

1 **BILL NO. 2025-18**

2 **ORDINANCE NO. 6911**

3 AN ORDINANCE TO ADOPT THE 2024 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE,
4 TOGETHER WITH AMENDMENTS THERETO, AND PROVIDE FOR OTHER RELATED MATTERS.

5 Proposed by: Seth T, Floyd, Director of
6 Community Development

Summary: Adopts the 2024 Edition of the
International Residential Code, together with
amendments thereto.

7 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS
8 FOLLOWS:

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

11 **16.04.010:** A building code is established and adopted for the City. The building code adopted by this
12 Section, to be known as the City's Building Code, shall consist of the following documents, which are
13 adopted by this reference and copies of which shall be maintained on file in the Office of the City Clerk:

14 (A) The publication entitled "International Building Code, 2021 Edition," as modified
15 herein, including only those Appendices specified by the document described in Subsection (B) below. This
16 publication, as modified, is designated as Part 1 of this Chapter.

17 (B) The document entitled "City of Las Vegas/City of Henderson Amendments to the
18 International Building Code, 2021 Edition," which amends, by adding to and deleting from, certain sections
19 of the International Building Code, 2021 Edition. This document is adopted as Part 2 of this Chapter.

20 (C) The publication entitled the "International Residential Code for One- and Two-
21 Family Dwellings, [2018] 2024 Edition" (also known as the "International Residential Code, [2018] 2024
22 Edition") as modified herein, including all chapters and Appendices, except as otherwise specified[.] in the
23 document identified in Subsection (D). This publication, as modified, is designated as Part 3 of this Chapter.

24 (D) The document entitled "Southern Nevada Amendments to the [2018] 2024
25 International Residential Code," which amends, by adding to and deleting from, certain sections of the
26 International Residential Code, [2018] 2024 Edition. This document is adopted as Part 4 of this Chapter.

1 SECTION 2: The document entitled "Southern Nevada Amendments to the 2024
2 International Residential Code" is attached hereto.

3 SECTION 3: Ordinance No. 6633, the "International Residential Code, 2018 Edition,"
4 and the "Southern Nevada Amendments to the 2018 International Residential Code" are hereby repealed in
5 their entirety.

6 SECTION 4: This Ordinance shall be effective as of January 5, 2026.

7 SECTION 5: If any section, subsection, subdivision, paragraph, sentence, clause or phrase
8 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by
9 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the
10 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby
11 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase
12 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,
13 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

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

21 ...
22 ...
23 ...
24 ...
25 ...
26 ...

1 SECTION 7: All ordinances or parts of ordinances or sections, subsections, phrases,
2 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983
3 Edition, in conflict herewith are hereby repealed.

4 PASSED, ADOPTED and APPROVED this 16th day of July, 2025.

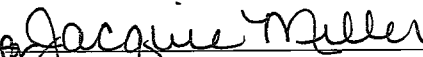
5 APPROVED:

6 By 

7 ~~SHELLEY BERKLEY, Mayor~~

Brian Knudsen, Mayor Pro-Tem

8 ATTEST:

9 
10 DR. LUANN D. HOLMES, MMC
City Clerk

11 APPROVED AS TO FORM:

12 Val Steed 6-12-25
13 Val Steed, Date
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City
2 Council on the 2nd day of July, 2025, and referred to a committee for recommendation;
3 hereafter the committee reported favorably on said ordinance on the 16th day of July,
4 2025, which as a regular meeting of said Council; that at said regular meeting, the
5 proposed ordinance was read by title to the City Council and adopted by the following
6 vote:

7 VOTING "AYE": Mayor Pro Tem Knudsen, and Councilmembers, Seaman,
8 Diaz, Allen-Palenske, Brune and Summers-Armstrong

9 VOTING "NAY": None

10 EXCUSED: Mayor Berkley

11 THOSE NOT VOTING: None

12
13
14 APPROVED:

15
16 
~~SHELLEY BERKLEY, Mayor~~

17 **Brian Knudsen, Mayor Pro-Tem**

18 ATTEST:

19 
DR. LUANN D. HOLMES, MMC City Clerk

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

LV CITY CLERK
ATTN: ARLENE
495 S MAIN ST
LAS VEGAS NV 89101

Account #
Order ID

104115
337790

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 1 edition(s) of said newspaper issued from 07/03/2025 to 07/03/2025, on the following day(s):

07/03/2025

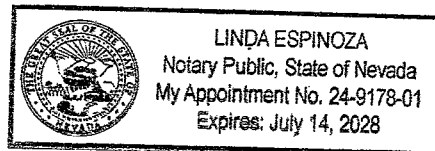
Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this July 3, 2025

Notary

Linda Espinoza



BILL NO. 2025-18

AN ORDINANCE TO ADOPT THE 2024 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, TOGETHER WITH AMENDMENTS THERETO, AND PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Seth T. Floyd,
Director of Community
Development

Summary: Adopts the 2024 Edition of the International Residential Code, together with amendments thereto.

At the City Council meeting of
July 2, 2025

BILL NO. 2025-18 WAS READ BY
TITLE AND REFERRED TO A
RECOMMENDING COMMITTEE

COPIES OF THE COMPLETE
ORDINANCE ARE AVAILABLE
FOR PUBLIC INFORMATION IN
THE OFFICE OF THE CITY CLERK,
2ND FLOOR, 495 SOUTH MAIN
STREET, LAS VEGAS, NEVADA

PUB: July 3, 2025
LV Review-Journal

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

LV CITY CLERK
ATTN: ARLENE
495 S MAIN ST
LAS VEGAS NV 89101

Account #
Order ID

104115
338556

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 1 edition(s) of said newspaper issued from 07/19/2025 to 07/19/2025, on the following day(s):

07/19/2025

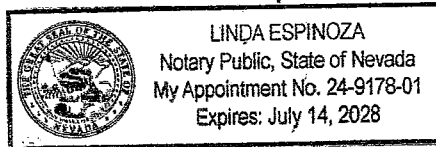
Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this July 19, 2025

Notary

Linda Espinoza



**BILL NO. 2025-18
ORDINANCE NO. 6911**

AN ORDINANCE TO ADOPT THE 2024 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE TOGETHER WITH AMENDMENTS THERETO, AND PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Seth T. Floyd,
Director of Community
Development

Summary: Adopts the 2024 Edition of the International Residential Code, together with amendments thereto.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 2nd day of July, 2025, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 16th day of July, 2025, which was a regular meeting of said City Council, and that at said meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": Mayor Pro Tem Knudsen and Councilmembers Seaman, Diaz, Allen-Palenske, Brune and Summers-
Armstrong.

VOTING "NAY": NONE

EXCUSED: Mayor Berkley.

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA

PUB: July 19, 2025
LV Review-Journal





**SOUTHERN NEVADA AMENDMENTS
TO THE
2024 INTERNATIONAL RESIDENTIAL CODE**

Preface

This document was developed by the Southern Nevada Building Officials' (SNBO) International Residential Code Committee and presents amendments to the 2024 International Residential Code (IRC) as published by the International Code Council (ICC).

Participation in the 2024 International Residential Code Committee was open to all interested parties. However, voting on amendments proposals was limited to one vote each for seven Southern Nevada municipalities (Clark County, Henderson, Las Vegas, North Las Vegas, Boulder City, Pahrump, and Mesquite), the Clark County School District, and three industry representatives. All committee proceedings were conducted in accordance with Robert's Rules of Order.

The recommended amendments contained herein are not code unless adopted and codified by governmental jurisdictions. These amendments are not intended to prevent the use of any material or method of construction not specifically prescribed herein, provided any alternates have been approved and their use authorized by the Building Official. This document may be copied and used in whole or in part without permission or approval from the organizations listed on the cover page.

Table of Contents

Chapter 1 4

Chapter 2: Definitions 4

Table R301.2 4

Section R301.5 7

Section R301.6 8

Section R302.1 8

Section R302.2.6 10

Section R311.3 10

Section R318.2 11

Section R327.1 11

Section R401.3 11

Section R401.4 12

Section R401.5 12

Section R402.5 12

Section R406.2 12

Section R506.3.3 13

Table R806.5 14

Section R807.1 14

Section R905.7 15

Section R905.8 15

Section R1007 & R1008 15

Section P2904.2.3 16

Chapters 11 - 22 & 24 – 43 (P2904) 17

Appendix BB 17

Appendix BF 17

Appendix BG 17

Chapter 1

Delete Chapter 1 in its entirety, except Section R101. Revise Sections R101.1 and R101.2, as follows:

R101.1 Title.

These provisions shall be known as the *Residential Code for One- and Two-Family Dwellings* and shall be cited as such and will be referred to herein as “this code”.

R101.2 Scope.

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

Exception: The following shall be permitted to be constructed in accordance with this code where provided with a residential fire sprinkler system complying with Section P2904:

1. Live/work units located in *townhouses* and complying with the requirements of Section 508.5 of the *International Building Code*.
2. *Owner-occupied lodging houses* with five or fewer *guestrooms*.
3. A care facility with five or fewer persons receiving custodial care within a *dwelling unit*.
4. A care facility with five or fewer persons receiving medical care within a *dwelling unit*.
5. A day care facility for five or fewer *persons* of any age receiving care that are within a *dwelling unit*.

Chapter 2: Definitions

Revise the Definition of a *Townhouse Unit*, as follows:

TOWNHOUSE UNIT. A single-family dwelling unit constructed in a group of three or more attached units, in which each unit extends from foundation to roof, has a yard or public way on not less than two sides, and is recorded on a final map or major subdivision map.

Table R301.2

Revise Table R301.2 for local conditions, as follows:

See next page.

TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD ^o	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^k	Special wind region ^l	Windborne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c				
5 < 1600'	98	No	No	No	D _o	Negligible	1' < 5000'	Moderate to Heavy	No	*	1500	66.3°F
10 < 2700'	98	No	No	No	D _o	Negligible	1' < 5000'		No	*	1500	66.3°F
15 < 3500'	98	No	No	No	D _o	Negligible	1' < 5000'		No	*	1500	66.3°F
20 < 3900'	98	No	No	No	D _o	Severe	1' < 5000'		YES	*	2000	48.1°F
IBC for Elevations > 3900'	IBC	IBC	No	No	IBC	IBC	3' > 5000'		IBC	*	IBC	IBC

MANUAL J DESIGN CRITERIAⁿ

Elevation	Altitude correction factor ^e	Coincident wet bulb	Indoor winter design relative humidity	Indoor winter design dry-bulb temperature	Outdoor winter design dry-bulb temperature	Heating temperature difference
—	—	—	—	—	—	—
Latitude	Daily range	Summer design gains	Indoor summer design relative humidity	Indoor summer design dry-bulb temperature	Outdoor summer design dry-bulb temperature	Cooling temperature difference
—	—	—	—	—	—	—

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index, “negligible,” “moderate” or “severe” for concrete as determined from Figure R301.2(1). The grade of masonry units shall be determined from ASTM C34, ASTM C55, ASTM C62, ASTM C73, ASTM C90, ASTM C129, ASTM C145, ASTM C216 or ASTM C652.
- b. Where the frost line depth may require deeper footings than indicated in Figure R403.1 (1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the ultimate design wind speeds map [Figure R301.2(2)]. Wind exposure category shall be selected as “category C” unless the applicant provides a detailed justification on how the exposure category is determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The jurisdiction shall fill in this section of the table to establish the design criteria using Table 10A from ACCA Manual J or established criteria determined by the jurisdiction.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. November 16, 2011. “Flood Insurance Study - Clark County, Nevada - November 16, 2011 - Volumes 1 and 2”, as amended or revised with the separately published Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto.
- h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall fill in this part of the table with “NO.”
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table “Air Freezing Index- USA Method (Base 32°F).”
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F).”
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall indicate “NO” in this part of the table.
- l. In accordance with Figure R301.2(2), where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with “YES” and identify any specific requirements. Otherwise, the jurisdiction shall indicate “NO” in this part of the table.
- m. In accordance with Section R301.2.1.2 the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate “NO” in this part of the table.
- n. Manual J and the 2024 IECC shall be used to fill in these values.
- o. The jurisdiction shall fill in this section of the allowable stress design table using the Ground Snow Loads in Figure R301.2(3).

Section R301.5

Revise Table 301.5 by changing the live load figure for sleeping rooms and by adding footnote “j”, as follows:

**TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)**

USE	UNIFORM LOAD (psf)	CONCENTRATED LOAD (lb)
Uninhabitable attics without storage ^b	10	—
Uninhabitable attics with limited storage ^{b, g}	20	—
Habitable attics and attics served with fixed stairs	40	—
Balconies (exterior) and decks ^e	40	—
Fire escapes	40	—
Guards	—	200 ^{h, i}
Guard in-fill components ^f	—	50 ^h
Handrail ^d	—	200 ^h
Passenger vehicle garages	50	2,000 ^a
Areas other than sleeping areas	40	—
Sleeping areas	40 ^j	—
Stairs	40 ^c	300 ^c

- a. Elevated garage floors shall be capable of supporting the uniformly distributed live load or a 2,000-pound concentrated load applied on an area of 4 ½ inches by 4 ½ inches, whichever produces the greater stresses.
- b. Uninhabitable attics without storage are those where the clear height between joists and rafters is not more than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.
- c. Individual stair treads shall be capable of supporting the uniformly distributed live load or a 300-pound concentrated load applied on an area of 2 inches by 2 inches, whichever produces the greater stresses.
- d. A single concentrated load applied in any direction at any point along the top. For a guard not required to serve as a handrail, the load need not be applied to the top element of the guard in a direction parallel to such element.
- e. See Section R507.1 for decks attached to exterior walls.
- f. Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.
- g. Uninhabitable attics with limited storage are those where the clear height between joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. The live load

need only be applied to those portions of the joists or truss bottom chords where all of the following conditions are met:

1. The attic area is accessed from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is not less than 30 inches.
2. The slopes of the joists or truss bottom chords not greater than 2 units vertical in 12 units horizontal.
3. Required insulation depth is less than the joist or truss bottom chord member depth.

The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 pounds per square foot.

- h. Glazing used in handrail assemblies and guards shall be designed with a load adjustment factor of 4. The load adjustment factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.
- i. Where the top of a guard system is not required to serve as a handrail, the single concentrated load shall be applied at any point along the top, in the vertical downward direction and in the horizontal direction away from the walking surface. Where the top of a guard is also serving as the handrail, a single concentrated load shall be applied in any direction at any point along the top. Concentrated loads shall not be applied concurrently.
- j. Where it can be determined in designing the floor that the actual live load will be greater than the value shown in Table R301.5, the actual live load shall be used in the design of such buildings or portions thereof. Special provisions shall be made for machine and apparatus loads.

Section R301.6

Revise Section R301.6, as follows:

R301.6 Roof load.

The roof shall be designed for the *live load* indicated in Table 301.6 or the ground snow load indicated in Table R301.2, whichever is greater. Roof live loads in accordance with Section 1607 of the 2024 *International Building Code* may be used in place of the loads in Table R301.6.

Section R302.1

Revise Section R302.1, as follows:

R302.1 Exterior walls.

Construction, projections, openings and penetrations of exterior walls of dwellings, townhouses and accessory buildings shall comply with Table R302.1(1) based on fire separation distance; or dwellings and townhouses equipped throughout with an automatic sprinkler system installed in

accordance with Section P2904 or NFPA13-D shall comply with Table R302.1(2) based on fire separation distance. For use of Table R302.1(1), fire separation distance in the field shall be measured from the lot line to the foundation.

Where a lot line exists between adjacent townhouse units, fire separation distance of exterior walls shall be measured to the lot line. Fire separation distance and requirements of section R302.1 shall not apply to walls separating townhouse units that are required by Section R302.2.

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
2. Walls of individual dwelling units and their accessory structures located on the same lot.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
4. Detached garages accessory to a dwelling unit located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.

TABLE R302.1(1) EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls ^c	Fire-resistance rated	1 hour-tested in accordance with ASTM E119 or UL 263 or Section 703.2.2 of the <i>International Building Code</i> with exposure from both sides	0 feet
	(Not fire-resistance rated)	0 hours	≥ 5 feet
Projections	Not allowed	N/A	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant treated wood ^{a,b}	≥ 2 feet to <5 feet
	(Not fire-resistance rated)	0 hours	≥ 5 feet
Openings in walls	Not Allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet

Penetrations	All	Comply with Section R302.4	< 3 feet
		None Required	3 feet

For SI: 1foot = 304.8 mm.

NA = Not Applicable.

- a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where vent openings that communicate with the attic are not installed in the overhang or gable wall.
- c. Unrated exterior finishes shall not project more than 4 inches into the fire separation distance.

Section R302.2.6

Revise Section R302.2.6, as follows:

R302.2.6 Structural Independence

Each townhouse *unit* shall be structurally independent.

Exceptions:

1. Foundations supporting exterior walls or common walls.
2. Structural roof and wall sheathing from each unit fastened to the common wall framing.
3. Nonstructural wall and *roof coverings*.
4. Flashing at termination of *roof covering* over common wall.
5. *Townhouse units* separated by a common wall as provided in Section R302.2.2, Item 1 or 2.

Section R311.3

Revise Section R311.3 to add protection for bedrooms that open to rooms with fuel burning appliances, as follows:

R311.3 Location.

Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or a room or space only accessed through a bedroom or sleeping area, a carbon monoxide alarm shall be installed within the sleeping area.

Section R318.2

Revise Section R318.2, as follows:

R318.2 Egress door.

Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged or pivot door, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling unit without the use of a key or special knowledge or effort.

Section R327.1

Change the reference to the Uniform Plumbing Code, as follows:

R327.1 Space required.

Fixtures shall be spaced in accordance UPC Section 402.5.

Section R401.3

Section R401.3 is deleted in its entirety and replaced to read as follows:

R401.3 Drainage.

The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet (3048mm) of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 1 percent along the flow line where located within 10 feet (3048mm) of the building foundation. Impervious surfaces within 10 feet (3048mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

Exception: Where low expansive, low collapsible, low soluble soil conditions occur or where an exterior asphalt or concrete surface abuts a building, the slope of the ground away from the building foundation is permitted to be reduced to not less than one unit vertical in 48 units (2-percent slope).

The procedure used to establish the final ground level adjacent to the foundation shall account for additional settlement of the backfill.

Section R401.4

Section R401.4 is deleted in its entirety and replaced to read as follows:

R401.4 Soil Tests.

All structures or additions shall have a soils geotechnical report complying with the 2024 IBC Chapter 18

Exception: Projects listed under the exception to Section 1803.2 of the Southern Nevada Amendments to the 2024 *International Building Code*.

Section R401.5

Insert a new Section R401.5, as follows:

R401.5 Grading Plan.

All projects that require grading shall have a grading plan prepared, stamped, and signed by a registered design professional in accordance with 2024 *International Building Code* Chapter 18 and Appendix J.

Exception: Projects listed under the exception to Section J104.1 of the Southern Nevada Amendments to the 2024 *International Building Code*.

Section R402.5

Insert a new Section R402.5, as follows:

R402.5 Alternative Foundation Types.

Alternative foundation types shall be designed by a registered design professional to be capable of resisting the imposed building loads including but not limited to dead loads, live loads, seismic, and wind loads.

Section R406.2

Revise Section R406.2, as follows:

R406.2 Concrete and masonry foundation waterproofing.

When the approved geotechnical report indicates a high-water table or other severe soil-water conditions are known to exist, exterior foundation walls that retain earth and enclose interior spaces and floors below grade shall be waterproofed from the finished grade to the higher of the

top of the footing or 6 inches (152 mm) below the top of the basement floor. Walls shall be waterproofed in accordance with one of the following:

1. Two-ply hot-mopped felts.
2. Fifty-five-pound (25 kg) roll roofing.
3. Forty-mil (1 mm) polymer-modified asphalt.
4. Sixty-mil (1.5 mm) flexible polymer cement.
5. One-eighth-inch (3 mm) cement-based, fiber-reinforced, waterproof coating.
6. Sixty-mil (1.5 mm) solvent-free liquid-applied synthetic rubber.

All joints in membrane waterproofing shall be lapped and sealed with an adhesive compatible with the membrane.

Exception: Organic-solvent-based products such as hydrocarbons, chlorinated hydrocarbons, ketones, and esters shall not be used for ICF walls with expanded polystyrene form material. Use of plastic roofing cements, acrylic coatings, latex coatings, mortars and parging to seal ICF walls is permitted. Cold-setting asphalt or hot asphalt shall conform to Type C of ASTM D449. Hot asphalt shall be applied at a temperature of less than 200°F (93°C).

Section R506.3.3

Revise Section R506.3.3, as follows:

A minimum 10 mil (0.010 inch; 0.25 mm) polyethylene or approved vapor retarder conforming to ASTM E 1745 Class A requirements with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

Exception: The vapor retarder is not required for the following:

1. From garages, utility buildings and other unheated *accessory structures*.
2. For unheated storage rooms having an area of less than 70 square feet (6.5m²) and carports.
3. Driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.
4. Where *approved by the building official*, based on local site conditions.

Table R806.5

Revise Table R806.5, as follows:

**TABLE R806.5
INSULATION FOR CONDENSATION CONTROL**

CLIMATE ZONE	MINIMUM RIGID BOARD OR AIR-IMPERMEABLE INSULATION R-VALUE ^{a, b}
2B and 3B	0 (none required)
1, 2A, 3A, 3C	R-5
4C	R-10
4A, 4B	R-15
5	R-20
6	R-25
7	R-30
8	R-35

- a. Contributes to but does not supersede the requirements of 2024 IECC.
- b. Alternatively, sufficient continuous insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.

Section R807.1

Clarify language to clearly identify when attic access locations are required, as follows:

R807.1 Attic access.

Buildings with attics shall have an access opening to attic areas that have a vertical height of 30 inches (762 mm) or greater over an area of not less than 30 square feet (2.8 m²). The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.

Exception: Access openings are not required for attic spaces that do not have plumbing, mechanical, or electrical components that require access for periodic maintenance.

The rough-framed opening shall be not less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other location with ready access. Where located in a wall, the

opening shall be not less than 22 inches wide by 30 inches high (559 mm wide by 762 mm high). Where the access is located in a ceiling, unobstructed headroom in the attic space above the access shall be not less than 30 inches (762 mm) along one side or more measured vertically from the bottom of ceiling framing members. See 2024 UMC 304.4 for access requirements where mechanical equipment is located in attics.

Section R905.7

Delete Section R905.7 in its entirety and replace as follows:

R905.7 Wood shingles.

The installation of wood shingles is not permitted.

Section R905.8

Delete Section R905.8 in its entirety and replace as follows:

R905.8 Wood shakes.

The installation of wood shakes is not permitted.

Section R1007 & R1008

Add Section R1007 Fireplaces and Appliances and R1008 Special Fireplace and Appliance Requirements, as follows:

Section R1007 Fireplaces and Appliances

R1007.1 Types of fireplaces. No solid fuel burning fireplace shall be constructed in any residential dwelling in Boulder City or the Las Vegas Valley Hydrographic Basin at an elevation of less than 4000 feet (1220 m) above sea level unless it is one of the following:

R1007.1.1 A dedicated solid fuel burning factory-built enclosed fireplace or factory-built heater that conforms to the "Phase II Environmental Protection Agency, Standards of Performance for New Stationary Sources, New Residential Heaters" as prescribed in 40 CFR Part 60, Subpart AAA, as verified by a nationally recognized listing approved by the Building Official.

R1007.1.2 A masonry fireplace or masonry heater constructed in accordance with Chapter 10 or a factory-built fireplace shall include one of the following;

1. The installation of a wood-burning insert which meets the standards described in R1007.1.1 of this subsection and which shall be installed in accordance with the manufacturer's instructions.
2. The installation of gas logs with a nationally recognized listing and approved by the Building Official.

The fireplace opening shall be completely enclosed with a cover of solid glass, steel, or cast iron. The covering may be either solid or openable.

A caution sign shall be permanently installed and maintained where it is readily visible at all times. The sign shall state: "Caution: approved for fuel gas use only. Damper shall remain permanently blocked open."

The letters on the sign shall be a minimum of 3/8 inches in height.

R1007.2 Types of appliances The following appliances shall be provided with a nationally recognized listing approved by the Building Official prior to installation:

1. Decorative electrical appliance
2. Decorative vented gas appliance
3. Decorative un-vented gas appliance or heater

Section R1008 Special Fireplace and Appliance Requirements.

R1008.1 Installation within a dwelling unit All fireplace or appliance installations within a dwelling unit shall comply with the following requirements:

1. If the fireplace or gas appliance is located in a sleeping room or an adjacent bathroom, then a permanent, unobstructed fresh air supply shall be provided directly from the exterior of the structure to the fire box.
2. The supply duct shall be a minimum 4" (102mm) or as directed in the manufacturer's listing.

Exception:

1. A decorative electrical appliance.
2. Un-vented heater that is specifically listed for sleeping rooms.
3. All decorative gas or electrical appliances shall comply with their listing and the manufacturer's installation instructions.

Section P2904.2.3

Revise Section P2904.2.3 as follows:

P2904.2.3 Freezing areas.

Piping in unconditioned spaces shall be protected from freezing with a minimum of R-2 insulation or by using one of the following:

1. A dry-pipe automatic sprinkler system that is listed for residential occupancy applications.
2. Dry-sidewall or dry-pendent sprinklers extending from a nonfreezing area into a freezing area.

Chapters 11 - 22 & 24 – 43 (P2904)

Delete Chapters 11 through 22, and 24 through 43, excluding section P2904.

Appendix BB

Adopt Appendix BB – Tiny Houses.

Appendix BF

Adopt Appendix BF – Patio Covers.

Appendix BG

Adopt Appendix BG – Sound Transmission.