

BILL NO. 83-31

Ordinance No. 3057

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AN ORDINANCE RELATING TO THE CONSERVATION AND REHABILITATION OF HOUSING; AMENDING TITLE 16 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY REPEALING CHAPTER 20 THEREOF AND ADDING THERETO A NEW CHAPTER, DESIGNATED AS CHAPTER 20, ADOPTING BY REFERENCE THE UNIFORM HOUSING CODE, 1982 EDITION, AS PART I THEREOF; ADOPTING A SUPPLEMENTAL DOCUMENT PROVIDING FOR ADDITIONS AND AMENDMENTS TO AND DELETIONS FROM THE UNIFORM HOUSING CODE, AS PART 2 THEREOF; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO, PROVIDING PENALTIES FOR THE VIOLATION HEREOF AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored by: Commissioner Ron Lurie
Summary: Adopts the Uniform Housing Code, 1982 Edition, with amendments.

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

SECTION 1: Title 16, Chapter 20, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby repealed.

SECTION 2: Title 16 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, to be designated as Chapter 20, reading as follows:

16.20.010: Those certain documents, three copies of each being on file in the office of the City Clerk and designated as follows are adopted by reference and made a part of this Code, to the same effect as if set forth at length herein:

- (A) Uniform Housing Code, 1982 Edition, designated as Part I of this Chapter;
- (B) A supplemental document adding to, amending and deleting from the Uniform Housing Code, 1982 Edition, designated as Part II of this Chapter.

SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Chapter or any part thereof, is for any reason held to be unconstitutional or invalid

1 or ineffective by any court of competent jurisdiction, such de-
2 cision shall not affect the validity or effectiveness of the
3 remaining portions of this Chapter or any part thereof. The
4 Board of City Commissioners of the City of Las Vegas, Nevada,
5 hereby declares that it would have passed each section, subsection,
6 subdivision, paragraph, sentence, clause or phrase thereof,
7 irrespective of the fact that any one or more sections, subsections,
8 subdivisions, paragraphs, sentences, clauses or phrases be declared
9 unconstitutional, invalid or ineffective.

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

21 SECTION 5: All ordinances or parts of ordinances, sec-
22 tions, subsections, phrases, sentences, clauses or paragraphs
23 contained in the Municipal Code of the City of Las Vegas, Nevada,
24 1983 Edition, in conflict herewith are hereby repealed.

25 PASSED, ADOPTED and APPROVED this 15th day of
26 June, 1983.

27 APPROVED:

28
29 By William H. Briare
30 WILLIAM H. BRIARE, MAYOR

31 ATTEST:

32 Carol Ann Hawley
Carol Ann Hawley, City Clerk

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The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 1st day of June, 1983, and referred to the following committee composed of Commissioners Lurie and Levy for recommendation; thereafter the said committee reported favorably on said ordinance on the 15th day of June, 1983, which was a regular meeting of said Board; that at said regular meeting, the proposed ordinance was read by title to the Board of Commissioners as amended and adopted by the following vote:

VOTING "AYE" Commissioners: Christensen, Levy, Lurie, Nolen and Mayor Briare
VOTING "NAY" Commissioners: None
ABSENT: None

APPROVED:

BY William H. Briare
WILLIAM H. BRIARE, MAYOR

ATTEST:

Carol Ann Hawley
Carol Ann Hawley, City Clerk

1 SUPPLEMENTAL DOCUMENT, ADOPTED BY REFERENCE, COMPLETING THE
2 HOUSING CODE OF THE CITY OF LAS VEGAS, NEVADA, HEREBY DESIGNATED
3 AS PART II OF TITLE 16, CHAPTER 20, OF THE MUNICIPAL CODE OF THE
4 CITY OF LAS VEGAS, NEVADA, 1983 EDITION, AND CONSISTING OF SEC-
5 TIONS 1 THROUGH 11, INCLUSIVE.

6 SECTION 1: Additions. The Uniform Housing Code, 1982
7 Edition, as adopted in subsection (A) of Section 16.20.010 of
8 the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition,
9 is amended as hereinafter provided.

10 SECTION 2: References to Housing Code. Any reference
11 to the "Uniform Housing Code," "Uniform Code," "Housing Code" or
12 "Code" in this Chapter shall mean the latest Uniform Housing
13 Code adopted by the City, as amended by this Supplemental Docu-
14 ment.

15 SECTION 3: Zoning, Fire Zone Provisions Predominate.
16 The Housing Code is adopted subject to the provisions of existing
17 zoning ordinances of the City which may be in force and effect
18 from time to time and relate to the location of buildings and
19 use of property, and the said zoning ordinances shall govern in
20 all matters in which a conflict exists between them and the
21 Housing Code. The Housing Code is adopted subject to the pro-
22 visions of existing ordinances establishing and creating fire
23 zones as may be in force and effect from time to time, which
24 ordinances shall prevail in all matters in which a conflict
25 exists between them and the Housing Code.

26 SECTION 4: Building Official Designated. The director
27 of the Department of Funds Coordination is designated as the
28 building official referred to in the Housing Code.

29 SECTION 5: Section 203 amended-Housing Advisory and
30 Appeals Board. Section 203 of the Uniform Housing Code is amended
31 to read as follows:

32 Housing Advisory and Appeals Board
33 Sec. 203. The Board of Zoning Adjustment
34 of the City is hereby designated as the Board of

1 Appeals referred to in the Housing Code to
2 provide final interpretation of the pro-
3 visions of this Code and to hear appeals
4 provided herein.

5 SECTION 6: Section 401 amended-Definitions. Section
6 401 of the Housing Code is amended to read as follows:

7 Definitions

8 Sec. 401. For the purpose of this code,
9 certain abbreviations, terms, phrases, words
10 and their derivatives shall be construed as
11 specified in the Building Code.

12 BUILDING CODE is the latest edition of the
13 Uniform Building Code which has been adopted
14 by the City.

15 EFFICIENCY LIVING UNIT is any room which has
16 cooking facilities, is used for combined living,
17 dining and sleeping purposes and meets the
18 requirements of the exception which is contained
19 in subsection (b) of Section 503 of this code.

20 FLOOR AREA is the area which is included within
21 the surrounding exterior walls of a building
22 when the total floor area of a building is con-
23 sidered and is the area which is included within
24 the enclosing walls when the floor area of a
25 room is considered. Built-in closets are
26 included unless the ceiling height is less than
27 five feet (5').

28 HEALTH OFFICER is the chief medical officer of
29 the Clark County District Board of Health or
30 his authorized representative.

31 HOT WATER is water at a temperature of not less
32 than 120° F.

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MECHANICAL CODE is the latest edition of the Uniform Mechanical Code which has been adopted by the City.

NUISANCE. The following are defined as nuisances:

1. Any public nuisance known at common law or in equity jurisprudence.

2. Any attractive nuisance which may prove detrimental to children whether in a building, in the premises of a building or upon an unoccupied lot. This includes any abandoned wells, shafts, basements or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; and any lumber, trash, fences, debris or vegetation which may prove a hazard for inquisitive minors.

3. Whatever is dangerous to human life or is detrimental to health, as determined by the health officer.

4. Overcrowding a room with occupants.

5. Insufficient ventilation or illumination.

6. Inadequate or unsanitary sewage or plumbing facilities.

7. Uncleanliness, as determined by the health officer.

8. Whatever renders air, food or drink unwholesome or detrimental to the health of human beings, as determined by the health officer.

SECTION 7: Section 503 amended-Room Dimensions.

Section 503 of the Uniform Housing Code is amended to read as follows:

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1 Room Dimensions

2 Sec. 503. (a) Ceiling Heights. Habitable
3 space shall have a ceiling height of not less
4 than 7 feet 6 inches except as otherwise permitted
5 in this section. Kitchens, halls, bathrooms and
6 toilet compartments may have a ceiling height of
7 not less than 7 feet measured to the lowest projection
8 from the ceiling. Where exposed beam ceiling members
9 are spaced at less than 48 inches on center, ceiling
10 height shall be measured to the bottom of these members.
11 Where exposed beam ceiling members are spaced at 48
12 inches or more on center, ceiling height shall be
13 measured to the bottom of the deck supported by these
14 members, provided that the bottom of the members is
15 not less than 7 feet above the floor.

16 If any room in a building has a sloping ceiling,
17 the prescribed ceiling height for the room is required
18 in only one-half the area thereof. No portion of the
19 room measuring less than 5 feet from the finished
20 floor to the finished ceiling shall be included in
21 any computation of the minimum area thereof.

22 If any room has a furred ceiling, the prescribed
23 ceiling height is required in two-thirds the area
24 thereof, but in no case shall the height of the furred
25 ceiling be less than 7 feet.

26 (b) Floor Area. Every dwelling unit shall have
27 at least one room which shall have not less than 150
28 square feet of floor area. Other habitable rooms,
29 except kitchens, shall have an area of not less than
30 70 square feet. Where more than two persons occupy
31 a room used for sleeping purposes, the required floor
32 area shall be increased at the rate of 50 square feet

1 for each occupant in excess of two.

2 Exception: Nothing in this section shall prohibit
3 the use of an efficiency living unit which meets the
4 following requirements:

5 1. The unit shall have a living room-bedroom area
6 of not less than 150 square feet, exclusive of kitchen
7 facilities, and not less than 30 inches clear working
8 space in front of the required kitchen facilities. An
9 additional 50 square feet of floor area shall be pro-
10 vided for each occupant of such unit in excess of two.

11 2. The unit shall be provided with a kitchen
12 sink, cooking appliance and refrigeration facilities,
13 each having a clear working space of not less than
14 30 inches in front. Light and ventilation which
15 conform to this code shall be provided.

16 3. The unit shall be provided with a separate
17 bathroom containing a water closet, lavatory and
18 bathtub.

19 4. If separate closets are provided, the floor
20 area of the closets shall be counted as floor area for
21 the required living room-bedroom area.

22 (c) Width. No habitable room other than a
23 kitchen shall be less than 7 feet in any dimension.

24 Each water closet stool shall be located in a
25 clear space not less than 30 inches in width and a
26 clear space in front of the water closet stool of not
27 less than 24 inches shall be provided.

28 SECTION 8: Section 1101 amended-General. Section 1101
29 of the Uniform Housing Code is amended to read as follows:

30 General

31 Sec. 1101. (a) Commencement of Proceedings.
32 Whenever the building official has inspected or caused

1 to be inspected any building and has found and
2 determined that such building is a substandard building,
3 he shall commence proceedings to cause the repair,
4 rehabilitation, vacation or demolition of the building.

5 (b) Notice and Order. The building official
6 shall issue a notice and order directed to the record
7 owner of the building. The notice and order shall
8 contain:

9 1. The street address and a legal description
10 sufficient for identification of the premises upon
11 which the building is located.

12 2. A statement that the building official has
13 found the building to be substandard with a brief and
14 concise description of the conditions found to render
15 the building dangerous under the provisions of Section
16 202 of this code.

17 3. A statement of the action required to be taken
18 as determined by the building official.

19 (i) If the building official has determined that
20 the building or structure must be repaired,
21 the order shall require that all required
22 permits be secured therefor and the work
23 physically commenced within such time (not to
24 exceed 60 days from the date of the order)
25 and completed within such time as the building
26 official shall determine is reasonable under
27 all of the circumstances.

28 (ii) If the building official has determined that
29 the building or structure must be vacated,
30 the order shall require that the building or
31 structure shall be vacated within a certain
32 time from the date of the order as determined

1 by the building official to be reasonable.

2 (iii) If the building official has determined that
3 the building or structure must be demolished,
4 the order shall require that the building be
5 vacated within such time as the building
6 official shall determine reasonable (not to
7 exceed 60 days from the date of the order);
8 that all required permits be secured therefor
9 within 60 days from the date of the order,
10 and that the demolition be completed within
11 such time as the building official shall
12 determine is reasonable.

13 4. Statements advising that if any required
14 repair or demolition work (without vacation also being
15 required) is not commenced within the time specified,
16 the building official (i) may order the building
17 vacated and posted to prevent further occupancy until
18 the work is completed, and (ii) may proceed to cause
19 the work to be done and charge the costs thereof
20 against the property or its owner.

21 5. Statements advising (i) that any person having
22 any record title or legal interest in the building may
23 appeal from the notice and order or any action of the
24 building official to the Housing Advisory and Appeals
25 Board, provided the appeal is made in writing as
26 provided in this code, and filed with the building
27 official within 30 days from the date of service of
28 such notice and order; and (ii) that failure to appeal
29 will constitute a waiver of all right to an adminis-
30 trative hearing and determination of the matter.

31 (c) Service of Notice and Order. The notice and
32 order, and any amended or supplemental notice and

1 order, shall be served upon the record owner, and
2 posted on the property; and one copy thereof shall
3 be served on each of the following if known to the
4 building official or disclosed from official public
5 records; the holder of any mortgage or deed of trust
6 or other lien or encumbrance of record; the owner or
7 holder of any lease of record; and the holder of any
8 other estate or legal interest of record in or to the
9 building or the land on which it is located. The
10 failure of the building official to serve any person
11 required herein to be served shall not invalidate any
12 proceedings hereunder as to any other person duly
13 served or relieve any such person from any duty or
14 obligation imposed on him by the provisions of this
15 section.

16 (d) Method of Service. Service of the notice
17 and order shall be made upon all persons entitled
18 thereto either personally or by mailing a copy of such
19 notice and order by certified mail, postage prepaid,
20 return receipt requested, to each such person at his
21 address as it appears on the last equalized assessment
22 roll of the county or as known to the building official.
23 If no address of any such person so appears or is known
24 to the building official, then a copy of the notice
25 and order shall be so mailed, addressed to such person,
26 at the address of the building involved in the proceed-
27 ings. The failure of any such person to receive such
28 notice shall not affect the validity of any proceedings
29 taken under this section. Service by certified mail
30 in the manner herein provided shall be effective on
31 the date of mailing.

32 (e) Proof of Service. Proof of service of the

1 notice and order shall be certified to at the time of
2 service by a written declaration under penalty of
3 perjury executed by the person effecting service,
4 declaring the time, date and manner in which service
5 was made. The declaration, together with any receipt
6 card returned in acknowledgement of receipt by certified
7 mail shall be affixed to the copy of the notice and
8 order retained by the building official.

9 SECTION 9: Section 1306 added-Appeal to City Council.

10 Chapter 13 of the Uniform Housing Code is amended by adding
11 a new Section 1306 reading as follows:

12 Sec. 1306. Appeal to City Council. (a) Any
13 party to the appeal to the Board of Zoning Adjustment,
14 including the building official, may appeal that
15 decision to the City Council by filing a written notice
16 of appeal with the City Clerk within ten (10) days
17 after the decision by the Board of Zoning Adjustment.

18 (b) The notice of appeal shall contain a brief
19 statement of why it has claimed the decision of the
20 Board of Zoning Adjustment is in error.

21 (c) Except for decisions with respect to vacation
22 orders, if a notice of appeal is filed in the manner
23 and within the time period, the decision of the Board
24 of Zoning Adjustment is stayed pending the appeal.

25 (d) Appeals to the City Council shall be deter-
26 mined based upon the record made before the Board of
27 Zoning Adjustment. New or additional evidence may not
28 be permitted. However, arguments by the parties may
29 be made as to why the appeal should be denied or granted.

30 (e) After the hearing, the City Council, upon
31 motion carried, may either affirm, modify or reverse
32 the decision of the Board of Zoning Adjustment.

1 SECTION 10: Section 1502 amended-Repair and Demolition
2 Fund. Section 1502 of the Uniform Housing Code is amended to
3 read as follows:

4 Repair and Demolition Fund

5 Sec. 1502. (a) General. The City Council may
6 establish a special revolving fund to be designated
7 as the repair and demolition fund. Payments shall be
8 made out of said fund upon the demand of the building
9 official to defray the costs and expenses which may be
10 incurred by this jurisdiction in doing or causing to
11 be done the necessary work of repair or demolition of
12 dangerous buildings.

13 (b) Maintenance of Fund. The City Council may at
14 any time transfer to the repair and demolition fund,
15 out of any money in the general fund of the city,
16 such sums as it may deem necessary in order to expedite
17 the performance of the work of repair or demolition,
18 and any sum so transferred shall be deemed a loan to
19 the repair and demolition fund and shall be repaid out
20 of the proceeds of the collections hereinafter provided
21 for. All funds collected under the proceedings
22 hereinafter provided for shall be paid to the treasurer
23 of this jurisdiction, who shall credit the same to the
24 repair and demolition fund.

25 (c) Fund Not Exclusive Source of Funding. Nothing
26 in this chapter shall be construed to prevent the
27 City from using other assistance from federal, state,
28 private or other sources to accomplish the repair or
29 demolition according to the terms, if any, which may
30 be imposed by the assisting agency.

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BILL NO. 83-31

Ordinance No. _____

AN ORDINANCE RELATING TO THE CONSERVATION AND REHABILITATION OF HOUSING; AMENDING TITLE 16 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY REPEALING CHAPTER 20 THEREOF AND ADDING THERETO A NEW CHAPTER, DESIGNATED AS CHAPTER 20, ADOPTING BY REFERENCE THE UNIFORM HOUSING CODE, 1982 EDITION, AS PART I THEREOF; ADOPTING A SUPPLEMENTAL DOCUMENT PROVIDING FOR ADDITIONS AND AMENDMENTS TO AND DELETIONS FROM THE UNIFORM HOUSING CODE, AS PART 2 THEREOF; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO, PROVIDING PENALTIES FOR THE VIOLATION HEREOF AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored by: Commissioner Ron Lurie
Summary: Adopts the Uniform Housing Code, 1982 Edition, with amendments.

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

SECTION 1: Title 16, Chapter 20, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby repealed.

SECTION 2: Title 16 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto a new chapter, to be designated as Chapter 20, reading as follows:

16.20.010: Those certain documents, three copies of each being on file in the office of the City Clerk and designated as follows are adopted by reference and made a part of this Code, to the same effect as if set forth at length herein:

- (A) Uniform Housing Code, 1982 Edition, designated as Part I of this Chapter;
- (B) A supplemental document adding to, amending and deleting from the Uniform Housing Code, 1982 Edition, designated as Part II of this Chapter.

SECTION 3: If any section, subsevtion, subdivision, paragraph, sentence, clause or phrase in this Chapter or any part thereof, is for any reason held to be unconstitutional or invalid

1 or ineffective by any court of competent jurisdiction, such de-
2 cision shall not affect the validity or effectiveness of the
3 remaining portions of this Chapter or any part thereof. The
4 Board of City Commissioners of the City of Las Vegas, Nevada,
5 hereby declares that it would have passed each section, subsection,
6 subdivision, paragraph, sentence, clause or phrase thereof,
7 irrespective of the fact that any one or more sections, subsections,
8 subdivisions, paragraphs, sentences, clauses or phrases be declared
9 unconstitutional, invalid or ineffective.

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

21 SECTION 5: All ordinances or parts of ordinances, sec-
22 tions, subsections, phrases, sentences, clauses or paragraphs
23 contained in the Municipal Code of the City of Las Vegas, Nevada,
24 1983 Edition, in conflict herewith are hereby repealed.

25 PASSED, ADOPTED and APPROVED this _____ day of
26 _____, 1983.

27 APPROVED:

28
29 By _____
WILLIAM H. BRIARE, MAYOR

30 ATTEST:

31
32 _____
Carol Ann Hawley, City Clerk

1 The above and foregoing ordinance was first proposed
2 and read by title to the Board of Commissioners on the ____ day
3 of _____, 1983, and referred to the following committee
4 composed of Commissioners _____ and
5 _____ for recommendation; thereafter the
6 said committee reported favorably on said ordinance on the ____
7 day of _____, 1983, which was a _____ meeting of
8 said Board; that at said _____ meeting, the proposed
9 ordinance was read by title to the Board of Commissioners as
10 first introduced and adopted by the following vote:

11 VOTING "AYE" Commissioners: _____

12 VOTING "NAY" Commissioners: _____

13 ABSENT: _____

14 APPROVED:

15
16 By _____
17 WILLIAM H. BRIARE, MAYOR

18 ATTEST:
19
20
21 _____
Carol Ann Hawley, City Clerk

1 SUPPLEMENTAL DOCUMENT, ADOPTED BY REFERENCE, COMPLETING THE
2 HOUSING CODE OF THE CITY OF LAS VEGAS, NEVADA, HEREBY DESIGNATED
3 AS PART II OF TITLE 16, CHAPTER 20, OF THE MUNICIPAL CODE OF THE
4 CITY OF LAS VEGAS, NEVADA, 1983 EDITION, AND CONSISTING OF SEC-
5 TIONS 1 THROUGH 11, INCLUSIVE.

6 SECTION 1: Additions. The Uniform Plumbing Code, 1982
7 Edition, as adopted in subsection (A) of Section 16.20.010 of
8 the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition,
9 is amended as hereinafter provided.

10 SECTION 2: References to Housing Code. Any reference
11 to the "Uniform Housing Code," "Uniform Code," "Housing Code" or
12 "Code" in this Chapter shall mean the latest Uniform Housing
13 Code adopted by the City, as amended by this Supplemental Docu-
14 ment.

15 SECTION 3: Zoning, Fire Zone Provisions Predominate.
16 The Housing Code is adopted subject to the provisions of existing
17 zoning ordinances of the City which may be in force and effect
18 from time to time and relate to the location of buildings and
19 use of property, and the said zoning ordinances shall govern in
20 all matters in which a conflict exists between them and the
21 Housing Code. The Housing Code is adopted subject to the pro-
22 visions of existing ordinances establishing and creating fire
23 zones as may be in force and effect from time to time, which
24 ordinances shall prevail in all matters in which a conflict
25 exists between them and the Housing Code.

26 SECTION 4: Building Official Designated. The director
27 of the Department of Funds Coordination is designated as the
28 building official referred to in the Housing Code.

29 SECTION 5: Section 203 amended-Housing Advisory and
30 Appeals Board. Section 203 of the Uniform Housing Code is amended
31 to read as follows:

32 Housing Advisory and Appeals Board

33 Sec. 203. The Board of Zoning Adjustment
34 of the City is hereby designated as the Board of

1 Appeals referred to in the Housing Code to
2 provide final interpretation of the pro-
3 visions of this Code and to hear appeals
4 provided herein.

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6 401 of the Housing Code is amended to read as follows:

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10 and their derivatives shall be construed as
11 specified in the Building Code.

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13 Uniform Building Code which has been adopted
14 by the City.

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16 cooking facilities, is used for combined living,
17 dining and sleeping purposes and meets the
18 requirements of the exception which is contained
19 in subsection (b) of Section 503 of this code.

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21 the surrounding exterior walls of a building
22 when the total floor area of a building is con-
23 sidered and is the area which is included within
24 the enclosing walls when the floor area of a
25 room is considered. Built-in closets are
26 included unless the ceiling height is less than
27 five feet (5').

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29 the Clark County District Board of Health or
30 his authorized representative.

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2. Any attractive nuisance which may prove detrimental to children whether in a building, in the premises of a building or upon an unoccupied lot. This includes any abandoned wells, shafts, basements or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; and any lumber, trash, fences, debris or vegetation which may prove a hazard for inquisitive minors.
3. Whatever is dangerous to human life or is detrimental to health, as determined by the health officer.
4. Overcrowding a room with occupants.
5. Insufficient ventilation or illumination.
6. Inadequate or unsanitary sewage or plumbing facilities.
7. Uncleanliness, as determined by the health officer.
8. Whatever renders air, food or drink unwholesome or detrimental to the health of human beings, as determined by the health officer.

SECTION 7: Section 503 amended-Room Dimensions.

Section 503 of the Uniform Housing Code is amended to read as follows:

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Room Dimensions

Sec. 503. (a) Ceiling Heights. Habitable space shall have a ceiling height of not less than 7 feet 6 inches except as otherwise permitted in this section. Kitchens, halls, bathrooms and toilet compartments may have a ceiling height of not less than 7 feet measured to the lowest projection from the ceiling. Where exposed beam ceiling members are spaced at less than 48 inches on center, ceiling height shall be measured to the bottom of these members. Where exposed beam ceiling members are spaced at 48 inches or more on center, ceiling height shall be measured to the bottom of the deck supported by these members, provided that the bottom of the members is not less than 7 feet above the floor.

If any room in a building has a sloping ceiling, the prescribed ceiling height for the room is required in only one-half the area thereof. No portion of the room measuring less than 5 feet from the finished floor to the finished ceiling shall be included in any computation of the minimum area thereof.

If any room has a furred ceiling, the prescribed ceiling height is required in two-thirds the area thereof, but in no case shall the height of the furred ceiling be less than 7 feet.

(b) Floor Area. Every dwelling unit shall have at least one room which shall have not less than 150 square feet of floor area. Other habitable rooms, except kitchens, shall have an area of not less than 70 square feet. Where more than two persons occupy a room used for sleeping purposes, the required floor area shall be increased at the rate of 50 square feet

1 for each occupant in excess of two.

2 Exception: Nothing in this section shall prohibit
3 the use of an efficiency living unit which meets the
4 following requirements:

5 1. The unit shall have a living room-bedroom area
6 of not less than 150 square feet, exclusive of kitchen
7 facilities, and not less than 30 inches clear working
8 space in front of the required kitchen facilities. An
9 additional 50 square feet of floor area shall be pro-
10 vided for each occupant of such unit in excess of two.

11 2. The unit shall be provided with a kitchen
12 sink, cooking appliance and refrigeration facilities,
13 each having a clear working space of not less than
14 30 inches in front. Light and ventilation which
15 conform to this code shall be provided.

16 3. The unit shall be provided with a separate
17 bathroom containing a water closet, lavatory and
18 bathtub.

19 4. If separate closets are provided, the floor
20 area of the closets shall be counted as floor area for
21 the required living room-bedroom area.

22 (c) Width. No habitable room other than a
23 kitchen shall be less than 7 feet in any dimension.

24 Each water closet stool shall be located in a
25 clear space not less than 30 inches in width and a
26 clear space in front of the water closet stool of not
27 less than 24 inches shall be provided.

28 SECTION 8: Section 1101 amended-General. Section 1101
29 of the Uniform Housing Code is amended to read as follows:

30 General

31 Sec. 1101. (a) Commencement of Proceedings.
32 Whenever the building official has inspected or caused

1 to be inspected any building and has found and
2 determined that such building is a substandard building,
3 he shall commence proceedings to cause the repair,
4 rehabilitation, vacation or demolition of the building.

5 (b) Notice and Order. The building official
6 shall issue a notice and order directed to the record
7 owner of the building. The notice and order shall
8 contain:

9 1. The street address and a legal description
10 sufficient for identification of the premises upon
11 which the building is located.

12 2. A statement that the building official has
13 found the building to be substandard with a brief and
14 concise description of the conditions found to render
15 the building dangerous under the provisions of Section
16 202 of this code.

17 3. A statement of the action required to be taken
18 as determined by the building official.

19 (i) If the building official has determined that
20 the building or structure must be repaired,
21 the order shall require that all required
22 permits be secured therefor and the work
23 physically commenced within such time (not to
24 exceed 60 days from the date of the order)
25 and completed within such time as the building
26 official shall determine is reasonable under
27 all of the circumstances.

28 (ii) If the building official has determined that
29 the building or structure must be vacated,
30 the order shall require that the building or
31 structure shall be vacated within a certain
32 time from the date of the order as determined

1 by the building official to be reasonable.

2 (iii) If the building official has determined that
3 the building or structure must be demolished,
4 the order shall require that the building be
5 vacated within such time as the building
6 official shall determine reasonable (not to
7 exceed 60 days from the date of the order);
8 that all required permits be secured therefor
9 within 60 days from the date of the order,
10 and that the demolition be completed within
11 such time as the building official shall
12 determine is reasonable.

13 4. Statements advising that if any required
14 repair or demolition work (without vacation also being
15 required) is not commenced within the time specified,
16 the building official (i) may order the building
17 vacated and posted to prevent further occupancy until
18 the work is completed, and (ii) may proceed to cause
19 the work to be done and charge the costs thereof
20 against the property or its owner.

21 5. Statements advising (i) that any person having
22 any record title or legal interest in the building may
23 appeal from the notice and order or any action of the
24 building official to the Housing Advisory and Appeals
25 Board, provided the appeal is made in writing as
26 provided in this code, and filed with the building
27 official within 30 days from the date of service of
28 such notice and order; and (ii) that failure to appeal
29 will constitute a waiver of all right to an adminis-
30 trative hearing and determination of the matter.

31 (c) Service of Notice and Order. The notice and
32 order, and any amended or supplemental notice and

1 order, shall be served upon the record owner, and
2 posted on the property; and one copy thereof shall
3 be served on each of the following if known to the
4 building official or disclosed from official public
5 records; the holder of any mortgage or deed of trust
6 or other lien or encumbrance of record; the owner or
7 holder of any lease of record; and the holder of any
8 other estate or legal interest of record in or to the
9 building or the land on which it is located. The
10 failure of the building official to serve any person
11 required herein to be served shall not invalidate any
12 proceedings hereunder as to any other person duly
13 served or relieve any such person from any duty or
14 obligation imposed on him by the provisions of this
15 section.

16 (d) Method of Service. Service of the notice
17 and order shall be made upon all persons entitled
18 thereto either personally or by mailing a copy of such
19 notice and order by certified mail, postage prepaid,
20 return receipt requested, to each such person at his
21 address as it appears on the last equalized assessment
22 roll of the county or as known to the building official.
23 If no address of any such person so appears or is known
24 to the building official, then a copy of the notice
25 and order shall be so mailed, addressed to such person,
26 at the address of the building involved in the proceed-
27 ings. The failure of any such person to receive such
28 notice shall not affect the validity of any proceedings
29 taken under this section. Service by certified mail
30 in the manner herein provided shall be effective on
31 the date of mailing.

32 (e) Proof of Service. Proof of service of the

1 notice and order shall be certified to at the time of
2 service by a written declaration under penalty of
3 perjury executed by the person effecting service,
4 declaring the time, date and manner in which service
5 was made. The declaration, together with any receipt
6 card returned in acknowledgement of receipt by certified
7 mail shall be affixed to the copy of the notice and
8 order retained by the building official.

9 SECTION 9: Section 1306 added-Appeal to City Council.

10 Chapter 13 of the Uniform Housing Code is amended by adding
11 a new Section 1306 reading as follows:

12 Sec. 1306. Appeal to City Council. (a) Any
13 party to the appeal to the Board of Zoning Adjustment,
14 including the building official, may appeal that
15 decision to the City Council by filing a written notice
16 of appeal with the City Clerk within ten (10) days
17 after the decision by the Board of Zoning Adjustment.

18 (b) The notice of appeal shall contain a brief
19 statement of why it has claimed the decision of the
20 Board of Zoning Adjustment is in error.

21 (c) Except for decisions with respect to vacation
22 orders, if a notice of appeal is filed in the manner
23 and within the time period, the decision of the Board
24 of Zoning Adjustment is stayed pending the appeal.

25 (d) Appeals to the City Council shall be deter-
26 mined based upon the record made before the Board of
27 Zoning Adjustment. New or additional evidence may not
28 be permitted. However, arguments by the parties may
29 be made as to why the appeal should be denied or granted.

30 (e) After the hearing, the City Council, upon
31 motion carried, may either affirm, modify or reverse
32 the decision of the Board of Zoning Adjustment.

1 SECTION 10: Section 1502 amended-Repair and Demolition
2 Fund. Section 1502 of the Uniform Housing Code is amended to
3 read as follows:

4 Repair and Demolition Fund

5 Sec. 1502. (a) General. The City Council may
6 establish a special revolving fund to be designated
7 as the repair and demolition fund. Payments shall be
8 made out of said fund upon the demand of the building
9 official to defray the costs and expenses which may be
10 incurred by this jurisdiction in doing or causing to
11 be done the necessary work of repair or demolition of
12 dangerous buildings.

13 (b) Maintenance of Fund. The City Council may at
14 any time transfer to the repair and demolition fund,
15 out of any money in the general fund of the city,
16 such sums as it may deem necessary in order to expedite
17 the performance of the work of repair or demolition,
18 and any sum so transferred shall be deemed a loan to
19 the repair and demolition fund and shall be repaid out
20 of the proceeds of the collections hereinafter provided
21 for. All funds collected under the proceedings
22 hereinafter provided for shall be paid to the treasurer
23 of this jurisdiction, who shall credit the same to the
24 repair and demolition fund.

25 (c) Fund Not Exclusive Source of Funding. Nothing
26 in this chapter shall be construed to prevent the
27 City from using other assistance from federal, state,
28 private or other sources to accomplish the repair or
29 demolition according to the terms, if any, which may
30 be imposed by the assisting agency.

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA) SS
COUNTY OF CLARK)

Mr. George J. Vasconi, being first duly sworn, deposes and says that he is Business Manager for the LAS VEGAS REVIEW-JOURNAL, a daily newspaper at Las Vegas, in the County of Clark, State of Nevada, and that the attached was continuously published in said newspaper for a period of one insertions from period of June 18, 1983 to June 18, 1983 inclusive, being the issue of said newspaper for the following dates, to wit:

June 18, 1983

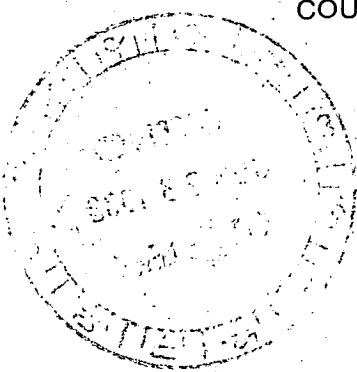
That said newspaper was regularly issued and circulated on each of the dates above named.

FIRST AMENDMENT
BILL NO. 83-31
AN ORDINANCE RELATING TO THE CONSERVATION AND REHABILITATION OF HOUSING; AMENDING TITLE 16 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY REPEALING CHAPTER 20 THEREOF AND ADDING THERETO A NEW CHAPTER, DESIGNATED AS CHAPTER 20, ADOPTING BY REFERENCE THE UNIFORM HOUSING CODE, 1982 EDITION, AS PART 1 THEREOF; ADOPTING A SUPPLEMENTAL DOCUMENT PROVIDING FOR ADDITIONS AND AMENDMENTS TO AND DELETIONS FROM THE UNIFORM HOUSING CODE, AS PART 2 THEREOF; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO, PROVIDING PENALTIES FOR THE VIOLATION HEREOF AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.
Sponsored by
Commissioner Ron Lurie
Summary: Adopts the Uniform Housing Code, 1982 Edition, with amendment:
The above and foregoing amended ordinance was first proposed and read by title to the Board of Commissioners on the 1st day of June, 1983, and referred to the following committee composed of Commissioners Lurie and Levy, for recommendation; thereafter the said committee reported favorably on said amended ordinance on the 15th day of June, 1983 which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as amended and adopted by the following vote:
VOTING "AYE" Commissioners: Christensen, Levy, Lurie, Nolen and Mayor Briare
VOTING "NAY" Commissioners: None
ABSENT: None
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
Pub. June 18, 1983

SIGNED George J. Vasconi
GEORGE J. VASCONI

Subscribed and sworn to before me this 17 day of June, 1983

Glenda L. Harris
NOTARY PUBLIC, IN AND FOR CLARK COUNTY, NEVADA



GLENDAL. HARRIS
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Feb. 7, 1986

OFFICE OF THE CITY CLERK

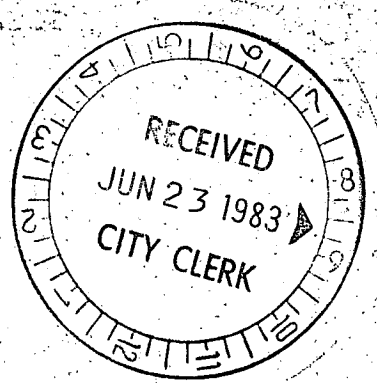
NOTICE OF THE CITY CLERK OF THE CITY OF LOS ANGELES
REGARDING THE PROPOSED AMENDMENTS TO THE CHARTER OF THE CITY OF LOS ANGELES
AND THE PROPOSED AMENDMENTS TO THE CITY CLERK'S REGULATIONS

THE CITY CLERK HAS RECEIVED FROM THE CITY CLERK'S OFFICE
A COPY OF THE PROPOSED AMENDMENTS TO THE CHARTER OF THE CITY OF LOS ANGELES
AND THE PROPOSED AMENDMENTS TO THE CITY CLERK'S REGULATIONS

THE PROPOSED AMENDMENTS TO THE CHARTER OF THE CITY OF LOS ANGELES
AND THE PROPOSED AMENDMENTS TO THE CITY CLERK'S REGULATIONS
ARE AVAILABLE FOR PUBLIC REVIEW AT THE OFFICE OF THE CITY CLERK
DURING THE PERIOD FROM JUNE 23, 1983, TO JUNE 29, 1983

THE PROPOSED AMENDMENTS TO THE CHARTER OF THE CITY OF LOS ANGELES
AND THE PROPOSED AMENDMENTS TO THE CITY CLERK'S REGULATIONS
ARE AVAILABLE FOR PUBLIC REVIEW AT THE OFFICE OF THE CITY CLERK
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DURING THE PERIOD FROM JUNE 23, 1983, TO JUNE 29, 1983



AFFIDAVIT OF PUBLICATION

STATE OF NEVADA) SS
COUNTY OF CLARK)

Mr. George J. Vasconi, being first duly sworn, deposes and says that he is Business Manager for the LAS VEGAS REVIEW-JOURNAL, a daily newspaper at Las Vegas, in the County of Clark, State of Nevada, and that the attached was continuously published in said newspaper for a period of one insertions from period of June 8, 1983 to June 8, 1983 inclusive, being the issue of said newspaper for the following dates, to wit:

June 8, 1983

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

SIGNED *George J. Vasconi*
GEORGE J. VASCONI

Subscribed and sworn to before me this 8 day of June, 1983

Glenda L. Harris
NOTARY PUBLIC, IN AND FOR CLARK COUNTY, NEVADA



GLENDAL. HARRIS
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Feb. 7, 1986

BILL NO. 83-31
AN ORDINANCE RELATING TO THE CONSERVATION AND REHABILITATION OF HOUSING; AMENDING TITLE 16 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY REPEALING CHAPTER 20 THEREOF AND ADDING THERETO A NEW CHAPTER, DESIGNATED AS CHAPTER 20, ADOPTING BY REFERENCE THE UNIFORM HOUSING CODE, 1982 EDITION, AS PART 1 THEREOF; ADOPTING A SUPPLEMENTAL DOCUMENT PROVIDING FOR ADDITIONS AND AMENDMENTS TO AND DELETIONS FROM THE UNIFORM HOUSING CODE, AS PART 2 THEREOF; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO, PROVIDING PENALTIES FOR THE VIOLATION HEREOF AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.
Sponsored by
Commissioner Ron Lurie
Summary: Adopts the Uniform Housing Code, 1982 Edition, with amendments
At a Commission Meeting on June 1, 1983
BILL NO. 83-31 was read by title and referred to Recommending Committee:
Commissioners Lurie and Levy
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
Pub. June 8, 1983



COMMUNICATIONS SECTION
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COMMUNICATIONS SECTION
JUN 13 1983

COMMUNICATIONS SECTION

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