

AN ORDINANCE TO ADOPT THE UNIFORM HOUSING CODE, 1958 EDITION, WHICH PROVIDES FOR THE PUBLIC HEALTH AND SAFETY BY PROVIDING MINIMUM REQUIREMENTS FOR THE PROTECTION OF LIFE, LIMB, HEALTH, PROPERTY, SAFETY AND WELFARE OF THE GENERAL PUBLIC AND THE OWNERS AND OCCUPANTS OF RESIDENTIAL BUILDINGS; PROVIDING FOR THE ENFORCEMENT OF ITS PROVISIONS; PROVIDING FOR PERMITS AND INSPECTIONS; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; PROVIDING OTHER MATTERS PROPERLY RELATED THERETO; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

The Board of Commissioners of the City of Las Vegas do ordain as follows:

SECTION 1. That a certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Las Vegas, being marked and designated as "Uniform Housing Code, 1958 Edition," published by International Conference of Building Officials, to provide minimum requirements for the protection of life, limb, health, property, safety, and welfare of the general public and the owners and occupants of residential buildings, is hereby referred to, adopted, as amended, and becomes the Housing Code of the City of Las Vegas, as if fully set out in this ordinance.

SECTION 2. The said code is adopted subject, however, to the provisions of existing zoning ordinances of the City as may be in force and effect from time to time, relating to the location of buildings, and use of property, and the said zoning ordinances shall govern in all matters in which there may develop a conflict between them and the said Housing Code. The Housing Code is adopted subject to the provisions of existing ordinances establishing and creating fire zones as may be in force and effect from time to time, which ordinances shall prevail in all matters in which there may develop a conflict between them and the said Housing Code. The Uniform Housing Code is adopted subject to the following deletions, modifications, and amendments as set forth hereafter.

SECTION 3. Section H-203 is hereby deleted in its entirety.

SECTION 4. Section H-204 is hereby amended to read as follows:

It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, or alter, repair, move, improve, remove, convert, or demolish, equip, use, occupy, or maintain any building or structure in the City, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this Code.

Any person, firm, or corporation violating any of the provisions of this Code, shall be guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued, or permitted, and upon conviction of any such violation such person shall be punishable by a fine of not less than \$25.00 nor more than \$500.00, or by imprisonment for not more than six months in the City Jail, or by a combination of fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, but each day of said violation shall constitute a separate offense.

SECTION 5. Section H-501(b) is hereby deleted in its entirety.

SECTION 6. Section H-502 is hereby deleted in its entirety.

SECTION 7. Section H-503(b), at page 11, is hereby amended to read as follows:

(b) Superficial Floor Area. Every dwelling unit shall have at least one room which shall have not less than one hundred and twenty square feet (120 sq. ft.) of superficial floor area. Every room which is used for both cooking and living or both living and sleeping purposes shall have not less than one hundred and fifty square feet (150 sq. ft.) of superficial floor area. Every room used for sleeping purposes shall have not less than eighty square feet (80 sq. ft.) of superficial floor area. Where more than two persons occupy a room used for sleeping purposes the required superficial floor area shall be increased at the rate of fifty square feet (50 sq. ft.) for each occupant in excess of two.

Every kitchen shall have not less than fifty square feet (50 sq. ft.) of superficial floor area.

SECTION 8. In addition to the Uniform Housing Code as it appears on Pages 5 through 17, inclusive, with the amendments and changes hereinabove set forth in this ordinance, there is hereby adopted as a part of the said Housing Code of the City of Las Vegas, the table of contents and appendix referring to the Uniform Building Code sections appropriate to the Housing Code, except that Section 203, Pages 20 and 21, is not adopted by this ordinance, but is deleted therefrom. In addition thereto, any other provisions of the Uniform Building Code as the same is adopted from time to time with amendments thereto, shall govern in case of conflict with the provisions contained on Pages 19 through 94 of the Housing Code, it being

CITY CLERK'S FILE

5/11/59

the intent of the Board of Commissioners that the Uniform Building Code then in force shall govern notwithstanding that such provisions may conflict with the provisions contained in this ordinance.

SECTION 9. All ordinances or parts of ordinances in conflict herewith, except as are specifically mentioned in Sections 2 and 8 hereof, are hereby repealed, but it is specifically provided that neither this ordinance nor any repeal hereby provided shall in any way affect the prosecution for the violation of any ordinances heretofore passed, or pending at the time of the adoption of this ordinance.

SECTION 10. If any section, sub-section, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance.

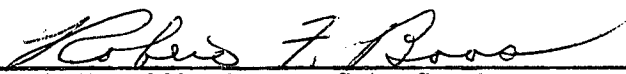
SECTION 11. This ordinance shall be in effect from and after its passage and adoption as provided in Chapter II, Section 30, of the Charter of the City of Las Vegas.

APPROVED:



C. D. BAKER, Mayor

ATTEST:



ROBERT F. BOOS, Acting City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 2nd day of July, 1958, and referred to the following committee composed of Commissioners Bunker and Sharp for recommendation; thereafter the said committee reported favorably on said ordinance on the 19th day of November, 1958, which was the regular meeting held on said day; thereafter a Notice that said proposed ordinance would be considered for adoption, was published and the committee reported on the 17th day of December, 1958, which was the regular meeting held on said day, that the Notice that the Code was on file had been published as required, and thereupon the proposed ordinance was adopted by the following vote:

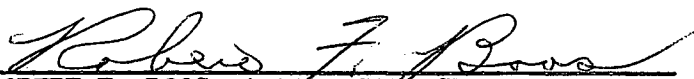
Voting "Aye": Commissioners Bunker, Fountain, Sharp, Whipple and His Honor Mayor Baker.

Voting "Nay": None

Absent: None

ATTEST:

APPROVED:



ROBERT F. BOOS, Acting City Clerk



C. D. BAKER, Mayor

AFFIDAVIT OF PUBLICATION

NOTICE OF FILING OF PROPOSED ORDINANCE

NOTICE IS HEREBY GIVEN that at the regular meeting of the Board of City Commissioners of the City of Las Vegas, Nevada, held on July 2, 1958, there was introduced and read by title the proposed ordinance entitled as follows:

AN ORDINANCE TO ADOPT THE UNIFORM HOUSING CODE, 1958 EDITION, WHICH PROVIDES FOR THE PUBLIC HEALTH AND SAFETY BY PROVIDING MINIMUM REQUIREMENTS FOR THE PROTECTION OF LIFE, LIMB, HEALTH, PROPERTY, SAFETY AND WELFARE OF THE GENERAL PUBLIC AND THE OWNERS AND OCCUPANTS OF RESIDENTIAL BUILDINGS; PROVIDING FOR THE ENFORCEMENT OF ITS PROVISIONS; PROVIDING FOR PERMITS AND INSPECTIONS; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; PROVIDING OTHER MATTERS PROPERLY RELATED THERETO; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

NOTICE IS HEREBY FURTHER GIVEN that at the regular meeting of the Board of City Commissioners of the City of Las Vegas, Nevada, held on November 19, 1958, Commissioners Burkner and Sharp, committee for recommendation on the proposed ordinance, reported favorably and proposed its consideration for adoption.

NOTICE IS FURTHER GIVEN that three copies of the said proposed ordinance are now on file in the Office of the City Clerk for public examination.

NOTICE IS FURTHER GIVEN that the Board of Commissioners will consider for adoption the said ordinance at its regular meeting to be held on December 3, 1958.

NOTICE IS FURTHER GIVEN that the proposed ordinance will be adopted as a specialized code in accordance with the Charter of the City of Las Vegas, Chapter II, Section 30.

BY ORDER OF THE BOARD OF CITY COMMISSIONERS OF THE CITY OF LAS VEGAS, NEVADA this 19th day of November, 1958.

ROBERT F. BOOS,
Acting City Clerk
Nov. 22, 23, 24, 25, 26, 27, 28, 1958

STATE OF NEVADA, }
COUNTY OF CLARK } ss.

Anthony Cina being first duly sworn,

deposes and says: That he is Foreman of the LAS VEGAS MORNING SUN, a daily newspaper of general circulation, printed and published at Las Vegas, in the County of Clark, State of Nevada, and that the attached was continuously published in said newspaper for a period of **seven days**

from November 22, 1958 to November 28, 1958

inclusive, being the issues of said newspaper for the following dates, to-wit:

November 22, 23, 24, 25, 26, 27, 28, 1958

That said newspaper was regularly issued and circulated on each of the dates above named.

Signed Anthony Cina

Subscribed and sworn to before me this 3rd day of December, 1958

Barbara J. Green

Notary Public in and for Clark County, Nevada.

My Commission Expires

My Commission Expires Mar. 17, 1960

Copy of Ordinance

NOTICE OF FILING OF PROPOSED ORDINANCE

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NOTICE IS HEREBY FURTHER GIVEN that at the regular meeting of the Board of City Commissioners of the City of Las Vegas, Nevada, held on November 19, 1958, Commissioners Bunker and Sharp, Committee for Recommendation in the proposed ordinance, reported favorably and proposed its consideration for adoption.

NOTICE IS FURTHER GIVEN that three copies of the said proposed ordinance are now on file in the Office of the City Clerk for public examination.

NOTICE IS FURTHER GIVEN that the Board of Commissioners will consider for adoption the said ordinance at its regular meeting to be held on December 3, 1958.

NOTICE IS FURTHER GIVEN that the proposed ordinance will be adopted as a specialized code in accordance with the Charter of the City of Las Vegas, Chapter II, Section 30.

BY ORDER OF THE BOARD OF CITY COMMISSIONERS OF THE CITY OF LAS VEGAS, NEVADA THE 10th day of November, 1958

ROBERT E. BOOSE
Acting City Clerk

Nov. 22, 23, 24, 25, 26, 27, 28, 1958

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA, } ss.
COUNTY OF CLARK }

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