

1 **BILL NO. 95-43**

2 **ORDINANCE NO. 3906**

3 AN ORDINANCE RELATING TO THE ADMINISTRATION OF THE CITY'S BUILDING
4 CODE AND TECHNICAL CODES; AMENDING TITLE 16, CHAPTER 2, SECTION 10, OF
5 THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, 1983 EDITION, BY DELETING
6 ALL REFERENCE TO THE 1991 EDITION OF THE UNIFORM ADMINISTRATIVE CODE
7 ADOPTED BY REFERENCE THEREIN AND ADOPTING BY REFERENCE, IN LIEU
8 THEREOF, THE 1994 EDITION OF THE UNIFORM ADMINISTRATIVE CODE AS PART
9 1 OF SAID CHAPTER; REPEALING IN ITS ENTIRETY THE EXISTING SUPPLEMENTAL
10 DOCUMENT ADOPTED BY REFERENCE THEREIN AND ADOPTING BY REFERENCE,
11 IN LIEU THEREOF, A NEW SUPPLEMENTAL DOCUMENT, ENTITLED: "A
12 SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM ADMINISTRATIVE CODE,
13 1994 EDITION" AS PART 2 OF SAID CHAPTER, WHICH ADDS TO, DELETES FROM
14 AND AMENDS VARIOUS PROVISIONS OF THE UNIFORM ADMINISTRATIVE CODE,
15 1994 EDITION; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO;
16 PROVIDING PENALTIES FOR THE VIOLATION HEREOF; AND REPEALING ALL
17 ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

11 Sponsored by:

12 Mayor Jan Laverty Jones

Summary: Adopts the 1994 Edition of the Uniform
Administrative Code and a Supplemental Document,
which provides additions thereto, deletions
therefrom and amendments thereto.

14 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY
15 ORDAIN AS FOLLOWS:

16 SECTION 1: Title 16, Chapter 2, Section 10, of the Municipal Code
17 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

18 16.02.010: Those certain documents, three copies of each being on file in the Office
19 of the City Clerk and designated as follows, are adopted by reference and made a part of this
20 Code, to the same extent as if set out in full herein:

21 (A) Uniform Administrative Code, [1991] 1994 Edition,
22 hereby designated as Part 1 of this Chapter; and

23 (B) A supplemental document entitled "A Supplemental
24 Document Amending the Uniform Administrative Code, [1991] 1994 Edition," which adds to,
25 deletes from and amends the Uniform Administrative Code, [1991] 1994 Edition, hereby
26 designated as Part 2 of this Chapter.

1 SECTION 2: The supplemental document entitled "A Supplemental
2 Document Amending the Uniform Administrative Code, 1991 Edition," is hereby repealed in its
3 entirety.

4 SECTION 3: If any section, subsection, subdivision, paragraph, sentence,
5 clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional
6 or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the
7 validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City
8 Council of the City of Las Vegas, Nevada, hereby declares that it would have passed each section,
9 subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that
10 any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases
11 be declared unconstitutional, invalid or ineffective.

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

20 SECTION 5: All ordinances or parts of ordinances, sections, subsections,
21 phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las

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1 Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

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3 PASSED, ADOPTED and APPROVED this 5th day of July,
4 1995.

5 APPROVED:

6 By 
7 JAN LAVERTY JONES, Mayor
8
9

10 ATTEST:

11 
12 KATHLEEN M. TIGHE, City Clerk
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15 The above and foregoing ordinance was first proposed and read by title to
16 the City Council on the 21st day of June, 1995, and referred to the following committee
17 composed of Councilmen Reese and McDonald for recommendation; thereafter the said
18 committee reported favorably on said ordinance on the 5th day of July, 1995, which was a
19 regular meeting of said Council; that at said regular meeting, the proposed ordinance was read
20 by title to the City Council as first introduced and adopted by the following vote:

21 VOTING "AYE": Councilmen Adamsen, Callister, McDonald, Reese and Mayor Jones

22 VOTING "NAY": NONE

23 ABSENT: NONE

24 APPROVED:

25 By 
26 JAN LAVERTY JONES, Mayor
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28

29 ATTEST:

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31 KATHLEEN M. TIGHE, City Clerk

**A SUPPLEMENTAL DOCUMENT AMENDING
THE UNIFORM ADMINISTRATIVE CODE, 1994 EDITION**

Section 1: Except as otherwise indicated, all section and chapter references contained in this Supplemental Document are to the Uniform Administrative Code, 1994 Edition.

Section 2: Several provisions of this Code are parallel or similar to provisions of the Uniform Building Code, 1994 Edition, and the other technical codes, as adopted by the City. This Code and the provisions of the technical codes shall be applied to the extent possible. The Building Official shall have the discretion, in the interest of convenience for the City or the public, to apply the provisions herein or corresponding administrative provisions in any of the technical codes. In the event of any conflict in administrative provisions, the provisions of Section 104 of this Code shall govern, unless otherwise deemed appropriate by the Building Official. Unless otherwise specified, the term "Department" refers to the department of the City charged with the enforcement of the building code and other technical codes, and the term "Director" refers to the director of that department.

Section 3: Section 205 is hereby amended by adding thereto the following paragraph:

It is unlawful for any person to knowingly proceed to do work contrary to or in violation of a stop order issued under this Code. Whenever any stop order has been issued, no work may be resumed until the person seeking to proceed has obtained the approval of the Building Official and has paid to the City an administrative fee in the amount of \$20.00.

Section 4: Section 202 is hereby amended by deleting Subsection 202.6 and substituting therefor a new Subsection 202.6, reading as follows:

202.6. Authority to Disconnect Utilities. The Building Official or his authorized representative shall have the authority to disconnect any utility service or energy supplied to the building, structure or building service equipment therein regulated by this Code or the technical codes in case of emergency where such building, structure or equipment is hazardous to life or property. The Building Official shall whenever possible notify the serving utility, the owner and occupant of the building, structure or building service equipment of the decision to disconnect prior to taking such action, and shall notify in writing such utility, owner and occupant of such disconnection immediately thereafter. Such disconnection is also authorized in cases where a building or structure has been constructed, remodeled, repaired, energized or occupied in violation of this Code or any of the technical codes; provided, however, that notice and an opportunity for informal hearing shall first be afforded the owner and occupant.

Section 5: Section 204 is hereby deleted in its entirety and a new Section 204, consisting of Subsections 204.1 and 204.2, is substituted therefor, reading as follows:

Section 204. Appeal Procedures

204.1. Administrative Appeal. Whenever an actual or potential violation of any of the technical codes or this Code is identified by staff of the Department, either at the plan review

stage or during construction, and the permittee or permit applicant desires administrative appeal of the conclusion or decision, based upon code interpretation or hardship, the permittee or applicant may obtain such review from the Building Official's Hearing Committee. The Committee shall consist of:

- The Director, or his Deputy or other designee.
- An Inspection Supervisor or his designee.
- The Plans Examination Supervisor or his designee.
- Additional inspectors or technical persons, at the Director's discretion.

An application for administrative appeal shall be filed on forms made available by the Building Official and must be filed no later than 4:30 p.m. on the day preceding the appeal meeting to be held that week. The application should contain sufficient information to enable the Committee to perform its review. A filing fee of fifteen dollars (\$15.00) will be charged for each appeal. The Committee will meet within eight (8) days after an application has been properly filed, with notice thereof to the applicant. The applicant may but is not required to attend the hearing. The decision of the Committee shall be made by the Director or his designee, after receiving input from other Committee members. An applicant who is aggrieved by the Committee's decision may appeal that decision in accordance with Subsection 204.2 of this Section.

204.2 Appeals to City Council.

1. Right of Appeal. The City Council of the City of Las Vegas is hereby designated as the board of appeals to hear and decide appeals where it is alleged by an aggrieved party that there is an error in any order or decision made by the Building Official in the enforcement of this Code or the technical codes, or an error in any decision of the Hearing Committee pursuant to Subsection 204.1.

2. Manner of Appeal. An appeal may be initiated by filing with the Building Official, within 20 days after the Building Official's order or decision, a written appeal containing:

- a. A heading in the words: "Before the City Council of the City of Las Vegas";
- b. A caption reading "Appeal of" followed by the names of all appellants participating in the appeal;
- c. A brief statement setting forth the legal interest of each of the appellants in the building or land involved in the decision or order;
- d. A brief statement in ordinary and concise language of the specific decision or

order protested;

e. A brief statement in ordinary and concise language of the relief sought, such as that the order or decision should be reversed or modified;

f. A statement setting forth the legal or equitable basis of the relief sought by the appellant.

3. Processing of Appeal. Upon receipt of any appeal filed pursuant to this Subsection (b), the Building Official shall present it at the next regular or special meeting of the City Council for the setting of a hearing date.

4. Appeal Hearing Date. Upon receiving the written appeal, the City Council shall fix a date, time and place for the hearing of the appeal by the Council. Such date shall be not less than 21 days not more than 60 days from the date the appeal was filed with the Building Official. Written notice of the time and place of hearing shall be given at least 10 days prior to the date of the hearing to each appellant by the Building Official, either by causing a copy of such notice to be delivered to the appellant personally or by certified mailing postage prepaid, addressed to the appellant at the address shown on the appeal documents.

5. Waiver. Failure of any person to file an appeal in accordance with the above provisions shall constitute a waiver of the right to an administrative hearing and adjudication of the decision or order of the Building Official.

6. Issues Considered. Only these matters or issues specifically raised by the appellant in the written appeal shall be considered on the hearing of the appeal.

7. Vote. A majority vote of the City Council shall be necessary to reverse or modify any order or decision of the Building Official.

Section 6: Section 301 is hereby amended by deleting Subsection 301.1 and substituting therefor a new Subsection 301.1 and a new Subsection 301.1.1, reading as follows:

301.1. Permits Required. Except as specified in Subsection 301.1.1 of this Section, no building, structure, building service equipment or onsite improvement regulated by this Code or any of the technical codes shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate, appropriate permit for each building, structure, building service equipment or onsite improvement has first been obtained from the Building Official.

301.1.1 Licensing Requirements. No building permits shall be issued for building work which is required to be performed by a licensed contractor under NRS Chapter 624 unless the applicant is appropriately licensed by the State of Nevada and is licensed to do business within the City of Las Vegas. A general contractor to whom a permit is issued shall be

responsible for all work authorized for the project and shall post at the job site a list of all subcontractors doing work on the job with their names, their State subcontractor's license numbers and classifications and their City business license numbers. Mechanical, electrical and plumbing subcontractors shall register with the Department when all permits have been taken out by the general contractor.

Section 7: Section 301 is hereby amended by deleting Subsection 301.2, including its constituent subdivisions and substituting therefor a new Subsection 301.2, reading as follows:

301.2 Work Exempt from Permit. A building permit shall not be required for the following:

1. Construction work on property owned by the United States or on property owned by any other governmental entity, to the extent exempted by statute.
2. Amusement devices and structures, including merry-go-rounds, ferris wheels, rotating conveyances, slides and similar devices, and any accessory structure consisting of a cover or roof whose use is necessary for the operation of any such device or structure when such device or structure is used for less than 30 days. A storage building or detached structure that is not an integral part of an amusement device or structure does not qualify as an exempt accessory structure for purposes of this paragraph. The exemption contained in this paragraph likewise does not apply to any electrical, mechanical or plumbing work that is to be done in connection with amusement devices or structures that are to be used on a site.
3. Oil derricks.
4. Movable cases, counters and partitions that do not exceed 5 feet 9 inches in height and not containing electrical branch circuits.
5. Retaining walls which are not over 2 feet in height, measured from the low finished grade on one side to the upper finished grade on the opposite side, unless the wall supports a surcharge or a patio wall or walls retaining flammable liquids.
6. Privately owned water tanks supported directly upon grade if the capacity does not exceed 5000 gallons and the ratio of height to diameter or width does not exceed two to one.
7. Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below, when built in conjunction with a building that is classified as a Group R, Division 3, or an M Occupancy.
8. Painting, papering and similar finish work, except for trim and decorative work exceeding .5 pounds per square foot or .35 pounds per lineal foot in weight.
9. Temporary motion picture, television and theater stage sets and scenery.

10. Window awnings supported by an exterior wall of a Group R, Division 3, or an M Occupancy, when projecting not more than 54 inches.

11. Residential television or radio antennas whose height design does not exceed 10 feet above the height of the tallest structure on the property, and so located that the distance to the nearest property line is equal to or greater than the total height of the antenna mast.

12. Construction directly relating to the delivery of that utility, built by a public utility company operating under the control of the Public Service Commission.

13. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved 120 volt receptacle, when that cord or cable is permitted by the Electrical Code.

14. The repair or replacement of fixed motors or fixed approved appliances of the same type and rating in the same location.

15. The installation, alteration or repair of electrical wiring, apparatus or equipment or the generation, transmission, distribution or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public utility in the exercise of its function as a serving utility.

16. Any unit refrigerating system (cooling only) as defined in the Mechanical Code.

NOTE: Exemption from the permit requirements of this Code shall not be deemed to authorize any work to be done in violation of the provisions of the technical codes or any other City ordinances or regulations.

Section 8: Section 301 is hereby amended by adding thereto a new subsection, designated as Subsection 301.3, reading as follows:

301.3. Mobile Home, Travel Trailer and Recreational Vehicle Permits.

1. No mobile home shall be placed upon a lot in an R-MH Mobile Home Residence District (R-MH) or an R-MHP Residential Mobile Home Park District (R-MHP), as defined in Title 19 of the Municipal Code of the City of Las Vegas, unless an inspection permit has been issued by the Building Official. All mobile homes when installed must conform to the installation standards as set forth by the Nevada State Department of Business and Industry. A permit inspection fee as set forth in Table 3-A shall be paid by the permittee prior to the issuance of the permit.

2. Travel trailers or recreational vehicles, when placed in an R-MH District or an R-MHP District in excess of thirty (30) continuous days and used for living purposes, are subject to the same requirements for permit fees and installation standards as a mobile home, as described

above.

3. Mobile homes on private property. Nothing in this Code or the technical codes shall be deemed to prohibit any owner of a lot or parcel of land from parking his own mobile home or recreational vehicle thereon and living therein if proper sanitary facilities are provided as required by the District Health Department, the owner has first obtained a mobile home permit as provided in this Section and is constructing a permanent residence on the same lot for his own use. Nothing in this Code shall prohibit a commercial operation from temporarily operating within the manufactured building when such use has been approved by the City Council. In the event of such Council approval, the length of that temporary use shall be in accordance with this Subsection or as determined by the City Council. The period of occupancy may not exceed one year from the first day of occupancy. The Director may, upon written request, grant a single six-month extension, provided that a valid building permit is in force at the time the extension is requested. Before receiving a permit to park a mobile home on a lot or parcel of land, the owner shall execute a surety bond to the City in the sum of one thousand dollars. The bond shall be conditioned that the owner has a valid building permit in force during the entire time that the trailer coach is located on the lot or parcel. A refundable cash deposit in the sum of one thousand dollars deposited with the City Treasurer may be substituted for the required bond. A sum of one thousand dollars may be deposited in a financial institution as a substitute for the required bond, provided a security agreement is executed between the owner of the mobile home, the financial institution and the City. Such deposit shall be known as cash-in-lieu of bond.

A. Mobile Home Left on Land Beyond Time Limits—Notice and Order to be Given.

Whenever the Director or his designee finds that a mobile home has remained on the permit holder's property for a period in excess of the limits specified above, he may issue a written notice and order to comply to the principal and to any surety on the bond. Notice to the principal is sufficient if sent by certified mail, return receipt requested, to the address provided by the principal on the application for the permit. Such notice and order shall state the estimated cost of removal, and provide that if the mobile home is not removed within (30) days from the date of notice, bond shall be forfeited.

B. Right of Appeal by Permit Holder or Surety.

i. Any permit holder or surety who believes that no violation described in Paragraph (3)(A) above has occurred may, within fifteen days after the date of the notice and order, apply in writing to the Department for a hearing. The Department shall forthwith set a date for said hearing, with at least five days written notice to the requesting party. The hearing shall be conducted by the Director or his designee.

ii. The compliance order shall be stayed from the date a timely hearing request is received by the Department until a decision is rendered by the Department, and by the Las Vegas City Council in the event of a timely appeal of the Department's decision.

iii. After the requested hearing, the Department may rescind, modify or affirm the order of compliance.

iv. Within ten days after the date the Department's decision is rendered, the permit holder or surety may, if dissatisfied, appeal to the Las Vegas City Council by filing a written notice of appeal with the Department.

v. Extension of time to remove the mobile home. Upon receipt of an application from the person required to remove the mobile home and an agreement by such person to comply with the order if allowed additional time, the Director or his designee may, in his discretion, grant an extension of time, not to exceed an additional one hundred and eighty (180) days, within which to remove the mobile home. The Director or his designee's authority to extend time is limited to the removal of the mobile home and shall not in any way affect the time to appeal the notice and order.

C. Forfeiture of Bonds.

i. After receipt of a notice and order to comply, the surety must, within the time limits specified above, either cause the mobile home to be removed or pay over to the Department the cost of removal after said mobile home is removed by the Department. The Director or his designee may proceed by such mode as is deemed convenient to cause the mobile home to be removed. The Director or his designee may, in accordance with City contracting procedures, hire a private contractor to remove the mobile home.

ii. If a cash bond has been posted, notice of default as provided above shall be given to the principal, and if the compliance is not obtained within the time limits specified, the Director or his designee may proceed without further notice to use the cash deposit or any portion of such deposit to cause the mobile home to be removed, by contract or otherwise. The balance, if any, of such cash deposit shall, upon the completion of the work, be returned to the depositor or to his successors or assignee after deducting the cost of the work.

iii. If cash-in-lieu of bond has been deposited, notice of default shall be given to the principal, and if the compliance is not obtained within the thirty (30) days specified, the Director or his designee may withdraw the deposited funds and use them to cause the mobile home to be removed by contract or otherwise. The balance, if any, shall, upon the completion of the work, be returned to the depositor or to his successors or assignee after deducting the cost of the work.

iv. In any instance where the Director or his designee has caused a mobile home to be removed, such mobile home may be placed in storage at any location within Clark County, Nevada, and all costs of that storage shall be borne by the owner of such mobile home upon reclaiming the mobile home. Upon the owner's failure to pay storage costs, such mobile home may be sold in accordance with NRS Chapter 108.

D. Outstanding Costs. Any costs in excess of the forfeited bond amounts shall be charged to the principal. Where the full amount due to the City is not paid by the principal within 60 days after the City has removed the mobile home, the Director or his designee may request the City Attorney to commence appropriate legal proceedings to obtain payment.

E. Procedural Guidelines. The Department is hereby empowered to formulate procedural guidelines to be used in implementing this Subsection 301.3.

4. Nothing in this Code or the technical codes shall be deemed to prohibit the temporary placement of a mobile home or travel trailer for the use of a contractor engaged in construction work on the same parcel of land. In addition, a mobile home or travel trailer may be temporarily placed upon any commercially zoned lot or parcel of land to be used for security purposes when approved by the Director. Any placement of a temporary mobile home or travel trailer for the purpose of living there shall be subject to the requirements concerning installation, permitting, bonding, and time limits as set forth in Paragraph (3) above. Any such mobile home or travel trailer shall be properly installed and maintained in accordance with this Subsection.

Section 9: Section 302 is hereby amended by deleting Subsection 302.3 and substituting therefor a new Subsection 302.3 and a new Subsection 302.3.1, reading as follows:

302.3. Information on Plans and Specifications. Plans and specifications shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and to show in detail that the work will conform to the provisions of the technical codes and all relevant laws, ordinances, rules and regulations.

Plans for tract home developments, multiple residential developments, and commercial additions and developments shall contain three (3) copies of geotechnical reports as required by Subsection 3309.5 of the UBC Appendix, and recommendations contained in such reports shall be incorporated in the building plans, engineering calculations, specifications and building construction. Where geotechnical reports are required, the reports specified in Subsection 3318.1 of the UBC Appendix shall be submitted to the Building Official for approval prior to the commencement of any work on the structure. Geotechnical investigations and reports may be limited in scope for small projects with the approval of the Building Official.

302.3.1 Application by FAX. Where a contractor maintains an APA Account with the Department, and plans are either already on file with the City or are not required, the contractor may make application for a permit by FAX machine. For tract housing, the signed application form shall be transmitted by FAX along with one copy of the plot plan. For small work not requiring a permit, the application alone may be FAXED. There shall be a \$2.00 service charge for this service. The applicant's copy of the permit will be mailed to the applicant's place of business, and the inspection card will be sent to the job site with the inspector, or the contractor may pick up such permit and inspection card at the Department.

Section 10: Section 303 is hereby amended by deleting Subsection 303.4 and substituting

therefor a new subsection 303.4, reading as follows:

303.4. Expiration. Every permit issued by the Building Official with respect to work governed by the technical codes shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, as documented by an inspection, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days, as documented by an inspection. Permits shall also expire when corrections which have been required by Notice have not yet been completed within thirty (30) days after such inspection. Before such work can be recommenced, a new permit therefor shall first be obtained, and the fee therefor shall be one half the amount required for a new permit for such work, provided that 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. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee and shall be subject to all development/impact fees current at the time of the new permit.

Any permittee holding an unexpired permit may apply for an extension of the time within which to commence work under that permit when the permittee is unable to commence work within the time required by this Section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. The Building Official may not extend a permit more than once.

Section 11: Section 304 is hereby amended by deleting Subsection 304.1 and substituting therefor a new Subsection 304.1, reading as follows:

304.1. General. Fees shall be assessed in accordance with the provisions of this Section and the fee schedules adopted by this Code. Political subdivisions which by law are exempt from the payment of building permit fees are not exempt from the plan review fees described in this Section.

Section 12: Section 304 is hereby amended by deleting Subsection 304.3 and substituting therefor a new Subsection 304.3, reading as follows:

304.3. Plan Review Fees.

1. When the submission of plans or other data is required by Section 302, a plan review fee shall be paid at the time plans and specifications are submitted for review. The building plan review fee for buildings or structures shall be 65 percent of the building permit fee as set forth in Table No. 3-A. An additional 5 percent shall be charged for zoning requirement review.
2. No separate plan review fee shall be charged for electrical, mechanical or plumbing work

when all permits (building, electrical, mechanical and plumbing) are sought on one application. When separate permits by trade area are requested, plan review fees for electrical, mechanical and plumbing work for each permit shall be 25 percent of the total permit fee set forth, respectively, in Table Nos. 3-B, 3-C and 3-D.

3. The plan review fee for grading work shall be as set forth in Table No. 3-G.

4. If two or more buildings (residential dwellings) are to be built from a single model building plan without substantial modifications, as determined by the Building Official, and said model building plan is submitted by any one building contractor while the Building Code under which the plans were approved by the Building Official are in effect, then:

A. The plan review fees for each model building plan shall be 65 percent of the aggregate building permit fees, plus \$25.00 for each additional exterior design elevation.

B. An additional plan checking fee for each subsequent use of that model plan (tract house) shall be paid, in the amount of \$15.00.

5. Plan review for repetitive plans is valid for the period during which the Building Code under which plans were reviewed is in effect. Plans must be resubmitted within 6 months after the adoption of a more recent edition of the Building Code. Plan review fees shall be 65 percent of the building permit fee.

6. Plan review for non-repetitive plans is valid for 6 months after approval. Unless permits are issued within that period, plans must be re-reviewed under the then-current building code and new plan review fees paid.

7. The plan review fees described in this Subsection 304.3 are separate and in addition to the permit fees described in Subsection 304.2 of this Section.

8. Where plans are incomplete or are changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in Table No. 3-H.

9. Where a permit has been issued, and subsequently the builder, owner or representative requests a change in the plan which would require the preparation of new permit documentation, an additional fee shall be charged in the amount of \$25.00 for each new permit required.

Section 13: Section 304 is hereby amended by adding thereto five new subsections, designated as Subsections 304.7, 304.8, 304.9, 304.10 and 304.11, respectively, reading as follows:

304.7. Advance Payment Account (APA) for Use in Payment of Permitting Fees. The City may establish for any licensed contractor a non-interest bearing account for use in connection with the advance payment of fees. Any contractor that uses such account shall provide to the City the names of all employees or officers who are authorized to draw from the

account. A minimum balance of \$100.00 shall be maintained in the account. Each such account shall be charged an additional 50 cents per transaction to cover the additional administrative cost of such method of payment.

304.8. Moving Permit Fees.

1. No building or structure may be moved out of, into or within the City without a permit. A field inspection fee as set forth in Table 3-H shall be paid to the Building Official prior to moving any building or structure out of, into or within the City. Said fee is in addition to any other fee described in this Code.

2. A field inspection fee for relocation shall not be required:

A. Where the building or structure is located or prefabricated outside the City and proper documents or inspection by a governmental agency or by an approved testing laboratory are presented to the Building Official.

B. For the relocation of temporary construction offices which are not more than ten feet (10') in width and are less than three hundred (300) square feet in floor area.

304.9. Demolition Permit Fees. The fee for a demolition permit as set forth under Table 3-H shall be paid at the time of issuance of the permit and prior to any demolition work being done by the permittee.

304.10. Certification Inspection of Residences or Certificate of Occupancy Inspection of Commercial Tenant Spaces. The fee for a certification inspection of an existing structure shall be as set forth in Table 3-H. If, as a result of such inspection, corrective work will be necessary, the inspection fee shall be credited towards the other permit fees that may be required for the corrective work.

304.11. Other fees. See Table 3-H.

Section 14: Section 305 is hereby amended by deleting the first two paragraphs of Subsection 305.5 and substituting therefor two new paragraphs, reading as follows:

305.5. Required Building Inspections. All work regulated by this Code and the technical codes must be inspected and approved before being covered or concealed, and finished work must be inspected and approved before occupancy. The sequence and types of required inspections will be indicated on the inspection report card. The absence of such indication shall not be deemed to waive any inspection requirement.

The Building Official, upon notification, shall make inspections that may include, but are not limited to, the following, and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent of construction that fails to comply with this Code

or the technical codes:

Section 15: Section 306 is hereby amended by deleting Subsection 306.1, but not including the subparts thereof that follow, and substituting therefor a new Subsection 306.1, reading as follows:

306.1. General. In addition to the inspections that are referred to in Section 305 of this Code, special inspections shall be conducted for the types of work that are described in Subsections 306.1.1 to 306.1.16, inclusive, that follow. A special inspector must be assigned to the construction project until all special inspection work is completed in accordance with this Subsection. Unless otherwise approved by the Building Official, the special inspector(s) will be selected by the Building Official and employed by the City.

The owner or contractor shall reimburse the City for the costs of employing the special inspector(s). Reimbursement shall be made within 30 days after billing. If full reimbursement has not been made within 30 days after final billing, the City may place a labor lien on the affected property in accordance with the provisions of the Nevada Revised Statutes.

Section 16: Subsection 306.1.1 is hereby amended by deleting Exception 2 thereto and substituting therefor a new Exception 2, reading as follows:

2. For foundation concrete, when the structural design is based on a f'c no greater than 2500 psi.

Section 17: Section 308 is hereby amended by adding thereto two new subsections, designated as Subsections 308.3 and 308.4, respectively, reading as follows:

308.3. Construction Power. The Building Official may authorize temporary construction power, which is a privilege granted solely for convenience.

308.4. Revocation of Temporary Connection or Construction Power. Temporary connections of construction power may be revoked, upon written notice, for the use of temporary construction power for permanent occupancy, and may be revoked with or without notice for tampering with the electrical service panel in violation of the National Electrical Code and utility company requirements, or in the event work is suspended or abandoned as described in Subsection 303.4.

Section 18: Subsection 309.1 is hereby amended by deleting both the first paragraph thereof and the exception that follows and substituting for that paragraph and exception the following paragraph:

309.1. Use or Occupancy. No building or structure shall be used or occupied and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy therefor as provided

herein. For Group R, Division 3, and M Occupancies, approval of a final inspection shall constitute the Certificate of Occupancy.

Section 19: Subsection 309.3 is hereby amended by adding thereto a new paragraph, reading as follows:

For purposes of enforcing this Code, existing buildings for which a Certificate of Occupancy has never been issued shall be deemed to have been issued a Certificate. Nothing in this paragraph, however, shall be construed to mean or imply that any such building complies with the requirements and provisions of the technical codes.

Section 20: Section 309 is hereby amended by adding thereto a new subsection, designated as Subsection 309.7, reading as follows:

309.7. Utilities. Upon revocation of a Certificate of Occupancy, the Building Official may order the disconnection or discontinuance of utility services upon at least three (3) days written notice to the owner and occupant.

Section 21: Table Nos. 3-A to 3-D, inclusive, are hereby deleted in their entirety and new Table Nos. 3-A to 3-D, inclusive, are hereby adopted in lieu thereof, reading as set forth in Section 24 hereof.

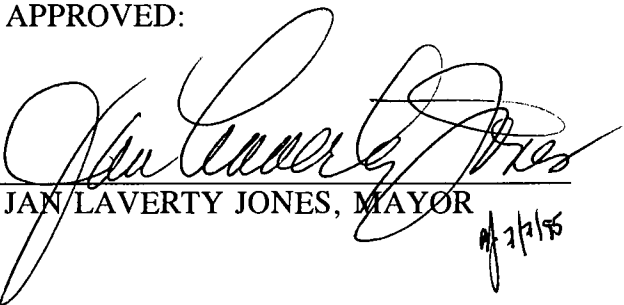
Section 22: Table Nos. 3-E and 3-F are hereby deleted in their entirety.

Section 23: Table Nos. 3-G and 3-H are hereby deleted in their entirety and new Table Nos. 3-G and 3-H are hereby adopted in lieu thereof, reading as set forth in Section 24 hereof.

Section 24: New Tables. The tables that are attached, Table Nos. 3-A, 3-B, 3-C, 3-D, 3-G and 3-H, are hereby adopted and incorporated herein by this reference.

PASSED, ADOPTED and APPROVED this 5th day of July, 1995.

APPROVED:

By 
JAN LAVERTY JONES, MAYOR of 7/7/95

ATTEST:

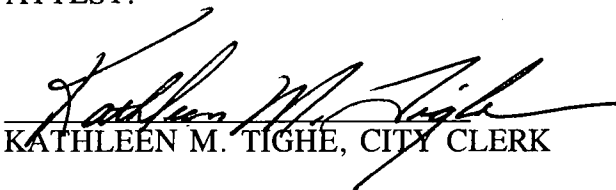

KATHLEEN M. TIGHE, CITY CLERK

TABLE NO. 3-A BUILDING PERMIT FEES

NOTE: Fee categories marked with an asterisk represent an alternate method of calculating mechanical, plumbing and electrical permit fees for new Group R Occupancies that would otherwise be determined under Table Nos. 3-B to 3-D, respectively.

VALUATION IN DOLLARS	BLDG PERMIT FEE	PLAN CHECK FEE	ZONING CHECK FEE	MECH PERMIT FEE*	PLUMB PERMIT FEE*	ELEC PERMIT FEE*	M P E PERMIT FEE*
1 to 500	14	9	1	2	3	3	8
501 to 600	15	10	1	2	3	3	8
601 to 700	17	11	1	3	3	3	9
701 to 800	19	12	1	2	4	4	10
801 to 900	20	13	1	3	4	4	11
901 to 1000	22	14	1	4	4	4	12
1000 to 1100	24	16	1	3	5	5	13
1101 to 1200	26	16	1	4	5	5	14
1201 to 1300	28	18	1	3	6	6	15
1301 to 1400	29	19	1	4	6	6	16
1401 to 1500	31	20	2	5	6	6	17
1501 to 1600	33	21	2	4	7	7	18
1601 to 1700	35	23	2	5	7	7	19
1701 to 1800	38	25	2	5	8	8	21
1801 to 1900	39	25	2	5	8	8	21
1901 to 2000	40	26	2	6	8	8	22
2001 to 3000	58	38	3	8	12	12	32
3001 to 4000	62	40	3	10	12	12	34
4001 to 5000	68	44	3	9	14	14	37
5001 to 6000	74	48	4	11	15	15	41
6001 to 7000	83	54	4	12	17	17	46
7001 to 8000	91	59	5	14	18	18	50
8001 to 9000	96	62	5	15	19	19	53
9001 to 10000	100	65	5	15	20	20	55
10001 to 11000	107	70	5	17	21	21	59
11001 to 12000	116	75	6	18	23	23	64
12001 to 13000	125	81	6	19	25	25	69
13001 to 14000	128	83	6	18	26	26	70
14001 to 15000	133	86	7	19	27	27	73
15001 to 16000	141	92	7	22	28	28	78
16001 to 17000	150	98	8	23	30	30	83
17001 to 18000	158	103	8	23	32	32	87
18001 to 19000	161	105	8	25	32	32	89
19001 to 20000	165	107	8	25	33	33	91
20001 to 21000	174	113	9	26	35	35	96
21001 to 22000	183	119	9	27	37	37	101

TABLE NO. 3-A BUILDING PERMIT FEES (continued)

VALUATION IN DOLLARS	BLDG PERMIT FEE	PLAN CHECK FEE	ZONING CHECK FEE	MECH PERMIT FEE*	PLUMB PERMIT FEE*	ELEC PERMIT FEE*	M P E PERMIT FEE*
22001 to 23000	191	124	10	29	38	38	105
23001 to 24000	199	129	10	29	40	40	109
24001 to 25000	203	132	10	30	41	41	112
25001 to 26000	207	135	10	32	41	41	114
26001 to 27000	216	140	11	31	44	44	119
27001 to 28000	223	145	11	33	45	45	123
28001 to 29000	227	148	11	35	45	45	125
29001 to 30000	232	151	12	36	46	46	128
30001 to 31000	240	156	12	36	48	48	132
31001 to 32000	246	160	12	37	49	49	135
32001 to 33000	252	164	13	39	50	50	139
33001 to 34000	255	166	13	38	51	51	140
34001 to 35000	258	168	13	38	52	52	142
35001 to 36000	264	172	13	39	53	53	145
36001 to 37000	270	176	14	41	54	54	149
37001 to 38000	276	179	14	42	55	55	152
38001 to 39000	279	181	14	41	56	56	153
39001 to 40000	282	183	14	43	56	56	155
40001 to 41000	287	187	14	44	57	57	158
41001 to 42000	294	191	15	44	59	59	162
42001 to 43000	299	194	15	46	59	59	164
43001 to 44000	305	198	15	46	61	61	168
44001 to 45000	311	202	16	47	62	62	171
45001 to 46000	314	204	15	47	63	63	173
46001 to 47000	318	207	15	47	64	64	175
47001 to 48000	323	210	16	48	65	65	178
48001 to 49000	329	214	16	49	66	66	181
49001 to 50000	334	217	17	50	67	67	184
50001 to 51000	337	219	17	51	67	67	185
51001 to 52000	341	222	17	52	68	68	188
52001 to 53000	347	226	17	53	69	69	191
53001 to 54000	353	229	18	54	70	70	194
54001 to 55000	358	233	18	53	72	72	197
55001 to 56000	361	235	18	55	72	72	199
56001 to 57000	364	237	18	54	73	73	200
57001 to 58000	369	240	18	55	74	74	203
58001 to 59000	377	245	19	57	75	75	207
59001 to 60000	382	248	19	56	77	77	210
60001 to 61000	388	252	19	57	78	78	213
61001 to 62000	390	254	20	59	78	78	215
62001 to 63000	392	255	20	60	78	78	216
63001 to 64000	397	258	20	60	79	79	218

TABLE NO. 3-A BUILDING PERMIT FEES (continued)

VALUATION IN DOLLARS	BLDG PERMIT FEE	PLAN CHECK FEE	ZONING CHECK FEE	MECH PERMIT FEE*	PLUMB PERMIT FEE*	ELEC PERMIT FEE*	M P E PERMIT FEE*
64001 to 65000	402	261	20	61	80	80	221
65001 to 66000	407	265	20	62	81	81	224
66001 to 67000	410	267	21	62	82	82	226
67001 to 68000	412	268	21	63	82	82	227
68001 to 69000	416	270	21	63	83	83	229
69001 to 70000	421	274	21	64	84	84	232
70001 to 71000	425	276	21	64	85	85	234
71001 to 72000	428	278	21	63	86	86	235
72001 to 73000	431	280	22	65	86	86	237
73001 to 74000	436	283	22	66	87	87	240
74001 to 75000	440	286	22	66	88	88	242
75001 to 76000	445	289	22	67	89	89	245
76001 to 77000	447	291	22	68	89	89	246
77001 to 78000	449	292	22	67	90	90	247
78001 to 79000	455	296	23	68	91	91	250
79001 to 80000	459	298	23	68	92	92	252
80001 to 81000	463	301	23	69	93	93	255
81001 to 82000	465	302	23	70	93	93	256
82001 to 83000	469	305	23	70	94	94	258
83001 to 84000	473	307	24	70	95	95	260
84001 to 85000	478	311	24	71	96	96	263
85001 to 86000	483	314	24	72	97	97	266
86001 to 87000	485	315	24	73	97	97	267
87001 to 88000	488	317	24	72	98	98	268
88001 to 89000	491	319	25	74	98	98	270
89001 to 90000	496	322	25	75	99	99	273
90001 to 91000	502	326	25	76	100	100	276
91001 to 92000	504	328	25	75	101	101	277
92001 to 93000	506	329	25	76	101	101	278
93001 to 94000	512	333	26	78	102	102	282
94001 to 95000	516	335	26	78	103	103	284
95001 to 96000	519	337	26	77	104	104	285
96001 to 97000	522	339	26	79	104	104	287
97001 to 98000	525	341	26	79	105	105	289
98001 to 99000	529	344	26	79	106	106	291
99001 to 100000	535	348	27	80	107	107	294

OVER \$100,000 AND UP: \$535.00 FOR THE FIRST 100,000. PLUS \$2.91 PER EACH ADDITIONAL THOUSAND OR FRACTION THEREOF.

TABLE NO. 3-A BUILDING PERMIT FEES (continued)

VALUATION IN DOLLARS	BLDG PERMIT FEE	PLAN CHECK FEE	ZONING CHECK FEE	MECH PERMIT FEE*	PLUMB PERMIT FEE*	ELEC PERMIT FEE*	M P E PERMIT FEE*
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NOTE: The plan Check Fee is 65% of the Building Permit Fee.

The Zoning Check Fee is 5% of the Building Permit Fee.

- * The Mechanical Permit Fee is 15% of the Building Permit Fee.
- * The Plumbing Permit Fee is 20% of the Building Permit Fee.
- * The Electrical Permit Fee is 20% of the Building Permit Fee.
- * The M P E Permit is 55% of the Building Permit Fee.

TABLE NO. 3-B ELECTRICAL PERMIT FEES

Permit Issuance

For the issuance of each permit	\$16.60
For issuing each supplement permit	5.55

Appliance Charge

Receptacle/Switch (each two)	.50
Light Fixture or Socket (each three)	.40

Each Outlet for:

Dishwasher, Garbage Grinder, Trash Compactor, G.F.I. Clothes Washer, Dryer, Electric Range, Ovens, Smoke Detector, Special Purpose, Water Heater, Space Heater, Blast Coil Heater (per K.W.), Mercury Lamp, Quartz Lamp, Sodium Lamp or Sign Circuit	.80
X-Ray Unit	11.85
Area Lighting (Each 1000 Watts)	3.60

Motors (1/2 H.P. and over)

Transformers, Welders, and Generators

First H.P. for each unit	3.60
First KVA for each unit	3.60
Each additional H.P. or KVA up to 50	.60
Each two H.P. or KVA over 50	.50
Temporary Power or Pole	7.20
Electric Service (including first meter up to 200 Amp)	7.20
400 Amp and 600 Amp	14.85
Over 600 Amp to 1200 Amp	29.70
Over 1200 Amp	59.25
Each two additional meter sockets	.60
Sub Panel (each)	3.60
Swimming Pool (residential)	23.75
Swimming Pool (semi-public)	35.50
Spas	9.60
Recreational vehicle spaces (each)	3.60
Busways-trolley or plug-in (each 100 feet)	3.60
Gasoline pumps	3.60
Permanent A/C Unit (package units)	3.60
Each air handler	1.25
Low Voltage installations, speaker outlets (each)	.40
Signal or alarm outlets (each)	.40
Amplifiers	3.00
Control panel (each two)	.60
TV Master System (each)	.40
Telephone or computer outlet (each)	.40

TABLE NO. 3-C MECHANICAL PERMIT FEES

Permit Issuance

- | | | |
|----|------------------------------------|-------|
| 1. | For the issuance of each permit | 16.60 |
| 2. | For issuing each supplement permit | 5.55 |

Unit Fee Schedule

- | | | |
|-----|---|-------|
| 1. | For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to, and including 100,000 Btu/h | 10.75 |
| 2. | For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, over 100,000 Btu/h | 13.10 |
| 3. | For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater. | 10.75 |
| 4. | For the installation or relocation of each floor furnace, including vent. | 10.75 |
| 5. | For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit. | 6.50 |
| 6. | For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling system, including installation of controls regulated by this Code. | 10.75 |
| 7. | For the installation or relocation of each boiler or compressor to and including three ton, or each absorption system to and including 100,000 Btu/h. | 10.75 |
| 8. | For the installation or relocation of each boiler or compressor over three ton to and including 15 ton, or each absorption system over 100,000 Btu/h and including 500,000 Btu/h. | 19.50 |
| 9. | For the installation or relocation of each boiler or compressor over 15 ton, or each absorption system over 500,000 Btu/h to and including 1,000,000 Btu/h | 26.70 |
| 10. | For the installation or relocation of each boiler or compressor over 30 ton to and including 50 ton, or for each absorption system over 1,000,000 Btu/h and including 1,750,000 Btu/h. | 39.60 |
| 11. | For the installation or relocation of each boiler or refrigeration compressor over 50 ton or each absorption system over 1,750,000 Btu/h. | 66.35 |

12.	For each air-handling unit to and including 10,000 cubic feet per minute including ducts attached thereto. Note: This fee shall not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling and/or heating unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this Code.	7.75
13.	For each air-handling unit over 10,000 cfm.	13.10
14.	For each evaporative cooler other than portable type	7.75
15.	For each ventilation fan connected to single duct.	
	Commercial	5.35
	Residential	2.90
16.	For each ventilation system which is not a portion of any heating or air conditioning system authorized by permit.	7.75
17.	For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood.	21.70
18.	For each fire damper installed in an existing system.	5.45
19.	For each air balance test.	21.70

TABLE NO. 3-D PLUMBING PERMIT FEES

Permit Issuance

For issuing each permit	16.60
For issuing each supplemental permit	5.55

Fixture Charges

Bathtub	2.35
Shower	2.35
Lavatory	2.35
Toilet	2.35
Urinal	2.35
Floor drain	2.35
Floor sink	2.35
Wash Tray	2.35
Sink	2.35
Garbage disposal (residential)	2.35
Garbage disposal (commercial)	9.60
Clothes dryer (gas) (venting)	2.35
Clothes washer (residential)	2.35
Clothes washer (commercial)	2.35
Dishwasher (residential)	2.35
Dishwasher (commercial)	2.35
Dental unit	9.60
Drinking fountain	2.35
Refrigerator, ice maker, water dispenser	2.35
Any other water using equipment attached	2.35
coffee makers, ice makers	2.35
Water heaters (gas) (electric)	2.35
Sewer System - new, replacement, modification, <u>or any drainage work</u>	11.85
Grease or sand trap or interceptor	2.35
Trailer trap - rental parks	5.60

Water Softeners

Non permanent type (rental)	2.35
Permanent type (connected to drain)	2.35

Swimming Pools

Private or wading pool (including spa)	23.75
Public or semi-public	35.50
Spas - preformed private	11.85
Spas - preformed commercial	23.75

Water Distribution System

Single family dwelling	7.20
Multi family dwelling	7.20
Plus each dwelling unit	3.60
Commercial building per floor	3.60
Plus each unit (leased space or office)	2.35
Hotel or motel	9.30
Plus each unit	3.60
Trailer park	35.40
Plus each space	2.35
Irrigation for SFD only	21.45
Irrigation - commercial construction valuation. (see Section 304 Table 3-A of the 1991 Uniform Building Code as amended	

Fuel Piping System

Single family dwelling	7.20
Multi family dwelling	11.85
Plus each unit	2.35
Commercial building per floor	7.20
Plus each unit (leased space or office)	7.20
Medium pressure gas system (plan check)	14.25
Each gas appliance (any type)	2.35
Standby emergency (generating engines)	2.35
Steam boilers	6.20

Pipeline contractor for on site sewer, gas or
water **Contract Value**

Fee based on
building code
permit valuation
chart, 1991 UBC

Solar Energy Systems (collectors, including piping)
per collector 6.20

Storage Tanks (each) 6.20

TABLE NO. 3-G GRADING FEES

Plan Review Fee - \$16.60

Grading Permit Fees:

Clearing and Grubbing - \$20.50 minimum for each permit up to 50 acres, plus \$5.00 per additional 50 acres or portion thereof.

Earth Moving - \$20.50 minimum

50 cubic yards or less	\$20.50
51 to 100 cubic yards	\$23.75

101 to 1000 cubic yards - \$23.75 for the first 100 cubic yards, plus \$11.35 for each additional 100 cubic yards or fraction thereof.

1001 to 10,000 cubic yards - \$126.00 for the first 1,000 cubic yards, plus \$10.00 for each additional 1,000 cubic yards or fraction thereof.

10,001 to 100,000 cubic yards \$216.00 for the first 10,000 cubic yards, plus \$52.00 for each additional 10,000 cubic yards or fraction thereof.

100,001 cubic yards or more - \$684.00 for the first 100,000 cubic yards, plus \$24.00 for each additional 10,000 cubic yards or fraction thereof.

Grading, Clearing and Grubbing prior to Obtaining a Permit

An additional fee of \$100.00 for each 100 acres or fraction thereof shall be levied when a grading or clearing and grubbing operation has commenced prior to obtaining a permit.

TABLE NO. 3-H OTHER INSPECTIONS AND FEES

The following fees are incorporated into Tables 1-A through 1-F and are considered a part thereof:

- (a) **Moving Permit Fee:** Moving within or into the City. For buildings larger than 200 square feet, \$40.00 for each building or structure unless said building or structure is moved in portions in which case each portion shall be \$40.00.
- For buildings or structures of 200 square feet or less, the fee shall be \$20.00 unless said building or structure is moved in portions in which case each portion shall be \$20.00.
- (b) **Moving Out of the City:** \$20.00 for each building or structure unless said building or structure is moved in portions in which case each portion is \$20.00
- (c) **Certification and Certificate of Occupancy Fees:** \$40.00 per dwelling unit, guest room or tenant space. If four or more units, the fee shall be \$160.00 plus \$5.00 per dwelling unit, guest room or tenant space, over four.
- (d) **Additional Plan Review Service Charge:** \$40.00 per hour during business hours; \$60.00 per hour after hours (minimum one hour).
- (e) **Inspections Outside of Normal Business Hours:**
- (1) \$40.00 per hour if contiguous to working hours (minimum one hour).
 - (2) \$40.00 per hour for after-hours or on weekends (minimum three hours) if called 24-hours in advance, and \$60.00 on a same-day basis (minimum three hours).
 - (3) \$50.00 per hour on holidays (minimum three hours).
- (f) **Reinspection Fee Assessed Under Provisions of Section 305(h):**
\$40.00
- (g) **Demolition Permit Fee:** \$40.00
- (h) **Permit Fee for Expired Permit:** Permit fees for renewal/issuance for an expired permit shall be per Subsection 106.4.4.

Exception: Where only final inspections are incomplete, the fee to renew the permit shall be \$40.00 per trade (i.e. Building,

Mechanical, Plumbing, Electrical), when approved by the Building Official.

- (i) **Special Investigation Fee:** \$50.00 or \$40.00 per hour, whichever is greatest.
- (j) **Product Approval Fee:** \$100.00 per case for staff review and evaluation of a building product not yet approved by the International Conference of Building Officials (ICBO).
- (k) **Amusement Ride Certificate:** \$200.00 (prorated on calendar year basis).

**CHART OF MINIMUM VALUATION PER SQUARE FOOT
CITY OF LAS VEGAS, DEPARTMENT OF BUILDING AND SAFETY**

<u>OCCUPANCY AND TYPES</u>		<u>PER SQFT</u> <u>VALUE</u>	<u>OCCUPANCY AND TYPES</u>		<u>PER SQFT</u> <u>VALUE</u>
1.	APARTMENT HOUSES:		7.	CHURCHES:	
	Type I or II FR*	53.00		Type I or II FR*	60.00
	Type II or			Type II-1 HR	44.00
	Type V - Mas	42.00		Type II-N	42.00
	Type V - Wood	40.00		Type III-1 HR	48.00
	Type I Bsmt Garage	25.00		Type III-N	45.00
	(Balcony = 1/2 sq ft cost)			Type V-1 HR	43.00
				Type V-N	40.00
2.	AUDITORIUMS:		8.	CONVALESCENT HOSPITALS:	
	Type I or II FR	61.00		Type I or II FR*	80.00
	Type II-1 HR	44.00		Type II-1 HR	66.00
	Type II-N	42.00		Type III-1 HR	61.00
	Type III-1 HR	47.00		Type V-1 HR	58.00
	Type V-1 HR	44.00			
	Type V-N	42.00	9.	DWELLINGS:	
3.	BANKS:			Type V Wood > 4000 sf	46.00
	Type I or II FR*	80.00		Type V Wood ≤ 4000 sf	33.00
	Type II-1 HR	60.00		Type V Masonry	48.00
	Type II-N	56.00		Bsmts, Finished	25.00
	Type III-1 HR	68.00		Bsmts, Unfinished	15.00
	Type III-N	62.00	10.	EXHIBIT HALLS/CONVENTION CNTR	
	Type V-1 HR	58.00		Type I or II FR	36.00
	Type V-N	50.00		Type II-1/V-1 HR	21.00
4.	BOWLING ALLEYS:			Type II-N or V-N	20.00
	Type II-1 HR	30.00		Type III-1 HR	24.00
	Type II-N	28.00		Type III-N	23.00
	Type III-1 HR	32.00	11.	FIRE STATIONS:	
	Type III-N	31.00		Type I or II FR	68.00
	Type V-1 HR	27.00		Type II-1 HR	42.00
5.	CASINOS:			Type II-N	40.00
	Type I or II FR*	68.00		Type III-1 HR	47.00
	Type II-1 HR	48.00		Type III-N	45.00
	Type II-N	46.00		Type V-1 HR	42.00
	Type III-1 HR	52.00		Type V-N	40.00
	Type III-N	50.00	12.	HOSPITALS:	
	Type V-1 HR	47.00		Type I or II FR*	94.00
	Type V-N	45.00		Type III-1 HR	86.00
6.	CLUBHOUSE/RECREATION BLDGS:			Type V-1 HR	74.00
	Type II-1 HR	40.00	13.	HOTELS/MOTELS:	
	Type II-1	38.00		Type I or II FR*	60.00
	Type III-1 HR	44.00		Type III-1 HR	53.00
	Type III-N	42.00		Type III-N	50.00
	Type V-1 HR	40.00		Type V-1 HR	46.00
	Type V-N	38.00		Type V-N	44.00

* Add 0.8 % to total cost for each story over three ** Deduct 20 % for shell-only Bldgs
*** Deduct 11 % for Mini-warehouses

**CHART OF MINIMUM VALUATION PER SQUARE FOOT
CITY OF LAS VEGAS, DEPARTMENT OF BUILDING & SAFETY**

PAGE 2

<u>OCCUPANCY AND TYPES</u>		<u>PER SQFT VALUE</u>	<u>OCCUPANCY AND TYPES</u>		<u>PER SQFT VALUE</u>
14.	INDUSTRIAL PLANTS:		20.	RESTAURANTS:	
	Type I or II FR*	36.00		Type III-1 HR	58.00
	Type II-1HR	23.00		Type III-N	55.00
	Type II-N - Stock	20.00		Type V-1 HR	53.00
	Type III-1 HR	26.00		Type V-N	50.00
	Type III-N	23.00	21.	SCHOOLS:	
	Type V-1 HR	23.00		Type I or II FR	64.00
	Type V-N	20.00		Type II-1 HR	51.00
	Tilt-up	20.00		Type III-1 HR	50.00
15.	LIBRARIIES:			Type III-N	48.00
	Type I or II FR	67.00		Type V-1 HR	46.00
	Type II-1 HR	47.00		Type V-N	41.00
	Type II-N	44.00	22.	SERVICE STATIONS:	
	Type III-1 HR	50.00		Type II-N	49.00
	Type III-N	48.00		Type III-1 HR	50.00
	Type V-1 HR	45.00		Type V-1 HR	34.00
	Type V-N	43.00		Canopies	19.00
16.	MEDICAL OFFICES:		23.	STORES:	
	Type I or II FR*	66.00		Type I or II FR*	50.00
	Type II-1 HR	50.00		Type II-1 HR	36.00
	Type II-N	48.00		Type II-N	35.00
	Type III-1 HR	49.00		Type III-1 HR	38.00
	Type III-N	45.00		Type III-N	35.00
	Type V-1 HR	42.00		Type V-1 HR	32.00
	Type V-N	38.00		Type V-N	30.00
17.	OFFICES:		24.	THEATERS:	
	Type I or II FR*	64.00		Type I or II Fr	67.00
	Type II-1 HR	47.00		Type III-1 HR	53.00
	Type II-N	42.00		Type III-N	50.00
	Type III-1 HR	46.00		Type V-1 HR	48.00
	Type III-N	44.00		Type V-N	45.00
	Type V-1 HR	40.00	25.	WAREHOUSES: ***	
	Type V-N	38.00		Type I or II FR	30.00
18.	PRIVATE GARAGES:			Type II-1 HR	20.00
	Masonry	17.00		Type V-1 HR	20.00
	Wood Frame	13.00		Type II-N / V-N	17.00
	Open Carport	8.00		Type III-1 HR	23.00
19.	PUBLIC GARAGES:			Type III-N	20.00
	Type I or II FR*	30.00	26.	CONVERSIONS:	
	Type I or II Open Parking*	22.00		Garage to Living	13.00
	Type II-N	20.00		Carport to Living	18.00
	Type III-1 HR	25.00		Cov Patio to Living	18.00
	Type III-N	21.00		Carport to Garage	5.00
	Type V-1 HR	20.00		Finish Basement	15.00

* Add 0.8 % to total cost for each story over three ** Deduct 20 % for shell-only Bldgs

*** Deduct 11 % for Mini-warehouses

**CHART OF MINIMUM VALUATION PER SQUARE FOOT
CITY OF LAS VEGAS, DEPARTMENT OF BUILDING & SAFETY
PAGE 3**

<u>OCCUPANCY AND TYPES</u>	<u>PER SQFT VALUE</u>	<u>OCCUPANCY AND TYPES</u>	<u>PER SQFT VALUE</u>
27. ADDITIONS:		32. AGRICULTURAL BLDGS:	
Room	25.00	Stables / Kennels	10.00
Finish Basement	21.00	Animal Shelters	10.00
Unfinished Basement	15.00	Storage Sheds	7.00
28. CARPORT/PATIO COVER ADDITIONS: (Add flatwork cost if no existing floor)		33. FIREPLACES (Unit Cost):	
Alum / Steel	4.00	Standard Single	1310.00
Wood	6.50	Double	1968.00
Wood Lattice	5.00	Free Standing Stove	615.00
Balcony / Sun Deck	11.00	Free Standing BBQ	984.00
Screen Room	10.00	Precast Tilt-up	1095.00
29. EQUIPMENT:		34. FENCES:	
Air Conditioning:		Chain Link	1.00
Commercial	3.40	Ornamental Iron	2.00
Residential	2.80	Block	4.00
Sprinkler System	1.60	Brick / Stone	5.00
30. SWIMMING POOLS / SPAS: (Water surface area)		Concrete	3.10
Private - 1,250 + \$15.00/sqft		Wood, Solid	1.00
Semi-Public - 2,500 + \$15.00/sqft		Wood, Picket / Grape	0.50
Public - 4,100 + \$15.00/sqft		Retaining Walls	4.50
31. FLATWORK:		35. ROOFING:	1.30/sqft
Pool Kool Decking	3.00	36. TRAILER / MOBILE HOME PARKS:	
Concrete	3.00	Contract Price	
Brick Paving / Vaneer	5.00		
Asphalt	1.00		

NOTE: Where appropriate, the Building Official may accept the use of a contract price in lieu of valuations calculated. The values shown may be changed without notice to reflect a more realistic valuation (as defined by the Uniform Building Code, Sections 107 and 223.

* Add 0.8 % to total cost for each story over three ** Deduct 20 % for shell-only Bldgs
*** Deduct 11 % for Mini-warehouses

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JUL 17 10 54 AM '95 **AFFIDAVIT OF PUBLICATION**

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BILL NO. 95-43
ORDINANCE NO. 3906

AN ORDINANCE RELATING TO THE ADMINISTRATION OF THE CITY'S BUILDING CODE AND TECHNICAL CODES; AMENDING TITLE 16, CHAPTER 2, SECTION 10, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY DELETING ALL REFERENCE TO THE 1991 EDITION OF THE UNIFORM ADMINISTRATIVE CODE ADOPTED BY REFERENCE THEREIN AND ADOPTING BY REFERENCE, IN LIEU THEREOF, THE 1994 EDITION OF THE UNIFORM ADMINISTRATIVE CODE AS PART 1 OF SAID CHAPTER; REPEALING IN ITS ENTIRETY THE EXISTING SUPPLEMENTAL DOCUMENT ADOPTED BY REFERENCE THEREIN AND ADOPTING BY REFERENCE, IN LIEU THEREOF, A NEW SUPPLEMENTAL DOCUMENT ENTITLED: "A SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM ADMINISTRATIVE CODE, 1994 EDITION", AS PART 2 OF SAID CHAPTER, WHICH ADDS TO, DELETES FROM AND AMENDS VARIOUS PROVISIONS OF THE UNIFORM ADMINISTRATIVE CODE, 1994 EDITION; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

SPONSORED BY: Mayor Jan Loverly Jones

SUMMARY: Adapts the 1994 Edition of the Uniform Administrative Code and a Supplemental Document which provides additions thereto, deletions therefrom and amendments thereto.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 21st day of June, 1995, and referred to the following committee composed of Councilmen Reese and McDonald, for recommendation; thereafter the said committee reported favorably on said ordinance on the 5th day of July, 1995, which was a regular meeting of said City Council; and that of said regular meeting the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote: VOTING "AYE" Councilmen Adamsen, Collister, McDonald, Reese and Mayor Jones

VOTING "NAY": NDNE

ABSENT NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 5TH FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.

PUB: July 8, 1995
Los Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

BARBARA CARR, being first duly sworn, deposes and says:

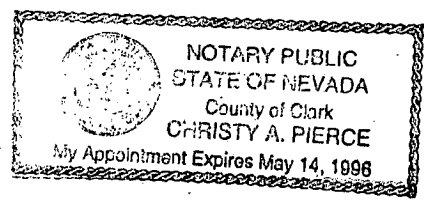
That she/he is a legal clerk for the LAS VEGAS REVIEW-JOURNAL and THE LAS VEGAS SUN, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy of which is attached, was continuously published in the LAS VEGAS REVIEW-JOURNAL or THE LAS VEGAS SUN for a period of ONE insertions from the period of JULY 8, 1995 to JULY 8, 1995, on the following days:

JULY 8, 1995

Signed: Barbara Carr

Subscribed and sworn to before me, this 10 day of July, 19 95

Christy A. Pierce
Notary Public



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JUL 21 2 25 PM '95

AFFIDAVIT OF PUBLICATION

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BILL NO. 95-43

AN ORDINANCE RELATING TO THE ADMINISTRATION OF THE CITY'S BUILDING CODE AND TECHNICAL CODES; AMENDING TITLE 16, CHAPTER 2, SECTION 10, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY DELETING ALL REFERENCE TO THE 1991 EDITION OF THE UNIFORM ADMINISTRATIVE CODE ADOPTED BY REFERENCE THEREIN AND ADOPTING BY REFERENCE, IN LIEU THEREOF, THE 1994 EDITION OF THE UNIFORM ADMINISTRATIVE CODE AS PART 1 OF SAID CHAPTER; REPEALING IN ITS ENTIRETY THE EXISTING SUPPLEMENTAL DOCUMENTS ADOPTED BY REFERENCE THEREIN AND ADOPTING BY REFERENCE, IN LIEU THEREOF, A NEW SUPPLEMENTAL DOCUMENT, ENTITLED "SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM ADMINISTRATIVE CODE, 1994 EDITION" AS PART 2 OF SAID CHAPTER, WHICH ADDS TO, DELETES FROM AND AMENDS VARIOUS PROVISIONS OF THE UNIFORM ADMINISTRATIVE CODE, 1994 EDITION; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

SPONSORED BY:
Mayor Jan Laverly Jones

SUMMARY: Adopts the 1994 Edition of the Uniform Administration Code and a Supplemental Document which provides additions thereto, deletions therefrom and amendments thereof.

At a City Council meeting
JUNE 21, 1995

BILL NO. 95-43 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE:
Councilman Reese and McDonold

COPIES OF THE COMPLETE BILL ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK 5TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: June 23, 1995
Los Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

BARBARA CARR, being first duly sworn, deposes and says:

That she/he is a legal clerk for the LAS VEGAS REVIEW-JOURNAL and THE LAS VEGAS SUN, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy of which is attached, was continuously published in the LAS VEGAS REVIEW-JOURNAL or THE LAS VEGAS SUN for a period of ONE insertions from the period of JUNE 23, 1995 to JUNE 23, 1995, on the following days:

JUNE 23, 1995

Signed: Barbara Carr

Subscribed and sworn to before me this 23 day of June, 1995
Peggy D. Barron
Notary Public



PEGGY D. BARRON
Notary Public - Nevada
Clark County
My appt. exp. Feb. 17, 1998

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JUL 17 10 54 AM '95

AFFIDAVIT OF PUBLICATION

PAS

BILL NO. 95-43
ORDINANCE NO. 3906

RE

AN ORDINANCE RELATING TO THE ADMINISTRATION OF THE CITY'S BUILDING CODE AND TECHNICAL CODES; AMENDING TITLE 16, CHAPTER 2, SECTION 16, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY DELETING ALL REFERENCE TO THE 1991 EDITION OF THE UNIFORM ADMINISTRATIVE CODE ADOPTED BY REFERENCE THEREIN AND ADOPTING BY REFERENCE, IN LIEU THEREOF, THE 1994 EDITION OF THE UNIFORM ADMINISTRATIVE CODE AS PART 1 OF SAID CHAPTER; REPEALING IN ITS ENTIRETY THE EXISTING SUPPLEMENTAL DOCUMENT ADOPTED BY REFERENCE THEREIN AND ADOPTING BY REFERENCE, IN LIEU THEREOF, A NEW SUPPLEMENTAL DOCUMENT, ENTITLED: "A SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM ADMINISTRATIVE CODE, 1994 EDITION", AS PART 2 OF SAID CHAPTER, WHICH ADDS TO, DELETES FROM AND AMENDS VARIOUS PROVISIONS OF THE UNIFORM ADMINISTRATIVE CODE, 1994 EDITION; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH.

SPONSORED BY: Mayor Jon Lavery Jones

SUMMARY: Adopts the 1994 Edition of the Uniform Administrative Code and a Supplemental Document which provides additions thereto, deletions therefrom and amendments thereto.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 21st day of June, 1995, and referred to the following committee composed of Councilmen Reese and McDonald, for recommendation; thereafter the said committee reported favorably on said ordinance on the 5th day of July, 1995, which was a regular meeting of said City Council; and that, at said regular meeting the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE" Councilmen Adamson, Callister, McDonald, Reese and Mayor Jones

VOTING "NAY" NONE

ABSENT NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 5TH FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: July 8, 1995
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

BARBARA CARR, being first duly sworn, deposes and says:

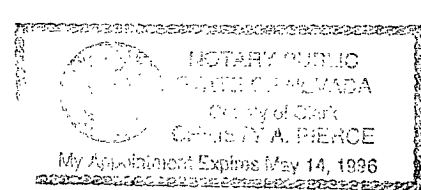
That she/he is a legal clerk for the LAS VEGAS REVIEW-JOURNAL and THE LAS VEGAS SUN, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy of which is attached, was continuously published in the LAS VEGAS REVIEW-JOURNAL or THE LAS VEGAS SUN for a period of ONE insertions from the period of JULY 8, 1995 to JULY 8, 1995, on the following days:

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Subscribed and sworn to before me this 10 day of July, 19 95

Christy Pierce
Notary Public



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SPONSORED BY:
Mayor Jon Loverty Jones

SUMMARY: Adopts the 1994 Edition of the Uniform Administrative Code and a Supplemental Document, which provides additions thereto, deletions therefrom and amendments thereto.

At a City Council meeting
JUNE 21, 1995

BILL NO. 95-43 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE:
Councilman Reese and McDonald

COPIES OF THE COMPLETE BILL ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK 5TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: June 23, 1995
Las Vegas Review-Journal

STATE OF NEVADA)
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Notary Public



PEGGY D. BARRON
Notary Public - Nevada
Clark County
My appt. exp. Feb. 17, 1998



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