

1 **RESOLUTION ESTABLISHING THE PROCESS FOR THE ADOPTION OF BUILDING AND**
2 **FIRE CODES FOR MID-RISE CONSTRUCTION IN THE CITY OF LAS VEGAS**

3 WHEREAS, the 2017 Nevada State Legislature is considering a City requested bill, Senate Bill 67,
4 which addresses certain construction at least 55 feet in height; and

5 WHEREAS, in connection with the processing of Senate Bill 67, it has been proposed to allow
6 local jurisdictions in Southern Nevada to adopt and apply their own regulations to buildings between 55
7 and 75 feet in height (mid-rise construction); and

8 WHEREAS, NRS 477.150 currently requires a number of minimum standards in connection with
9 certain buildings 55 feet or greater in height; and

10 WHEREAS, the International Building Code and International Fire Code currently do not require
11 all those standards for buildings less than 75 feet in height; and

12 WHEREAS, the City desires to work collaboratively with a community stakeholders group to
13 address this discrepancy by creating a definition for mid-rise construction and developing building and fire
14 regulations that provide for the safe construction, occupancy and use of this building type; and

15 WHEREAS the City desires this process to be a transparent and public process incorporating the
16 needs and concerns of all interested parties.

17 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS
18 VEGAS to authorize City staff to facilitate the consideration of building and fire code regulations
19 pertaining to mid-rise construction. In so doing, City staff shall:

- 20 1. Establish a formal stakeholders committee (the "committee") with voting members to include
21 representatives from among the following: Professional Firefighters of Nevada; IAFF Local 1285; State
22 Fire Marshal Office; General Contractor Organization; NAIOP; and the City's Building and Safety
23 Department. Non-voting ex officio members may include the City Fire Marshal, a representative of the
24 Southern Nevada Building Officials organization, a local developer and the City's Executive Director of
25 Community Development, who will serve as the committee's facilitator. The committee will be
26 responsible for helping define and develop regulations for mid-rise construction. The committee will make

- 1 recommendations to City staff.
- 2 2. Hold no less than three publicly posted meetings to report out and receive public input on these
3 regulations as they are being developed.
- 4 3. Direct the committee to prepare a Code Revision Report (the "Report") to be presented to City
5 Council, to include at a minimum:
- 6 A Definition of mid-rise construction or mid-rise buildings.
- 7 B. Fire and life safety requirements pertaining to: automatic fire sprinklers; standpipes;
8 smoke control; emergency voice/alarm communication system; central control station; and means of egress.
- 9 C. Construction type.
- 10 D. Evaluation of model mid-rise codes from other jurisdictions.
- 11 E. Any dissenting comments or feedback received during the process of developing the
12 Report.
- 13 4. Require the Report to be presented to the City Council by October 31, 2017.
- 14 5. Post an agenda item as a public hearing discussion at one of its regular City Council meetings to
15 receive the Report and deliberate on its findings and recommendations.
- 16 6. If the Report is accepted or approved by the City Council, begin the process of code adoption in
17 conformance with the Report, including any changes and/or modifications as approved at the public
18 hearing.

19 PASSED, ADOPTED AND APPROVED this 5th day of April, 2017.

20 CITY OF LAS VEGAS

21 BY 
22 CAROLYN G. GOODMAN, Mayor

23 ATTEST:


24 LUANN D. HOLMES, MMC, City Clerk

25 APPROVED AS TO FORM

 3-27-17
26 Val Steed, Deputy City Attorney Date