

BILL NO. 94-97

Ordinance No. 3864

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2  
3 AN ORDINANCE RELATING TO THE ADMINISTRATION OF THE CITY'S BUILDING  
4 CODE AND TECHNICAL CODES; REPEALING IN ITS ENTIRETY THAT CERTAIN  
5 DOCUMENT ENTITLED "A SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM  
6 ADMINISTRATIVE CODE, 1991 EDITION," ADOPTED BY REFERENCE AS PART OF  
7 TITLE 16, CHAPTER 2 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS,  
8 NEVADA, 1983 EDITION, AS AMENDED BY ORDINANCE NO. 3773; REPEALING IN ITS  
9 ENTIRETY ORDINANCE NO. 3773; ADOPTING A REPLACEMENT DOCUMENT  
ENTITLED "A SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM  
ADMINISTRATIVE CODE, 1991 EDITION," WHICH IS INCORPORATED BY REFERENCE  
AS PART 2 OF TITLE 16, CHAPTER 2 OF SAID MUNICIPAL CODE; PROVIDING FOR  
OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR THE  
VIOLATION HEREOF; AND REPEALING ALL ORDINANCES AND PARTS OF  
ORDINANCES IN CONFLICT HEREWITH.

10 Sponsored by:  
11 Mayor Jan Laverty Jones

Summary: Repeals and replaces the  
Supplemental Document amending the  
Uniform Administrative Code, 1991 Edition.

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

15 SECTION 1: That certain document entitled "A Supplemental Document  
16 Amending the Uniform Administrative Code, 1991 Edition," which, by virtue of Ordinance No.  
17 3724, was adopted by reference as part of Title 16, Chapter 2 of the Municipal Code of the City  
18 of Las Vegas, Nevada, 1983 Edition, and which was amended by Ordinance No. 3773, is hereby  
19 repealed in its entirety.

20 SECTION 2: Ordinance No. 3773 is hereby repealed in its entirety.

21 SECTION 3: That certain replacement document entitled "A Supplemental  
22 Document Amending the Uniform Administrative Code, 1991 Edition," which is attached hereto  
23 and three copies of which shall be on file in the Office of the City Clerk, is hereby adopted and  
24 incorporated by reference as Part 2 of Title 16, Chapter 2 of the Municipal Code of the City of  
25 Las Vegas, Nevada, 1983 Edition.

26 SECTION 4: If any section, subsection, subdivision, paragraph, sentence,

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

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

16 SECTION 6: All ordinances or parts of ordinances, sections, subsections,  
17 phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las  
18 Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

19 PASSED, ADOPTED and APPROVED this 18th day of January,  
20 1995.

21 APPROVED:

22 By:   
23

ARNIE ADAMSEN, Mayor Pro-Tem

VS  
1-24-95

24 ATTEST:

25   
26 KATHLEEN M. TIGHE, City Clerk

1 The above and foregoing ordinance was first proposed and read by title to the City Council  
2 on the 21st day of December, 1994, and referred to the following committee composed of  
3 Councilmen Adamsen and Higginson for recommendation; thereafter the said committee  
4 reported favorably on said ordinance on the 18th day of January, 1995, which was a  
5 regular meeting of said Council; that at said regular meeting, the proposed ordinance was  
6 read by title to the City Council as first introduced and adopted by the following vote:

7 VOTING "AYE": Councilmen Adamsen, Hawkins Jr., Brass and Mayor Jones

8 VOTING "NAY": NONE

9 ABSENT: NONE

10 DID NOT VOTE: Councilman Callister

11 APPROVED:

12  
13 By   
14 ARNIE ADAMSEN, Mayor Pro Tem

VS  
1-24-95

15 ATTEST:

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17 KATHLEEN M. TIGHE, City Clerk

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**A SUPPLEMENTAL DOCUMENT AMENDING  
THE UNIFORM ADMINISTRATIVE CODE, 1991 EDITION**

**Section 1:** Except as otherwise indicated, all section and chapter references contained in this Supplemental Document are to the Uniform Administrative Code, 1991 Edition, or the Appendix thereto (the "Appendix" herein).

**Section 2:** Several provisions of Chapters 1, 2 and 3 of this Code are parallel or similar to provisions of the Uniform Building Code, 1991 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. In the event of conflict, the provisions of Section 106 of this Code shall govern, unless otherwise deemed appropriate by the building official.

**Section 3:** Section 202 is hereby amended by adding the following paragraph to subsection (d):

Any person who knowingly proceeds to do work contrary to or in violation of a stop order is guilty of a misdemeanor. Whenever any stop order has been issued under this subsection, 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 (f) and adopting in lieu thereof a new Subsection (f), reading as follows:

**(f) 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 servicing 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 such serving utility, owner and occupant of the building, structure or building service equipment, in writing, 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 of an opportunity for informal hearing shall first be afforded the owner and occupant.

**Section 5:** Chapter 2 is hereby amended by deleting Section 204 in its entirety and adopting in lieu thereof a new Section 204, reading as follows:

**Appeal Procedures**

Sec. 204 (a) **Administrative Appeal.** Whenever an actual or potential violation of any of the technical codes or this code is identified by staff of the

Department of Building and Safety, 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 of the Department of Building and Safety, 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 considered that week. The application should contain sufficient information to enable the Committee to perform its review. A filing fee of ten dollars (\$10.00) 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 (b) of this Section.

**(b) 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 (a).

(2) **Manner of Appeal.** The appellant shall initiate the appeal by filing, at the Department of Building and Safety and within 20 days after the building official's order or decision, a written appeal containing:

- a. A heading in the words: "Before the City of 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 nor 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 (a) and adopting in lieu thereof a new subsection (a), reading as follows:

(a) **Permits Required.** Except as specified in subsection (b) 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.

**Section 7:** Subsection (b) of Section 301 is hereby amended by deleting paragraph 1 in its entirety and adopting in lieu thereof a new paragraph 1, reading as follows:

1. **Building Permits.** A building permit shall not be required for the following:

A. Construction work on property owned by the United States or on property owned by any other governmental entity, to the extent exempted by statute.

B. 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 the amusement device or structure does not qualify as an exempt accessory structure for purposes of this subparagraph. The exemption contained in this subparagraph 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.

C. Oil derricks.

D. Movable cases, counters and partitions that do not exceed 5 feet 9 inches in height and not containing electrical branch circuits.

E. 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.

F. 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.

G. 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 M Occupancy.

H. 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.

I. Temporary motion picture, television and theater stage sets and scenery.

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

K. 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.

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

**Section 8:** Paragraph 3 of subsection (b) of Section 301 is hereby amended by deleting subparagraphs A, B, M and N and adopting in lieu thereof three new subparagraphs A, B, and M respectively, reading as follows:

A. 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.

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

M. The installation, alteration or repair of electrical wiring, apparatus or equipment of 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.

**Section 9:** Paragraph 4 of subsection (b) of Section 301 is hereby amended by deleting

therefrom subparagraph E in its entirety.

**Section 10:** Paragraph 4 of subsection (b) of Section 301 is hereby amended by deleting subparagraph H and adopting in lieu thereof a new subparagraph H, reading as follows:

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

**Section 11:** Section 301 is hereby amended by adding thereto a new subsection, designated as subsection (c) reading as follows:

(c) **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. Whenever two or more trades (building, plumbing, mechanical or electrical) are to perform work on a project, a general contractor must be retained for the project. 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 of Building and Safety when permits are all taken out by general contractor.

**Section 12:** Section 302 is hereby amended by deleting subsection (d) and adopting in lieu thereof a new subsection (d), and adding a new subsection (e), reading as follows:

(d) **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 show in detail that it 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 soils engineering reports as specified in Section 7006(e) of the Building Code Appendix, and recommendations contained in the soils engineering reports shall be incorporated in the building plans, engineering calculations, specifications and building construction. Where soils engineering reports are required, soils grading reports, as specified in Section 7015(a)2 of the Building Code Appendix, shall be submitted to the building official for his approval prior to the commencement of any work on the structure. Soil investigations and reports may be limited in scope for small projects with the approval of the building official.

(e) **Application by FAX.** Where a contractor maintains an APA Account with the Department of Building and Safety and where plans are on file with the City or for work not requiring plans, 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 will be a \$2.00 service charge for this service. The applicant's copy of the permit will be mailed to their 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 of Building and Safety.

**Section 13:** Section 303 is hereby amended by deleting subsection (d) and adopting in lieu thereof a new subsection (d), reading as follows:

(d) **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 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 for a period of 180 days at any time after the work is commenced, 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 of such inspection.** Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided that 1) no changes have been made or will be made in the original plans and specifications for such work, and 2) such suspension or abandonment has not exceeded one year. In order to renew action 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 work under the permit must commence when the permittee is unable to commence work within the time required by this Section. The building official may extend the time for the commencement of work for a period not exceeding 180 days if the permittee demonstrates to the building official's satisfaction that circumstances beyond the control of the permittee have prevented the work from commencing. No permit shall be extended more than once.

(e) **Validity.** Plan review is considered valid for six months from date of approval, and unless permits are issued within that period, plans must be rechecked under the current code, and plan review fees paid.

**Section 14:** Section 304 is hereby amended by deleting subsection (a) and adopting in lieu thereof a new subsection (a), reading as follows:

(a) **General.** Fees shall be assessed in accordance with the provisions of this Section and the fee schedules adopted herein. 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 15:** Section 304 is hereby amended by deleting subsection (c) and adopting in lieu thereof a new subsection (c) reading as follows:

(c) **Plan Review Fees.**

1. When plans or other data are required to be submitted by subsection (c) of 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 will 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 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 within the period before the adoption of a subsequent edition of the Uniform Building Code or the adoption of any amendment to any of the technical codes that will substantially affect that building plan, then:

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

B. An additional plan review 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 until the adoption of a subsequent edition of the Uniform Building Code or the adoption of any amendment to any of the technical codes that will substantially affect that building plan. Plans must be resubmitted within 6 months after the adoption of a new edition of the Uniform Building Code. The plan review fee shall be 65 percent of the building permit fee.

6. The plan review fees described in this subsection (c) are separate and in addition to the permit fees described in subsection (a) of this Section.

7. 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.

8. Where a permit has been issued, and subsequently the builder, owner or his 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 16:** Section 304 is hereby amended by adding thereto six new subsections, designated as subsections (g), (h), (i), (j), (k), and (l), respectively, reading as follows:

**(g) 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 who 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.

**(h) 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 square feet (300') in floor area.

(i) **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.

(j) **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 Commerce. A permit inspection fee as set forth under Table 3-A shall be paid by the permittee prior to the issuance of the permit.

2. Travel trailers or recreation vehicles, when placed in an R-MH Mobile Home Residence District or an R-MHP Residential Mobile Home Park 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, and 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 per this Section of the Code or as determined by the City Council. The period of occupancy may not exceed one year from the first day of occupancy. The Director of the Department of Building and Safety (hereinafter "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 of Las Vegas 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 of Las Vegas. 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 thirty (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 feels that no violation, as described in Paragraph (3)A above, has occurred may, within fifteen days after 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 that he will comply with the order if allowed additional time, the Director or his designee may, at 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 will not in any way affect the time to appeal his 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 to 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 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 owner's failure to pay storage costs, such mobile home may be sold in accordance with NRS Section 108.440.

**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 City Department of Building and Safety is hereby empowered to formulate procedural guidelines to be used in implementing this section.

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 by a watchman when approved by the Director of the Department of Building and Safety. 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 section.

**(k) 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.

(l) **Other fees.** See Table 3-H.

**Section 17:** Section 305 is hereby amended by adding to subsection (b) thereof a new paragraph, reading as follows:

As deemed appropriate, the building official may waive certain inspections for work that can be affected by inclement weather conditions. The building official may elect to conduct a representative portion of normally required inspections in order to determine compliance with the applicable technical codes.

**Section 18:** Section 305 is hereby amended by deleting the first two paragraphs of subsection (e) and substituting therefor two new paragraphs, reading as follows:

(e) **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 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 19:** Subsection (a) of Section 306 is hereby amended by deleting therefrom the first paragraph and substituting therefor a new first paragraph, reading as follows:

(a) **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 paragraphs 1-14 that follow. A special inspector must be assigned to the construction project until all special inspection work is completed in accordance with this Section. 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 20:** Subsection (a) of Section 306 is hereby amended by deleting Exception 2 of paragraph 1 thereof 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 21:** Section 308 is hereby amended by adding thereto two new subsections, designated as subsections (c) and (d), reading as follows:

(c) **Construction Power.** The building official may authorize temporary construction power, which is a privilege granted solely for convenience.

(d) **Revocation of Temporary Connection of 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 in violation of the national Electrical Code and utility company requirements or in the event work is suspended or abandoned as described in Section 303(d).

**Section 22:** Subsection (a) of Section 309 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:

(a) **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. In Group R, Division 3 and M Occupancies, approval of a final inspection shall constitute the Certificate of Occupancy.

**Section 23:** Subsection (c) of Section 309 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 building complies with the requirements and provisions of the technical codes.

**Section 24:** Section 309 is hereby amended by adding thereto a new subsection, designated as subsection (g), reading as follows:

(g) **Utilities.** Upon revocation of a Certificate of Occupancy, the building

official may order the disconnection or discontinuance of utility services upon a least three (3) days written notice to the owner and occupant.

**Section 25:** 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 29 hereof.

**Section 26:** Table Nos. 3-E and 3-F are hereby deleted in their entirety.

**Section 27:** 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 29 hereof.

**Section 28:** New Tables. The tables that are attached, Table Nos. 3-A, 3-B, 3-C, 3-D, 3-G and 3-H are incorporated herein by this reference.

PASSED, ADOPTED and APPROVED this 18th day of January  
          , 1995.

APPROVED:

By ARNIE ADAMSEN  
ARNIE ADAMSEN, MAYOR PRO TEM

VS  
1-24-95

ATTEST:

Kathleen M. Tighe  
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 through 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)**

<b>VALUATION IN DOLLARS</b>	<b>BLDG PERMIT FEE</b>	<b>PLAN CHECK FEE</b>	<b>ZONING CHECK FEE</b>	<b>MECH PERMIT FEE*</b>	<b>PLUMB PERMIT FEE*</b>	<b>ELEC PERMIT FEE*</b>	<b>M P E PERMIT FEE*</b>
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)**

<b>VALUATION IN DOLLARS</b>	<b>BLDG PERMIT FEE</b>	<b>PLAN CHECK FEE</b>	<b>ZONING CHECK FEE</b>	<b>MECH PERMIT FEE*</b>	<b>PLUMB PERMIT FEE*</b>	<b>ELEC PERMIT FEE*</b>	<b>M P E PERMIT FEE*</b>
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)**

<b>VALUATION IN DOLLARS</b>	<b>BLDG PERMIT FEE</b>	<b>PLAN CHECK FEE</b>	<b>ZONING CHECK FEE</b>	<b>MECH PERMIT FEE*</b>	<b>PLUMB PERMIT FEE*</b>	<b>ELEC PERMIT FEE*</b>	<b>M P E PERMIT FEE*</b>
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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 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 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. <b>Note:</b> 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 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

(Tables 3-E and 3-F deleted)

**TABLE 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 3-H - OTHER INSPECTIONS AND FEES**

The following fees are incorporated into Tables 3-A through 3-G 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 Section 303(d).

**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 & SAFETY

<u>OCCUPANCY AND TYPES</u>	<u>PER SQ.FT. VALUE</u>	<u>OCCUPANCY AND TYPES</u>	<u>PER SQ.FT. VALUE</u>
<b>APARTMENT HOUSE</b>		<b>INDUSTRIAL PLANTS</b>	
*Type I or II FR	52.30	*Type I or II FR	35.70
Type III	44.50	Type II-1 HR	22.20
Type V	39.40	Type II-Stock	19.70
Type I - Basement Garage	24.60	Type III-1 HR	25.90
Balcony - 1/2 sq ft cost		Type III-N	22.80
		Tilt-Up	19.70
		Type V-1 HR	22.80
		Type V-N	19.70
<b>BANKS</b>		<b>MEDICAL OFFICES</b>	
*Type I or II FR	64.00	*Type I or II FR	64.00
Type III-1 HR	47.40	Type III-1 HR	47.40
Type III-N	44.30	Type III-N	44.30
Type V-1 HR	39.40	Type V-1 HR	39.40
Type V-N	35.70	Type V-N	36.90
<b>CHURCHES</b>		<b>OFFICES (INCLUDES RECREATION HALLS)</b>	
*Type I or II FR	59.10	*Type I or II FR	64.00
Type III-1 HR	47.40	Type III-1 hr	47.40
Type III-N	44.30	Type III-N	44.30
Type V-1 HR	42.50	Type V-1 HR	39.40
Type V-N	39.40	Type V-N	35.70
<b>CONVALESCENT HOSPITALS</b>		<b>PRIVATE GARAGES</b>	
*Type I or II FR	65.20	Wood frame	12.30
Type III-1HR	60.30	Masonry	16.60
Type V-1 HR	57.20	Open Carport	6.80
<b>DWELLINGS</b>		<b>PUBLIC GARAGES</b>	
Type V-Masonry	34.50	*Type I or II FR	29.50
Type V-Wood	32.00	Type II-N	20.90
Basements, finished	9.90	Type III-1 HR	24.60
Basements, unfinished	7.40	Type III-N	20.90
<b>HOSPITALS</b>		Type V-1 HR	20.90
*Type I or II FR	92.30		
Type III-1 HR	85.60		
Type V-1 HR	73.80		

\*Add 0.8% to total cost for each story over three (3).

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

Page 2

<u>OCCUPANCY AND TYPES</u>	<u>PER SQ.FT. VALUE</u>	<u>OCCUPANCY AND TYPES</u>	<u>PER SQ.FT. VALUE</u>
<b>HOTELS AND MOTELS</b>		<b>RESTAURANTS</b>	
*Type I or II FR	59.10	Type III-1 HR	57.20
Type III-1 HR	52.90	Type III-N	54.10
Type III-N	49.20	Type V-1 HR	52.30
Type V-1 HR	45.50	Type V-N	49.20
Type V-N	43.10		
<b>SCHOOL</b>		<b>STORES</b>	
Type I or II FR	60.00	*Type I or II FR	49.20
Type III-1 HR	50.40	Type III-1 HR	37.50
Type III-N	47.40	Type III-N	34.40
Type V-1 HR	45.50	Type V-1 HR	34.40
		Type V-N	30.80
<b>SERVICE STATIONS</b>		<b>OTHER STRUCTURES OR PROJECTS</b>	
Type II-N	49.20	<b>ADDITIONS/REMODEL DWELLINGS</b>	
Type III-1 HR	45.50	Garage to Living Area w/Plumbing	12.70
Type V-1 HR	30.80	Garage to Living Area w/o Plumbing	9.80
Canopies	18.50	Carport to Living Area w/ Plumbing	17.80
		Carport to Living Area w/o Plumbing	14.80
<b>THEATERS</b>		Carport to Garage or Storage	4.90
Type I or II FR	67.00	Patio Cover to Screen Room	9.80
Type III-1 HR	52.30	Patio Cover, Enclose w/Screens	4.90
Type III-N	49.20	Add Room, Type V Wood	18.50
Type V-1 HR	47.40	Add Room, Masonry (brick)	20.90
Type V-N	44.30	Add Room, Masonry (block)	19.70
		Add Basement	9.80
<b>WAREHOUSES</b>		Gazebos	7.40
Type I or II FR	29.50	<b>AGRICULTURAL BUILDINGS</b>	
Type II or V-1 HR	19.70	Stables, Kennels, Milking	
Type II or V-N	16.60	Emporiums	9.80
Type III-1 HR	22.80	Animal Shelters	9.80
Type III-N	19.70	Storage Sheds	6.80

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

Page 3

<u>OCCUPANCY AND TYPES</u>	<u>PER SQ.FT. VALUE</u>	<u>OCCUPANCY AND TYPES</u>	<u>PER SQ. FT. VALUE</u>
<b>MISCELLANEOUS EQUIPMENT</b>		<b>FENCES</b>	
Air Conditioning:		Chain Link or Wire Mesh	0.90
Commercial	3.40	Ornamental Iron	1.90
Residential	2.80	Block	3.10
Sprinkler Systems	1.60	Brick	4.90
		Stone, Cut or Cobble	4.90
<b>FIREPLACES/BBQ</b>		Concrete, Pre-cast or Stucco	3.10
Standard Single Fireplace	1,310.00	Wood, Solid	0.90
Double Fireplace	1,968.00	Wood, Picket or Grapestake	0.50
Free Standing Stove	615.00	Retaining	4.30
Franklin-Type	615.00		
Free Standing BBQ	984.00	<b>FLATWORK</b>	
		Pool Kooldecking/Concrete	2.50
<b>PATIOS (add for slab underneath)</b>		Asphalt	0.60
Aluminum Cover	3.70	Brick Veneer	4.90
Wood Cover	6.20		
Wood Slat Cover	4.90	<b>TRAILER PARKS - Contract Price</b>	
Balcony or Sun Deck over			
open area	10.60	<b>POOLS</b>	
Screen Room	9.80	Private -1,230 -	12.30/sqft
<b>ROOFING -</b>	1.20/sqft	Semi-public -2,460 -	12.30/sqft
		Public -3,690 -	12.30/sqft

**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 Uniform Building Code, Sections 304 and 423.**

# AFFIDAVIT OF PUBLICATION

RECEIVED  
 CITY CLERK  
 JAN 30 10 42 AM '95

**PASTE CLIPPING HERE**

BILL NO. 94-97  
 ORDINANCE NO. 3864

AN ORDINANCE RELATING TO THE ADMINISTRATION OF THE CITY'S BUILDING CODE AND TECHNICAL CODES; REPEALING IN ITS ENTIRETY THAT CERTAIN DOCUMENT ENTITLED "A SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM ADMINISTRATIVE CODE, 1991 EDITION," ADOPTED BY REFERENCE AS PART OF TITLE 16, CHAPTER 2 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, AS AMENDED BY ORDINANCE NO. 3773; REPEALING IN ITS ENTIRETY ORDINANCE NO. 3773; ADOPTING A REPLACEMENT DOCUMENT ENTITLED "A SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM ADMINISTRATIVE CODE, 1991 EDITION," WHICH IS INCORPORATED BY REFERENCE AS PART 2 OF TITLE 16, CHAPTER 2 OF SAID MUNICIPAL CODE; 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: Repeals and replaces the Supplemental Document amending the Uniform Administration Code, 1991 Edition.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 21st day of December, 1994, and referred to the following committee composed of Councilmen Adamsen and Higginson, for recommendation; thereafter the said committee reported favorably on said ordinance on the 18th day of January, 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 Adamsen, Hawkins Jr., Brass and Mayor Jones  
 VOTING "NAY" NONE  
 VOTING "ABSTAIN" NONE  
 NOT VOTING Councilman Collister

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: January 21, 1995  
 Las Vegas Review-Journal

STATE OF NEVADA)  
 COUNTY OF CLARK) SS:

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

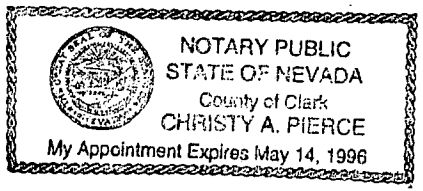
That she/he is a legal clerk for the LAS VEGAS REVIEW-JOURNAL and THE LAS VEGAS SUN, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy of which is attached, was continuously published in the LAS VEGAS REVIEW-JOURNAL or THE LAS VEGAS SUN for a period of ONE insertions from the period of JANUARY 21, 1995 to JANUARY 21, 1995, on the following days:

JANUARY 21, 1995

Signed: Barbara Carr

Subscribed and sworn to before me this 23 day of January, 19 95

Christy A. Pierce  
 Notary Public



# AFFIDAVIT OF PUBLICATION

RECEIVED  
CITY CLERK  
JAN 17 3 07 PM '95

PAS

BILL NO. 94-97

HERE

AN ORDINANCE RELATING TO THE ADMINISTRATION OF THE CITY'S BUILDING CODE AND TECHNICAL CODES; REPEALING IN ITS ENTIRETY THAT CERTAIN DOCUMENT ENTITLED "A SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM ADMINISTRATIVE CODE, 1991 EDITION," ADOPTED BY REFERENCE AS PART OF TITLE 16, CHAPTER 2 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, AS AMENDED BY ORDINANCE NO. 3773; REPEALING IN ITS ENTIRETY ORDINANCE NO. 3773; ADOPTING A REPLACEMENT DOCUMENT ENTITLED "A SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM ADMINISTRATIVE CODE, 1991 EDITION," WHICH IS INCORPORATED BY REFERENCE AS PART 2 OF TITLE 16, CHAPTER 2 OF SAID MUNICIPAL CODE; 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: Repeals and replaces the Supplemental Document amending the Uniform Administration Code, 1991 Edition.  
At a City Council meeting DECEMBER 21, 1994  
BILL NO. 94-97 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE:  
Councilmen Adamsen and Higginson  
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: January 6, 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 JANUARY 6, 1995 to JANUARY 6, 1995, on the following days:

JANUARY 6, 1995

Signed: Barbara Carr

Subscribed and sworn to before me this 6 day of Jan, 1995

Peggy D. Barron  
Notary Public



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

# AFFIDAVIT OF PUBLICATION

JAN 17 3 07 PM '95

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BILL NO. 94-97

AN ORDINANCE RELATING TO THE ADMINISTRATION OF THE CITY'S BUILDING CODE AND TECHNICAL CODES; REPEALING IN ITS ENTIRETY THAT CERTAIN DOCUMENT ENTITLED "A SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM ADMINISTRATIVE CODE, 1991 EDITION," ADOPTED BY REFERENCE AS PART OF TITLE 16, CHAPTER 2 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, AS AMENDED BY ORDINANCE NO. 3773; REPEALING IN ITS ENTIRETY ORDINANCE NO. 3773; ADOPTING A REPLACEMENT DOCUMENT ENTITLED "A SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM ADMINISTRATIVE CODE, 1991 EDITION," WHICH IS INCORPORATED BY REFERENCE AS PART 2 OF TITLE 16, CHAPTER 2 OF SAID MUNICIPAL CODE; 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: Repeals and replaces the Supplemental Document amending the Uniform Administration Code, 1991 Edition.  
At a City Council meeting  
DECEMBER 21, 1994  
BILL NO. 94-97 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE:  
Councilmen Adamsen and Higginson  
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: January 6, 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 JANUARY 6, 1995 to JANUARY 6, 1995, on the following days:

JANUARY 6, 1995

Signed: Barbara Carr

Subscribed and sworn to before me this

6 day of Jan, 1995

Peggy D. Barron

Notary Public



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



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# AFFIDAVIT OF PUBLICATION

Jan 30 10 42 AM '95

RECEIVED  
CITY CLERK

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BILL NO. 94-97  
ORDINANCE NO. 3864

AN ORDINANCE RELATING TO THE ADMINISTRATION OF THE CITY'S BUILDING CODE AND TECHNICAL CODES; REPEALING IN ITS ENTIRETY THAT CERTAIN DOCUMENT ENTITLED "A SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM ADMINISTRATIVE CODE, 1991 EDITION," ADOPTED BY REFERENCE AS PART OF TITLE 16, CHAPTER 2 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, AS AMENDED BY ORDINANCE NO. 373; REPEALING IN ITS ENTIRETY ORDINANCE NO. 373; ADOPTING A REPLACEMENT DOCUMENT ENTITLED "A SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM ADMINISTRATIVE CODE, 1991 EDITION," WHICH IS INCORPORATED BY REFERENCE AS PART 2 OF TITLE 16, CHAPTER 2 OF SAID MUNICIPAL CODE; 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: Repeats and replaces the Supplemental Document amending the Uniform Administration Code, 1991 Edition.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 21st day of December, 1994, and referred to the following committee composed of Councilmen Adamsen and Higginson for recommendation; thereafter the said committee reported favorably on said ordinance on the 18th day of January, 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 Adamsen, Hawkins Jr., Brass and Mayor Jones  
VOTING "NAY" NONE  
VOTING "ABSTAIN" NONE  
NOT VOTING Councilman Callister  
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: January 21, 1995  
Las Vegas Review-Journal

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

BARBARA CURR, 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 JANUARY 21, 1995 to JANUARY 21, 1995, on the following days:

JANUARY 21, 1995

Signed: Barbara Curr

Subscribed and sworn to before me this 23 day of January, 19 95

Christy A. Pierce  
Notary Public

