

ORDINANCE NO. 1489

AN ORDINANCE AMENDING TITLE IV, CHAPTER 1 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, 1960 EDITION, BY ADOPTING THE 1970 UNIFORM BUILDING CODE, VOLUME 1 THEREOF; ADOPTING AS PART 2 UNIFORM BUILDING CODE STANDARDS 1970 EDITION; AND ADOPTING AS PART 3 A SUPPLEMENTAL DOCUMENT PROVIDING AMENDMENTS, CHANGES AND DELETIONS TO THE UNIFORM BUILDING CODE 1970 EDITION, VOLUME 1; ALL BEING ADOPTED BY REFERENCE AND PROVIDING FOR DECLARATION OF PURPOSE PROVIDING STANDARDS OF CONSTRUCTION; PROVIDING FOR PERMIT FEES; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; PROVIDING OTHER MATTERS PROPERLY RELATED THERETO AND REPEALING ALL CHAPTERS, ORDINANCES, PARTS OF ORDINANCES OR SECTIONS IN CONFLICT HEREWITH.

THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DOES ORDAIN AS FOLLOWS:

SECTION 1. BUILDING CODE ADOPTED: Those certain documents, three (3) copies of each being on file in the office of the City Clerk, Las Vegas, Nevada, and being marked and designated as follows, are hereby adopted by reference and made a part of this Code, the same as if set out herein in full:

A. Uniform Building Code, 1970 Edition, Volume 1, complete with appendix, and hereby designated as Part 1 of this Chapter;

B. Uniform Building Code Standards 1970 Edition, and hereby designated as Part 2 of this Chapter; and

C. A supplemental document amending, deleting and adding to the 1970 Edition, Volume 1 of the Uniform Building Code and hereby designated as Part 3 of this Chapter.

SECTION 2. APPLICABILITY: The Board of Commissioners hereby declares that it would have adopted each separate provision of this Chapter, regardless of the adoption of any other provision, and if any remedy provided for in this Chapter be held unavailable or limited in effect, such limitation shall not affect the application of any other provision of this Chapter.

SECTION 3. COMPLIANCE TO CODE REQUIRED: It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the City, or cause the same to be done, contrary to or in violation of any of the provisions of the Building Code. Any person, firm or corporation violating any of the provisions of this Chapter shall upon conviction thereof be punished by a fine and/or imprisonment. Every day of such violation shall be a separate offense.

SECTION 4. Any person, firm or corporation violating any of the provisions of this Ordinance shall, upon conviction thereof, be punished by a fine of not more than \$500.00 and/or imprisonment in the City Jail for not more than six (6) months, or any combination of such fine and imprisonment. Every day of such violation shall constitute a separate offense.

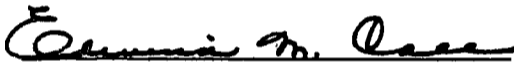
SECTION 5. All ordinances or parts of ordinances, sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED AND APPROVED this 2nd day of December, 1970.

APPROVED:


ORAN K. GRAGSON, MAYOR

ATTEST:


Edwina M. Cole, City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 18th day of November, 1970, and referred to the following committee composed of Commissioners Howery and Coblentz for recommendation; thereafter the said committee reported favorably on said ordinance on the ~~18th~~ ^{2nd} day of ~~November~~ Dec., 1970, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as amended and adopted by the following vote:


VOTING "AYE" : Commissioners Coblentz, Thornley, Howery, Corey and Mayor
Gragson

VOTING "NAY": None ABSENT: None

APPROVED:


ORAN K. GRAGSON, MAYOR

ATTEST:


Edwina M. Cole, City Clerk

A SUPPLEMENTAL DOCUMENT COMPLETING THE BUILDING CODE OF THE CITY OF LAS VEGAS, NEVADA, AND HEREBY DESIGNATED PART 3 OF TITLE IV, CHAPTER 1 AND ALSO DESIGNATED AS ORDINANCE NO. 1489 SECTIONS 1 THROUGH 36 AND APPENDIX.

SECTION 1. AMENDMENTS: Certain Sections of the Uniform Building Code, as proposed in Section 1 (A), Volume 1, 1970 Edition, Uniform Building Code, shall be deleted, modified and amended as hereinafter provided.

SECTION 2. STOP ORDERS: Section 202 (e) shall read as follows:

STOP ORDERS: Whenever any building work is being done contrary to the provisions of this Code, the Director, Deputy Director or Senior Building Inspector may order work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the Director, Deputy Director, or Senior Building Inspector to proceed with the work. Whenever any work has been stopped by the officials above for reasons outlined above, a fee of ten (\$10.00) dollars shall be paid to the City of Las Vegas before any work pertaining to the stop order can again commence.

SECTION 3. SECTION 203: Section 203 is hereby deleted, and the following nine (9) separate sections bearing numbers Sections 4 through 13 are hereby adopted.

SECTION 4. DECLARATION OF PURPOSE: It is the purpose of this Document to provide a just, equitable and practicable method, to be cumulative with and in addition to any other remedy available at law, whereby buildings or structures which are dilapidated, unsafe, dangerous, unsanitary, or are a menace to the life, limb, health, morals, property, safety and general welfare of the people of this City, or which tend to constitute a fire hazard, may be required to be repaired, vacated or demolished.

SECTION 5. DANGEROUS BUILDINGS DEFINED:

(A) "DANGEROUS BUILDINGS" - For the purpose of this Document, any building or structure which has any or all of the defects hereinafter described shall be deemed a "dangerous building."

(1) Whenever any door, aisle, passageway, stairway or other means of exit is not sufficient in size or width, or is not so arranged as to provide safe

and adequate means of exit, as required by the Uniform Building Code then in effect, or any Uniform Housing Code in effect, in case of fire or panic, for all persons housed or assembled therein who would be required to, or might use such door, aisle, passageway, stairway or other means of exit.

(2) Whenever the stress in any materials, members or portion thereof, due to all dead and live loads, is more than the working stress or stresses allowed in Chapter 23 of the Uniform Building Code.

(3) Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause, in such manner that the structural strength or stability thereof is appreciably less than it was before such catastrophe and is less than the minimum requirements of this Code for a new building of similar structure, purpose or location.

(4) Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

(5) Whenever any portion, member appurtenance, sign or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached, or fastened in place so as to be capable of resisting the force of a 50 mile-an-hour wind without exceeding the working stresses permitted in Section 2307 of the Uniform Building Code.

(6) Whenever any portion thereof has settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of new construction.

(7) Whenever the building or structure, or any portion thereof, because of dilapidation, deterioration, decay, faulty construction, or because of the removal or movement of some portion of the ground necessary for the purpose of supporting such a building or portion thereof, or other cause, is likely to partially or completely collapse, or some portion of the foundation or underpinning is likely to fall or give away.

(8) Whenever, for any reason whatsoever, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is used.

(9) Whenever the exterior walls or other vertical structural members

list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of the base.

(10) Whenever the building or structure, exclusive of the foundation, shows 33 per cent or more damage or deterioration of a non-supporting member, enclosure or outside wall covering.

(11) Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become an attractive nuisance to children who might play therein to their danger, or as to afford a harbor for vagrants, criminals, or immoral persons, or as to enable persons to resort thereto for the purpose of committing nuisance, unlawful or immoral acts.

(12) Any building or structure which has been constructed, which now exists or is maintained in violation of any specific requirement or prohibition, applicable to such building or structure, as set forth in the Uniform Building Code in force at that time or of any provision of the Fire Prevention Code of the City of Las Vegas then in force, when so determined and reported by the Fire Chief, or of any law or ordinance of this state or city relating to the condition, location or structure of buildings.

(13) Any building or structure which, whether or not erected in accordance with all applicable laws and ordinances has since, because of dilapidation, deterioration, damage, or other cause, or is so weakened or defective as to have in any nonsupporting part, member or portion, less than 50 percent, or in any supporting member, less than 66 percent of the strength, fire-resisting qualities or characteristics or weather-resisting qualities or characteristics required by law or ordinance in the case of a newly constructed building of similar size, purpose and character of construction.

(14) Any electrical wiring facility which, whether or not installed in accordance with all applicable laws and ordinances, has since become unsafe, because of deterioration, damage, overloading of entrance facilities, circuits or other cause, or is so weakened or defective as to be a potential fire hazard, or hazard to life from shock or electrocution.

(15) Whenever a building or structure, used or intended to be used

for dwelling purposes, has, because of dilapidation, decay, damage, or faulty construction or arrangement, or otherwise, or is unsanitary or unfit for human habitation or is in a condition that is likely to cause sickness or disease, when so determined by the Health Officer, or is likely to work injury to the health, safety, or general welfare of those living within.

(16) Whenever the building or structure, used or intended to be used for dwelling purposes, has light air and sanitation facilities inadequate to protect the health, safety, or general welfare of persons living within.

(17) Whenever a building or structure does not have the minimum degree of fire-resistance as required by the Uniform Building Code for the specific fire zone in which it is located.

SECTION 6. OTHER DEFINITIONS: For the purpose of this Document, certain abbreviations, terms, phrases, words and their derivatives shall be construed as specified in this section. Words used in the singular include the plural and the plural the singular. Words used in the masculine include the feminine, and the feminine the masculine. Terms, words, phrases and their derivatives used but not specifically defined in this Code shall have the meaning defined in Chapter 4 of the Uniform Building Code.

(A) "DEPARTMENT" unless otherwise specified, shall mean the Department of Building and Safety of the City of Las Vegas.

SECTION 7. DANGEROUS BUILDINGS - NUISANCES: All dangerous buildings within the terms of Section 8 of this Document are hereby declared to be public nuisances and shall be vacated, repaired, or demolished as hereinafter provided.

SECTION 8. INSPECTION - WHEN REQUESTED: The head of the Department of Building and Safety shall cause any building or structure to be inspected for the purpose of determining whether or not it is a dangerous building within the meaning of this Document, in any of the following events:

(A) Whenever any person files with the Department of Building and Safety a verified complaint wherefrom there is, in the opinion of the Department, probable cause to believe that

the building or structure is a dangerous building.

(B) Whenever any member of the Fire Department, Police Department or Health Department of this City transmits to the Department of Building and Safety a written report from the facts of which there is probable cause to believe that the building or structure is a dangerous building.

(C) Whenever any member of the Building Inspection Department files with the head of the Department a written report wherefrom there is, in the opinion of the head of the Department, probable cause to believe that the building or structure is dangerous.

(D) Whenever any person, firm or corporation files with the City of Las Vegas an application for a business license that requires the approval of the Department of Building and Safety.

SECTION 9. DUTIES OF DEPARTMENT OF BUILDING AND SAFETY:

When requested within the terms of Section 8, the Department of Building and Safety shall cause any building or structure designated to be inspected. The employee who performs such inspection shall, in this Document, be referred to as the "Building Inspector" and may be the head of the Department of Building and Safety.

SECTION 10. DUTIES OF THE FIRE DEPARTMENT AND HEALTH

DEPARTMENT: The employees of the Fire Department and Health Department shall make reports in writing to the Department of Building and Safety of any building or structure as to which there is cause to believe that the same is a dangerous building within the terms of this Document, whenever the facts thereof shall come to the attention of any such employee in the course of his regular duties.

SECTION 11. REPORT OF BUILDING INSPECTOR: Upon completion

of the inspection, the Building Inspector shall file with the Department a written report setting forth the facts as to the condition of the building or structure and the work needed to be done thereon, all in such form as the Department may direct.

SECTION 12. DEPARTMENT OF BUILDING AND SAFETY TO ACT ON

REPORT: If the head of the Department of Building and Safety shall determine, from the report of the Building Inspector, that there is probable cause to believe that the building or structure is a dangerous building, he shall in writing notify the record owner of the building or structure in question that it is a dangerous building within the terms of this Document, and order such building to be repaired, vacated and repaired, or demolished, and shall give such owner (30) days in which to comply. If said owner refuses or fails to comply with the written request, the Board of City Commissioners may authorize the repair or demolition of said dangerous building by such means as they may deem advisable. The cost thereof shall be paid from City funds and assessed against the property upon which the particular building or structure is located. The assessment shall be a lien on the property concerned and said lien may be foreclosed in the same manner as other liens are enforced.

In case of catastrophe, such as fire, earthquake, flood or explosion the head of the department, in the case of actual and immediate danger of failure or collapse of a building or structure or portions thereof so as to endanger the life or property, may order and require inmates or occupants to vacate forthwith.

He shall when necessary for the public safety, temporarily close sidewalks, streets, buildings, structures and places adjacent to buildings or structures and prohibit the same from being used until emergency measures have been taken to remove all possible hazards to life and property.

SECTION 13. Sections 204 and 205 of the Uniform Building Code, Volume 1, 1967 Edition are hereby deleted in their entirety.

SECTION 14. BUILDING PERMIT FEES:

(A) Table No. 3-A of Section 303 shall read as follows:

<u>VALUATION IN DOLLARS</u>		<u>FEE</u>	<u>VALUATION IN DOLLARS</u>		<u>FEE</u>
\$ 20.00 to	\$ 100.00	\$ 5.00	\$21,001.00 to	\$22,000.00	\$133.50
101.00 to	200.00	5.00	22,001.00 to	22,001.00	138.00
201.00 to	300.00	5.00	23,001.00 to	23,001.00	142.50
301.00 to	400.00	6.00	24,001.00 to	25,000.00	147.00
401.00 to	500.00	7.00	25,001.00 to	26,000.00	151.50
501.00 to	600.00	8.00	26,001.00 to	27,000.00	156.00
601.00 to	700.00	9.00	27,001.00 to	28,000.00	160.50
701.00 to	800.00	10.00	28,001.00 to	29,000.00	169.50
801.00 to	900.00	11.00	29,001.00 to	30,000.00	174.00

901.00 to	1,000.00	12.00	30,001.00 to	31,000.00	178.50
1,001.00 to	2,000.00	15.00	31,001.00 to	32,000.00	183.00
2,001.00 to	3,000.00	18.00	32,001.00 to	33,000.00	187.50
3,001.00 to	4,000.00	24.00	33,001.00 to	34,000.00	192.00
4,001.00 to	5,000.00	33.00	34,001.00 to	35,000.00	196.50
5,001.00 to	6,000.00	39.00	35,001.00 to	36,000.00	201.00
6,001.00 to	7,000.00	45.00	36,001.00 to	37,000.00	204.00
7,001.00 to	8,000.00	51.00	37,001.00 to	38,000.00	207.00
8,001.00 to	9,000.00	57.00	38,001.00 to	39,000.00	210.00
9,001.00 to	10,000.00	63.00	39,001.00 to	40,000.00	213.00
10,001.00 to	11,000.00	69.00	40,001.00 to	41,000.00	216.00
11,001.00 to	12,000.00	75.00	41,001.00 to	42,000.00	219.00
12,001.00 to	13,000.00	81.00	42,001.00 to	43,000.00	222.00
13,001.00 to	14,000.00	87.00	43,001.00 to	44,000.00	225.00
14,001.00 to	15,000.00	93.00	44,001.00 to	45,000.00	228.00
15,001.00 to	16,000.00	99.00	45,001.00 to	46,000.00	231.00
16,001.00 to	17,000.00	105.00	46,001.00 to	47,000.00	234.00
17,001.00 to	18,000.00	111.00	47,001.00 to	48,000.00	237.00
18,001.00 to	19,000.00	117.00	48,001.00 to	49,000.00	240.00
19,001.00 to	20,000.00	123.00	49,001.00 to	50,000.00	243.00
20,001.00 to	21,000.00	129.00			

From \$50,000.00 to \$100,000.00

\$243.00 for the first \$50,000.00 plus
\$2.50 per each thousand or fraction thereof
and including \$100,000.00

Over \$100,000.00 and up

\$368.00 for the first \$100,000.00 plus
\$2.00 per each thousand or fraction thereof.

(B) Paragraph (b), Section 303 is hereby amended to read as follows:

1. Permits submitted for which plans are currently approved by the Building Official, and of identical construction, shall have the above building permit fees reduced by one-third (1/3).

2. One-third of the building permit fee shall be paid for the plan-checking service when such building permit has not been issued within 90 days. However, the Building Official may require a deposit equal to one-third (1/3) of the building permit fee at the time of submitting plans and specifications for checking which he shall retain for plan-checking fee if the building permit has not been issued within 90 days.

(C) 1. No building or structure shall be moved within or into the City of Las Vegas without the owner or his agent first obtaining a permit to do so from the Department of Building and Safety. Applications for such permits shall be completed by the owner or his agent, and if the building or structure is to be located within the City of Las Vegas, the approval of the Building Official must be obtained. The fee for field inspection of twenty (\$20.00) dollars shall be paid at the time of applying. In addition to the above fee, the contractor, owner or his

agent shall pay the Building and Safety Department regular fees for building, electrical, plumbing and air conditioning permits as required for new construction before the permit for relocation may be issued.

2. In lieu of the field inspection, and only when the existing building or structure is located or prefabricated outside the jurisdiction of the City of Las Vegas, the Building Official may approve said structure or building to be moved into the City of Las Vegas by accepting the documents of the inspection when done by a Government Agency or a licensed testing laboratory approved for such inspection.

3. For a building or structure of 200 square feet or less, and any building or structure located within the City of Las Vegas limits, but to be moved into an area of other jurisdiction the moving permit fee shall be twenty (\$20.00) dollars.

EXCEPTION: Temporary construction buildings no more than ten feet (10') in width and less than three hundred square feet (300 sq. ft.) in floor area may be moved without obtaining a moving permit.

(D) Before any building or structure can be demolished, a permit must first be obtained from the Department of Building and Safety. Demolition permits will be issued only to licensed contractors for all structures except small insignificant dwelling structures and accessory buildings; fees for demolition permits shall be five (\$5.00) dollars for small insignificant structures and based on the fee schedule in Section 3 for other structures. Basis for determining valuation of structures to be demolished shall be twenty-five (25¢) cents per square foot. Minimum fee for any demolition permit shall be five (\$5.00) dollars.

(E) Nothing contained in this Section shall be construed to prohibit any owner of a substandard dwelling from demolishing same.

(F) MOBILE HOME INSPECTION PERMIT. No mobile home shall be placed upon a lot in a Mobile Home Residence District, R-MH, unless an Inspection Permit has been issued by the Building Official. The fee for the Inspection Permit shall be Five Dollars (\$5.00). No mobile home shall be permitted in the Mobile Home District unless the mobile home has been constructed to the minimum standards as provided in the published text entitled Standard for Mobile Homes, NFPA No. 501B, 1968 and USAS A119.1, 1969 Edition by the United States of American Standards Institute.

SECTION 15. Section 404 of Part I of this Code is amended by adding at the end thereof the word "casino" and the following description:

"CASINO - For the purpose of this Code the word 'casino' as used herein, shall mean an existing building occupied by a gaming establishment wherein gambling games, in addition to slot machines, are employed and shall include restaurants, cocktail lounges, bars, offices and/or other uses pertaining to such gaming establishment when all are within the confines of the same building and not separated one from the other by fire-resistive occupancy or area separation."

SECTION 16. Section 502: The exception under Section 502 shall have added thereto the following sentence: "Provided further that minimum fire-resistive and exit requirements shall be provided."

SECTION 17. Section 504: Section 504(a) is amended by adding a new paragraph to read as follows:

When more restrictive Zoning Ordinance requirements shall govern any side yard, rear yard and front yard setbacks. A minimum of three property corners shall be physically established by the owner or his agent, and such corners shall remain so marked until such time as the Building Official has approved the location of the building or structure.

SECTION 18. Section 506 (b) is hereby amended to read as follows:

Section 506(b) Unlimited Area: The area of any one or two story building of Group F, Group G and Division 5 of Group E Occupancies shall not be limited, if the building is provided with an approved automatic fire-extinguishing system throughout, as specified in Chapter 38, and entirely surrounded and adjoined by public space, streets or yards not less than sixty feet (60') in width.

The area of a one-story, Type II or Type IV building of Group G Occupancy shall not be limited if the building is entirely surrounded and adjoined by public space, streets, or yards not less than sixty feet (60') in width.

Certain additional occupancies may be added to any building housing a Group F Occupancy coming within the provisions of Unlimited Areas as outlined in the preceding paragraphs provided that such building shall remain one-story, be

sprinklered and be surrounded and adjoined by public space, streets or yards not less than sixty feet (60') in width.

The additional occupancies authorized in the preceding paragraph shall be limited to any B, C, D2 or D3 Occupancy. If the additional occupancy is within the building outline, only the basic allowable area of the occupancy shall be allowed. The additional occupancy may be increased over the basic allowable area only when surrounded by the required open space and then only to the extent of 100 per cent over the basic allowable area. The additional occupancy shall be separated from the Group F Occupancy or any other occupancy by the proper fire walls and fire doors, shall be sprinklered and all exits shall open directly to the outside of the building. The roof covering of the entire building housing any occupancy shall be fire retardant.

SECTION 19. Chapter 7 of Part 1 of the Uniform Building Code is amended by adding to Section 701 the following words:

"DIVISIONS, Casinos (as defined in Section 404) and by adding a new Section 710 to read as follows: Section 710 - Group B - Divisions 5 Occupancies which operate on a twenty-four hour (24) basis and employ personnel to make regular rounds of the entire premises to check for fire and/or fire hazards need not comply with the area or height limitations set forth in this Code, provided that all construction is of Type I, II, III 1-hour or IV 1-hour."

SECTION 20. Chapter 14 of Part 3 of the Uniform Building Code is amended as follows:

(A) Section 1412 - The second paragraph of this section is hereby deleted.

(B) Section 1413 - The following Section is hereby added:

"Section 1413. The following minimum requirements shall be completed and approved before occupancy is permitted or utilities connected:

(1) Foundation, framing, roof covering and exterior wall covering.

(2) Kitchen, bathroom and bedrooms separated by partitions, ceilings and doors.

(3) Water closet, kitchen sink, and sewage disposal system installed and connected."

SECTION 21. Section 1601 is hereby amended by adding the following paragraph at the end of said Section.

"(F) Small structures. Regardless of the provisions for construction in Fire Zones 1 and 2, small insignificant structures used for parking lot offices, used car lot offices, shoe shine stands and similar uses can be of Type V construction provided that the structures do not exceed five hundred square feet (500 sq.ft.) in area, are not of a temporary nature and are separated from the other structures a distance to be determined by the Building Official. Area increases under the provisions of Chapter 5 shall not apply to such structures."

SECTION 22. Subsection "a" of Section 1602 is hereby amended to read as follows:

(a) GENERAL. Buildings or structures hereafter erected constructed, moved within or into Fire Zone No. 1 shall be of Type I, II, or IV one-hour construction and shall meet the requirements of this Section. Types III H.T. and III one hour shall be permitted if the building is provided with approved automatic fire extinguishing system throughout. (For regulations covering open parking garages see Section 1109.)

EXCEPTIONS: "Unprotected Type IV buildings not more than one story in height nor more than one thousand square feet (1,000 sq. ft.) in area and housing Group F-1 occupancies only shall be permitted if the exterior walls are twenty feet (20') or more from adjacent property lines. Unprotected Type IV buildings, consisting of columns and roof structure only, with no walls, and no more than three thousand square feet (3,000 sq. ft.) in area shall be permitted provided the building is used as a work area only, with no storage or sales allowed. The eave line of such building shall be considered as the wall line and such line shall be twenty feet (20') or more, from adjacent property lines. A proper four (4) hour wall may be substituted for any wall line and, where such is the case, the distance of twenty feet (20') may be

waived provided the fire hazard is not increased. Area increases for any building permitted under this exception will be permitted in accordance with Chapter 5."

SECTION 23. Subsection "a" of Section 1603 is hereby amended to read as follows:

(a) Buildings or structures hereafter erected, constructed, moved within or into Fire Zone No. 2 shall be of one of the Types of Construction as defined in this Code, but excluding Type III-N and IV-N and V-N buildings and shall meet the requirements of this Section.

For fire-resistive protection of exterior walls and openings as determined by location on property, see Part III, Section 504 and Part V-Requirements Based on Types of Construction. Fire-resistive protection of exterior walls less than ten feet (10') from property line shall be not less than two (2) hours fire-rated construction of incombustible materials. (For regulations covering open parking garages see Section 1109, U.B.C.)

EXCEPTIONS:

1. Unprotected Type IV buildings not more than one (1) story in height and not more than twenty-five hundred square feet (2,500 sq. ft.) in area shall be permitted if the exterior walls are ten feet (10') or more from adjacent property lines. Area increases for Unprotected Type IV buildings under the provisions of this exception will be allowed in accordance with Chapter 5.

2. Buildings of Type III and Type V may be exempt from the one-hour roof and ceiling requirements provided one of the following requirements is complied with. All other stipulations shall be required.

(a) Shall have unoccupied spaces on all four sides, this space to be public space, streets, or yards permanently maintained not less than forty feet (40') in width.

(b) Shall have unoccupied space on three (3) sides with spaces to be as above and the fourth side to have a thirty inch (30") high parapet wall on top of

the building wall. Roof coverings shall be fire-retardant roofing as specified in Section 3203(e). See Section 104 (f) for repairs.

SECTION 24. Section 1803(b) is hereby amended by adding a new exception under the first paragraph:

EXCEPTION: In Groups A, B, F, G, and H Occupancies, openings facing public streets, alleys, or public spaces, which are least twenty feet (20') in width need not be protected.

SECTION 25. Section 1903(b) is hereby amended by adding a new exception under the first paragraph:

EXCEPTION: In Groups A, B, F, G, and H Occupancies, openings facing public streets, alleys or public spaces which are at least twenty feet (20') in width need not be protected.

SECTION 26. Section 2003(b) is hereby amended by adding a new exception under first paragraph:

EXCEPTION: In Groups A, B, C, G, and H Occupancies openings facing public streets, alleys, or public spaces which are at least twenty feet (20') in width need not be protected.

SECTION 27. Section 2714(a) is hereby amended by adding the following paragraph:

"Welding performed on structural components of a structure shall be done by a person bearing a qualification certificate issued by an approved State or local agency or approved laboratory. Fabrication of welded structural components when not performed by an approved fabricator (Section 305(c)) shall be continuously inspected by a Registered Deputy Building Inspector qualified for weld inspection work. Where field welds are not continuously inspected, or where shop welds are performed by a fabricator not approved by the Building Official under Section 305(c), allowable weld stresses shall not exceed 50 per cent of those stresses specified in Section 2702(d).

SECTION 28. Section 2805(a) is hereby amended to read as follows:

"Section 2805(a) Requirements: The Building Official may require a chemical analysis and recommendation for all building developments of

two (2) or more buildings at one location and any commercial or apartment building planned to be constructed one (1) or more stories in height. The Building Official may also require a special soil investigation to be made for any other construction where the soil condition cannot be visually determined."

SECTION 29. (A) Section 3205 is hereby amended by changing the second paragraph to read as follows:

Type III or V Buildings, one or two stories in height, shall have scuttle holes into the attic space with a net area of not less than twenty-two (22") inches square.

(B) Section 3205 is further amended by changing the figure "twenty-thousand square feet" in Paragraph 4 to read "five thousand square feet (5,000 sq. ft.)."

SECTION 30. Section 3206 is amended by adding a paragraph to read as follows:

"Roof drainage from a building shall not be allowed to drain to adjacent properties, and shall not be allowed to accumulate adjacent to any building."

SECTION 31. The heading of the Chapter 45 is hereby amended to read as follows:

CHAPTER 45 - OCCUPANCY OF PUBLIC PROPERTY

SECTION 32: Section 4501 is hereby amended to read as follows:

No parts of any structure or any appendage thereto shall project beyond the property line of the building site, except as specified in this Chapter. All occupancy of public property shall be deemed temporary.

Structures or appendages regulated by this Code shall be constructed of materials as specified in Section 1710.

The projection of any structure or appendage shall be the distance measured horizontally from the property line to the outermost point of the projection.

No provisions of this Chapter shall be construed to permit the violation of other laws or ordinances regulating the use and occupancy of public property. The permit for any projection on, over or under Public Property shall be

considered as temporary occupancy. The Director of Building and Safety Department shall have the right to revoke such permit by notifying the owner or his representative to remove the part or portion or all of any structure or any appendage thereto from public property within 15 days.

SECTION 33. Section 7005 is hereby amended by adding a new paragraph at the end of the second paragraph to read as follows:

"CHEMICAL ANALYSIS shall mean the principles of soils analysis to determine the specific content of soluble salts."

SECTION 34. Section 7006(d) is hereby amended to read as follows:

Section 7006(d): Soils Engineer Reports: The Building Official may require a soils engineering investigation and chemical analysis. Each report shall include data regarding the nature, distribution, and strengths of existing soils, conclusions and recommended specification for grading procedures, and design criteria for corrective measures.

Recommendations included in the report and approved by the Building Official shall be incorporated in the grading plan or specifications.

SECTION 35. Section 7007(e) is hereby amended by adding a new paragraph to read as follows:

3. Material being moved or disturbed shall be wetted or moistened to prevent movement by wind. This shall be accomplished as follows: A thorough wetting of the work area (1) prior to the start of work each day; (2) at regular intervals during the work day; and (3) after the work has been completed for the day.

SECTION 36. Section 7013 is hereby amended by adding a new paragraph as follows:

"Regardless of the requirement of this Section and dimensions in Figure No. 1, the slopes surrounding the building housing I, J and H Occupancy Groups shall conform to the following:

1. REAR YARDS. Usable rear yard at least fifteen feet (15') from rear building wall to the toe of a slope with vertical height exceeding fifteen feet (15').

2. FRONT AND SIDE YARDS. Maximum 2-1/2 inches per foot (21%)

away from the building for a minimum four foot (4') distance. At toe of slope where height of bank exceeds four feet (4') increase the horizontal distance of the minimum four foot (4') usable yard at the rate of 1/4 foot for every foot of bank height over the first four feet (4').

APPENDIX OF THE UNIFORM BUILDING CODE, VOLUME I, 1970 IS HEREBY AMENDED BY ADDING A NEW CHAPTER DESIGNATED CHAPTER 71 AT THE END OF CHAPTER 70 TO READ AS FOLLOWS:

CHAPTER 71

FENCES, WALLS AND RETAINING WALLS

PURPOSE AND SCOPE:

Section 7101(a). The purpose of this Chapter is to provide minimum standards to safeguard life, health, property and public welfare by regulating and controlling the design, quality of workmanship, construction, location, installation, and maintenance of all fences, walls and retaining walls. To establish the administrative procedure for issuance of permits, approval of plans and inspections of the fences, walls, and retaining walls.

(b) Wall-fence within the slope where the difference between the ground elevation is more than 2'-0" (two feet) shall be designed and constructed in accordance with the Section 7108 as required for retaining walls.

EXCEPTION: A wall-fence when erected at least one-half the distance of the length of the slope away measured from the bottom or top of the slope.

(c) Each owner shall be required to secure a building permit to construct a retaining wall before he starts to remove, disturb, fill or change the existing contour of the slope. Such retaining wall shall be designed with the capacity to support the upper portion of the wall-fence with the maximum permissible height.

DEFINITIONS: Section 7102(a) Fence: a fence shall be defined as a

structure of temporary or semipermanent material such as wire, screen, wood or plastic, erected for the purpose of enclosing a piece of land or to divide a piece of land into distinct portions.

(b) Wall: A wall shall be defined as a structure erected of stone, brick, masonry, concrete or other similar permanent material, raised to some height, and intended for purposes of enclosure, decoration, or division of property.

(c) Retaining Wall: A retaining wall is any wall as defined above used to resist the lateral displacement of any material if the difference in elevation of the material from one side to the other exceeds 18".

(d) Fill: Fill shall be defined as any deposit of soil, rock or other material placed by man.

(e) Cut or Excavation: Cut or excavation shall be defined as removal of soil, rock or other material by man.

APPLICATIONS AND PERMITS:

Section 7103(a) Applications: Permits for the erection, installation or construction of each and every fence, wall or retaining wall of the nature set forth in this Chapter shall be secured by application to the Department of Building and Safety on forms provided which shall contain, or have attached thereto, the following information:

The name and address of the owner of the lot or premises upon which the fence, wall or retaining wall is to be erected. The type of material to be used in the construction, and the length, height, width, and square footage to be constructed shall be shown. The person, firm or corporation doing the erection shall be shown. The location of the fence, wall or retaining wall shall be shown with respect to the lot lines and the buildings. The application shall also show by certificate that all light standards, gas and water meters, and fire hydrants shall not be fenced in and that proper clearance will be provided around them. For fences, drawings or specifications need not be submitted unless so requested by the Building Official. For walls and retaining walls, drawings and calculations shall be submitted with the application showing the wall is designed in accordance with the specific loads as outlined in this Chapter and the Building Code of the City of Las Vegas. Standard sheets as are available from the Department of Building and Safety may be used when in the opinion of the Building Official their use would be proper and adequate.

A permit shall be required for each lot or separate piece of property involved.

EXCEPTION: When other governmental agencies shall require a subdivision fence or wall along the rear of each lot and along the sides of all end lots in a block, these may be placed on one permit provided the legal description is attached with a plot plan showing the exact location of the fence or wall.

(b) Permits: Permits for the erection, installation or construction of any fence, wall or retaining wall shall be issued by the Department of Building and Safety to contractors licensed by the State of Nevada and the City of Las Vegas to perform such construction.

EXCEPTION: Permits may be issued to the owners of a single family dwelling or duplex dwelling to erect a fence, wall or retaining wall on their own property.

All permits required by this Chapter shall be obtained by the person, firm

or corporation doing the work prior to any actual work being done.

(c) Time Limit of Permit: Every permit issued under the provisions of this Chapter shall expire by limitation and become null and void, if the work authorized by such permit is not commenced within sixty (60) days from the date of such permit, or if the work is suspended or abandoned, at any time after the work is commenced, for a period of one hundred twenty (120) days. Before such work can be recommenced, a new permit shall be obtained so to do, and the fee therefor shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further, that such suspension or abandonment has not exceeded one year. If changes have been made or suspension or abandonment has exceeded one year, the applicant shall obtain a new permit and shall pay the fee for a new permit.

(d) Suspension or Revocation: The Building Official may, in writing, suspend or revoke a permit issued under provisions of this Chapter whenever the permit is issued in error on the basis of incorrect information supplied, or in violation of any other ordinance or regulation or any of the provisions of this Chapter. The Building Official is hereby authorized to stop the construction of any fence, wall, or retaining wall which is being carried on in violation of this Chapter or any other ordinance of the City of Las Vegas.

(e) Stop Work Orders: Whenever any work is being done contrary to the provisions of this Code, the Director, Deputy Director, or Senior Building Inspector may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the Director, Deputy Director, or Senior Building Inspector to proceed with the work. Whenever any work has been stopped by the officials above for reasons outlined above, a fee of ten dollars (\$10.00) shall be paid to the City of Las Vegas before any work pertaining to the stop order can again commence.

PERMIT FEES:

Section 7104. A fee for each fence, wall or retaining wall permit shall be paid to the Building Official.

The determination of the value or valuation of the construction performed under the provisions of this Chapter shall be made by the Building Official. The fees for the valuation shall be paid as shown in the schedule of fees listed in the Building Code of the City of Las Vegas.

For such fences, walls or retaining walls that, in the opinion of the Building Official, present extenuating circumstances in their design, an additional fee of twenty (\$20.00) dollars for a plan check shall be charged.

Where work for which a permit is required by this Chapter is started or proceeded with prior to obtaining said permit, the fees above specified shall be doubled, but the payment of such doubled fee shall not relieve any person from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein.

DECLARATION OF PURPOSE:

Section 7105. It is the purpose of this Section to provide a just, equitable and practicable method, to be cumulative with and in addition to any other remedy available at law, whereby fences, walls and retaining walls which are dilapidated, unsafe, dangerous, or a menace to the life, limb, health, property, safety and general welfare of the people of this City, may be required to be repaired or demolished.

(A) Dangerous Structure. For the purpose of this Chapter, any fence, wall or retaining wall which has any or all of the defects hereinafter described shall be deemed a "dangerous structure."

1. Whenever the stress in any materials, members or portion thereof, due to all dead and live loads, is more than the working stress allowed in Chapter 23 of the Uniform Building Code.

2. Whenever any portion thereof has been damaged by fire, earthquakes, wind, flood, or by any other cause, in such manner that the structural strength or stability thereof is appreciably less than it was before such catastrophe and is less than the minimum requirements of this Code for a new building of similar structure, purpose or location.

3. Whenever any portion or member or appurtenance thereof, is likely to fail, or to become detached or dislodged, or to collapse and

thereby injure persons or damage property.

4. Whenever any portion, member, or appurtenance, on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached, or fastened in place so as to be capable of resisting the force of a wind pressure of fifteen pounds (15lbs.) per square foot without exceeding the working stresses permitted in the Uniform Building Code.

5. Whenever any portion thereof has settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of new construction.

6. Whenever the structure, or any portion thereof, because of dilapidation, decay, faulty construction, or because of the removal or movement of some portion of the ground necessary for the purpose of supporting such structure or portion thereof, or other cause, is likely to partially or completely collapse, or some portion of the foundation or underpinning is likely to fall or give away.

7. Whenever, for any reason whatsoever, the structure, or any portion thereof, is manifestly unsafe for the purpose for which it is used.

8. Whenever the structure lists, leans, or buckles to such an extent that a plumb line passing through the center of gravity falls outside the middle third of the base.

9. Whenever the structure, exclusive of the foundation, shows thirty-three per cent (33%) or more damage or deterioration to the supporting member or members, or fifty per cent (50%) damage or deterioration of a non-supporting member.

10. Whenever the structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become an attractive nuisance to children who

might play therein to their danger.

11. Any structure which has been constructed, or which now exists or is maintained in violation of any specific requirement or prohibition applicable to such structure as set forth in the Uniform Building Code in force at that time, or of any law or ordinance of this State or City relating to the condition, location or construction of such structure.

(B) Other Definitions: For the purpose of this Section, certain abbreviations, terms, phrases, words and their derivatives shall be construed as specified in this Section. Words used in the masculine include the feminine and the feminine the masculine. Terms, words, phrases and their derivatives used but not specifically defined in this Section shall have the meaning defined in this Chapter or in Chapter 4 of the Uniform Building Code.

"Department", unless otherwise specified, shall mean the Department of Building and Safety of the City of Las Vegas.

(C) Dangerous Structures - Nuisances: All dangerous structures within the terms of this Chapter are hereby declared to be public nuisances and shall be repaired or demolished as hereinafter provided.

(D) Inspection - When Requested: The head of the Department of Building and Safety shall cause any fence, wall or retaining wall to be inspected for the purpose of determining whether or not it is a dangerous structure within the meaning of this Section, in any of the following events:

1. Whenever any person files with the Department of Building and Safety a verified complaint wherefrom there is, in the opinion of the Department, probable cause to believe that the fence, wall or retaining wall is a dangerous structure.

2. Whenever any member of the Fire Department, Police Department or Health Department of this City transmits to the Department of Building and Safety a written report from the facts of which there is probable cause to believe that the fence, wall or retaining wall is a dangerous structure.

3. Whenever any member of the Building Inspection Department files with the head of the Department a written report wherefrom there is, in the opinion of the Head of the Department, probable cause to believe that the fence, wall or retaining wall is dangerous.

(E) Duties of Department of Building and Safety: When requested within the terms of paragraph (D), the Department of Building and Safety shall cause any fence, wall or retaining wall designated to be inspected. The employee who performs such inspection shall, in this Section, be referred to as the "Building Inspector," and may be the head of the Department of Building and Safety.

(F) Report of Building Inspector: Upon the completion of the inspection, the Building Inspector shall file with the Department a written report setting forth the facts as the condition of the fence, wall or retaining wall and the work needed to be done thereon, all in such form as the Department may direct.

(G) Department of Building and Safety to Act on Report: If the head of the Department of Building and Safety shall determine, from the report of the Building Inspector, that there is probable cause to believe that the fence, wall or retaining wall is a dangerous structure, he shall, in writing, notify the record owner or joint owners of the fence, wall or retaining wall in question that it is a dangerous structure within the terms of this Section, and order such to be repaired or demolished, and shall give such owner or owners thirty (30) days in which to comply. If said owner or owners refuse or fail to comply with the written request, the Board of City Commissioners may authorize the repair or demolition of said dangerous structure by such means as it may deem advisable. The cost thereof shall be paid from City funds and assessed against the property or properties upon which the particular structure is located. The assessment shall be a lien on the property or properties concerned and said lien may be foreclosed in the same manner as other liens are enforced.

In case of a catastrophe, such as fire, earthquake, flood or explosion, the head of the Department, in the case of actual and immediate danger of failure or collapse of a fence, wall or retaining wall or portions thereof, so as to endanger life or property, may order and require immediate corrective action.

He shall, when necessary for the public safety, temporarily close sidewalks, streets, buildings, structures, and places adjacent to the fences, walls or retaining walls and prohibit the same from being used until emergency measures have been taken to remove all possible hazards to life and property.

FENCES:

Section 7106. (a) Design: Fences shall be designed to resist the lateral force of the wind in this area in accordance with the Building Code of the City of Las Vegas. The maximum spacing of supports shall be eight feet (8') unless verified, otherwise by approved design procedure. The stresses for the materials used (wood, wire, steel, plastic, etc.) shall be as those listed in the Building Code. All posts or pillars used as support shall be placed in the ground a minimum of twelve inches (12").

(b) Construction: The fences shall be constructed of sound material in accordance with accepted construction principles.

(c) Inspection: All fence, with the exception of small decorative fences of less than forty square feet (40 sq. ft.), shall have a separate permit, one for each parcel of property involved, except where jointly owned, the property owner with the largest portion of fencing shall secure the permit. The following inspections will be made on these permits, and it shall be the responsibility of the person or persons who take out the permit to notify the department when the inspection may be made:

1. Location: The location inspection is to determine the relationship of the fence to the property in accordance with zoning requirements. This may be made at any time before or during the final inspection, at such time as the permittee may choose.

2. Final: The final inspection is to determine that the height and location of the fence conforms to the zoning ordinance of the City of Las Vegas, and the construction conforms to the requirements of this Chapter.

WALLS:

Section 7107. (a) Design: Walls shall be designed to resist the lateral force of the wind in this area accordance with the Building Code of the City of Las Vegas. The stresses for the materials used (concrete, masonry, brick, adobe,

stone, etc.) shall be as listed in the Building Code. The minimum stresses shall be used unless special provisions are made for special inspection. All walls are to be reinforced unless designed otherwise by approved design procedures.

(b) Construction: Walls are to be constructed in accordance with the requirements for the particular material as outlined in the Building Code of the City of Las Vegas.

(c) Inspection: All walls shall have a separate permit, one for each parcel of property involved, except where wall is jointly owned the property owner having the largest portion of wall shall secure the permit.

The following inspections shall be made on such permits, and it shall be the responsibility of the permittee to notify the Department when the inspections may be made:

1. Location: The location inspection is to determine the relationship of the wall to the property, in accordance with zoning requirements, and may be made at the time of the footing inspection.
2. Footing: The footing inspection is to determine that the footing is of proper width and depth and properly reinforced, in accordance with the design proposed.
3. Wall Steel: The inspection of the wall steel shall be made after the wall reaches its full height, and prior to grouting, to ascertain that it is properly placed, as proposed.
4. Final: The final inspection is to ascertain that the height and location of the wall conforms to the zoning requirements and that the wall is properly grouted and top finished, as proposed.

RETAINING WALLS:

Section 7108. (a) Design: Retaining walls shall be designed to resist the lateral pressure of the retained material, determined in accordance with accepted engineering principles.

The soil characteristics and design criteria necessary for such determination shall be obtained from a special foundation investigation performed by an agency acceptable to the Building Official. The Building Official shall approve such characteristics and criteria after having received a written opinion, together with

substantiating evidence, from the investigation agency.

EXCEPTION: Freestanding walls which are not over fifteen feet (15') in height, or basement walls which have spans of fifteen feet (15') or less between supports may be designed in accordance with Subsection (b) of this Section.

The minimum stresses of any material shall be used unless special provisions are made for special inspection. Proper provisions shall be made for expansion and contraction.

(b) Arbitrary Design Method: Walls which retain drained earth and come within the limits of the exception to Subsection (a) of this Section may be designed for an assumed earth pressure equivalent to that exerted by a fluid weighing not less than shown in Table A. A vertical component equal to one-third of the horizontal force so obtained may be assumed at the plane of application of the force.

TABLE A

Surface Slope of Retained Material* Horizontal to Vertical	Equivalent Fluid Weight lb/ft
LEVEL	30
5 to 1	32
4 to 1	35
3 to 1	38
2 to 1	43
1-1/2 to 1	55
1 to 1	80

*Where the surface slope of the retained earth varies, the design slope shall be obtained by connecting a line from the top of the wall to the highest point of the slope, whose limits are within the horizontal distance from the stem equal to the stem height of the wall.

The depth of the retained earth shall be the vertical distance below the ground surface measured at the wall face for stem design or measured at the heel

of the footing for overturning and sliding.

(c) Surcharge: Any superimposed loading, except retained earth, shall be considered as surcharge and provided for in the design. Uniformly distributed loads may be considered as equivalent added depth of retained earth. Surcharge loading due to continuous or isolated footings shall be determined by the following formulas or by an equivalent method approved by the Building Official.

Resultant Lateral Force

$$R = \frac{0.3 Ph^2}{x^2 + h^2}$$

Location of Lateral Resultant

$$d = x \left[\left(\frac{x^2}{h^2} + 1 \right) \left(\tan^{-1} \frac{h}{x} \right) - \left(\frac{x}{h} \right) \right]$$

R = Resultant lateral force measured in pounds per foot of wall width.

P = Resultant surcharge load of continuous or isolated footings measured in pounds per foot of length parallel to the wall.

x = Distance of resultant load from back face of wall measured in feet.

h = Depth below point of application of surcharge loading to top of wall footing measured in feet.

d = Depth of lateral resultant below point of application of surcharge loading measured in feet.

$\tan^{-1} \left(\frac{h}{x} \right)$ = The angle in radians whose tangent is equal to $\left(\frac{x}{h} \right)$

Loads applied within a horizontal distance equal to the wall stem height, measured from the back face of the wall, shall be considered as surcharge.

For isolated footings having a width parallel to the wall less than three feet (3'), "R" may be reduced to 1/6 the calculated value.

The resultant lateral force "R" shall be assumed to be uniform for the length of footing parallel to the wall, and to diminish uniformly to zero at the distance "x" beyond the ends of the footing.

Vertical pressure due to surcharge applied to the top of the wall footing may be considered to spread uniformly within the limits of the stem and planes making an angle of 45° with the vertical.

(d) Bearing Pressure and Overturning: The maximum vertical bearing pressure under any retaining wall shall not exceed that allowed in the Building Code except as provided for by a special foundation investigation. The resultant of vertical loads and lateral pressures shall pass through the middle one-third of the base.

(e) Friction and Lateral Soil Pressures: Retaining walls shall be restrained against sliding by friction of the base against the earth, by lateral resistance of the soil, or by a combination of the two.

Allowable friction and lateral soil values shall not exceed those allowed in the Building Code except as provided by a special foundation investigation.

When used, keys shall be assumed to lower the plane of frictional resistance and the depth of lateral bearing to the level of the bottom of the key. Lateral bearing pressures shall be assumed to act on a vertical plane located at the toe of the footing.

(f) Construction: No retaining wall shall be constructed of wood. The walls are to be constructed in accordance with the requirements of the particular material as outlined in the Building Code.

(g) Special Conditions: Whenever, in the opinion of the Building Official, the adequacy of the foundation material to support a wall is questionable, and unusual surcharge conditions exists, or whenever the retained earth is too stratified or of such character as to invalidate normal design assumptions, he may require a special foundation investigation before approving any permit for such a wall.

(h) Inspections: All retaining walls shall have a separate permit, one for each parcel of property involved except where it is jointly owned, the property with the largest portion shall have the permit. The following inspections shall be made on these permits and it shall be the responsibility of the permittee to notify the Department when the inspection may be made:

1. Location: The location inspection is to determine the relationship of the wall to the property in accordance with the zoning requirements and may be made at the time of the footing inspection.

2. Footing: The footing inspection is to determine the footing to be of proper width and depth and properly reinforced in accordance with the proposed design.

3. Wall Steel: The wall steel is to be inspected at regular intervals (as specified in the Building Code for the particular material) before pouring of grout or concrete to ascertain that it is properly placed in accordance with the proposed design.

4. Bond Beam: When masonry material is used, the bond beam inspection shall be made to ascertain that proper steel is in place, and each bond beam shall be inspected in the interval as they appear in the height of the wall.

5. Final: The final inspection is to be made to determine that all work is complete, that the wall is finished off, the "deadmen," if required, are properly tied to wall, weep holes are clear and properly spaced, expansion and contraction joints are installed as required, and that the material retained is at the proper elevation.

PUBLIC PROPERTY:

Section 7109. No fence, wall or retaining wall shall be constructed on any public thoroughfare or other public property.

EXCEPTION: Where the front or side property line does not coincide with the sidewalk, a fence may be installed back of the sidewalk provided all meters, light standards and the like are left open, and further that the fence be removed when required to do so by the City.

PROHIBITED FENCES AND WALLS:

Section 7110. The following types of fences and walls shall not be installed in the City of Las Vegas:

(a) A fence with sharp pointed pickets, posts or stakes in which the top of the point is less than three-quarters (3/4) of an inch in its least dimension.

(b) A fence with electrified apparatus either alternating or direct current or any static device producing current.

(c) A wall with sharp pieces such as glass, nails, etc., placed or embedded on the top of sides.

(d) A fence either entirely of barbed wire and posts or other fencing with barbed wire on top.

EXCEPTION: Barbed wire will be allowed as top strands on a security fence around public buildings and in commercial and industrial areas provided the lower strand is over six feet (6') from the ground, unless approved by the Building Official.