

CHAPTER 100

BUILDINGS AND CONSTRUCTION

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- 100.200 I.B.C. Section 2304.9.1: Roof truss ties and rafter ties.
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- 100.220 I.B.C. Section 3103 amended: Temporary structures.
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- 100.250 U.P.C. Section 103.1.3 amended: Licensing.
- 100.260 U.P.C. Section 103.3.4 amended: Expiration.
- 100.270 U.P.C. Section 603.1 amended: Approval of devices or assemblies.
- 100.280 U.P.C. Section 604.6 amended:
- 100.290 U.P.C. Section 608.2 amended: Excessive water pressure.
- 100.300 U.P.C. Section 609.1 amended: Installation.
- 100.310 U.P.C. Section 610.1 amended: Section 610.1 of the Uniform Plumbing Code is hereby amended to read as follows:

- 100.320 U.P.C. Section 610.7 amended: Section 610.7 of the Uniform Plumbing Code is hereby amended to read as follows:
- 100.330 U.P.C. Section 717.0 amended: Size of building sewers.
- 100.340 U.P.C. Section 1101.5. amended: Subsoil drains. Section
- 100.350 U.P.C. Chapter 15 Firestop Protection repealed.
- 100.360 U.P.C. Section H 106.2 amended: Sizing formula.

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- 100.400 N.E.C. Section 90.2 amended: Scope.
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#### Address Numbers of Residential Dwellings and Commercial Buildings

- 100.450 Regulations regarding address numbers of residential and commercial buildings.

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- 100.500 I.R.C. Section R105.2 amended: Work exempt from permit.
- 100.510 I.R.C. Section R108 amended: Schedule of permit fees.
- 100.520 I.R.C. Section R112 amended: Board of appeals.
- 100.525 I.R.C. Table R301.2(1): Climatic and Geographic Design Criteria. Table R301.2(1) of the International Residential
- 100.530 I.R.C. N1104 amended: Service water heating.
- 100.540 I.R.C. G2401.1 (101.2) amended: Application.
- 100.550 I.R.C. G2417.6 (406.6) amended: System and equipment leakage test.
- 100.560 I.R.C. P2503.7 amended: Inspection and testing of backflow prevention devices.
- 100.570 I.R.C. P2603.6 amended: Freezing.
- 100.580 I.R.C. P2903.3.1 amended: Maximum pressure.
- 100.590 I.R.C. P3005.4 amended: Drain pipe sizing.
- 100.600 I.R.C. E3501.6 amended: Service disconnect required.
- 100.610 I.R.C. I104.2 amended: Footings.

## International Building Code

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

1. 2003 Edition, International Building Code and Appendices C, E and I as amended.
2. 2003 Edition, Uniform Plumbing Code and IAPMO Installation Standards and Appendices A, B, C, D, E, F, G, H, I, J and L.
3. 2003 Edition, International Residential Code, and Appendices A, B, C, G, H, J, K and L as amended.
4. 2003 Edition, Uniform Mechanical Code, and Appendices A, B and C as amended.
5. 2005 Edition, National Electrical Code and Administrative Section, Article 80.
6. 2003 Edition, International Existing Building Code.
7. 2003 Edition, International Energy Conservation Code.
8. Regulations Regarding Address Numbers of Residential and Commercial Buildings.
9. NFPA 58, 54 and 96.  
[§3, Ord No. 1263]

100.020 Definition of words and terms. As used in the adopted codes and sections 100.010 to 100.610, inclusive, of the Washoe County Code:

1. "Jurisdiction" and other similar terms shall be construed to mean Washoe County.
2. "I.B.C." shall mean International Building Code.
3. "U.P.C." shall mean Uniform Plumbing Code.
4. "I.R.C." shall mean International Residential Code.
5. "U.M.C." shall mean Uniform Mechanical Code.
6. "N.E.C." shall mean National Electrical Code.
7. "TRPA" shall mean Tahoe Regional Planning Agency.
8. "NFPA" shall mean National Fire Protection Association.
9. In this code, wherever the International Plumbing Code is used, reference the Uniform Plumbing Code. Whenever the International Mechanical Code is used, reference the Uniform Mechanical Code. Wherever the International Fuel Gas Code is used, reference NFPA 54.

[§4, Ord No. 1263]

100.030 I.B.C. Section 101.1 amended: Title. Section 101.1 of the International Building Code is hereby amended to read as follows:

101.1 Title and purpose. These regulations shall be known as the Building Code of Washoe County, hereinafter referred to as "this code". 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, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction and certain equipment specifically regulated herein.

It is not the purpose of this code to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefitted by the terms of this code.

Any duty created by this code or based on this code runs to the public, and no private cause of action is created by a breach of such duty. No document, certificate, inspection or approval given pursuant to this code may be construed to be a representation or warranty of any kind, including without limitation a representation or warranty that a building or structure is complete, that it is in compliance with this code or any other law, that it was inspected, that it is safe or ready for occupancy or that it meets any particular degree of quality of workmanship. The amount and quality of inspection and other services provided is discretionary with the building official and may vary in response to the amount of staff, their work load, training and experience, funding and other pertinent factors affecting whether and how inspection is made or whether any hazard, deficiency or similar matter is observed.

[§5, Ord No. 1263]

100.040 I.B.C. Section 104.1 amended: General. Section 104.1 of the International Building Code is hereby amended by adding the following:

104.1 General. The building official is hereby authorized and directed to enforce all provisions of this code. For such purposes, he shall have the powers of a law enforcement officer.

1. The building official shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as he may deem necessary in order to clarify the application of the provisions of this code. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.

2. The building official shall prepare, sign and serve written citations pursuant to the provisions of NRS 171.1773 on all persons accused of violating the provisions of this code and any amendments thereto.

[§6, Ord No. 1263]

100.050 I.B.C. Section 105.2 amended: Work exempt from permit.  
Section 105.2 of the International Building Code is hereby amended to read as follows:

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 for the following:

1. Fences not over 30 inches high.
2. Repair or replacement of fences less than 100 linear feet long.
3. Oil derricks.
4. Movable cases, counters and partitions not over 5 feet 9 inches high.
5. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
6. Patios, sidewalks and driveways constructed of concrete or asphalt not more than 30 inches above grade without foundations, not over any basement or story below and not creating land coverage as defined by the 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. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3, as applicable in section 101.2, and Group U occupancies. In the Incline Village area, window awnings also must not be visible from a TRPA defined scenic corridor.
10. Prefabricated swimming pools accessory to a Group R-3 occupancy as applicable in section 101.2, which are less than 24 inches deep (610 mm), do not exceed 5000 gallons (18925 L) and are installed entirely above ground. In the Incline Village area, the pool must also not create land coverage as defined by TRPA.
11. Decks not more than 30 inches (762 mm) above grade except decks at Incline Village. All decks at Incline Village require a building permit pursuant to Washoe County Code 110 and TRPA requirements.
12. Wire fencing for agricultural use on parcels larger than 1 acre when required setbacks are maintained.
13. Siding applied over existing siding.
14. One-story detached accessory buildings used as tool

and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15m<sup>2</sup>) and the location is within the setbacks defined in Washoe County Code 110. In the Incline Village area, the building must also not create land coverage as defined by the TRPA.

15. Roofing repair if the roof is less than 100 square feet or still under its one year warranty.

16. Door and window replacement when the opening size and location remain the same.

17. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18925 L) and the ratio of height to diameter or width does not exceed 2 to 1.

18. Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

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 power supply, the installations of towers and antennas.

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

19. Gas:

Portable heating appliance.

Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

20. Mechanical:

Portable heating appliance.

Portable ventilation equipment.

Portable cooling unit.

Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.

Replacement of any part which does not alter its approval or make it unsafe.

Portable evaporative cooler.

Self-contained refrigeration system containing 10 pounds (4.54kg) or less of refrigerant and actuated by motors of 1 horsepower (746W) or less.

21. Plumbing:

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.

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.

[§7, Ord No. 1263]

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 one year of the expiration date of the original permit. The fee for the renewal of the building permit shall be 10 percent the amount of the original building permit fee or \$10 whichever is greater. The renewal will exclude the Parks tax, Regional Transportation Commission fee, sub fees 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 one year 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.

A building permit may be renewed an unlimited number of 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.

[S8, Ord No. 1263; A Ord No. 1270]

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 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 International 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	\$12.00
\$501.00 to \$2,000.00	\$12.00 for the first \$500.00 plus \$1.62 for each additional \$100.00, or fraction thereof, to and including \$2,000.00.
\$2001.00 to \$25,000.00	\$36.30 for the first \$2,000.00 plus \$7.29 for each additional \$1,000, or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$203.97 for the first \$25,000.00 plus \$5.26 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$335.60 for the first \$50,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$517.85 for the first \$100,000.00 plus \$2.84 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$1,651.85 for the first \$500,000.00 plus \$2.43 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.

\$1,000,001.00 and up	\$2,866.85 for the first \$1,000,000.00 plus \$1.62 for each additional \$1,000.00 or fraction thereof.
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Other Inspections and Fees:

1. Inspection outside of the normal business hours (minimum charge--two hours) ..... \$45.00 per hour\*
2. Reinspection fees assessed under provisions of Section 108.8 ..... \$45.00 per hour\*
3. Inspections for which no fee is specifically indicated (minimum charge--one-half hour) ..... \$45.00 per hour\*
4. Additional plan review required by changes, additions or revisions to plans (minimum charge--one-half 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 ..... \$30.00
9. Business license inspection ..... \$50.00
10. Mobile home safety seal ..... \$100.00
11. Move or alter ..... \$53.00

\* 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.

[§9, Ord No. 1263; A Ord. No. 1270]

**TABLE 3  
GRADING PLAN REVIEW FEE**

<b>Cubic Yards</b>	<b>Plan Review Fee</b>
50 cubic yards or less	No fee
51 to 100 cubic yards	\$21.60
101 to 1000 cubic yards	\$32.40
1,001 to 10,000 cubic yards	\$43.20

10,001 to 100,000 cubic yards	\$43.20 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	\$237.60 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	\$367.20 for the first 200,000 cubic yards, plus \$6.48 for each additional 10,000 cubic yards or fraction thereof
Other Fees: Additional plan review required by changes, additions or revisions to approved plans (minimum charge - one-half hour)	\$45.00 per hour*

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\*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.

**TABLE 4  
GRADING PERMIT FEE**

<b>Cubic Yards</b>	<b>Grading Permit Fee</b>
50 cubic yards or less	\$21.60
51 to 100 cubic yards	\$32.40
101 to 1000 cubic yards	\$32.40 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	\$168.48 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	\$285.12 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	\$810.00 for the first 100,000 cubic yards, plus \$32.40 for each additional 10,000 cubic yards or fraction thereof.
Inspections outside of normal business hours, per hour (minimum charge - two hours)	\$45.00 per hour**
Reinspection fees assessed under provisions of Section 108.8	\$45.00 per hour**
Inspection for which no fee is specifically indicated (minimum charge - one-half hour)	\$45.00 per hour**

\*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.

\*\*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.

**TABLE 5  
MECHANICAL PERMIT FEES**

<b>Service</b>	<b>Fee</b>
<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

Other Inspections and Fees

1. Inspections outside of normal business hours, per hour (minimum charge--two hours) ..... \$45.00\*
2. Reinspection fees assessed under provisions of Section 116.6, per inspection ..... \$45.00\*
3. Inspections for which no fee is specifically indicated, per hour (Minimum charge--one-half hour) . \$45.00\*
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) ..... \$45.00\*

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

**TABLE 6  
PLUMBING PERMIT FEES**

<b>Service</b>	<b>Fee</b>
Permit Issuance	
For issuing each permit .....	\$25.00
<u>Unit Fee Schedule</u> (in addition to item 1 above)	
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

Other Inspections and Fees

- 1. Inspections outside of normal business hours,  
per hour (minimum charge - two hours) ..... \$45.00\*
- 2. Reinspection fees assessed under provisions  
of Section 116.6, per inspection ..... \$45.00\*
- 3. Inspection for which no fee is specifically  
indicated, per hour  
(minimum charge - one-half hour) ..... \$45.00\*
- 4. Additional plan review required by changes,  
additions or revisions to approved plans  
(minimum charge - one-half hour) ..... \$45.00\*

\* 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.

**TABLE 7**  
**SOLAR ENERGY**  
**Schedule of Fees**

<b>Service</b>	<b>Fee</b>
1. For issuing each permit .....	\$ 4.00
In addition:	
2. For Collectors (including related piping and regulating devices)	
Up to 1000 sq. ft (93 m <sup>2</sup> ) .....	\$ 4.00
Between 1001 (93.1 m <sup>2</sup> ) and 2000 sq. ft (186 m <sup>2</sup> ) .....	\$ 7.00
More than 2000 sq. ft (186 m <sup>2</sup> ) .....	\$5.00 plus \$1.00
..... per 1000 sq. ft. (93 m <sup>2</sup> )	
..... or fraction thereof	
..... over 2000 sq. ft. (186 m <sup>2</sup> )	
3. For storage tanks (including related piping and regulating devices) up to 750 gallons (3 m <sup>3</sup> ) .....	\$ 3.00
Between 751 (3 m <sup>3</sup> ) and 2000 gallons (8 m <sup>3</sup> ) .....	\$ 4.00
More than 2000 (8 m <sup>3</sup> ) gallons .....	\$3.00 plus \$1.00
..... per 1000 (4 m <sup>3</sup> )	
..... or fraction thereof	
..... over 2000 gallons (8 m <sup>3</sup> )	
4. For rock storage	
Up to 1500 cu. ft. (42 m <sup>3</sup> ) .....	\$ 3.00
Between 1501 (42.1 m <sup>3</sup> ) and 3000 cu. ft. (84 m <sup>3</sup> ) .....	\$ 4.00
More than 3000 cu. ft. (84 m <sup>3</sup> ) .....	\$3.00 plus \$1.00
..... per 1000 cu. ft. (28 m <sup>3</sup> )	
..... or fraction thereof	
..... over 3000 cu. ft. (84 m <sup>3</sup> )	
5. For each appliance or piece of equipment regulated by this code for which no fee is listed .....	\$ 3.00
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.

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

<b>Service</b>	<b>Fee</b>
1. For each swimming pool, spa or hot tub:	
Public .....	\$45.00
Private .....	\$27.00
2. Pool filling system including back-flow prevention, each 2 inch diameter and smaller .....	\$3.00
Over 2 inch diameter .....	\$20.00
3. Water heater and/or vent, each .....	\$3.00
4. Gas piping system, each .....	\$5.00
5. Replacing of filter .....	\$4.00
6. Miscellaneous replacements .....	\$4.00
7. Backwash receptor .....	\$4.00

Other Inspections and Fees:

8. Inspections outside of normal business hours .....	\$45.00*
9. Reinspection fee .....	\$45.00*
10. Inspections for which no fee is specifically indicated .....	\$45.00*
11. Additional plan review required by changes, additions or revisions to approved plans, (minimum charge - one-half hour) .....	\$45.00*

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

**TABLE 9  
ELECTRICAL PERMIT FEES**

<b>Service</b>	<b>Fee</b>
<u>Permit Issuance</u>	
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.

Other Inspections and Fees

- 1. Inspections outside of normal business hours (minimum charge - two hours) ..... \$45.00\*
- 2. Reinspection fee assessed under provisions of section 305(e) ..... \$45.00\*
- 3. Inspections for which no fee is specifically indicated (minimum charge - one-half hour) ..... \$45.00\*
- 4. Additional plan review required by changes, additions or revisions to approved plans (minimum charge - one-half hour) ..... \$45.00\*

\* 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.

**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**

Single Family Dwelling	50% of Building Fee
Accessory buildings to single family dwellings, except as listed below	50% of Building Fee
All other permits	65% of Building Fee
Master Plan (repeat plan with 5 or less options) projects	25% of Building Fee

The plan review fees specified in this subsection are separate fees from the permit fees specified in Section 107.2 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 (page 7).

[\$9, Ord No. 1263]

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	\$ 30.00	\$ 0.00
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	\$ 65.00	
Type III	\$ 70.00	
Type V	\$ 65.00	
Banks		
Type I	\$130.00	
Type II	\$ 95.00	
Type III	\$105.00	
Type V	\$ 95.00	
Bowling Alleys		
Type II	\$ 45.00	
Type III	\$ 50.00	
Type V	\$ 30.00	
Churches		
Type I	\$ 85.00	
Type II	\$ 65.00	
Type III	\$ 70.00	
Type V	\$ 65.00	
Convalescent Hospitals		
Type I	\$120.00	
Type II	\$ 85.00	
Type III	\$ 85.00	
Type V	\$ 80.00	
Fire Stations		
Type I	\$ 100.00	
Type II	\$ 65.00	
Type III	\$ 70.00	
Type V	\$ 70.00	

<u>Building type</u>	<u>Average</u>	<u>Good</u>
Homes for the Elderly		
Type I	\$ 90.00	
Type II	\$ 75.00	
Type III	\$ 75.00	
Type V	\$ 75.00	
Hospitals		
Type I or II	\$145.00	
Type III	\$120.00	
Type V	\$115.00	
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	\$ 35.00	
Type III	\$ 40.00	
Type V	\$ 35.00	
Jails		
Type I or II	\$140.00	
Type III	\$130.00	
Type V	\$ 95.00	
Libraries		
Type I	\$100.00	
Type II	\$ 75.00	
Type III	\$ 80.00	
Type V	\$ 75.00	
Medical Offices		
Type I	\$105.00	
Type II	\$ 80.00	
Type III	\$ 85.00	
Type V	\$ 80.00	
Offices		
Type I	\$ 95.00	
Type II	\$ 65.00	
Type III	\$ 70.00	
Type V	\$ 65.00	

<u>Building type</u>	<u>Average</u>	<u>Good</u>
Public Buildings		
Type I	\$110.00	
Type II	\$ 90.00	
Type III	\$ 90.00	
Type V	\$ 85.00	
Public Garages		
Type I	\$ 35.00	
Type II	\$ 25.00	
Type III	\$ 35.00	
Type V	\$ 30.00	
Restaurants		
Type III	\$ 85.00	
Type V	\$ 80.00	
Schools		
Type I	\$100.00	
Type II	\$ 70.00	
Type III	\$ 70.00	
Type V	\$ 70.00	
Service Stations		
Canopies	\$ 30.00	
Type II	\$ 60.00	
Type III	\$ 60.00	
Type V	\$ 55.00	
Stores		
Type I	\$ 75.00	
Type II	\$ 45.00	
Type III	\$ 50.00	
Type V	\$ 45.00	
Theaters		
Type I	\$ 95.00	
Type III	\$ 70.00	
Type V	\$ 65.00	
Warehouses		
Type I	\$ 45.00	
Type II	\$ 30.00	
Type III	\$ 30.00	

<u>Building type</u>	<u>Average</u>	<u>Good</u>
A/C & Sprinkler System		
A/C - Commercial	\$ 4.00	
A/C - Residential	\$ 3.00	
Contract Price	\$ CONTRACT PRICE	
RENO B Residential		
Barn (w/foundation or slab)	\$ 15.00	
Basement	\$ 18.00	\$ 25.00
Carport/Awning/Patio Cover	\$ 7.00	
Deck	\$ 4.00	
Dwelling	\$ 60.00	\$ 80.00
Dwelling - Addition	\$ 60.00	\$ 80.00
Fence	\$ 2.00	
Garage	\$ 22.00	
Shed/Greenhouse	\$ 12.00	
Pole Barn (dirt floor)	\$ 7.00	
Remodel (garage conversion)	\$ 15.00	
Retaining Wall	\$ 5.00	
Shed (metal)	\$ 15.00	
Sunroom/Screenroom	\$ 22.00	
INCLINE B Residential		
Barn (w/foundation or slab)	\$ 15.00	
Basement	\$ 18.00	\$ 25.00
Carport/Awning/Patio Cover	\$ 8.00	
Deck	\$ 5.00	
Dwelling	\$ 60.00	\$ 90.00
Dwelling - Addition	\$ 60.00	\$ 90.00
Fence	\$ 2.00	
Garage	\$ 25.00	
Shed/Greenhouse	\$ 15.00	
Pole Barn (dirt floor)	\$ 8.00	
Remodel (garage conversion)	\$ 20.00	
Retaining Wall	\$ 7.00	
Shed (metal)	\$ 15.00	
Sunroom/Screenroom	\$ 25.00	

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

100.090 I.B.C. Section 108.6 amended: Refunds. Section 108.6 of the International Building Code is hereby amended to read as follows:

108.6 Fee refunds.

108.6.1 Refund of permit fees.

1.1 Except as provided in subparagraph 1.2, the building official may authorize the refunding of not more than 80 percent of the permit fee when:

(1) No work authorized by the building permit has been done under a permit issued in accordance with this Code and

(2) A written application for a refund is submitted to the building official within 180 days after the date the permit was issued.

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

108.6.2 Refund of plan review fees.

2.1 The building official shall refund 80 percent of the plan review fee paid pursuant to Section 108.2 if:

(1) The application for a permit for which a plan review fee has been paid is withdrawn by the applicant before any plan reviewing is done; and

(2) A written application for refund is submitted to the building official within 180 days after the date the application is withdrawn.

2.2 The building official shall refund 100 percent of the plan review fee paid pursuant to Section 108.2 if the building official requires the applicant to apply for a permit that is not required by this code.

2.3 The building official shall refund 100 percent of TRPA application fees if no review is performed or if the application was received in error.

2.4 The building official shall refund 100 percent of the fees for master plans if no building work has started at the site.

[\$11, Ord No. 1263]

100.100 I.B.C. Section 109.3 amended: Required inspections. Section 109.3 of the International Building Code is hereby amended to read as follows:

109.3 Required inspections. The building official, upon notification, shall make the inspections set forth in

Sections 109.3.1 through 109.3.10.

109.3.1 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

109.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

109.3.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.5 shall be submitted to the building official.

109.3.4 Exterior shearwall inspection. To be made prior to the application of exterior siding or cover.

109.3.5 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fireblocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

109.3.6 Insulation inspection. To be made after frame inspection has been approved.

109.3.7 Lath and gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

Exception: Gypsum board that is not part of a fire-resistance-rated assembly or a shear assembly.

109.3.8 Fire-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

109.3.9 Energy efficiency inspections. Inspections shall be made to determine compliance with Chapter 13 and shall include, but not limited to, inspections for: envelope insulation R and U values, fenestration U value, duct system R value, and HVAC and water-heating equipment efficiency.

109.3.10 Other inspections. In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

109.3.11 Special inspections. For special inspections, see Section 1704.

109.3.12 Final inspection. The final inspection shall be made after all work required by the building permit is completed.

109.3.13 Business license inspection. A business license inspection shall be required when there occurs a change in ownership, tenant or character of the use of any building that requires the issuance of a business license by Washoe County. Inspection is to achieve compliance with fire, health and safety standards approved by the building official. Standards do not waive the requirements outlined in the I.B.C. for change of use.

[§12, Ord No. 1263]

100.110 I.B.C. Section 112 amended: Board of appeals. Section 112 of the International Building Code is hereby amended to read as follows:

112.1 General. There shall be and is hereby created a board of review to consider an order, decision or determination already made by the building official for the purpose of correcting an error, omission or oversight. The board shall be formed as needed and consist of three members who are qualified by experience and training to pass on matters pertaining to building construction in the particular discipline at issue and who are not employees of the jurisdiction. The board of review shall be approved by

the chairman of the board of county commissioners from a list of experts in the particular discipline, selected and approved by both parties. The board may adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to both parties. The request for review shall be filed in writing with the building department and be specific on issues to be reviewed.

112.2 Limitations of authority.

1. Standard of review. The board of review shall have no authority relative to the interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.

2. Concerning the nonadministrative provisions of the code, the board shall not consider any matter de novo, but shall simply re-examine the decisions of the building official to determine whether such decisions are supported by substantial evidence, are reasonable, are not arbitrary, and are within the intent and purpose of this code.

112.3 Limitations of time. The time within which a request for review must be made will be during the application process and active life of the permit.

112.4 Fee. A nonrefundable filing fee of \$50 must be paid upon filing a request for review.

[\$13, Ord No. 1263]

100.120 I.B.C. Section 113.4 amended: Violation penalties. Section 113.4 of the International Building Code is hereby amended to read as follows:

113.4 Violation penalties. The provisions contained in the adopted codes and sections 100.010 to 100.610, inclusive, of the Washoe County Code shall be adhered to in the design, erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, maintenance, excavation and foundation of any building or other structure in the unincorporated area of Washoe County.

Any person or firm violating any provision of the adopted codes or sections 100.010 to 100.610, inclusive, is guilty of a misdemeanor. Such person is guilty of a separate offense for each day a violation is committed, continued, permitted or otherwise maintained.

County building official may require any person in violation of 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.

[\$14, Ord No. 1263]

100.130 I.B.C. Section 1503.1 amended: General. Section 1503.1 of the International Building Code is hereby amended to read as follows:

1503.1 General. Roof decks shall be covered with approved roof coverings secured to the building or structure in accordance with the provisions of this chapter. Roof coverings shall be designed, installed and maintained in accordance with this code and the approved manufacturer's instructions such that the roof covering shall serve to protect the building or structure.

Roof ice build-up protection is required at an elevation of 5300 feet and above throughout Washoe County.

[\$15, Ord No. 1263]

100.140 I.B.C. Section 1608.2 amended. Ground snow loads. Table 1608.2 of the International Building code is hereby amended to read as follows:

Basic Ground Snow Loads (Pg-Pounds/Sq. Foot)  
TABLE NO. 11

Elevation Above Sea Level in Feet	Lake Tahoe Basin Ground Snow Load	Sierra East Slope West of Highway 395	Remainder of Washoe County
0 - 5,299		20 Minimum	20 Minimum
5,300		91	20 Minimum
5,500		114	20 Minimum
6,000	220	142	43
6,500	235	172	43
7,000	250	200	57
7,500	265	215	57
8,000	280	229	86
8,500	295		86
9,000	330		114
9,500	390		142
10,000	420		142

- All manufactured trusses shall be stamped for the design load.
- Intermediate values may be interpolated by proportion.
- Engineering will be required for all structures with greater than 20 lbs. per square foot snow load.

- For loads 20 pounds per square foot and less, no reductions shall be used.
- The above loads shall be increased by 1.5 for special eave requirements to account for ice dam and snow accumulation. [§16, Ord No. 1263; A Ord. No. 1270]

100.150 I.B.C. Section 1609.3 amended: Basic wind speed. Section 1609.3 of the International Building Code is hereby amended to read as follows:

1609.3 Basic wind speed. The minimum basic wind speed at any site in Washoe County shall be 105 miles per hour (3 second gust).  
[§17, Ord No. 1263]

100.160 I.B.C. Section 1609.4 amended: Exposure category. Section 1609.4 of the International Building Code is hereby amended to read as follows:

1609.4 Exposure category. An exposure of "C" shall be used as a minimum in the design of all structures within Washoe County. All structures within 1/4 mile from the shoreline at Lake Tahoe shall be designed as minimum exposure "C". Exposure B may be used for all structures in the Incline area between 1/4 mile of the lake and below the elevation of 7200 feet and meeting the requirements of exposure B.  
[§18, Ord No. 1263]

100.170 I.B.C. Section 1805.1 amended: General Section 1805.1 of the International Building Code is hereby amended to read as follows:

1805.1 General. Footings and foundations, unless otherwise specifically provided, shall be constructed of masonry, concrete or treated wood in conformance with International Building Code and shall in all cases extend below the frost line. The frost line referred to shall be defined as 24 inches below finished grade. Footings of concrete and masonry shall be of solid material. Foundations supporting wood shall extend at least 6 inches (152 mm) above the adjacent finish grade.

Residential foundation: Minimum footing dimension shall be specified in Table 1805.4.2. There shall be a minimum of one #4 continuous reinforcing bar in the top 1/3 of all foundation walls, and one #4 continuous reinforcing bar in the footing. When the footing and foundation wall are placed separately or when the foundation wall exceeds 24

inches in height, #4 vertical bars, at 48 inches on center (48" O/C) or 32 inches on center when using concrete block, shall be used to connect the footing with the foundation wall. When engineering data is provided, the footing and foundation wall steel requirements may be reduced.

[\$19, Ord No. 1263]

100.180 I.B.C. Section 1805.2 added: Frost line. Section 1805.2 of the International Building Code is hereby added to read as follows:

1805.2 Frost line. The frost line referred to shall be defined as 24 inches below finished grade.

[\$20, Ord No. 1263]

100.190 I.B.C. Table 1805.4.2 amended: Foundations for stud bearing walls. Table 1805.4.2 of the International Building Code is hereby amended to read as follows:

TABLE NO. 1805.4.2 FOUNDATIONS FOR STUD BEARING WALLS  
MINIMUM REQUIREMENTS <sup>1, 2, 3,</sup>

Number of Stories Supported by the Foundations	Minimum Thickness of Foundation Wall (Inches)		Minimum Width of Footing (Inches)	Minimum Thickness of Footing (Inches)	Minimum Depth of Foundation Below Natural Surface of Ground and Finish Grade (Inches)
	Concrete	Unit Masonry			
1	8	8	12	8	24
2	8	8	15	8	24
3	10	10	18	10	24

<sup>1</sup>Where unusual conditions or frost conditions are found, footings and foundations shall be as required in Section 1806.1.

<sup>2</sup>The ground under the floor may be excavated to the elevation of the bottom of the footing.

<sup>3</sup>Foundations may support a roof in addition to the stipulated number of floors. Foundations supporting roofs only, shall be as required for supporting one floor.

[\$21, Ord No. 1263]

100.200 I.B.C. Section 2304.9.1: Roof truss ties and rafter ties. Section 2304.9.1 of the International Building Code is hereby amended to read as follows:

2304.9.1 Fastener requirements. Connections for wood members shall be designed in accordance with the appropriate methodology in Section 2301.2. The number and size of nails connecting wood members shall not be less than that set forth in Table 2304.9.1. Roof trusses and rafter ties shall be fastened to the top plate at all points of bearing by approved truss ties.

[§22, Ord No. 1263]

100.210 I.B.C. Section 3001.1 amended: Scope. Section 3001.1 of the International Building Code is hereby amended to read as follows:

3001.1 Scope. The provisions of this chapter shall apply to the design, installation, operation, alteration and repair of elevators, dumbwaiters, escalators and moving walks and their hoistways. Additional provisions may be required, regulated and enforced through chapter 618 of the Nevada Revised Statutes and NAC 618.400 - 618.507 by the State of Nevada Department of Business and Industry. When conflicts arise between the provisions of the International Building Code, chapter 30 and NRS chapter 618, the most restrictive shall govern.

[§23, Ord No. 1263]

100.220 I.B.C. Section 3103 amended: Temporary structures. Section 3103 of the International Building Code is hereby amended by adding:

3103.6 Temporary construction facilities. Temporary construction facilities, which are located on site in conjunction with valid building permits and occupied by job site personnel which have connection only to electrical power, may be exempt from the provisions of Section 3103.

[§24, Ord No. 1263]

100.230 I.B.C. Section 3408.1 amended: Moved structures. Section 3408.1 of the International Building Code is hereby amended to read as follows:

3408.1 General. Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures. The applicant shall provide a structural investigation report prepared by

a registered engineer to verify the structure's adequacy to resist loading to which it may be subjected pursuant to the proposed use.

3408.2 Consent to move. Except as otherwise provided in this section, it is unlawful for any person to move any structure into or within the unincorporated area of Washoe County before obtaining a permit. A permit, if issued, will be considered as, and will be subject to, the same terms and conditions applicable to a regular building permit. This section does not apply to structures with permanently affixed wheels and prefabricated structures, as defined in Nevada Revised Statutes.

3408.3 Application - building official. Any person desiring a move and alter permit must file an application with the building official. The applicant must specify the following:

1. The existing location of the structure.
2. The size and character of the structure.
3. The proposed location of the structure.

3408.4 Determination - building official and county engineer. The building official shall review the application, inspect the structure, approve, approve with conditions, or deny the application. Costs of inspection shall be borne by the applicant. The building official shall deny the application for a permit when:

1. The proposed use for the structure is prohibited by zoning laws of this county; or
2. The structure is of a type prohibited at the proposed location by any other law or ordinance; or
3. The structure is such that it cannot be brought into compliance with existing codes through improvement or modification.

The building official shall not approve an application unless the applicant posts the bond and other guarantees specified in subsection 3404.6.

The county engineer shall designate on the permit the route over which the structure must pass.

3408.5 Fees. The fee for a move and alter permit shall be based on:

1. The estimated cost of a new foundation for the structure; and
2. The estimated cost of alteration of the structure to bring it into compliance with existing codes and other laws.

3408.6 Permits, guarantees, conditions. The building official shall not issue a permit until the applicant provides:

1. A bond or other guarantee acceptable to the building official, and in a form approved by the district attorney, in an amount not less than \$1,000.00. The guarantees must be conditioned so that the person intending to move the structure shall pay for the following damages, costs and expenses:

1.1 Damages that may occur to the streets, roads or other public rights-of-way of the county of Washoe;

1.2 Damages that may occur to the property of the county of Washoe or to the property of any person during the moving of a structure;

1.3 Damages, costs and expenses incurred in the necessary removal or changing of any telephone, telegraph, electric light or any other wires used for public convenience in the unincorporated areas of the county; and

1.4 Damages and costs for the removal of any poles in the streets, alleys or sidewalks in the unincorporated areas of the county. The bond or other guarantee must be kept in force until such time as the structure has been moved to the proposed site, placed on the new foundation and the building official has determined that the bond or other guarantee is no longer necessary for the purposes specified above.

2. A bond or other guarantee acceptable to the building official and the district attorney, in an amount the building official deems necessary to bring the structure to be moved into full compliance with all codes in effect when the application to move the building or structure was submitted. The bond or other guarantee must be kept in force throughout the term of the move and alter permit. If the permit must be renewed, the building official shall review the work performed on, and the condition of, the structure at the time of renewal and may decrease or increase the bond or other guarantee by an amount he deems sufficient to accomplish the purpose of this paragraph.

At such time as the holder of the permit has performed all terms and conditions of the permit in a manner acceptable to the building official, the building official shall provide written notice to the principal and surety on the bonds or other guarantees, if any.

Any portion of a guarantee not required to complete the conditions of a permit issued pursuant to this section shall be returned to the principal or surety.

3408.7 Default on performance of conditions. If the building official finds that a default has occurred in the

performance of any term or condition of the permit, the building official shall give written notice thereof to the principal and the surety, if any, on the guarantee within 10 days after the determination of default. The requirement for notice is met if written notice is directed by U.S. Mail to the principal at the address given by the principal upon the application for the permit and to the surety or other guarantor at the business address provided by the surety or guarantor. The notice shall specify the work to be done, the estimated costs thereof and the period of time deemed by the building official to be reasonably necessary for the completion of such work.

If after receipt of the notice the principal or surety fails to perform the required work within the time specified in the notice, the building official may take whatever action is appropriate to insure that the required work is performed and completed. Alternatively, the building official may order the structure demolished and removed if the structure has deteriorated to the point that the cost of alteration thereof has exceeded the bond or guarantee posted to bring the structure into compliance. If the order is not obeyed the building official may cause the structure to be demolished and removed on his own initiative. Costs incurred by the building official pursuant to the provisions of this paragraph are payable from the bond or other guarantee and by the permit holder.

It is unlawful for the owner or his representatives, successors or assigns or any other person, to interfere with or obstruct the ingress or egress to or from any such premises by any authorized representatives or agent of any surety or by the county engaged in the work of completing, demolishing or removing any structure for which a permit has been issued after default has occurred in the performance of the terms or conditions thereof.

3408.8 Notice to public utilities. Upon receiving a permit, the holder or owner thereof shall serve a copy of the permit by registered mail upon the superintendent or local manager of any company or person owning or controlling telegraph, telephone, electric light or other wires running under, over, through or across the roads, streets and other public rights-of-way within the unincorporated area of Washoe County where it will be necessary to raise, cut or interfere with the wires in the moving of any structure, together with a notice as to the time when it will be necessary to interfere with the wires or with the poles holding the wires.

After receiving the notice described in the above

paragraph, the company owning or controlling the wires may raise or cut or remove the wires to permit the moving of the structure, and the expense therefore shall be paid by the person moving the structure. If such expense is not so paid, action may be taken upon the bond or other guarantee prescribed in subsection 3404.7.

If the route designated by the county engineer is along or across a federal highway or highways controlled by the State of Nevada, the state highway engineer shall be served by the holder or owner of the permit with a copy thereof by registered mail.

If the route designated by the county engineer crosses the right-of-way of any railroad, the local agent of the railroad shall be served with a copy of the permit by registered mail.

3408.9 Prohibition against stopping movement. A structure may not be stopped at any time on any street, road or public right-of-way within the unincorporated area of Washoe County without the written approval of the county engineer.

[\$25, Ord No. 1263]

100.240 I.B.C. Section I104.2 amended: Footings. I104.2 of the International Building Code is hereby amended to read as follows:

A patio cover shall be permitted to be supported on a concrete slab on grade without footings, provided the slab conforms to the provisions of Chapter 19 of this code, is not less than 3½ inches (89 mm) thick and further provided that the columns do not support loads in excess of 750 pounds (3.36 kN) per column.

[\$26, Ord No. 1263]

#### Uniform Plumbing Code

100.250 U.P.C. Section 103.1.3 amended. Licensing. Section 103.1.3 of the Uniform Plumbing Code is hereby amended to read as follows:

103.1.3 Licensing. It is unlawful for any person to perform gas testing without a valid certificate of qualification. The department shall issue certifications of qualification to every person who makes application and successfully passes the examination conducted by the department. Any person who fails to pass the examination may apply for reexamination in thirty days. Certifications are not transferable from one person to another, and every

certification shall remain in effect until canceled or revoked by the department. Certifications may be revoked for incompetence, lack of knowledge in matters relevant to gas testing and for lending a certification to another person.  
[§27, Ord No. 1263]

100.260 U.P.C. Section 103.3.4 amended: Expiration. Section 103.3.4 of the Uniform Plumbing Code is hereby amended to read as follows:

103.3.4 Expiration. Procedures relating to expiration and renewal shall be the same as adopted by Washoe County Code section 100.060.

[§28, Ord No. 1263]

100.270 U.P.C. Section 603.1 amended: Approval of devices or assemblies. Section 603.1 of the Uniform Plumbing Code is hereby amended to read as follows:

603.1 Approval of devices or assemblies. The owner of the premises or the responsible person shall have the backflow prevention assembly tested by a certified backflow assembly tester at the time of installation, repair or relocation and at least annually thereafter unless required more frequently by the water purveyor, or utility and/or the District Health Department. The periodic testing shall be performed in accordance with procedures referenced in the University of Southern California manual of Cross-Connection Control (Ninth Edition) by a tester qualified in accordance with those standards and with the standards in the CA-NV section of the AWWA backflow prevention assembly testers and cross-connection control program.

[§29, Ord No. 1263]

100.280 U.P.C. Section 604.6 amended: Section 604.6 of the Uniform Plumbing Code is hereby amended to read as follows:

604.6 All malleable iron water fittings shall be galvanized. All galvanized water pipe and fittings shall be kept at least six (6) inches above final grade.

[§30, Ord No. 1263]

100.290 U.P.C. Section 608.2 amended: Excessive water pressure. Section 608.2 of the Uniform Plumbing Code is hereby amended to read as follows:

608.2 Excessive water pressure. Where local static water pressure is in excess of sixty-five (65) pounds per square

inch (448 kPa), an approved type pressure regulator preceded by an adequate strainer shall be installed and the static pressure reduced to sixty-one (61) pounds per square inch (421 kPa) or less. Where pressure regulators are required, the pressure regulator shall be installed between the source of water and after the meter and back-flow prevention device (if installed at the meter), and before all exterior and interior fixtures and outlets.

For potable water services up to and including one and one-half (1-1/2) inch (40 mm) regulators, provision shall be made to prevent pressure on the building side of the regulator from exceeding main supply pressure. Approved regulators with integral bypasses shall be acceptable. Each such regulator and strainer shall be accessibly located and shall have the strainer readily accessible for cleaning without removing the regulator or strainer body or disconnecting the supply piping. Pressure regulators shall not be the type that can be adjusted to provide static water pressure more than seventy-five (75) pounds per square inch (518 kPa). All pipe size determinations shall be based on eighty (80) percent of the reduced pressure when using Table 6-5.

[§31, Ord No. 1263]

100.300 U.P.C. Section 609.1 amended: Installation. Section 609.1 of the Uniform Plumbing Code is hereby amended to read as follows:

609.1 Installation. All water piping shall be adequately supported in accordance with Section 314.0. Burred ends shall be reamed to the full bore of the pipe or tube. Changes in direction shall be made by the appropriate use of fittings, except that changes in direction in copper tubing may be made with bends, provided that such bends are made with bending equipment which does not deform or create a loss in the cross-sectional area of the tubing. Changes in direction are allowed with flexible pipe and tubing without fittings in accordance with the manufacturer's installation instructions. Provisions shall be made for expansion in hot-water piping. All piping, equipment, appurtenances, and devices shall be installed in a workmanlike manner in conformity with the provisions and intent of the code. All water service yard piping shall be at least twelve (12) inches (305 mm) below the average local frost depth. The minimum cover shall be thirty (30) inches (762 mm) below finish grade.

[§32, Ord No. 1263]

100.310 U.P.C. Section 610.1 amended: Section 610.1 of the Uniform Plumbing Code is hereby amended to read as follows:

610.1 The size of each water meter and each potable water supply pipe from the meter or other source of supply to the fixture supply branches, risers, fixtures, connections, outlets, or other uses shall be based on the total demand and shall be determined according to the methods and procedures outlined in this section. The size of pipes from the hot water heater and all hot water branches shall not exceed the minimum size necessary to meet the water supply requirements, as outlined in this section. Other than systems sized by the use of Table 6-5, the system shall be designed to assure that the maximum velocities allowed by the code and the applicable standard are not exceeded.

[§33, Ord No. 1263]

100.320 U.P.C. Section 610.7 amended: Section 610.7 of the Uniform Plumbing Code is hereby amended to read as follows:

610.7 On any proposed water piping installation sized using Table 6-5, the following conditions shall be determined:

(1) Total number of fixture units as determined from Table 6-4, Equivalent Fixture Units, for the fixtures to be installed.

(2) Developed length of supply pipe from meter to most remote outlet.

(3) Difference in elevation between the meter or other source of supply and the highest fixture or outlet.

(4) Pressure in the street main or other source of supply at the locality where the installation is to be made.

(5) In localities where there is a fluctuation of pressure in the main throughout the day, the water piping system shall be designed on the basis of the minimum pressure available.

All above determinations shall be clearly noted on the plans, specifications, drawings or a worksheet submitted to the Administrative Authority whenever pipes from the hot water heater exceed one half (1/2) inch in diameter.

[§34, Ord No. 1263]

100.330 U.P.C. Section 717.0 amended: Size of building sewers. Section 717.0 of the Uniform Plumbing Code is hereby amended to read as follows:

717.0 Size of building sewers. The minimum size of any building sewer shall be determined on the basis of the total number of fixture units drained by such sewer, in accordance with Table 7-8, but in no event shall be less than four (4) inches in diameter. No building sewer shall be smaller than the building drain. For alternate methods of sizing building sewers, see Appendix L.

[\$35, Ord No. 1263]

100.340 U.P.C. Section 1101.5. amended: Subsoil drains. Section 1101.5.1 of the Uniform Plumbing Code is hereby amended to read as follows:

1101.5.1 Subsoil drains. Where required by the geotechnical engineer or the building official, subsoil drains shall be provided around the perimeter of buildings having basements, cellars, or crawl spaces or floors below grade. Such subsoil drains may be positioned inside or outside of the footing, shall be of perforated or open-jointed approved drain tile or pipe not less than three (3) inches (80 mm) in diameter, and shall be laid in gravel, slag, crushed rock, approved three-quarter (3/4) inch (19.1 mm) crushed recycled glass aggregate, or other approved porous material with a minimum of four (4) inches (102 mm) surrounding the pipe on all sides. Filter media shall be provided for exterior subsoil piping.

[\$36, Ord No. 1263]

100.350 U.P.C. Chapter 15 Firestop Protection repealed. Chapter 15, Firestop Protection, of the Uniform Plumbing Code is hereby repealed.

[\$37, Ord No. 1263]

100.360 U.P.C. Section H 106.2 amended: Sizing formula. Section H 106.2 of the Uniform Plumbing Code is hereby amended to read as follows:

H 106.2 Sizing formula. The size of the interceptor shall be determined by the serving utility.

[\$38, Ord No. 1263]

#### NATIONAL ELECTRICAL CODE

100.400 N.E.C. Section 90.2 amended: Scope. Section 90.2(D) of the N.E.C. is hereby amended to read as follows:

90.2(D) Exempted work. An electrical permit shall not be required for the following:

1. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
2. Temporary decorative lighting.
3. Repair or replacement of current-carrying parts of any switch, contactor or control device.
4. Reinstallation of attachment plug receptacles, but not the outlets therefore.
5. Repair or replacement of any overcurrent device of the required capacity in the same location.
6. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
7. Removal of electrical wiring.
8. The wiring for temporary (not to exceed 90 days) theater, motion picture or television stage sets and scenery.
9. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts.
10. Carnivals and circuses.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

[§39, Ord No. 1263]

100.410 N.E.C. Article 230.70(A) amended: Service equipment-disconnecting means. Article 230.70(A) of the National Electrical Code is hereby amended to read as follows:

230.70(A) Location. The service disconnecting means shall be installed outside of a building or other structure at a readily accessible location nearest the point of entrance of the service conductors. The service disconnecting means shall be located not more than 50 feet from the building or structure it serves. Installation of the disconnecting means shall not be more than 6 feet above finish grade or front access level to the top of the operating handle.

Service disconnecting means shall not be installed in a bathroom.

The feeder or supply conductors to a building or other structure, other than a detached Group U occupancy, when located more than 50 feet from the service disconnecting means, shall have an exterior disconnect placed at a point readily accessible nearest the point of entrance of the feeder conductor installed not more than 6 feet above finish grade or front access level to the top of the operating

handle.

Exception: The service disconnecting means may be installed within a building when an external, remote shunt trip switch is provided. All shunt trip switches shall be located a minimum of 7 feet above finish grade at a location approved by the fire department. All shunt trip switches shall be located within a 12-inch equilateral triangle, red in color.

[\$40, Ord No. 1263]

Address Numbers of Residential  
Dwellings and Commercial Buildings

100.450 Regulations regarding address numbers of residential and commercial buildings.

1. Purpose. The purpose of this regulation is to provide minimum standards under which the county can provide a logical and consistent system for addressing which is easily recognizable by emergency response personnel and others trying to locate an address. The regulations and standards prescribed in this section shall be followed for address assignment or reassignment.

2. Duty of owner or agent. Not later than May 4, 1976, every property owner or agent thereof, shall apply for and receive from the public works department an assigned address number for every residential, multi-residential, manufactured home, and every commercial building located within the unincorporated area of Washoe County which does not have address numbers complying with the provisions of WCC chapter 100.800.

3. Unlawful use of numbers; size of figures. All buildings shall have the assigned address numbers posted. It shall be unlawful for any person, whether the owner or occupant of the building or any apartment therein, to place, maintain or allow to remain thereon, any number other than the one required by this section. The address number shall be posted in the location specified in this code. The required, posted numbers shall be Arabic numerals and be visible from the street.

(a) Residential dwellings shall have numbers not less than 4 inches in height with a proportionate width.

(b) All commercial buildings shall have numbers not less than 6 inches in height with a proportionate width. For multi-tenant buildings, assigned unit numbers 4 inches in height may be posted on the doors in lieu of the street number provided that the street address is posted in a location that is clearly visible and distinguishable from the unit numbers.

(c) The address number shall be a lighted sign or shall be at a minimum constructed with a contrasting color and background or with a reflective surface. All numbers shall be made of

substantial and permanent material, and shall be so placed or fixed so as not to be easily effaced or removed.

(d) The assigned address must be posted for all buildings or structures under construction.

4. Location. Residential address numerals shall be posted to the immediate left of the front door of the dwelling, unless the garage is the furthest projecting building element, then the numerals shall be posted to the immediate left of the garage door. When such location is not visible from the street or access roadway fronting such residential dwelling, the required numerals shall be posted on a sign at the driveway entrance on the road which it departs. The sign shall not be located within the road right-of-way and shall be mounted to a minimum 4x4-redwood post or equivalent, set to a height range of 42 inches to 60 inches. Commercial address numerals shall be posted over the main entrance doors, as well as on the rear door of the business. For multi-tenant buildings, assigned unit numbers may be posted on the front doors in lieu of street address, provided that the street address numerals are posted in locations that are clearly visible and distinguishable from the unit numbers. When such location is not visible from the street or roadway fronting such commercial building, the required numerals shall be at a location and a size specified by the department of public works.

5. Use of odd and even numbers. For streets running east and west, all buildings located on the north side shall be numbered with odd numbers, and all buildings located on the south side shall be numbered with even numbers except for the Incline Village-Crystal Bay portion of Washoe County.

For the Incline Village-Crystal Bay portion of Washoe County, for streets running east and west, all buildings located on the north side shall be numbered with even numbers, and all buildings located on the south side shall be numbered with odd numbers. For streets running north and south, all buildings located on the west side shall be numbered with odd numbers, and all buildings located on the east side shall be numbered with even numbers. Diagonal streets shall be addressed as either north/south or east/west streets. In determining odd or even numbers, the predominant direction should be considered. Said direction shall be determined by plotting the end points of the road, with the greatest directional offset being the determining factor.

6. Allotment of numbers.

(a) The County's address system is based on the grid system outlined within recognized standards. The addressing baseline is Virginia Street (Reno), dividing the east/west oriented streets, and First Street (Reno), dividing the north/south oriented streets. The county shall have 1,000 addresses per mile, or 528 feet per hundred block and shall be in numerical sequence beginning from the baseline. Some of the outlying community

areas may have a baseline different than noted above and such baseline is isolated to that specific geographic area. When assigning the address numbers, the middle of a structure shall determine the address number.

(b) For the Incline Village-Crystal Bay portion of Washoe County, the numerical sequence shall be in accordance with the Official Numbering Plan for Incline Village as approved by the Washoe County Engineer on December 1, 1965, with updates, additions and corrections. Structures shall be numbered according to where the driveway enters the road from which it departs.

7. Duty of the Public Works Director. It shall be the duty of the Public Works Director or his/her designee to assign addressing in conformance with this Code and the recognized standards of the County. Whenever the Public Works Director or his/her designee has knowledge of any violation of this chapter, he/she shall notify and direct the property owner to correct the violation within 30 days. If the owner cannot be located, the agent or occupant of the premises where said violation occurs shall be notified.

8. Retention of old numbers; limitation. Whenever any property owner or agent of any property owner has been notified to change the numbers of the building, the old numbers may be temporarily retained, in addition to the new numbers. In no case shall the old numbers be retained for a period longer than 60 days after the final notice to change has been mailed.

9. Additional numbering on curbs permissible.

(a) A person or agent thereof, owning any building otherwise in compliance with the above provisions of this chapter, may pursuant to this section, paint or cause to be painted upon the curb the address number of such building. The number shall be located on the outer (street) side of the county curb located in front of said building, and within the extended property lines. No other number or letter shall be used. The use of curb numbering authorized by this section is not required, nor shall it take the place of those requirements for numbering set forth above. All building numbers placed on curbs shall be of good quality black enamel paint, nearly centered upon a 16 inch background of good quality white outdoor reflective paint. The curb numbers themselves shall be 4 inches high and formed by use of standard stencil series "C". Whenever possible, when the property is serviced by one or more driveways, the curb numbers shall be placed not less than one foot and not more than three feet from the driveway edge nearest the main front entrance to the building. Curb numbers permitted by this section shall not be painted on any curb when such painting or numbering would conflict with any required restricted curb zones set forth by the Washoe County Public Works Department, including the "red,"

"yellow," "green," "white," and "orange" zones.

(b) Every person desirous of painting house numbers on curbs as a business venture or in conjunction with any business venture shall have obtained a county business license from the business license division of the department of community development.

(c) It is unlawful for any person, firm, partnership, corporation or other association to paint or cause to be painted any house number on a curb without first having obtained the permission of the owner or occupant of the property adjacent to the curb.

10. Standards. The recognized standards used to determine the location, method or configuration of the addressing used by Washoe County are the recommended address standards of appendices A1 and A2, which are incorporated by reference.

[§41, Ord No. 1263]

### **INTERNATIONAL RESIDENTIAL CODE**

100.500 I.R.C. Section R105.2 amended: Work exempt from permit. Section R105.2 of the International Residential Code is hereby amended to read as follows:

R105.2 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 for the following:

1. Fences not over 30 inches high.
2. Repair or replacement of fences less than 100 linear feet long.
3. Oil derricks.
4. Movable cases, counters and partitions not over 5 feet 9 inches high.
5. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
6. Patios, sidewalks and driveways constructed of concrete or asphalt not more than 30 inches above grade without foundations, not over any basement or story below and not creating land coverage as defined by the 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. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior

wall and do not require additional support of Group R-3, as applicable in section 101.2, and Group U occupancies. In the Incline Village area, window awnings also must not be visible from a TRPA defined scenic corridor.

10. Prefabricated swimming pools accessory to a Group R-3 occupancy as applicable in section 101.2, which are less than 24 inches deep (610 mm), do not exceed 5000 gallons (18925 L) and are installed entirely above ground. In the Incline Village area, the pool must also not create land coverage as defined by TRPA.

11. Decks not more than 30 inches (762 mm) above grade except decks at Incline Village. All decks at Incline Village require a building permit pursuant to Washoe County Code 110 and TRPA requirements.

12. Wire fencing for agricultural use on parcels larger than 1 acre when required setbacks are maintained.

13. Siding applied over existing siding.

14. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15m<sup>2</sup>) and the location is within the setbacks defined in Washoe County Code 110. In the Incline Village area, the building must also not create land coverage as defined by the TRPA.

15. Roofing repair if the roof is less than 100 square feet or still under its one year warranty.

16. Door and window replacement when the opening size and location remain the same.

17. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18925 L) and the ratio of height to diameter or width does not exceed 2 to 1.

18. Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

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 power supply, the installations of towers and antennas.

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

19. Gas:

Portable heating appliance.

Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

20. Mechanical:

Portable heating appliance.

Portable ventilation equipment.

Portable cooling unit.

Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.

Replacement of any part which does not alter its approval or make it unsafe.

Portable evaporative cooler.

Self-contained refrigeration system containing 10 pounds (4.54kg) or less of refrigerant and actuated by motors of 1 horsepower (746W) or less.

21. Plumbing:

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.

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.

[\$42, Ord No. 1263]

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

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 International Residential 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	\$12.00
\$501.00 to \$2,000.00	\$12.00 for the first \$500.00 plus \$1.62 for each additional \$100.00, or fraction thereof, to and including \$2,000.00.

\$2001.00 to \$25,000.00	\$36.30 for the first \$2,000.00 plus \$7.29 for each additional \$1,000, or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$203.97 for the first \$25,000.00 plus \$5.26 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$335.60 for the first \$50,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$517.85 for the first \$100,000.00 plus \$2.84 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$1,651.85 for the first \$500,000.00 plus \$2.43 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$2,866.85 for the first \$1,000,000.00 plus \$1.62 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) ..... \$45.00 per hour\*
2. Reinspection fees assessed under provisions  
of Section 108.8 ..... \$45.00 per hour\*
3. Inspections for which no fee is specifically indicated  
(minimum charge--one-half hour) ..... \$45.00 per hour\*
4. Additional plan review required by changes,  
additions or revisions to plans  
(minimum charge--one-half 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 ..... \$30.00
9. Business license inspection ..... \$50.00
10. Mobile home safety seal ..... \$100.00
11. Move or alter ..... \$53.00

\* 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**

<b>Cubic Yards</b>	<b>Plan Review Fee</b>
50 cubic yards or less	No fee
51 to 100 cubic yards	\$21.60
101 to 1000 cubic yards	\$32.40
1,001 to 10,000 cubic yards	\$43.20
10,001 to 100,000 cubic yards	\$43.20 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	\$237.60 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	\$367.20 for the first 200,000 cubic yards, plus \$6.48 for each additional 10,000 cubic yards or fraction thereof
Other Fees: Additional plan review required by changes, additions or revisions to approved plans (minimum charge - one-half hour)	\$45.00 per hour*

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\*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.

**TABLE 4  
GRADING PERMIT FEE**

<b>Cubic Yards</b>	<b>Grading Permit Fee</b>
50 cubic yards or less	\$21.60
51 to 100 cubic yards	\$32.40
101 to 1000 cubic yards	\$32.40 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	\$168.48 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	\$285.12 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	\$810.00 for the first 100,000 cubic yards, plus \$32.40 for each additional 10,000 cubic yards or fraction thereof.
Inspections outside of normal business hours, per hour (minimum charge - two hours)	\$45.00 per hour**
Reinspection fees assessed under provisions of Section 108.8	\$45.00 per hour**
Inspection for which no fee is specifically indicated (minimum charge - one-half hour)	\$45.00 per hour**

\*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.

\*\*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.

**TABLE 5  
MECHANICAL PERMIT FEES**

<b>Service</b>	<b>Fee</b>
<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. <u>Incinerators</u>	
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. <u>Oil Tanks</u>	
For the installation of fuel oil tanks .....	\$30.00
10. <u>Miscellaneous</u>	
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

Other Inspections and Fees

1. Inspections outside of normal business hours, per hour (minimum charge--two hours) .....	\$45.00*
2. Reinspection fees assessed under provisions of Section 116.6, per inspection .....	\$45.00*
3. Inspections for which no fee is specifically indicated, per hour (Minimum charge--one-half hour) .	\$45.00*
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) .....	\$45.00*

\*Per hour worked or the total hourly cost to the jurisdiction,

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

**TABLE 6  
PLUMBING PERMIT FEES**

<b>Service</b>	<b>Fee</b>
Permit Issuance	
1. For issuing each permit .....	\$25.00
 <u>Unit Fee Schedule</u> (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 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
 <u>Other Inspections and Fees</u>	
1. Inspections outside of normal business hours, per hour (minimum charge - two hours) .....	\$45.00*
2. Reinspection fees assessed under provisions of Section 116.6, per inspection .....	\$45.00*

- 3. Inspection for which no fee is specifically indicated, per hour  
 (minimum charge - one-half hour) ..... \$45.00\*
- 4. Additional plan review required by changes, additions or revisions to approved plans  
 minimum charge--one-half hour) ..... \$45.00\*

\* 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.

**TABLE 7**  
**SOLAR ENERGY**  
**Schedule of Fees**

<b>Service</b>	<b>Fee</b>
1. For issuing each permit .....	\$ 4.00

In addition:

- 2. For Collectors (including related piping and regulating devices)
  - Up to 1000 sq. ft (93 m<sup>2</sup>) ..... \$ 4.00
  - Between 1001 (93.1 m<sup>2</sup>) and 2000 sq. ft (186 m<sup>2</sup>) ..... \$ 7.00
  - More than 2000 sq. ft (186 m<sup>2</sup>) ..... \$5.00 plus \$1.00  
 ..... per 1000 sq. ft. (93 m<sup>2</sup>)  
 ..... or fraction thereof  
 ..... over 2000 sq. ft. (186 m<sup>2</sup>)
- 3. For storage tanks (including related piping and regulating devices) up to 750 gallons (3 m<sup>3</sup>) ..... \$ 3.00
  - Between 751 (3 m<sup>3</sup>) and 2000 gallons (8 m<sup>3</sup>) ..... \$ 4.00
  - More than 2000 (8 m<sup>3</sup>) gallons ..... \$3.00 plus \$1.00  
 ..... per 1000 (4 m<sup>3</sup>)  
 ..... or fraction thereof  
 ..... over 2000 gallons (8 m<sup>3</sup>)
- 4. For rock storage
  - Up to 1500 cu. ft. (42 m<sup>3</sup>) ..... \$ 3.00
  - Between 1501 (42.1 m<sup>3</sup>) and 3000 cu. ft. (84 m<sup>3</sup>) ..... \$ 4.00
  - More than 3000 cu. ft. (84 m<sup>3</sup>) ..... \$3.00 plus \$1.00  
 ..... per 1000 cu. ft. (28 m<sup>3</sup>)  
 ..... or fraction thereof  
 ..... over 3000 cu. ft. (84 m<sup>3</sup>)
- 5. For each appliance or piece of equipment regulated by this code for which no fee is listed ..... \$ 3.00

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.

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

<b>Service</b>	<b>Fee</b>
1. For each swimming pool, spa or hot tub:	
Public .....	\$45.00
Private .....	\$27.00
2. Pool filling system including back-flow prevention, each 2 inch diameter and smaller .....	\$3.00
Over 2 inch diameter .....	\$20.00
3. Water heater and/or vent, each .....	\$3.00
4. Gas piping system, each .....	\$5.00
5. Replacing of filter .....	\$4.00
6. Miscellaneous replacements .....	\$4.00
7. Backwash receptor .....	\$4.00

Other Inspections and Fees:

8. Inspections outside of normal business hours .....	\$45.00*
9. Reinspection fee .....	\$45.00*
10. Inspections for which no fee is specifically indicated .....	\$45.00*
11. Additional plan review required by changes, additions or revisions to approved plans, (minimum charge - one-half hour) .....	\$45.00*

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

**TABLE 9  
ELECTRICAL PERMIT FEES**

<b>Service</b>	<b>Fee</b>
<u>Permit Issuance</u>	

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.

Other Inspections and Fees

1. Inspections outside of normal business hours  
 (minimum charge - two hours) ..... \$45.00\*
2. Reinspection fee assessed under provisions of  
 section 305(e) ..... \$45.00\*
3. Inspections for which no fee is specifically indicated  
 (minimum charge - one-half hour) ..... \$45.00\*
4. Additional plan review required by changes, additions  
 or revisions to approved plans  
 (minimum charge - one-half hour) ..... \$45.00\*

\* 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.

**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**

Single Family Dwelling	50% of Building Fee
Accessory buildings to single family dwellings, except as listed below	50% of Building Fee
All other permits	65% of Building Fee
Master Plan (repeat plan with 5 or less options) projects	25% of Building Fee

The plan review fees specified in this subsection are separate fees from the permit fees specified in Section 107.2 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.

[§43, Ord No. 1263]

100.520 I.R.C. Section R112 amended: Board of appeals.  
Section R112 of the International Residential Code is hereby amended to read as follows:

112.1 General. There shall be and is hereby created a board of review to consider an order, decision or determination already made by the building official for the purpose of correcting an error, omission or oversight. The board shall be formed as needed and consist of three members who are qualified by experience and training to pass on matters pertaining to building construction in the particular discipline at issue and who are not employees of the jurisdiction. The board of review shall be approved by the chairman of the board of county commissioners from a list of experts in the particular discipline, selected and approved by both parties. The board may adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to both parties. The request for review shall be filed in writing with the building department and be specific on issues to be reviewed.

112.2 Limitations of authority.

1. Standard of review. The board of review shall have no authority relative to the interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.

2. Concerning the nonadministrative provisions of the code, the board shall not consider any matter de novo, but shall simply re-examine the decisions of the building official to determine whether such decisions are supported by substantial evidence, are reasonable, are not arbitrary, and are within the intent and purpose of this code.

112.3 Limitations of time. The time within which a request for review must be made will be during the application process and active life of the permit.

112.4 Fee. A nonrefundable filing fee of \$50 must be paid upon filing a request for review.  
 [\$44, Ord No. 1263]

100.525 I.R.C. Table R301.2(1): Climatic and Geographic Design Criteria. Table R301.2(1) of the International Residential Code is hereby amended to read as follows:

TABLE R301.2(1)  
 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			Weathering	Frost line depth	Termite	Decay					
SEE WCC 100.140	105	D2 D2	SEVERE SEVERE	24"	MODERATE TO HEAVY	NONE TO SLIGHT	10°F	YES ABOVE 5300'	SEE WCC CHAPTER 110	594	49.4°F

[\$45, Ord No. 1263]

100.530 I.R.C. N1104 amended: Service water heating. N1104 of the International Residential Code is hereby amended to read as follows:

N1104.2 Hot water piping insulation. All piping serving as part of a hot water system shall be insulated with a minimum R-2. Insulation shall be installed continuously from within 2 feet of the water heater to within 2 feet of the fixture or outlet. Insulation may be omitted when passing through a restricted opening in framing members.

[\$46, Ord No. 1263]

100.540 I.R.C. G2401.1 (101.2) amended: Application. G2401.1 (101.2) of the International Residential Code is hereby amended to read as follows:

G2401.1(101.2) Application. This chapter covers those fuel gas piping systems, fuel-gas utilization equipment and related accessories, venting systems and combustion air configurations most commonly encountered in the construction of one- and two-family dwellings and structures regulated by this code.

Exception: As an alternative to the provisions of this code, fuel-gas piping systems, fuel-gas utilization equipment and related accessories in existing buildings that are undergoing repairs, alterations, changes in occupancy or construction of additions shall be permitted to comply with the provisions of the International Existing Building Code.

Coverage of piping systems shall extend from the point of delivery to the outlet of the equipment shutoff valves (see Point of delivery). Piping systems requirements shall include design, materials, components, fabrication, assembly, installation, testing, inspection, operation and maintenance. Requirements for gas utilization equipment and related accessories shall include installation, combustion and ventilation air and venting and connections to piping systems.

The omission from this chapter of any material or method of installation provided for in the International Fuel Gas Code shall not be construed as prohibiting the use of such material or method of installation. Fuel-gas piping systems, fuel-gas utilization equipment and related accessories, venting systems and combustion air configurations not specifically covered in these chapters shall comply with the applicable provisions of the International Fuel Gas Code.

Gaseous hydrogen systems shall be regulated by Chapter 7 of the International Fuel Gas Code.

This chapter shall not apply to the following:

1. Liquefied natural gas (LNG) installations.
2. LP-gas piping for buildings.
3. Except as provided in Section G2412.1.1, gas piping, meters, gas pressure regulators, and other appurtenances used by the serving gas supplier in the distribution of gas, other than undiluted LP-gas.
4. Portable LP-gas equipment of all types that is not connected to a fixed fuel piping system.

5. Portable fuel cell appliances that are neither connected to a fixed piping system nor interconnected to a power grid.

6. Installation of hydrogen gas, LP-gas and compressed natural gas (CNG) systems on vehicles.

[§47, Ord No. 1263]

100.550 I.R.C. G2417.6 (406.6) amended: System and equipment leakage test. G2417.6 (406.6) of the International Residential Code is hereby amended to read as follows:

G2417.6 (406.6) System and equipment leakage test. Leakage testing of systems and equipment shall be in accordance with Sections G2417.6.1 through G2417.6.4.

G2417.6.1 (406.6.1) Test gases. Fuel gas shall be permitted to be used for leak checks in piping systems that have been tested in accordance with Section G2417.

G2417.6.2 Licensing. It is unlawful for any person to perform gas testing without a valid certificate of qualification. The department shall issue certifications of qualification to every person who makes application and successfully passes the examination conducted by the department. Any person who fails to pass the examination may apply for reexamination in thirty days. Certifications are not transferable from one person to another, and every certification shall remain in effect until canceled or revoked by the department. Certifications may be revoked for incompetence, lack of knowledge in matters relevant to gas testing and for lending a certification to another person.

[§48, Ord No. 1263]

100.560 I.R.C. P2503.7 amended: Inspection and testing of backflow prevention devices. P2503.7 of the International Residential Code is hereby amended to read as follows:

P2503.7 Inspection and testing of backflow prevention devices. Inspection and testing of backflow prevention devices shall comply with Section P2503.7.1 and Section P2503.7.2.

P2503.7.1 Inspections. Inspections shall be made of all backflow prevention assemblies to determine whether they are operable.

P2503.7.2 Testing. The owner of the premises or the responsible person shall have the backflow prevention assembly tested by a certified backflow assembly tester at the time of installation, repair or relocation and at least annually thereafter unless required more frequently by the water purveyor, or utility and/or the District Health Department. The periodic testing shall be performed in accordance with procedures referenced in the University of Southern California manual of Cross-Connection Control (Ninth Edition) by a tester qualified in accordance with those standards and with the standards in the CA-NV section of the AWWA backflow prevention assembly testers and cross-connection control program.

[\$49, Ord No. 1263]

100.570 I.R.C. P2603.6 amended: Freezing. P2603.6 of the International Residential Code is hereby amended to read as follows:

P2603.6 Freezing. In localities having a winter design temperature of 32°F (0°C) or lower as shown in Table R301.2(1) of this code, a water, soil or waste pipe shall not be installed outside of a building, in exterior walls, in attics or crawl spaces, or in any other place subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 30 inches (762 mm) deep below finish grade.

[\$50, Ord No. 1263]

100.580 I.R.C. P2903.3.1 amended: Maximum pressure. P2903.3.1 of the International Residential Code is hereby amended to read as follows:

P2903.3.1 Maximum pressure. Maximum static pressure shall be 80 psi (551 kPa). When main pressure exceeds 65 psi (448 kPa), an approved pressure-reducing valve conforming to ASSE 1003 preceded by an adequate strainer shall be installed and the static pressure reduced to sixty one (61) pounds per square inch (421 kPa) or less. Where pressure regulators are required, the pressure regulator shall be installed between the source of water and after the meter and back-flow prevention device (if installed at the meter), and before all exterior and interior fixtures and outlets.

For potable water services up to and including one and one-half (1-1/2) inch (40 mm) regulators, provision shall be made to prevent pressure on the building side of the regulator from exceeding main supply pressure. Approved regulators with integral bypasses shall be acceptable. Each such regulator and strainer shall be accessibly located and shall have the strainer readily accessible for cleaning without removing the regulator or strainer body or disconnecting the supply piping. Pressure regulators shall not be the type that can be adjusted to provide static water pressure more than seventy five (75) pounds per square inch (518 kPa).

P2903.7 Size of water-service mains, branch mains and risers. The minimum size water service pipe shall be 3/4 inch (19.1 mm). The size of water service mains, branch mains and risers shall be determined according to water supply demand [gpm (L/m)], available water pressure [psi (kPa)] and friction loss due to the water meter and developed length of pipe [feet (m)], including equivalent length of fittings. The size of each water distribution system shall be determined according to the procedure outlined in this section or by other design methods conforming to acceptable engineering practice and approved by the administrative authority:

1. Obtain the minimum daily static service pressure [psi (kPa)] available (as determined by the local water authority) at the water meter or other source of supply at the installation location. Adjust this minimum daily static pressure [psi (kPa)] for the following conditions:

- 1.1. Determine the difference in elevation between the source of supply and the highest water supply outlet. Where the highest water supply outlet is located above the source of supply, deduct 0.5 psi (3.4 kPa) for each foot (0.3 m) of difference in elevation. Where the highest water supply outlet is located below the source of supply, add 0.5 psi (3.4 kPa) for each foot (0.3 m) of difference in elevation.

- 1.2. Where a water pressure reducing valve is installed in the water distribution system, the minimum daily static water pressure available is 80 percent of the minimum daily static water pressure at the source of supply or the set pressure downstream of the pressure reducing valve, whichever is smaller.

- 1.3. Deduct all pressure losses due to special equipment

such as a backflow preventer, water filter and water softener. Pressure loss data for each piece of equipment shall be obtained through the manufacturer of such devices.

1.4. Deduct the pressure in excess of 8 psi (55 kPa) due to installation of the special plumbing fixture, such as temperature controlled shower and flushometer tank water closet. Using the resulting minimum available pressure, find the corresponding pressure range in Table P2903.7.

2. The maximum developed length for water piping is the actual length of pipe between the source of supply and the most remote fixture, including either hot (through the water heater) or cold water branches multiplied by a factor of 1.2 to compensate for pressure loss through fittings. Select the appropriate column in Table P2903.7 equal to or greater than the calculated maximum developed length.

3. To determine the size of water service pipe, meter and main distribution pipe to the building using the appropriate table, follow down the selected maximum developed length column to a fixture unit equal to, or greater than the total installation demand calculated by using the combined water supply fixture unit column of Table P2903.6. Read the water service pipe and meter sizes in the first left-hand column and the main distribution pipe to the building in the second left-hand column on the same row.

4. To determine the size of each water distribution pipe, start at the most remote outlet on each branch (either hot or cold branch) and, working back toward the main distribution pipe to the building, add up the water supply fixture unit demand passing through each segment of the distribution system using the related hot or cold column of Table P2903.6. Knowing demand, the size of each segment shall be read from the second left-hand column of the same table and a maximum developed length column selected in Steps 1 and 2, under the same or next smaller size meter row. In no case does the size of any branch or main need to be larger than the size of the main distribution pipe to the building established in Step 3.

5. The size of pipes from the hot water heater and all hot water branches shall not exceed the minimum size necessary to meet the water supply requirements, as outlined in this section.

6. All above determinations shall be clearly noted on the

plans, specifications, drawings or a worksheet submitted to the Administrative Authority whenever pipes from the hot water heater exceed one half (1/2) inch in diameter.

[§51, Ord No. 1263]

100.590 I.R.C. P3005.4 amended: Drain pipe sizing. P3005.4 of the International Residential Code is hereby amended to read as follows:

P3005.4 Drain pipe sizing. Drain pipes shall be sized according to drainage fixture unit (d.f.u.) loads. The size of the drainage piping shall not be reduced in size in the direction of flow.

The following general procedure is permitted to be used:

1. Draw an isometric layout or riser diagram denoting fixtures on the layout.
2. Assign d.f.u. values to each fixture group plus individual fixtures using Table P3004.1.
3. Starting with the top floor or most remote fixtures, work downstream toward the building drain accumulating d.f.u. values for fixture groups plus individual fixtures for each branch. Where multiple bath groups are being added, use the reduced d.f.u. values in Table P3004.1, which take into account probability factors of simultaneous use.
4. Size branches and stacks by equating the assigned d.f.u. values to pipe sizes shown in Table P3005.4.1.
5. Determine the pipe diameter and slope of the building drain and building sewer based on the accumulated d.f.u. values, using Table P3005.4.2, but in no event shall the building sewer be less than four (4) inches in diameter.

[§52, Ord No. 1263]

100.600 I.R.C. E3501.6 amended: Service disconnect required. E3501.6 of the International Residential Code is hereby amended to read as follows:

E3501.6 Service disconnect required. A means shall be provided to disconnect all conductors in a building or other structure from the service entrance conductors.

E3501.6.1 Marking of service equipment and disconnects.

Service disconnects shall be permanently marked as a service disconnect. Service equipment shall be listed for that purpose. Individual meter socket enclosures shall not be considered service equipment.

E3501.6.2 Service disconnect location. The service disconnecting means shall be installed at a readily accessible location outside of a building or other structure nearest the point of entrance of the service conductors. The service disconnecting means shall be located not more than 50 feet from the building or structure it serves. Installation of the disconnecting means shall not be more than 6 feet above finish grade or front access level to the top of the operating handle. The feeder or supply conductors to a building or other structure, other than a detached Group U occupancy, when located more than 50 feet from the service disconnecting means, shall have an exterior disconnect placed at a point readily accessible nearest the point of entrance of the feeder conductor installed not more than 6 feet above finish grade or front access level to the top of the operating handle.

Exception: The service disconnecting means may be installed within a building when an external, remote shunt trip switch is provided. All shunt trip switches shall be located a minimum of 7 feet above finish grade at a location approved by the fire department. All shunt trip switches shall be located within a 12-inch equilateral triangle, red in color. Service disconnecting means shall not be installed in bathrooms. Each occupant shall have access to the disconnect serving the dwelling unit in which they reside.

[\$53, Ord No. 1263]

100.610 I.R.C. I104.2 amended: Footings. I104.2 of the International Residential Code is hereby amended to read as follows:

A patio cover shall be permitted to be supported on a concrete slab on grade without footings, provided the slab conforms to the provisions of Chapter 19 of this code, is not less than 3 ½ inches (89 mm) thick and further provided that the columns do not support loads in excess of 750 pounds (3.36 kN) per column.

[\$54, Ord No. 1263]

