

1 **BILL NO. 2012-4**

2 **ORDINANCE NO. _____**

3 AN ORDINANCE TO ADOPT THE 2009 EDITION OF THE INTERNATIONAL RESIDENTIAL
4 CODE, TOGETHER WITH AMENDMENTS THERETO; AMEND THE CITY'S
5 ADMINISTRATIVE CODE REGARDING REPETITIVE PLANS; AND PROVIDE FOR OTHER
6 RELATED MATTERS.

6 Sponsored by: Councilman Steven D. Ross

Summary: Adopts the 2009 Edition of the
International Residential Code, together with
amendments thereto, and amends the City's
Administrative Code regarding repetitive plans.

9 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
10 AS FOLLOWS:

11 SECTION 1: Title 16, Chapter 4, Section 10, of the Municipal Code of the City of
12 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

13 **16.04.010:** A building code is established and adopted for the City. The building code adopted
14 by this Section, to be known as the City's Building Code, shall consist of the following documents,
15 which are adopted by this reference and copies of which shall be maintained on file in the Office of
16 the City Clerk:

17 (A) The publication entitled "International Building Code, 2009 Edition," as
18 modified herein, including all Appendices, except as otherwise specified. This publication, as
19 modified, is designated as Part 1 of this Chapter.

20 (B) The document entitled "Southern Nevada Amendments to the 2009
21 International Building Code, which amends, by adding to and deleting from, certain sections of the
22 International Building Code, 2009 Edition. This document is adopted as Part 2 of this Chapter.

23 (C) The publication entitled the ["International Residential Code for One- and Two-
24 Family Dwellings, 2006 Edition" (also known as the "International Residential Code, 2006 Edition"),
25 "International Residential Code for One- and Two-Family Dwellings, 2009 Edition" (also known as
26 the "International Residential Code, 2009 Edition") as modified herein, including all chapters and
27 Appendices, except as otherwise specified. This publication, as modified, is designated as Part 3 of
28 this Chapter.

1 (D) The document entitled [“Southern Nevada Amendments to the 2006
2 International Residential Code,”] “Southern Nevada Amendments to the 2009 International
3 Residential Code,” which amends, by adding to and deleting from, certain sections of the International
4 Residential Code, [2006] 2009 Edition. This document is adopted as Part 4 of this Chapter.

5 SECTION 2: The document entitled “Southern Nevada Amendments to the 2009
6 International Residential Code” referred to in Section 1 of this Ordinance, which is attached hereto,
7 is hereby modified as set forth in Sections 3 to 7, inclusive, of this Ordinance.

8 SECTION 3: The document entitled “Southern Nevada Amendments to the 2009
9 International Residential Code” is modified by adding thereto the following provision:

10 **Section R302.2 Townhouses**

11 *Revise the exception to read as follows:*

12 **Exception:** A common 2-hour* fire-resistance-rated wall assembly tested in
13 accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do
14 not contain plumbing or mechanical equipment, ducts or vents in the cavity of the
15 common wall. The wall shall be rated for fire exposure from both sides and shall
16 extend to and be tight against exterior walls and the underside of the roof sheathing.
17 Electrical installations shall be installed in accordance with Chapters 34 through 43.
18 Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

19 *A 1-hour fire-resistance-rated wall assembly is permitted in townhouses in
20 which automatic residential fire sprinkler systems have been installed in
21 accordance with Section R313.1.

22 SECTION 4: The document entitled “Southern Nevada Amendments to the 2009
23 International Residential Code” is modified by amending the entry for Section R313.1 to read as
24 follows:

25 **Section R313.1 Townhouse automatic fire sprinkler systems.**

26 *Revise Subsection R313.1.1, as follows:*

27 **R313.1 Townhouse automatic fire sprinkler systems.** An automatic residential fire
28 sprinkler system shall be installed in *townhouses*.

1 **Exception:** An automatic residential fire sprinkler system shall not be required when
2 *additions* or *alterations* are made to existing *townhouses* that do not have an automatic
3 residential fire sprinkler system installed.

4 **R313.1.1 Design and installation.** Automatic residential fire sprinkler systems for
5 *townhouses* shall be designed and installed in accordance with Section P2904 or NFPA
6 13D.

7 SECTION 5: The document entitled “Southern Nevada Amendments to the 2009
8 International Residential Code” is modified by amending the entry for Section R313.2 to read as
9 follows:

10 **Section R313.2 One- and two-family dwellings automatic fire systems.**

11 *Revise Section R313.2, as follows:*

12 **R313.2 One- and two-family dwellings automatic fire systems.** Effective upon the
13 commencement date described in this section, an automatic residential fire sprinkler system
14 shall be installed in one- and two- family *dwellings*. The commencement date shall be the July
15 1st that follows the first calendar year, if any, during which the combined number of building
16 permits issued by the Southern Nevada jurisdictions for single family *dwellings* reaches or
17 exceeds 10,000. For purposes of the preceding sentence, the Southern Nevada jurisdictions
18 means Clark County and the cities of Las Vegas, North Las Vegas and Henderson.

19 **Exception:** An automatic residential fire sprinkler system shall not be required for
20 *additions* or *alterations* to existing buildings that are not already provided with an
21 automatic residential sprinkler system.

22 SECTION 6: The document entitled “Southern Nevada Amendments to the 2009
23 International Residential Code” is modified by deleting the entry for Section R313.2.1, thus restoring
24 the text of that Section as it appears in the International Residential Code, 2009 Edition.

25 SECTION 7: The document entitled “Southern Nevada Amendments to the 2009
26 International Residential Code” is modified by amending the entry for Chapters 11 through 43 to read
27 as follows:

28 *Delete Chapters 11 through 43 in their entirety, except for Section P2904 of Chapter 29,*

1 *which is retained for purposes of Sections R313.1.1 and R313.2.1.*

2 SECTION 8: Nothing in Section 5 of this Ordinance shall be deemed or interpreted
3 to limit the City Council's authority or ability to adopt in place of Section 5 a different or superseding
4 provision.

5 SECTION 9: The document entitled "A Supplemental Document Amending the
6 Uniform Administrative Code, 1997 Edition," which was most recently adopted by Ordinance No.
7 6140 and subsequently amended by Ordinance No. 6160, is hereby amended as set forth in Section
8 10 of this Ordinance.

9 SECTION 10: Section 303 of the Uniform Administrative Code, as adopted by the
10 City, is hereby amended by adding thereto a new Section 303.1.1, reading as follows:

11 **303.1.1 Plan Review in the Case of Code Updates.** Plan review for repetitive plans reviewed under
12 a particular edition of the International Building Code or International Residential Code is valid for
13 the period during which that edition is in effect. Plans must be resubmitted within 6 months after the
14 adoption of a more recent edition of either Code, as applicable. Plan review for non-repetitive plans
15 is valid for 6 months after approval. Unless permits are issued within that period, plans must be
16 re-reviewed under the then-current International Building Code or International Residential Code, and
17 new plan review fees paid. For purposes of this Section, "repetitive plans" refer to model building
18 plans for a dwelling or other building from which two or more buildings are to be built without
19 substantial modifications, as determined by the Building Official, where model building plans are
20 submitted by any one building contractor during the period of time in which the Code edition under
21 which the plans were approved by the Building Official are in effect.

22 SECTION 11: The documents entitled "International Residential Code, 2006 Edition"
23 and "Southern Nevada Amendments to the 2006 International Residential Code" are hereby repealed.

24 SECTION 12: If any section, subsection, subdivision, paragraph, sentence, clause or
25 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
26 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
27 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
28 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,

1 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
2 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
3 invalid or ineffective.

4 SECTION 13: Whenever in this ordinance any act is prohibited or is made or declared
5 to be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is
6 required or the failure to do any act is made or declared to be unlawful or an offense or a
7 misdemeanor, the doing of such prohibited act or the failure to do any such required act shall
8 constitute a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than
9 \$1,000.00 or by imprisonment for a term of not more than six months, or by any combination of such
10 fine and imprisonment. Any day of any violation of this ordinance shall constitute a separate offense.

11 SECTION 14: All ordinances or parts of ordinances or sections, subsections, phrases,
12 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
13 1983 Edition, in conflict herewith are hereby repealed.

14 PASSED, ADOPTED and APPROVED this _____ day of _____, 2012.

15 APPROVED:

16
17 By _____
CAROLYN G. GOODMAN, Mayor

18 ATTEST:

19 _____
20 BEVERLY K. BRIDGES, MMC
City Clerk

21 APPROVED AS TO FORM:

22 Valsted 1-5-12
23 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 _____ day of _____, 2012, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the _____ day of
5 _____, 2012, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12 APPROVED:

13

14 By _____
CAROLYN G. GOODMAN, Mayor

15 ATTEST:

16

17 BEVERLY K. BRIDGES, MMC
City Clerk

18

19

20

21

22

23

24

25

26

27

28