7.22
6. Miscellaneous replacements \$7.22
7. Backwash receptor \$7.22

Other Inspections and Fees

- 8. Inspections outside of normal business hours \$37.26*
- 9. Reinspection fee \$37.26*
- 10. Inspections for which no fee is specifically indicated \$37.26*
- 11. Additional plan review required by changes,
additions or revisions to approved plans,
(minimum charge - one-half hour) \$37.26*

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

SECTION 5. Section 100.570 of the Washoe County Code is hereby amended to read as follows:

100.570 U.A.C.P. for the N.E.C. Table 3-A amended: Permit fees. Table 3-A of the Uniform Administrative Code Provisions is hereby amended to read as follows:

TABLE No. 3-A -- ELECTRICAL PERMIT FEES.

Permit Issuance

For issuing each permit	\$12.43
For issuing each supplemental permit	\$4.64

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	\$.025
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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	\$.03
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For other types of residential occupancies, garages, minor accessory buildings, alterations, additions and modifications to existing residential buildings, per square foot	\$.02
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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 \$12.43

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 \$12.43

For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lights, Christmas tree sales lots, fireworks stands, etc., each \$6.21

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 \$.62
Additional outlets, each \$.37

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 \$.62
Additional fixtures, each \$.37
For pole or platform-mounted lighting fixtures, each . . . \$.62
For theatrical-type lighting fixtures or assemblies, each . \$.62

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 \$2.49

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 \$2.49

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	\$2.49
Over 1 and including 10, each	\$6.21
Over 10 and including 50, each	\$12.43
Over 50 and including 100, each	\$24.84
Over 100, each	\$37.26

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 \$3.73

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 \$12.43

For additional branch circuits within the same sign, outline lighting system or marquee, each \$2.49

Services

For services of 600 volts or less and not over 200 amperes in rating, each \$15.52

For services of 600 volts or less and over 200 amperes to 1000 amperes in rating, each \$31.05

For services over 600 volts or over 1000 amperes in rating, each \$62.11

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 \$9.32

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 Fee 25% of Total Electric Fee

Other Inspections and Fees: Per Hour:

- 1. Inspections outside of normal business hours \$37.26* (minimum charge - two hours)
 - 2. Reinspection fee assessed under provisions of section 305(e) \$37.26*
 - 3. Inspections for which no fee is specifically indicated \$37.26* (minimum charge - one-half hour)
 - 4. Additional plan review required by changes, additions or revisions to approved plans \$37.26*
- * or the total hourly cost to the jurisdiction, whichever is greater. The cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

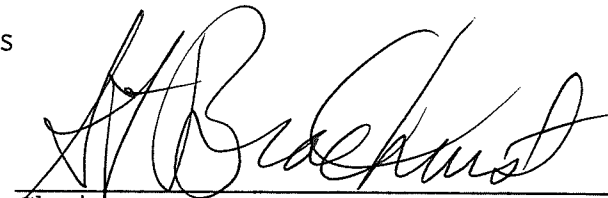
Proposed on the 22nd day of October, 1996.
Proposed by Commissioner Jim Shaw
Passed on the 12th day of November, 1996.

Vote:

Ayes: Joanne Bond, Steve Bradhurst, Mike Mouliot, Jim Shaw

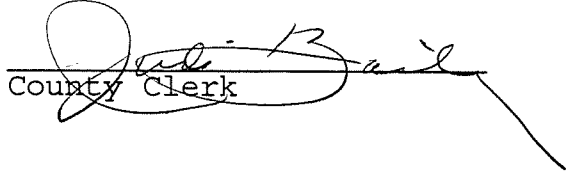
Nays:

Absent: Grant Sims



Chairman
Washoe County Commission

ATTEST:



County Clerk

This ordinance shall be in force and effect from and after the 29th day of November, 1996.