

SUMMARY: Amends Washoe County Code Chapter 100 (Buildings and Construction) to adopt the 2012 versions of the International Building, Residential, Existing Building, Fuel Gas, Green Construction, Mechanical, Wildland-Urban Interface, Swimming Pool and Spa Codes; the 2012 Uniform Plumbing Code; the 2012 Uniform Mechanical Code, and the 2011 National Electrical Code, together with the 2012 Northern Nevada Amendments to the foregoing; and providing for other matters properly relating thereto.

BILL NO. 1692

ORDINANCE NO. 1510

AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 100 (BUILDINGS AND CONSTRUCTION) TO ADOPT PORTIONS OF: (i) THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE ("IBC"); (ii) THE 2012 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE ("IRC"); (iii) THE 2012 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE ("IEBC") (iv) THE 2009 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE ("IECC"); (v) THE 2012 EDITION OF THE INTERNATIONAL FUEL GAS CODE ("IFGC"), (vi) THE 2012 EDITION OF THE INTERNATIONAL GREEN CONSTRUCTION CODE ("IgCC"); (vii) THE 2012 EDITION OF THE INTERNATIONAL MECHANICAL CODE ("IMC"); (viii) THE 2012 EDITION OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE ("IWUIC"); (ix) THE 2012 EDITION OF THE INTERNATIONAL SWIMMING POOL CODE AND SPA (ISPSC); (x) THE 2012 EDITION OF THE UNIFORM PLUMBING CODE ("UPC"); (xi) THE 2012 EDITION OF THE UNIFORM MECHANICAL CODE ("UMC"); (xii) THE 2011 EDITION OF THE NATIONAL ELECTRICAL CODE ("NEC"); (xiii) THE 2012 NORTHERN NEVADA AMENDMENTS; AND (xiv) THE 2011 NORTHERN NEVADA ENERGY CODE AMENDMENTS TO THE FOREGOING; AND PROVIDING FOR MATTERS PROPERLY RELATED THERETO AND TO THE REGULATION OF THE SOUNDNESS OF STRUCTURES INCLUDING THE ISSUANCE AND ENFORCEMENT OF BUILDING PERMITS, AND THE COLLECTION OF FEES.

WHEREAS:

A. The International Building, Residential, Existing Building, Green Construction, Mechanical, Wildland – Urban Interface, and Spa and Swimming Codes, and the Uniform Plumbing and Mechanical Codes, and the National Electrical Code together with the Northern Nevada Amendments thereto have all been updated and the County desires to adopt the updated versions;

B. This board authorized the initiation of appropriate ordinance changes on November 13, 2012, and since then, the proposed changes were presented and approved by the Building Enterprise Fund Advisory Committee's meeting held on March 12, 2013 and the District Attorney has drafted an enacting ordinance; and a duly noticed public meeting was held;

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C. This ordinance is not a "rule" as defined in NRS 237.060 because it is adopted pursuant to NRS Chapter 278, and therefore a business impact statement is not required.

D. A copy of each code adopted hereby has been filed with the County Clerk for use and examination by the public, and notice of the filing has been given once by publication in the Reno-Gazette Journal at least 10 days before the passage of this Ordinance.

NOW THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DOES HEREBY ORDAIN:

SECTION 1 Chapter 100 of the Washoe County Code (Buildings & Construction) is hereby amended as provided in section 2 through section 17 inclusive of this ordinance.

SECTION 2 Section 100.100.10 (Adopted Codes) is amended as follows:

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

1. 2012 Edition, International Building Code ("IBC"), chapters 2 through 35 and Appendices C, E, and I.
2. 2012 Edition, International Residential Code ("IRC"), chapters 2 through 44 and Appendices A, B, C, G, H, J, K, and L.
3. 2012 Edition, International Existing Building Code ("IEBC"), chapters 2 through 16 and Appendices.
4. 2009 Edition, International Energy Conservation Code ("IECC").
5. 2012 Edition, International Fuel Gas Code ("IFGC"), chapters 2 through 8 and Appendix A.
6. 2012 Edition, International Green Construction Code ("IgCC"), chapters 2 through 12.
7. 2012 Edition, International Mechanical Code ("IMC") chapters 2 through 15.
8. 2012 Edition, International Wildland-Urban Interface Code ("IWUIC"), chapter 5.
9. 2012 Edition, International Swimming Pool and Spa Code ("ISPSC"), chapters 2 through 11.
10. 2012 Edition, Uniform Plumbing Code ("UPC"), chapters 2 through 17 and Appendices A, B, D, E, F, I, and L.
11. 2012 Edition, Uniform Mechanical Code ("UMC"), chapters 2 through 17 and Appendices A, B and C.
12. 2011 Edition, National Electrical Code ("NEC").
13. National Fire Protection Association ("NFPA") 58 and 54.

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14. 2011 Northern Nevada Energy Code Amendments by the Northern Nevada Chapter of the International Code Council. Copies are available at www.nnicc.org.
15. 2012 Northern Nevada Amendments by the Northern Nevada Chapter of the International Code Council. Copies are available at www.nnicc.org.

SECTION 3 Section 100.101.2 (Scope) is amended by adding thereto the following new sections:

100.101.2.2 International Building Code. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the International Residential Code.

100.101.2.3 International Residential Code. The provisions of the International Residential Code for One- and Two-family Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above-grade in height with a separate means of egress and their accessory structures.

100.101.2.4 International Existing Building Code. The intent of this code is to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the repair, alteration, change of occupancy, addition and relocation of existing buildings.

100.101.2.4.1 Applicability. This code shall apply to the repair, alteration, change of occupancy, addition and relocation of all existing buildings, regardless of occupancy, subject to the criteria of Sections 101.4.1 and 101.4.2.

100.101.2.4.2 Buildings not previously occupied. A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of the International Building Code or International Residential Code, as applicable, for new construction or with any current permit for such occupancy.

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100.101.2.4.3 Compliance methods. The repair, alteration, change of occupancy, addition or relocation of all existing buildings shall comply with one of the methods listed in Sections 101.5.1 through 101.5.3 as selected by the applicant. Application of a method shall be the sole basis for assessing the compliance of work performed under a single permit unless otherwise approved by the code official. Sections 101.5.1 through 101.5.3 shall not be applied in combination with each other.

Exception: Alterations complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code unless the building has sustained substantial structural damage as defined in Section 506.2, or the building is undergoing more than a limited structural alteration as defined in Section 807.5.3. New structural members added as part of the repair or alteration shall comply with the International Building Code. Repairs and alterations of existing buildings in flood hazard areas shall comply with Sections 501.4 and 601.3, respectively.

100.101.2.4.4 Prescriptive compliance method. Repairs, alterations, additions and changes of occupancy complying with Chapter 3 of this code in buildings complying with the International Fire Code shall be considered in compliance with the provisions of this code.

100.101.2.4.5 Work area compliance method. Repairs, alterations, additions, changes in occupancy and relocated buildings complying with the applicable requirements of Chapters 4 through 12 of this code shall be considered in compliance with the provisions of this code.

100.101.2.4.6 Performance compliance method. Repairs, alterations, additions, changes in occupancy and relocated buildings complying with Chapter 13 of this code shall be considered in compliance with the provisions of this code.

100.101.2.4.7 Safeguards during construction. All construction work covered in this code, including any related demolition, shall comply with the requirements of Chapter 14.

100.101.2.4.8 Appendices. The code official is authorized to require rehabilitation and retrofit of buildings, structures or individual structural members in accordance with the appendices of this code if such appendices have been individually adopted.

100.101.2.4.9 Correction of violations of other codes. Repairs or alterations mandated by any property, housing, or fire safety maintenance code or mandated by any licensing rule or ordinance adopted pursuant to

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law shall conform only to the requirements of that code, rule, or ordinance and shall not be required to conform to this code unless the code requiring such repair or alteration so provides.

100.101.2.5 International Green Construction Code. This code is an overlay document to be used voluntarily in conjunction with the other codes and standards adopted by the jurisdiction. This code is not intended to be used as a standalone construction regulation document, it is not mandatory, and permits are not to be issued under this code. This code is not intended to abridge or supersede safety, health or environmental requirements under the other applicable codes or ordinances.

100.101.2.5.1 Intent. The purpose of this code is to provide voluntary guidelines and references for those projects that want to follow green construction practices. While this code is adopted by the jurisdiction as a reference and guide, it is not enforced by the jurisdiction.

100.101.2.6 International Wildland-Urban Interface Code. The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises within the wildland-urban interface areas of this jurisdiction. Buildings or conditions in existence at the time of adoption of the IWUIC are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption and provided such continued use does not constitute a distant danger to life or property. Buildings or structures moved into or within the jurisdiction shall comply with the provisions of the IWUIC for new buildings or structures.

100.101.2.7 International Swimming Pool and Spa Code. The provisions of this code shall apply to the construction, alteration, movement, renovation, replacement, repair and maintenance of aquatic vessels.

100.101.2.7.1 Intent. The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location and maintenance or use of aquatic vessels.

SECTION 4 Section 100.102.1 (General) is amended as follows:

100.102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

Where more than one of the adopted codes applies to a construction project, the design professional may select which code will apply, provided that the entire code selected must be used for the project. For example, a construction project could be covered by

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both the International Mechanical Code and the Uniform Mechanical Code. The design professional may select which code will apply so long as the whole code is made applicable for the project. The design professional may not select certain standards out of one code and other standards out of another code for the same project.

SECTION 5 Section 100.105.2 (Work exempt from permit) is amended as follows:

100.105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required where exempted by law and for the following:

Building:

1. Nonhabitable one-story detached accessory structures on residentially zoned property or on a lot with an established principal residential use, used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m²), and does not include electrical, mechanical, or plumbing; and meets required setbacks for a structure as defined in WCC Chapter 110. In the Tahoe basin, the building must also not create land coverage as defined by TRPA.
2. Residential fences not over 30 inches (762 mm) high when in the front yard or not over six feet (1829 mm) when outside the front yard and not used as swimming pools barriers or as required screening pursuant to WCC Chapters 50 and 110.
3. Oil derricks.
4. Retaining walls or rockery walls that are not over 48 inches (1219 mm) in height measured from adjacent grades. Walls must not support a surcharge or impound Class I, II or IIIA liquids. In the Tahoe basin, walls must also not create land coverage as defined by TRPA.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1. In the Tahoe basin, tanks must also not create land coverage as defined by TRPA.
6. Patios, sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, without foundations, and not over any septic system, basement or story below, and not part of an accessible route. In the Tahoe basin, hard coverage must not also create land coverage as defined by TRPA.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary (not to exceed 180 days) motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L)

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and are installed entirely above ground. In the Tahoe basin, the pools must also not create land coverage as defined by TRPA.

10. Shade cloth structures constructed for nursery or agricultural purposes, with no associated electrical, plumbing, or mechanical.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not project more than 24 inches (610 mm) into any setback and do not require additional support; Group R-3 and U occupancies only. In the Tahoe basin, the window awnings must also not be visible from a TRPA defined corridor.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
14. Roofing repair if the roof is less than 100 square feet (9.29 m²) or still under its one year warranty.
15. Door and window replacement when the opening size and location remain the same, meets the adopted energy code requirements, meets the current safety glazing requirements, and egress windows comply with all the requirements of the applicable code in effect at the time of original installation. In the Tahoe basin, door and windows must also meet the glazing requirements as defined by TRPA.
16. Wire fencing on parcels larger than 2 acre and do not exceed 54 inches (1372 mm) in height.
17. Repair or replacement of fences less than 100 linear feet (30 480 mm) long with the same material, style, location, and height.
18. Wood or composite siding applied over existing siding or existing shear wall.
19. Decks not more than 30 inches (762 mm) above grade and meets required setbacks as defined in WCC Chapter 110. Exception: All decks in the Tahoe Basin require a building permit pursuant to WCC Chapter 110 and TRPA requirements.
20. Replacement of glazing or replacement of glazing in hazardous locations with tempered glazing.
21. Grading under 50 cubic yards (38.23 m³) pursuant to WCC Chapter 110.
22. Membrane-covered frame structures intended for residential storage or agricultural use only, which are not more than 280 square feet (26.01 m²) in area, not more than 12 feet (3658 mm) in height, meets required setbacks for a structure as defined in WCC Chapter 110; installed per the manufacturer's recommendation; with no associated electrical, plumbing, or mechanical, and maintains a minimum clearance of 10 feet (3048 mm) from other buildings. In the Tahoe basin, all membrane-covered frame structures must also not create land coverage as defined by TRPA.

Electrical:

Repairs and maintenance:

1. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Reinstallation of attachment plug receptacles, but not the outlets therefore.
3. Replacement of branch circuit over-current devices of the required capacity in the same location.
4. Repair or replacement of current carrying parts of any switch, contactor or control device.
5. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
6. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
7. Removal of electrical wire, coax or communication wire.
8. Replacement of light fixtures in single family and accessory structures.

Temporary uses:

1. Listed cord and plug connected temporary decorative lighting.
2. Listed temporary construction lighting or wiring.
3. Carnivals and circuses.
4. Installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
5. Temporary wiring for experimental purposes in suitable experimental laboratories.

Electrical wiring, devices and appliances: Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.

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4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
3. The repair or replacement of residential sinks, lavatories, or water closets and their associated valves and traps, provided such do not require the modification, replacement or rearrangement of the water, waste, or vent pipes.

100.105.2.1 Repairs. Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

SECTION 6 Section 100.105.5 (Expiration) is amended as follows:

100.105.5 Expiration. All building permits for the construction of buildings issued by the building official under the provisions of this code and the WCC shall expire and become invalid 18 months after the date of issuance. All other permits including permits issued for grading, fences, and utilities, shall expire and become invalid 180 days after the date of issuance.

All work authorized by a permit that has expired must stop, and may only continue upon application for and approval of either a renewal of the expired permit or a new permit. Renewal of a permit is prohibited if the work authorized by a permit is not commenced

and inspected within the permit period after issuance or if any permit is not renewed within the renewal grace period after expiration.

Exception: The building official may allow an invalid permit to be renewed only upon a determination by the building official that unforeseen and extraordinary circumstances are established by the applicant and the other provisions of this Section 100.105.5 are satisfied.

SECTION 7 Section 100.105.5.2 (Renewals) is amended as follows:

100.105.5.2 Renewals. Renewals of an expired permit must be applied for within the renewal grace period from the permit expiration date and all additional fees paid. A renewal may be granted in writing by the building official only if the building official is satisfied that justifiable cause exists for a renewal or a site inspection by the building official establishes that all work is within the scope and is authorized by the and the work is not complete. Renewals shall extend the time of the permit from the date of expiration of the original permit or the last renewal. The renewals shall have the same duration as the original permit.

Exceptions: If the building official is satisfied with proof from the applicant of his active military service that prevented timely completion of the authorized work, the building official may grant a one time extension for a reasonable period of time not to exceed 2 years at no cost to the applicant. If the authorized work is not completed within this extension of time, a renewal of the original permit, if possible hereunder, or a new permit will be required pursuant to the provisions of this code.

If at the time of expiration of the permit or its renewal the authorized work is in the final inspection stage as defined in Article 109, 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, if possible hereunder, or a new permit will be required pursuant to the provisions of this code

SECTION 8 Section 100.105.5.3 (Renewal limit) is amended as follows:

100.105.5.3 Renewal limit. Permits may be renewed 4 times. After the expiration of the fourth renewal, the applicant shall apply for a new permit.

SECTION 9 Section 100.105.5 (Expiration) is amended by adding a new subsection 105.5.4 (Renewal Grace Period) as follows:

100.105.5.4 Renewal Grace Period. Building permits with a permit duration of 18 months shall have a grace period of not more than 12 months from the expiration date of the permit. All other permits including grading, fences, and utilities, shall

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have a grace period of not more than 4 months from the expiration date of the permit.

Temporary permits for structures and uses shall not have a grace period and any extension to the permit shall comply with Article 107.

SECTION 10 Section 100.106.1 (Submittal documents) is amended as follows:

100.106.1 Submittal documents. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

SECTION 11 Section 100.107.4 (Termination of approval) is amended as follows:

100.107.4 Termination of approval. The building official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure to be removed or use to be discontinued.

SECTION 12 Section 100.108 (Fees) is amended by adding new subsection 108.7 through 108.10 as follows:

100.108.7 Fees for Temporary or Partial Certificates of Occupancy. The fee for issuance of a temporary or partial certificate of use or occupancy as shown in Appendix A in Table 2. If additional inspections are required prior to the issuance of the temporary or partial certificate, all costs of such inspections shall be paid by the applicant at the hourly rate as shown in Appendix A in Table 2, attached and incorporated by this reference. If the temporary certificate of occupancy is not issued within 30 days from the application date, the application is void and a new application will be required.

100.108.8 Witness Fee. Time spent in preparation for and/or in deposition or as an expert witness shall be reimbursed at the hourly rate as shown in Appendix A in Table 2, attached and incorporated by this reference. The fee for the Building Official and managers within the department shall be twice the hourly rate as indicated.

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100.108.9 Washoe County Development Services Fee. Each review for applicable development services shall be paid by the applicant at the rate as shown in Appendix A in Table 2, attached and incorporated by this reference.

SECTION 13 Section 100.108.7.3 (Refund of master plan permit fees) is amended as follows:

100.108.7.3 Refund of master plan permit fees. The building official may authorize the refunding of not more than 80 percent of the permit fee for master plans when:

1. No work authorized by the building permit has been done under a permit issued in accordance with this code;
2. A written application for a refund is submitted to the building official within 180 days after the date the permit was issued; and
3. A new permit is paid for and issued for a different master plan

Exception: No portion of the tax imposed pursuant to section 20.457 (residential construction tax) of the WCC is refundable, but credit for any tax paid shall be given for a subsequent application for a building permit on the same project site.

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SECTION 14 Section 100.109.3.8 (Fire resistant penetrations) is amended as follows:

100.109.3.8 Fire-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers, and smoke partitions shall not be concealed from view until inspected and approved.

SECTION 15 Section 100.113.3.1 (Work commencing before permit issuance) is amended as follows:

100.113.3.1 Work commencing before permit issuance. Any person who commences any work on a site, building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to and pay an investigative fee in addition to the required permit fees, as well as be subject to any other applicable enforcement measures provided in this code and in the WCC. An investigation fee shall be collected in advance, whether or not a permit is then or subsequently issued. The investigation fee shall be twice the amount of the permit fee as set forth in Appendix A at Table 1 through Table 9. The payment of such fee shall not exempt any person from compliance with all other provisions of this code and related provisions in the WCC nor from any penalty prescribed by law. The building official may also require of any person working without a building permit to be responsible for the cost of third party inspection to insure that the project is completed in accordance with the applicable code and approved plans.

Exception:

1. The building official may waive or reduce the investigative fee if the building official determines that a permit application has been pursued in a timely manner and in good faith, and it is in the best interest of the jurisdiction.
2. The building official may increase the investigative fee up to four times the amount of the permit fee as set forth in Appendix A at Table 1 through Table 9 when a licensed contractor or other licensed professional commences work before a permit is issued. The amount paid shall not exceed \$4,000 for residential construction and \$50,000 for all other types of construction.

SECTION 16 Section 100.113.3 is amended by adding new subsection 113.3.2 (Voluntary Disclosure) as follows:

100.113.3.2 Voluntary Disclosure. If a person voluntarily discloses work done without a permit within 90 days of a certificate of occupancy or receiving ownership of the property, the building official may waive the investigative fee.

Exception:

1. R-3 occupancies and their accessory structures are exempt from the 90 day limit.
2. For unpermitted work performed by previous owner, the 90 day period for disclosure under this subsection does not begin to run until the current owner knows, or in the exercise of reasonable diligence, should have known that work has been performed without a permit in the violation of this chapter. An owner is deemed to have the same knowledge as the employees or contractors with the responsibility of performing the work at issue.

SECTION 17

1. Validation of Actions. Notwithstanding any defects or irregularities, all actions, proceedings, matters and things heretofore taken by the board of county commissioners and its agents or the officers, employees and contractors of the County purportedly had or taken under law or under color of law by any of them which actions, proceedings, matters and things are not inconsistent with the provisions of this Ordinance are ratified and approved.
2. Implementation; edits. The Chairman of the Board and the officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.
3. Repealer. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed but only to the extent of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.

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4. Publication and Effective Date. This ordinance shall be executed and its title shall be published as required by NRS 244.105 (2) and any other enabling laws, and shall be effective on the later of the completion of such publication as provided in NRS 244.100 (2) (c), or **September 1, 2013.**

5. Severance of invalid provisions. Each term and provision of this ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then it shall be excised from this ordinance. In any event, the remainder of this ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

Proposed on the 23rd day of April, 2013.

Proposed by Commissioner BERKBISLER.

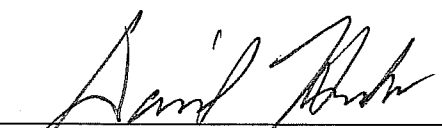
Passed on the 14th day of May, 2013.

Vote: 4-0

Ayes: Humke, Hartung, Jung & Berkbisler

Nays: none

Absent: Weber



David Humke, Chairman
Board of County Commissioners


ATTEST


Amy Harvey, County Clerk

This ordinance shall be in force and effect from and after the September 1, 2013.

WASHOE COUNTY
COMPTROLLER

23 MAY 30 AM 9:17

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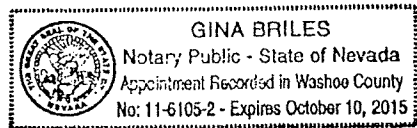
STATE OF NEVADA
COUNTY OF WASHOE

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation 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: **05/17/2013 - 05/24/2013**, for exact publication dates please see last line of Proof of Publication below.

Signed: *Mandi Ball*

MAY 24 2013

Subscribed and sworn to before me



[Signature]

Proof of Publication

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO. 1510 BILL NO. 1692
NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled ordinance are available for inspection by the interested parties at the office of the County Clerk of Washoe County, Nevada, at her office in the Washoe County Complex, 1001 E. Ninth Street, Building A, Reno, Washoe County, Nevada; and that the ordinance was proposed on April 23, 2013 by Commissioner Berkgigler and was passed and adopted without amendment at a regular meeting held on May 14, 2013 by the following vote of the Board of County Commissioners and Washoe County Liquor Board: An Ordinance amending the Washoe County Code Chapter 100 (Buildings and Constructions) to adopt portions of (i) the 2012 edition of the International Building Code ("IBC"); (ii) the 2012 edition of the International Residential Code ("IRC"); (iii) the 2012 edition of the International Existing Building Code ("IEBC"); (iv) the 2009 edition of the International Energy Conservation Code ("IECC"); (v) the 2012 edition of the International Fuel Gas Code ("IFGC"); (vi) the 2012 edition of the International Green Construction Code ("IGCC"); (vii) the 2012 edition of the International Mechanical Code ("IMC"); (viii) the 2012 edition of the International Wildland-Urban Interface ("IWUIC"); (ix) the 2012 edition of the International Swimming Pool and Spa Code ("ISPPSC"); (x) the 2012 edition of the Uniform

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Plumbing Code ("UPC"); (xi) the 2012 edition of the Uniform Mechanical Code ("UMC"); (xii) the 2011 edition of the National Electrical ("NEC"); (xiii) the 2012 Northern Nevada Amendments; and (xiv) the 2011 Northern Nevada Energy Code amendments to the foregoing, and providing for matters properly related thereto and to the regulation of the soundness of structures including the issuance and enforcement of the building permits, and the collection of fees. (Bill No. 1692) Those Voting Aye: Marsha Berkgigler, David E. Humke, Vaughn Hartung and Kitty Jung. Those Absent: Bonnie Weber This Ordinance shall be in full force and effect from and after September 1, 2013. IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada, has caused this Ordinance to be published by title only. DATED May 15, 2013. AMY HARVEY, Washoe County Clerk and Clerk of the Board of County Commissioners No. 6239 May 17, 24, 2013

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Those Voting Aye: Marsha Berkgigler, David E. Humke, Vaughn Hartung and Kitty Jung.
Those Absent: Bonnie Weber

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