



CHARLESTON NEIGHBORHOOD PRESERVATION

"Doing things today that will improve tomorrow"

Phone/Fax: 702-877-2438

TO: RECOMMENDING / COMMITTEE
FROM: CNP
DATE: March 15, 2011
RE: 3/15/11 Agenda Item #8

#8. Bill No. 2011-15—We understand that the original adoption of the International Building Code by Southern Nevada Building Officials considerably 1-increased construction costs for the builder, thus 2-increasing the purchasing price for the consumer, both of these dampening commerce!

Rules that are overboard for small projects, such as the number of required toilets, discourage small business development. All of these amendments may take a year for local professionals and plan reviewers to comprehend. Building projects in progress will discover that they are not viable and others more costly. The very existence of the amount of complicated amendments to coordinate through is costly and discouraging to business. We understand that the surprises of changing codes and rules are the last thing that anyone taking a risk to build in the present economy may withstand.

Increasing the drawing requirements does not make the project safer or better, but does give the plan checkers, engineers, and architects more work while costs increase for the project developers. We understand that projects today, though not better or more safe, require nearly triple the number of details, calculations, written proofs than projects some years ago, to ensure continuously more complicated codes are being followed.

A mandated reduction of paperwork to focus on the unburdening of business will be an invigorating decision by local jurisdictions while encouraging construction in the adoption and compliance of successive code changes. Directing staff to reduce paper work with the adoption of these eight bills will be stimulating. One example of how this may be done: Prior to computers, architects used uniform checklists on FHA house construction projects. These drawing sheets provided simple calculations that anyone could do and simple standard items from which to select. This type of system provides for the uniform location of subject matter for everyone involved and negates reasons for wasted paper or complication. Reduce paperwork also, by eliminating the requirement that designers copy standard details from such references as Underwriters Laboratory books on plans. Do consider simplifying small projects to encourage business while making the system simpler for all.

p.2 102.1.1.1-Resnet-could be a money saver for less engineers and expensive software, but "we the people" are most concerned with putting a company name in a Las Vegas City Ordinance and binding progress to a machine. Issuing a generic spread sheet while placing all data entered into a public domain allows code officials to take the checklist concept into the year 2011.

CHARLESTON NEIGHBORHOOD PRESERVATION
President

Jane Ingram

Submitted At Meeting

Date *3/15/11* Item *8*
AND Board *by Juanita Clark*

Russ Sturtevant
Vicki Arnold