

ORDINANCE NO. 1260

AN ORDINANCE TO AMEND TITLE IV, CHAPTER 5, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, ESTABLISHING MINIMUM HOUSING REQUIREMENTS FOR THE PROTECTION OF LIFE, LIMB, HEALTH, PROPERTY, SAFETY AND WELFARE OF THE GENERAL PUBLIC AND THE OWNERS AND OCCUPANTS OF RESIDENTIAL BUILDINGS; PROVIDING FOR ENFORCEMENT OF ITS PROVISIONS; PROVIDING FOR PERMITS AND INSPECTIONS; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

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

SECTION 1. Title IV, Chapter 5, of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended to read as follows:

4-5-1: TITLE AND SCOPE:

- (A) TITLE: This Ordinance shall be known as the "HOUSING CODE," may be cited as such, and will be referred to herein as "this Code."
- (B) EXCEPTION: The said Code is adopted subject, however, to the provisions of existing zoning ordinances of the City as may be in force and effect from time to time, relating to the location of buildings, and use of property, and the said zoning ordinances shall govern in all matters in which there may develop a conflict between them and the said Housing Code. The said Housing Code is adopted subject to the provisions of existing ordinances establishing and creating fire zones as may be in force and effect from time to time, which ordinances shall prevail in all matters in which there may develop a conflict between them and the said Housing Code. The Housing Code is adopted subject to the following deletions, modifications and amendments as set forth hereafter.
- (C) PURPOSE: The purpose of this Code is to provide minimum requirements for the protection of life, limb, health, property, safety and welfare of the general public and the owners and occupants of residential buildings.
- (D) SCOPE:
 - 1. Application. The provisions of this Code shall apply to all buildings or portions thereof used, or designed or intended to be used, for human habitation. Such occupancies in

existing buildings may be continued as provided in Section 104 (g) of the Uniform Building Code, except such structures as are found to be substandard as defined in this Code.

Where any building or portion thereof is used or intended to be used as a combination apartment house-hotel, the provisions of this Code shall apply to the separate portions as if they were separate buildings.

Every rooming house or lodging house shall comply with all the requirements of this Code for dwellings.

2. Alteration. Existing buildings which are altered or enlarged shall be made to conform to this Code insofar as the new work is concerned and in accordance with Sections 104 (a), (b), (c), (d) and (e) of the Uniform Building Code.
3. Relocation. Existing buildings which are moved or relocated shall be considered as new buildings and shall comply with all the requirements of this Code.

4-5-2: ENFORCEMENT:

- (A) AUTHORITY: The Building Official is hereby authorized and directed to administer and enforce all of the provisions of this Code.
- (B) RIGHT OF ENTRY: Upon presentation of proper credentials, a building official or his duly authorized representatives may enter at reasonable times any building, structure or premises in the City to perform any duty imposed upon him by this Code.
- (C) RESPONSIBILITIES DEFINED: Every owner remains liable for violations of duties imposed upon him by this Code even though an obligation is also imposed on the occupants of his building, and even though the owner has, by agreement, imposed on the occupant the duty of furnishing required equipment or of complying with this Code.

Every owner, or his agent, in addition to being responsible for maintaining his building in a sound structural condition, shall be responsible for keeping that part of the building or premises which he occupies or controls in a clean, sanitary and safe condition including the shared or public areas in a building containing two or more dwelling units.

Every owner shall, where required by this Code, the health ordinance or the Health Officer, furnish and maintain such approved sanitary facilities as required, and shall furnish and maintain approved devices, equipment or facilities for the prevention of insect and rodent infestation, and where infestation has taken place, shall be responsible for the extermination of any insects, rodents or other pests when such extermination is not specifically made the responsibility of the occupant by law or ruling.

Every occupant of a dwelling unit, in addition to being responsible for keeping in a clean, sanitary and safe condition that part of the dwelling or dwelling unit or premises which he occupies and controls, shall dispose of all his rubbish, garbage and other organic waste in a manner required by the health ordinance and approved by the Health Officer.

Every occupant shall, where required by this Code, the health ordinance or the Health Officer, furnish and maintain approved devices, equipment or facilities necessary to keep his premises safe and sanitary.

(D) REFUSAL OF ENTRY: Any person who refuses entry pursuant to this Section shall be guilty of a misdemeanor.

(E) SUBSTANDARD BUILDINGS: All buildings or portions thereof which are determined to be substandard as defined in this Code are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure specified in Section 203 of the Uniform Building Code.

(F) HOUSING ADVISORY BOARD:

1. In order to provide for reasonable interpretation of the provisions of this Code, there is hereby created a Housing Advisory Board, consisting of five (5) members. The building official shall act as Secretary for the Board. The Housing Advisory Board shall be appointed by the Board of City Commissioners and shall hold office for a term of three (3) years and shall adopt reasonable rules and regulations for conducting its business and shall render all decisions and findings in

writing to the Building Official with a duplicate copy to the appellant.

2. Failure to comply with Notice to Repair or Demolish. Whenever an owner, person in charge or occupant, fails to comply with proper written notice to repair, vacate and repair or demolish any substandard building as defined in Section 10 of this ordinance, a report containing all pertinent facts will be transmitted to the Board.
3. Hearing on Report. The Housing Advisory Board shall have the following duties and responsibilities:
 - a. At the request of the aggrieved person, hold a hearing upon the report of the Building Official and hear and consider evidence offered by the owner, occupant or person in charge and control, mortgagee, lessee, or any other person having any estate or interest in said building or structure, pertaining to the matter set forth in the report.
 - b. A hearing may be held at the request of the Building Official.
 - c. The Board shall conduct a hearing on any proposed condemnation at the request of the owner, person in charge or occupant.
 - d. The Board shall accept the report of the Building Official as to whether a building or structure is dangerous or substandard, unless substantial new evidence is offered, in which case the Board may order further inspections of the property in question.
 - e. After the report of the Building Official is accepted, the Board shall order that one of the following actions be taken: repair, vacate and repair, or demolish, as specified in the Building Official's report.
 - f. The Board shall specify the time limit within which the necessary action shall be started which shall not be less than ten (10) days or more than thirty (30) days after the order is issued by the Board, and the Board shall further specify a reasonable time limit within which the work

must be completed. The end result of the dispensation of any appeal before the Board shall be the satisfaction of all deficiencies recommended by the Building Official.

4. Notice of Hearing - Form and Contents. Notice of the hearing shall be given which shall set forth the street address and a legal description, sufficient for identification, of the premises upon which the building or structure is located. It shall contain a brief statement of the conditions mentioned in the report of the Building Official which shows probable cause to believe that the building or structure is a substandard building within the terms of Section 10 of this ordinance. It shall state the date, hour and place of the hearing and shall order all interested parties who desire to be heard on the matter to appear before the Board to show cause why the building or structure should not be ordered repaired, vacated and repaired, or demolished.
5. Notice of Hearing to be Posted. One copy of the notice shall be posted in a conspicuous place upon the building or structure involved.
6. Notice of Hearing - Property Owner to Receive Notice. The Building Official shall send one copy of the notice to the owner of record as shown on the books at the Tax Assessor's Office, Clark County, Nevada.
7. Notice of Hearing - Manner of Service. Service of such notice shall be by Certified Mail or personal service upon the owner of record. Such service shall be made upon said owner at his last known address, and if no such address can be ascertained, then each copy so mailed shall be addressed to each such person at the address of the building or structure involved in the proceedings.
8. Time of Posting and Service of Notice of Hearing. The notice of hearing shall be posted and served at least ten (10) days prior to the date set for hearing, exclusive of the day of service.
9. Standards for Repair, Vacation and Repair, or Demolition. The following standards shall be followed in substance by the Building

Official in recommending that the Board order the repair, vacation and repair, or demolition of any building or structure.

- a. If the substandard residential building can reasonably be repaired so that it will no longer exist in violation of the terms of this ordinance, it shall be ordered repaired.
- b. If the substandard residential building is in such condition as to make it dangerous to the health, morals, safety or general welfare of its occupants, it shall be ordered to be vacated and repaired.
- c. In any case where the cost of reconstruction of a dangerous, damaged or deteriorated building is in excess of fifty percent (50%) of the present-day value of the building, exclusive of lot, such building shall be made to conform to the requirements of the Uniform Building Code then in effect or demolished.
- d. In all cases where a substandard residential building cannot be repaired so that it will no longer exist in violation of the terms of this ordinance, it shall be vacated and demolished.
- e. In all cases where a substandard residential building is a health or fire hazard existing or erected in violation of the terms of this ordinance or any ordinance of this City, or statute of the State of Nevada, it shall be vacated and repaired, or demolished.
- f. An order to repair may be satisfied by demolition.

10. Board May Request Reports of Other Departments.

- a. Whenever in the course of any proceedings taken hereunder, the Board shall have cause to require additional evidence as to whether or not any building or structure is susceptible to fire to an extent appreciably in excess of that in the case of the average building or structure in the same locality, or needs additional evidence as to whether or not a residential building is in such condition as to be unusually detrimental to the health of the persons living

therein, in comparison with a dwelling constructed in accordance with the minimum requirements of the Housing Code of the City of Las Vegas, the Board may request that the same be inspected by the Fire Department or by the Health Department, as the case may be, or by both such departments.

- b. The department to which such request is directed shall cause the building or structure to be inspected with particular reference to the characteristics inquired about, and a report thereof in writing shall be transmitted to the Housing Advisory Board within five (5) days of the receipt of the request for such report. The report shall be considered along with other evidence at the hearing.

11. Order of Board - When to be Rendered. Within thirty (30) days after the conclusion of the hearing, the Board shall order the action taken as specified in the Building Official's report.

12. Contents of Order to Repair, Vacate and Repair or Demolish.

- a. The order shall set forth the street address of the building or structure and a legal description of the premises sufficient for identification. It shall contain a statement of the particulars which render the building or structure a sub-standard residential building and a statement of the things required to be done.
- b. The order shall specify the time within which the work required must be commenced which shall not be less than ten (10) days nor later than thirty (30) days after the issuance of the order, and the order shall further specify a reasonable time limit within which the work shall be completed.
- c. The time for completion may, by the Building Official, be extended for cause. This shall be in writing, upon the application of an interested party.

13. Order to Repair, Vacate and Repair or Demolish - Posted and Served.

A copy of the order to repair, vacate and repair, or demolish any

structure shall be posted in a conspicuous place upon the building, and shall be served in the manner above prescribed in the case of the Notice of Hearing, upon all persons to whom the Notice of Hearing is required to be served.

14. Violations - Penalties for Disregarding Order.

- a. The owner or other person having charge and control over any building or structure determined to be a substandard residential building who shall fail to comply with any order to repair, vacate and repair, or demolish said building shall be guilty of a misdemeanor.
- b. The occupant or lessee in possession who fails to comply with any order to vacate said building in accordance with any order given as provided for in this ordinance shall be guilty of a misdemeanor.
- c. Any person who removes any Notice or Order posted as required in this ordinance shall be guilty of a misdemeanor.

15. Failure to Comply with Order - Board of Commissioners May Sell, Repair or Demolish Building. Whenever an Order to repair, vacate and repair, or demolish any building or structure has not been complied with within the time set by the Board, or within such additional time as the Building Official may, for good cause, extend, the Board of Commissioners shall have the power, in addition to any other remedy herein provided, to:

- a. Cause the material of any such building or structure to be sold in any manner which the Board of Commissioners may determine upon; provided, however, that any such sale shall be upon the condition that the building or structure be forthwith demolished, the wreckage and debris thereof removed and the lot cleaned; the Board of Commissioners may sell any such building singly or otherwise, as the Board may find desirable in order to insure that the consideration obtained from one or any number of such

buildings shall be adequate to pay the cost of demolition and of cleaning the sites. Any surplus from the sale of any such building or structure, or group of buildings or structures, over and above the cost of demolition and of cleaning the sites shall be retained to be distributed to the parties or persons lawfully entitled thereto.

- b. Cause the building or structure to be repaired or demolished by such means as the Board of Commissioners may deem advisable. The cost thereof shall be paid from the "Repair and Demolition Fund" and assessed against the property upon which the particular building or structure is located. The assessment shall be a lien on the property concerned and said lien may be foreclosed in the same manner as other liens are enforced.
- c. Any work to be accomplished pursuant to this Section shall be performed in accordance with established practices of public work.

16. Board of Commissioners to Establish Repair and Demolition Fund.

- a. The Board of Commissioners shall establish a special fund in the budget of the City to be designated as a "Repair and Demolition Fund." Payments shall be made of said fund to defray the costs and expenses which may be incurred by the Department of Building and Safety in causing the necessary work of repair or demolition to substandard residential buildings.
- b. The Board of Commissioners may, at any time, transfer to such special fund, out of any money in the current expense fund, providing the Director of Finance shall state that such money is available and upon the concurrence of the City Manager, such sums as it may deem necessary in order to expedite the performance of the work of demolition or repair, and the sum so transferred shall be deemed a loan to said special fund and shall be repaid

out of the proceeds of the assessment provided for in the following section.

- c. All funds collected under the proceedings of Section 2(F) 15 b, either upon voluntary payments or as the result of the sale of property after delinquency, shall be paid when collected to the Director of Finance, who shall place the same in the "Repair and Demolition Fund."

17. Interference - Prohibited. It shall be unlawful for any person to obstruct, impede or interfere with any representative of the Board, or with the Inspector of any Department of the City, or with any person who owns or holds any estate or interest in any building or structure which has been ordered by the Board to be repaired, vacated and repaired, or demolished or removed, or with any person to whom such building or structure has been lawfully sold pursuant to the provisions of this ordinance whenever any such representative of the Board, inspector, purchaser or person having any interest or estate in such building or structure is engaged in repairing, vacating and repairing, or demolishing any such building or structure pursuant to the provisions of this ordinance, or in performing any necessary act preliminary to or incidental to such work, as authorized or directed pursuant hereto.

18. Liability of Officers or Employees of the City.

- a. No officer, agent or employee of the City of Las Vegas shall be personally liable for any damage incurred or alleged to be incurred as a result of any act required, permitted or authorized to be done or performed in the discharge of his duties pursuant to this ordinance.
- b. Any suit brought against any officer, agent or employee of the City of Las Vegas as a result of any act required, permitted or authorized in the discharge of his duties under this ordinance shall be defended by the City Attorney.

19. Duties of the City Attorney.

- a. Commence such legal proceedings as may be necessary to carry out the terms and provisions of this ordinance.

20. Repairs to be Made in Accordance with Building Regulations.

Nothing in this ordinance shall be deemed to permit or authorize any violations of the City of Las Vegas Building, Plumbing, Warm Air Heating or Electrical Codes and no repair, alteration or reconstruction shall be made except in the manner required by the provisions of said Codes or any other Codes dealing with the building construction trade, legally adopted and enforced in the City of Las Vegas.

21. Appeals to the Board of Commissioners. The owner, or holder of any mortgage or other lien or encumbrance of records, may appeal to the Board of Commissioners from any ruling of the Housing Advisory Board ordering a repair, vacation and repair or demolition of any dangerous building or substandard residential building, by filing with the Building Official within five (5) days from such ruling a written Notice of Appeal. Thereupon, the Building Official shall forthwith transmit to the Board of Commissioners all papers constituting the record upon which the action appealed from was taken; and in addition thereto, the Board of Commissioners may at its hearing receive such further evidence as seems to it to be relevant. After public hearing, the Board of Commissioners shall have the power to overrule or alter any such ruling of the Housing Advisory Board provided the Board of Commissioners vote in favor of such overruling or altering by a majority vote of its entire membership.

22. Board of Commissioners - Waiver of Certain Requirements. At the request of the Building Official the Board of Commissioners may waive certain requirements of the Housing Code that are of a minor nature and will not endanger life, limb, health, property, safety and welfare of the general public or the occupants of the building(s), provided, however, that all other requirements of the Housing Code are met.

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

Any person, firm or corporation violating any of the provisions of this Code shall be guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted. The imposition of any penalty for any violation shall not excuse the violation or permit it to continue, but each day of said violation shall constitute a separate offense.

4-5-3: PERMITS AND INSPECTIONS:

- (A) GENERAL: No person, firm or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure, or cause or permit the same to be done, without first obtaining a separate building permit for each such building or structure from the Building Official in the manner and according to the applicable conditions prescribed in Chapter 3 of the Uniform Building Code.
- (B) FEES: Whenever a building permit is required by Section 3 (A) of this Code, the appropriate fees shall be paid to the Building Official as set forth in Section 303 of the Uniform Building Code.
- (C) INSPECTION: All buildings or structures within the scope of this Code and all construction or work for which a permit is required shall be subject to inspection by the Building Official in accordance with and in the manner provided by this Code and Sections 304 and 305 of the Uniform Building Code.

4-5-4: DEFINITIONS:

- (A) GENERAL: For the purpose of this Code, certain abbreviations, terms, phrases, words and their derivatives shall be construed as specified in this Section. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine.

and the feminine the masculine. Terms, words, phrases and their derivatives used but not specifically defined in this Code shall have the meaning defined in Chapter 4 of the Uniform Building Code.

1. Apartment. Apartment shall mean a dwelling unit or an efficiency living unit as defined in this Code.
2. Apartment House. Apartment house is any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied as the home or residence of three or more families living independently of each other in dwelling units as defined in this Code.
3. Approved. See Section 402 of the Uniform Building Code.
4. Basement. Basement is that portion of a building between floor and ceiling, which is partly below and partly above grade (as defined in this Chapter), but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling. (See definition of "Story.")
5. Boarding House. Boarding house is a lodging house in which meals are provided.
6. Building. Building shall mean any building or structure, or portion thereof, which is used, or designed or intended to be used for human habitation, for living, sleeping, cooking or eating purposes or any combination thereof.
7. Building, Existing. Existing building is a building erected prior to the adoption of this Code, or one for which a legal building permit has been issued.
8. Building Official. Building Official means the Director of the Department of Building and Safety for the City of Las Vegas. Said Building Official shall administer and enforce this Code or shall designate an Urban Renewal Official to administer and enforce this Code.
9. Ceiling Height. Ceiling height shall be the clear vertical distance from the finished floor to the finished ceiling.

10. Cellar. Cellar is that portion of a building between floor and ceiling which is wholly or partly below grade (as defined in this Chapter) and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling. (See definition of "Story.")
11. Court. Court is an open, unoccupied space extending not more than twenty-four inches (24") below finish grade and bounded on two or more sides by the walls of the building. An inner court is a court entirely within the exterior walls of a building. All other courts are outer courts.
12. Dormitory. Dormitory is a room occupied by more than two guests.
13. Dwelling. Dwelling is any building or any portion thereof, which is not an "Apartment House," a "Lodging House," or a "Hotel" as defined in this Code, which contains one or two "Dwelling Units" or "Guest Rooms," used, intended or designed to be built, used, rented, leased, let or hired out to be occupied, or which are occupied for living purposes.
14. Dwelling Unit. Dwelling unit is a suite of two or more habitable rooms which are occupied or which are intended or designed to be occupied by one family with facilities for living, sleeping, cooking and dining.
15. Efficiency Living Unit. Efficiency living unit is any room having cooking facilities used for combined living, dining and sleeping purposes and meeting the requirements of Section 5 (B) 2, Exception.
16. Exit. Exit is a continuous and unobstructed means of egress to a public way, and shall include intervening doorways, corridors, ramps, stairways, smokeproof enclosures, horizontal exits, exit courts and yards.
17. Family. Family is an individual or two or more persons related by blood or marriage, or a group of not more than five persons (excluding servants), who need not be related by blood or marriage living together in a dwelling unit.

18. Grade (ground level). Grade (ground level) is the average of the finished ground level at the center of all walls of a building. In case walls are parallel to and within five feet (5') of a sidewalk, the above ground level shall be measured at the sidewalk.
19. Guest. Guest is any person hiring or occupying a room for living or sleeping purposes.
20. Guest Room. Guest room is any room or rooms used, or intended to be used, by a guest for sleeping purposes. Every one hundred square feet (100 sq. ft.) of superficial floor area in a dormitory is a guest room.
21. Habitable Room. Habitable room shall mean any room meeting the requirements of this Code for sleeping, living, cooking or dining purposes, excluding such enclosed places as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms and similar spaces.
22. Health Officer. Health officer shall be the legally designated head or duly authorized representative of the Department of Health of Clark County, Nevada.
23. Hot Water. Hot water shall be water at a temperature of not less than 120° F.
24. Hotel. Hotel is any building containing six or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests, whether rent is paid in money, goods, labor or otherwise. It does not include any jail, hospital, asylum, sanitarium, orphanage, prison, detention home or other institution in which human beings are housed and detained under legal restraint.
25. Interior lot. Interior lot is a lot other than a corner lot.
26. Kitchen. Kitchen shall mean a room used or designed to be used for the preparation of food.
27. Lodging House. Lodging house is any building, or portion thereof, other than a hotel, containing not more than five guest rooms which

are used by not more than five guests where rent is paid in money, goods, labor or otherwise. A lodging house shall comply with all of the requirements of this Code for dwellings.

28. Nuisance. The following shall be defined as nuisances:

- a. Any public nuisance known at common law or in equity jurisprudence.
- b. Any attractive nuisance which may prove detrimental to children whether in a building, on the premises, or upon an unoccupied lot. This includes any abandoned wells, shafts, basements or excavations; abandoned refrigerators and motor vehicles; or any structurally unsound fences or structures; or any lumber, trash, fences, debris or vegetation which may prove a hazard for inquisitive minors.
- c. Whatever is dangerous to human life or is detrimental to health, as determined by the Health Officer.
- d. Overcrowding a room with occupants.
- e. Insufficient ventilation or illumination.
- f. Inadequate or unsanitary sewerage or plumbing facilities.
- g. Uncleanliness, as determined by the Health Officer.
- h. Whatever renders air, food or drink unwholesome or detrimental to the health of human beings, as determined by the Health Officer.

29. Occupied Space. The total area of all buildings or structures on any lot or parcel of ground projected on a horizontal plane excluding permitted projections as allowed by this Code.

30. Rooming House. See Lodging house.

31. Story. Story is that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement or cellar is more than six feet (6') above grade, such

basement or cellar shall be considered a story.

32. Substandard Building. (see Section 10.)

33. Superficial Floor Area. Superficial floor area shall mean that net floor area within the enclosing walls of the room in which the ceiling height is not less than five feet (5'), excluding built-in equipment such as wardrobes, cabinets, kitchen units or fixtures.

34. Uniform Building Code. Uniform Building Code shall mean the Uniform Building Code, Volume I, 1961 Edition, published by the International Conference of Building Officials.

35. Used. Used shall mean used or designed or intended to be used.

36. Vent Shaft. Vent Shaft is a court used only to ventilate or light a water closet, bath, toilet or utility room or other service room.

37. Window. Window shall mean a glazed opening, including glazed doors, which open upon a yard, court or recess from a court, or a vent shaft open and unobstructed to the sky.

38. Yard. Yard is an open, unoccupied space, other than a court, unobstructed from the ground to the sky, except where specifically provided by this Code, on the lot on which a building is situated.

4-5-5: SPACE AND OCCUPANCY STANDARDS:

(A) ACCESS TO PUBLIC PROPERTY: All buildings shall be located with respect to property lines and to other buildings on the same property as required by Section 504 and Table No. 5-A of the Uniform Building Code. Each dwelling unit and each guest room in a dwelling or a lodging house shall have access to a passageway, not less than three feet (3') in width, leading to a public street or alley. Each apartment house or hotel shall have access to a public street by means of a passageway not less than five feet (5') in width.

(B) ROOM DIMENSIONS:

1. Ceiling Height. Habitable rooms and service rooms in all occupancies shall have a ceiling height of not less than seven feet six inches (7'6"). In rooms with sloping ceilings, the required ceiling height shall be provided in at least 50 percent of the room

and no portion of any room having a ceiling height of less than five feet (5') shall be considered as contributing to the minimum areas required by Subsection (2) of this Section.

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

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

EXCEPTION: Nothing in this Section shall prohibit the use of an efficiency living unit meeting the following requirements:

- a. Such efficiency living unit shall have a living room of not less than two hundred twenty square feet (220 sq. ft.) of superficial floor area. An additional one hundred square feet (100 sq. ft.) of superficial floor area shall be provided for each occupant of such unit in excess of two (2).
- b. Entry from the public space to the living room shall be through a foyer.
- c. Such efficiency living unit shall be provided with a separate dressing closet of such size as to provide for adequate circulation and storage.
- d. Such efficiency living unit shall be provided with a kitchenette not less than three feet by five feet (3'x5') in size. Such kitchenette shall be accessible from the living room or foyer only; shall be enclosed by a door or doors; shall be equipped with a tenant-operated electric

exhaust fan connected to the outside air; and shall be equipped and arranged for complete kitchen use.

- e. Such efficiency living unit shall be provided with a separate bathroom meeting the requirements of this Code. Such bathroom shall be accessible from the foyer or dressing closet only.

- 3. Width. No habitable room shall be less than seven feet (7') in any dimension and no water closet space less than thirty inches (30") in width and there shall be not less than two feet six inches (2'6") clear space in front of each water closet.

(C) LIGHT AND VENTILATION:

- 1. Habitable Rooms. Every habitable room shall have an aggregate window area of not less than one-eighth of the floor area or twelve square feet (12 sq. ft.), whichever is greater.
- 2. Other Rooms. Every bathroom, toilet room and similar room shall have an aggregate window area of not less than three square feet (3 sq. ft.).
- 3. Porches. Required windows shall open on a street, yard or court either directly or through a porch having a minimum clear height of not less than seven feet (7'). Such porch shall be at least fifty percent (50%) open on at least one side or on both ends.
- 4. Vent Shaft. A required window in a service room may open into a vent shaft which is open and unobstructed to the sky and not less than four feet (4') in least dimension. No vent shaft shall extend through more than two stories.
- 5. Openable Window Area. One-half of the required window area in all rooms shall be openable.
- 6. Hallways. All public hallways, stairs and other exit ways shall be adequately lighted at all times in accordance with Section 3312 (a) of the Uniform Building Code.
- 7. Mechanical Ventilation. An approved system of mechanical ventilation and artificial light may be used in lieu of the windows required by this Section in bathrooms, toilet rooms and similar rooms.

Where a mechanical ventilation system is used, it shall be capable of producing a change of air every five minutes and shall be connected directly to the outside.

Toilet compartments and bathrooms ventilated in accordance with this Subsection may be provided with artificial light.

(D) SANITATION:

1. Dwelling Units. Every dwelling unit shall be provided with a water closet, a lavatory and a bathtub or shower.
2. Hotels. Where private water closets, lavatories and baths are not provided, there shall be provided on each floor for each sex at least one water closet and lavatory and one bath accessible from a public hallway. Additional water closets, lavatories and baths shall be provided on each floor for each sex at the rate of one for every additional ten guests, or fractional number thereof, in excess of ten. Such facilities shall be clearly marked for "Men" or "Women."
3. Kitchen. Each dwelling unit shall be provided with a kitchen. Every kitchen shall be provided with a kitchen sink. No wooden sink or sink of similarly absorbent material shall be permitted.
4. Fixtures. All plumbing fixtures shall be connected to a sanitary sewer or to an approved private sewage disposal system. All plumbing fixtures shall be connected to an approved system of water supply and provided with hot and cold running water, except water closets shall be provided with cold water only.

All plumbing fixtures shall be of an approved glazed earthenware type or of a similarly non-absorbent material.

5. Water Closet Compartments. Walls and floors of water closet compartments except in dwellings shall be finished in accordance with Section 1711 of the Uniform Building Code. Water closet compartments in dwellings shall be finished with approved non-absorbent materials.
6. Room Separations. No room used for the preparation of food shall be used for sleeping purposes and no room housing a water closet shall open directly into any room used for the preparation of food.

7. Installation and Maintenance. All sanitary facilities shall be installed and maintained in safe and sanitary condition and in accordance with all applicable laws.

Every water closet, bathtub or shower required by this Code shall be installed in a room which will afford privacy to the occupant.

4-5-6: STRUCTURAL REQUIREMENTS:

(A) GENERAL:

1. General. Buildings or structures may be of any type of construction permitted by the Uniform Building Code. Roofs, floors, walls, foundations and all other structural components of buildings shall be capable of resisting any and all forces and loads to which they may be subjected. All structural elements shall be proportioned and joined in accordance with limitations and design criteria as specified in the appropriate sections of the Uniform Building Code. Buildings of every permitted type of construction shall comply with the applicable requirements of the Uniform Building Code.
2. Shelter. Every building shall be weather protected so as to provide shelter for the occupants against the elements and to exclude dampness.
3. Protection of Materials. All wood shall be protected against termite damage and decay as provided in the Uniform Building Code.

4-5-7: MECHANICAL REQUIREMENTS:

(A) HEATING AND VENTILATION:

1. Heating. Every dwelling unit and guest room shall be provided with heating facilities capable of maintaining a room temperature of 70° F at a point three feet (3') above the floor in all habitable rooms. Such facilities shall be installed and maintained in a safe condition and in accordance with Chapters 37 and 51 of the Uniform Building Code and all other applicable laws. No unvented or open flame gas heater shall be permitted. All heating devices or appliances shall be of an approved type.

2. Electrical Equipment. All electrical equipment, wiring and appliances shall be installed and maintained in a safe manner in accordance with all applicable laws. All electrical equipment shall be of an approved type.

Where there is electrical power available within three hundred feet (300') of the premises of any building, such building shall be connected to such electrical power. Every habitable room shall contain at least two supplied electric convenience outlets or one such convenience outlet and one supplied electric light fixture. Every water closet compartment, bathroom, laundry room, furnace room and public hallway shall contain at least one supplied electric light fixture.

3. Ventilation. Ventilation for rooms and areas and for fuel-burning appliances shall be provided as required in Chapter 51 of the Uniform Building Code and in this Code. Ventilating equipment shall be of approved types, installed and maintained in a safe manner and in accordance with Chapter 37 of the Uniform Building Code and all other applicable laws. Where mechanical ventilation is provided in lieu of the natural ventilation required by Section 5 (C) of this Code, such mechanical ventilating system shall be maintained in operation during the occupancy of any building or portion thereof.

4-5-8: EXITS:

- (A) GENERAL: Every dwelling unit or guest room shall have access directly to the outside or to a public corridor. All buildings or portions thereof shall be provided with exits, exitways, and appurtenances as required by Chapter 33 of the Uniform Building Code.

4-5-9: FIRE PROTECTION:

- (A) GENERAL: All buildings or portions thereof shall be provided with the degree of fire-resistive construction as required by the Uniform Building Code for the appropriate occupancy, type of construction and location on property or in fire zone; and shall be provided with the appropriate fire

extinguishing systems or equipment required by Chapter 38 of the Uniform Building Code.

4-5-10: SUBSTANDARD BUILDINGS:

(A) DEFINITION:

1. General. Any building or portion thereof including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:
2. Inadequate Sanitation. This shall include, but not be limited to, the following:
 - a. Lack of or improper water closet, lavatory, bathtub or shower in a dwelling unit.
 - b. Lack of or improper water closets, lavatories and bathtubs or showers per number of guests in a hotel.
 - c. Lack of or improper kitchen sink.
 - d. Lack of hot and cold running water to plumbing fixtures in a hotel.
 - e. Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
 - f. Lack of adequate heating facilities.
 - g. Lack of or improper operation of required ventilating equipment.
 - h. Lack of minimum amounts of natural light and ventilation required by this Code.
 - i. Room and space dimensions less than required by this Code.
 - j. Lack of required electrical lighting.
 - k. Dampness of habitable rooms.
 - l. Infestation of insects, vermin or rodents as determined by the Health Officer.
 - m. General dilapidation or improper maintenance.
 - n. Lack of connection to required sewage disposal system.

- c. Lack of adequate garbage and rubbish storage and removal facilities as determined by the Health Officer.
3. Structural Hazards. These shall include but not be limited to the following:
 - a. Deteriorated or inadequate foundations.
 - b. Defective or deteriorated flooring or floor supports.
 - c. Flooring or floor supports of insufficient size to carry imposed loads with safety.
 - d. Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.
 - e. Members of wall, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety.
 - f. Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration.
 - g. Members of ceilings, roofs, ceiling and roof supports or other horizontal members that are of insufficient size to carry imposed loads with safety.
 - h. Fireplaces or chimneys which list, bulge or settle due to defective material or deterioration.
 - i. Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.
4. Nuisance. Any nuisance as defined in this Code.
5. Hazardous Wiring. All wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.
6. Hazardous Plumbing. All plumbing except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and which is free of cross connections and siphonage between fixtures.

7. Hazardous Mechanical Equipment. All mechanical equipment, including vents, except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good and safe condition.
8. Faulty Weather Protection. This shall include but not be limited to the following:
 - a. Deteriorated, crumbling or loose plaster.
 - b. Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows or doors.
 - c. Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.
 - d. Broken, rotted, split or buckled exterior wall coverings or roof coverings.
9. Fire Hazard. Any building or portion thereof, device, apparatus, equipment, combustible waste or vegetation, which, in the opinion of the Chief of the Fire Department or his deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.
10. Faulty Materials of Construction. All materials of construction except those which are specifically allowed or approved by this Code and the Uniform Building Code, and which have been adequately maintained in good and safe condition.
11. Hazardous or Unsanitary Premises. Those premises on which an accumulation of weeds, vegetations, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions constitute fire, health or safety hazards.
12. Inadequate Maintenance. Any building or portion thereof which is determined to be an unsafe building in accordance with Section 203 of the Uniform Building Code.

13. Inadequate Exits. All buildings or portions thereof not provided with adequate exit facilities as required by this Code except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and which have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition or any change in occupancy.

When an unsafe condition exists through lack of, or improper location of exits, additional exits may be required to be installed.

14. Inadequate Fire-protection and Fire-fighting Equipment. All buildings or portions thereof which are not provided with the fire-resistive construction of fire-extinguishing systems or equipment required by this Code, except those buildings or portions thereof which conformed with all applicable laws at the time of their constructions and whose fire-resistive integrity and fire-extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition or any change in occupancy.
15. Improper Occupancy. All buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

(B) DEMOLITION PROCEDURE:

1. General. Whenever the Building Official determines by inspection that any existing building or portion thereof is substandard, he shall order the building or portion thereof vacated and shall institute proceedings to effect the repair or rehabilitation of the building or portion thereof. If such repair or rehabilitation is impractical, he shall then order such building or portion thereof removed or demolished. The owner or other person affected shall then have the right to appeal to the Board of Appeals for investigation and review of the Building Official's determination.
2. Notice to Owner. The Building Official shall give notice to the owner, or other responsible person, in accordance with the procedure specified in Section 203 (b) of the Uniform Building Code.

3. Procedure. Any building or portion thereof found to be substandard as defined in Section 10 of this Code shall be repaired, rehabilitated, demolished or removed in accordance with the procedure specified in Section 203 of the Uniform Building Code.

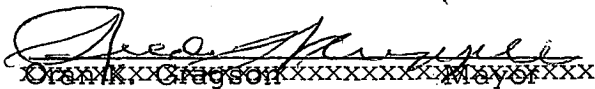
SECTION 2. All ordinances or parts of ordinances in conflict herewith, except as are specifically mentioned in Section 1(B) hereof, are hereby repealed, but it is specifically provided that neither this ordinance nor any repeal hereby provided shall in any way affect the prosecution for the violation of any ordinance heretofore passed, or pending, at the time of the adoption of this ordinance.

SECTION 3. If any section, sub-section, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance.

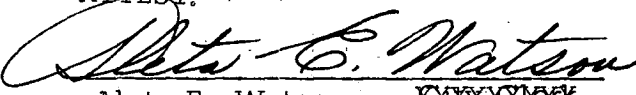
SECTION 4. This ordinance shall be in effect from and after its passage and adoption as provided in Chapter II, Section 30 of the Charter of the City of Las Vegas, Nevada.

PASSED, ADOPTED AND APPROVED this 16th day of November, 1966.

APPROVED:


~~Frank Gragson~~ Mayor
REED WHIPPLE, MAYOR PRO TEM

ATTEST:

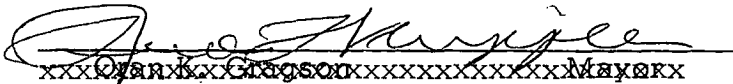

Aleta E. Watson ~~City Clerk~~
Assistant City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 5th day of October, 1966, and referred to the following committee composed of Commissioners Mirabelli and Stewart for recommendation; thereafter the said committee reported favorably on said ordinance on the 16th day of November, 1966, 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 first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Stewart, Mirabelli, Fountain and Mayor Pro Tem Whipple

VOTING "NAY": None ABSENT: Mayor Gragson (Excused)

APPROVED:


~~Frank Gragson~~ Mayor
REED WHIPPLE, MAYOR PRO TEM

ATTEST:


Aleta E. Watson ~~City Clerk~~
Assistant City Clerk

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA,)
COUNTY OF CLARK,) SS

LOUIE MURATORE, being first duly sworn,
deposes and says that he is foreman 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 TWO (2) insertions from
NOVEMBER 22, 1966 to NOVEMBER 29, 1966
inclusive, being the issue of said newspaper for the
following dates, to wit:

NOVEMBER 22, 29, 1966

That said newspaper was regularly issued and circu-
lated on each of the dates above named.

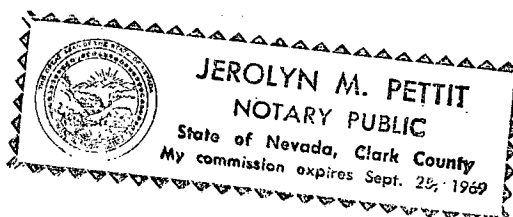
SIGNED

L. Muratore
LOUIE MURATORE

Subscribed and sworn to before me this 29th day
of NOVEMBER, 19 66.

Jerolyn M. Pettit
NOTARY PUBLIC, IN AND FOR
CLARK COUNTY, NEVADA

My commission expires
September 28, 1969.



ORDINANCE NO. 1260

AN ORDINANCE TO AMEND TITLE IV, CHAPTER 5, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, ESTABLISHING MINIMUM HOUSING REQUIREMENTS FOR THE PROTECTION OF LIFE, LIMB, HEALTH, PROPERTY, SAFETY AND WELFARE OF THE GENERAL PUBLIC AND THE OWNERS AND OCCUPANTS OF RESIDENTIAL BUILDINGS; PROVIDING FOR ENFORCEMENT OF ITS PROVISIONS; PROVIDING FOR PERMITS AND INSPECTIONS; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith.

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

SECTION 1. Title IV, Chapter 5, of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended to read as follows:

4-5-1: TITLE AND SCOPE:

(A) TITLE: This Ordinance shall be known as the "HOUSING CODE," may be cited as such, and will be referred to herein as "this Code."

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

(C) PURPOSE: The purpose of this Code is to provide minimum requirements for the protection of life, limb, health, property, safety and welfare of the general public and the owners and occupants of residential buildings.

(D) SCOPE:

1. Application. The provisions of this Code shall apply to all buildings or portions thereof used, as designed or intended to be used, for human habitation. Such occupancies in existing buildings may be continued as provided in Section 104 (g) of the Uniform Building Code, except such structures as are found to be substandard as defined in this Code.

Where any building or portion thereof is used or intended to be used as a combination apartment house-hotel, the provisions of this Code shall apply to the separate portions as if they were separate buildings.

Every rooming house or lodging house shall comply with all the requirements of this Code for dwellings.

2. Alteration. Existing buildings which are altered or enlarged shall be made to conform to this Code insofar as the new work is concerned and in accordance with Sections 104 (a), (b), (c), (d) and (e) of the Uniform Building Code.

3. Relocation. Existing buildings which are moved or relocated shall be considered as new buildings and shall comply with all the requirements of this Code.

4-5-2: ENFORCEMENT:

(A) AUTHORITY: The Building Official is hereby authorized and directed to administer and enforce all of the provisions of this Code.

(B) RIGHT OF ENTRY: Upon presentation of proper credentials, a building official or his duly authorized representatives may enter at reasonable times any building, structure or premises in the City to perform any duty imposed upon him by this Code.

(C) RESPONSIBILITIES DEFINED:

Every owner remains liable for violations of duties imposed upon him by this Code even though an obligation is also imposed on the occupants of his building, and even though the owner has, by agreement, imposed on the occupant the duty of furnishing required equipment or of complying with this Code.

Every owner, or his agent, in addition to being responsible for maintaining his building in a sound structural condition, shall be responsible for keeping that part of the building or premises which he occupies or controls in a clean, sanitary and safe condition including the shared or public areas in a building containing two or more dwelling units.

Every owner shall, where required by this Code, the health ordinance or the Health Officer, furnish and maintain such approved sanitary facilities as required, and shall furnish and maintain approved devices, equipment or facilities for the prevention of insect and rodent infestation, and where infestation has taken place, shall be responsible for the extermination of any insects, rodents or other pests when such extermination is not specifically made the responsibility of the occupant by law and ruling.

Every occupant shall, where required in addition to being responsible for keeping in a clean, sanitary and safe condition that part of the dwelling or dwelling unit or premises which he occupies and controls, shall dispose of all his rubbish, garbage and other organic waste in a manner required by the health ordinance and approved by the Health Officer.

Every occupant shall, where required by this Code, the health ordinance or the Health Officer, furnish and maintain approved devices, equipment or facilities necessary to keep his premises safe and sanitary.

(D) REFUSAL OF ENTRY: Any person who refuses entry pursuant to this Section shall be guilty of a misdemeanor.

(E) SUBSTANDARD BUILDINGS: All buildings or portions thereof which are determined to be substandard as defined in this Code are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure specified in Section 203 of the Uniform Building Code.

(F) HOUSING ADVISORY BOARD:

1. In order to provide for reasonable interpretation of the provisions of this Code, there is hereby created a Housing Advisory Board, consisting of five (5) members. The building official shall act as Secretary for the Board. The Housing Advisory Board shall be appointed by the Board of City Commissioners and shall hold office for a term of three (3) years and shall adopt reasonable rules and regulations for conducting its business and shall render all decisions and findings in writing to the Building Official with a duplicate copy to the appellant.

2. Failure to comply with Notice to Repair or Demolish. Whenever an owner, person in charge or occupant fails to comply with proper written notice to repair, vacate and repair or demolish any substandard building as defined in Section 10 of this ordinance, a report containing all pertinent facts will be transmitted to the Board.

3. Hearing on Report. The Housing Advisory Board shall have the following duties and responsibilities:

a. At the request of the aggrieved person, hold a hearing upon the report of the Building Official and hear and consider evidence offered by the owner, occupant or person in charge and control, mortgagee, lessee, or any other person having any estate or interest in said building or structure, pertaining to the matter set forth in the report.

b. A hearing may be held at the request of the Building Official.

c. The Board shall conduct a hearing on any proposed condemnation at the request of the owner, person in charge or occupant.

d. The Board shall accept the report of the Building Official as to whether a building or structure is dangerous or substandard, unless substantial new evidence is offered, in which case the Board may order further inspections of the property in question.

e. After the report of the Building Official is accepted, the Board shall order that one of the following actions

Legal Notices

be taken: repair, vacate and repair, or demolish, as specified in the Building Official's report.

f. The Board shall specify the time limit within which the necessary action shall be started which shall not be less than ten (10) days or more than thirty (30) days after the order is issued by the Board, and the Board shall further specify a reasonable time limit within which the work must be completed. The end result of the disposition of any appeal before the Board shall be the satisfaction of all deficiencies recommended by the Building Official.

4. Notice of Hearing - Form and Contents. Notice of the hearing shall be given which shall set forth the street address and a legal description, sufficient for identification, of the premises upon which the building or structure is located. It shall contain a brief statement of the conditions mentioned in the report of the Building Official which shows probable cause to believe that the building or structure is a substandard building within the terms of Section 10 of this ordinance. It shall state the date, hour and place of the hearing and shall order all interested parties who desire to be heard on the matter to appear before the Board to show cause why the building or structure should not be ordered repaired, vacated and repaired, or demolished.

5. Notice of Hearing to be Posted. One copy of the notice shall be posted in a conspicuous place upon the building or structure involved.

6. Notice of Hearing - Property Owner to Receive Notice. The Building Official shall send one copy of the notice to the owner of record as shown on the books at the Tax Assessor's Office, Clark County, Nevada.

7. Notice of Hearing - Manner of Service. Service of such notice shall be by Certified Mail or personal service upon the owner of record. Such service shall be made upon said owner at his last known address, and if no such address can be ascertained, then each copy so mailed shall be addressed to each such person at the address of the building or structure involved in the proceedings.

8. Time of Posting and Serving of Notice of Hearing. The notice of hearing shall be posted and served at least ten (10) days prior to the date set for hearing, exclusive of the day of service.

9. Standards for Repair, Vacation and Repair, or Demolition. The following standards shall be followed in substance by the Building Official in recommending that the Board order the repair, vacation and repair, or demolition of any building or structure.

a. If the substandard residential building can reasonably be repaired so that it will no longer exist in violation of the terms of this ordinance, it shall be ordered repaired.

b. If the substandard residential building is in such condition as to make it dangerous to the health, morals, safety or general welfare of its occupants, it shall be ordered to be vacated and repaired.

c. In any case where the cost of reconstruction of a dangerous, damaged or deteriorated building is in excess of fifty percent (50%) of the present-day value of the building, exclusive of lot, such building shall be made to conform to the requirements of the Uniform Building Code then in effect or demolished.

d. In all cases where a substandard residential building cannot be repaired so that it will no longer exist in violation of the terms of this ordinance, it shall be vacated and demolished.

e. In all cases where a substandard residential building is a health or fire hazard existing or erected in violation of the terms of this ordinance or any ordinance of this City, or statute of the State of Nevada, it shall be vacated and repaired, or demolished.

f. An order to repair may be satisfied by demolition.

10. Board May Request Reports of Other Departments.

a. Whenever in the course of any proceedings taken hereunder, the Board shall have cause to require additional evidence as to whether or not any building or structure is susceptible to fire to an extent appreciably in excess of that in the case of the average building or structure in the same locality, or needs additional evidence as to whether or not a residential building is in such condition as to be unusually detrimental to the health of the persons living therein, in comparison with a dwelling constructed in accordance with the minimum requirements of the Housing Code of the City of Las Vegas, the Board may request that the same be inspected by the Fire Department or by the Health Department, as the case may be, or by both such departments.

b. The department to which such request is directed shall cause the building or structure to be inspected with particular reference to the characteristics inquired about, and a report thereof in writing shall be transmitted to the Housing Advisory Board within five (5) days of the receipt of the request for such report. The report shall be considered along with other evidence at the hearing.

11. Order of Board - When to be Rendered. Within thirty (30) days after the conclusion of the hearing, the Board shall order the action taken as specified in the Building Official's report.

12. Contents of Order to Repair, Vacate and Repair or Demolish.

a. The order shall set forth the street address of the building or structure and a legal description of the premises sufficient for identification. It shall contain a statement of the particulars which render the building or structure a substandard residential building and a statement of the things required to be done.

b. The order shall specify the time within which the work required must be commenced which shall not be less than ten (10) days nor later than thirty (30) days after the issuance of the order, and the order shall further specify a reasonable time limit within which the work shall be completed.

c. The time for completion may, by the Building Official, be extended for cause. This shall be in writing, upon the application of an interested party.

13. Order to Repair, Vacate and Served. A copy of the order to repair, vacate and repair, or demolish any structure shall be posted in a conspicuous place upon the building, and shall be served in the manner above prescribed in the case of the Notice of Hearing, upon all persons to whom the Notice of Hearing is required to be served.

14. Violations - Penalties for Disregarding Order.

a. The owner or other person having charge and control over any building or structure determined to be a substandard residential building who shall fail to comply with any order to repair, vacate and repair, or demolish said building shall be guilty of a misdemeanor.

b. The occupant or lessee in possession who fails to comply with any order to vacate said building in accordance with any order given as provided for in this ordinance shall be guilty of a misdemeanor.

c. Any person who removes any Notice or Order posted as required in this ordinance shall be guilty of a misdemeanor.

15. Failure to Comply with Order - Board of Commissioners May Sell, Repair or Demolish Building. Whenever an Order to repair, vacate and repair, or demolish any building or structure has not been complied with within the time set by the Board, or within such additional time as the Building Official may, for good cause, extend, the Board of Commissioners shall have the power, in addition to any other remedy herein provided, to:

a. Cause the material of any such building or structure to be sold in any manner which the Board of Commissioners may determine upon; provided, however, that any such sale shall be upon the condition that the building or structure be forthwith demolished, the wreckage and debris thereof removed and the lot cleaned; the Board of Commissioners may sell any such building singly or otherwise, as the Board may find desirable in order to insure that the consideration obtained from one or any number of such buildings shall be adequate to pay the cost of demolition and of cleaning the sites. Any surplus from the sale of any such building or structure, or group of buildings or structures, over and above the cost of demolition and of cleaning the sites shall be retained to be distributed to the parties or persons lawfully entitled thereto.

b. Cause the building or structure to be repaired or demolished by such means as the Board of Commissioners may deem advisable. The cost thereof shall be paid from the "Repair and Demolition Fund" and assessed against the property upon which the particular building or structure is located. The assessment shall be a lien on the property concerned and said lien may be foreclosed in the same manner as other liens are enforced.

c. Any work to be accomplished pursuant to this Section shall be performed in accordance with established practices of public work.

16. Board of Commissioners to Establish Repair and Demolition Fund.

a. The Board of Commissioners shall establish a special fund in the budget of the City to be designated as a "Repair and Demolition Fund." Payments shall be made of said fund to defray the costs and expenses which may be incurred by the Department or Building and Safety in causing the necessary work of repair or demolition to substandard residential buildings.

b. The Board of Commissioners may, at any time, transfer to such special fund, out of any money in the current expense fund, providing the Director of Finance shall state that such money is available and upon the concurrence of the City Manager, such sums as it may deem necessary in order to expedite the performance of the work of demolition or repair, and the sum so transferred shall be deemed a loan to said special fund and shall be repaid out of the proceeds of the assessment provided for in the following section.

c. All funds collected under the proceedings of Section 2 (F) 15b, either upon voluntary payments or as the result of the sale of property after delinquency, shall be paid when collected to the Director of Finance, who shall place the same in the "Repair and Demolition Fund."

17. Interference - Prohibited. It shall be unlawful for any person to obstruct, impede or interfere with any representative of the Board, or with the Inspector of any Department of the City, or with any person who owns or holds any estate or interest in any building or structure which has been ordered by the Board to be repaired, vacated and repaired, or demolished or removed, or with any person to whom such building or structure has been lawfully sold pursuant to the provisions of this ordinance whenever any such representative of the Board, Inspector, purchaser or person having any interest or estate in such building or structure is engaged in repairing, vacating and repairing, or demolishing any such building or structure pursuant to the provisions of this ordinance, or in performing any necessary act preliminary to or incidental to such work, as authorized or directed pursuant hereto.

18. Liability of Officers or Employees of the City.

a. No officer, agent or employee of the City of Las Vegas shall be personally liable for any damage incurred or alleged to be incurred as a result of any act required, permitted or authorized to be done or performed in the discharge of his duties pursuant to this ordinance.

b. Any suit brought against any officer, agent or employee of the City of Las Vegas as a result of any act required, permitted or authorized in the discharge of his duties under this ordinance shall be defended by the City Attorney.

19. Duties of the City Attorney.

a. Commence such legal proceedings as may be necessary to carry out the terms and provisions of this ordinance.

20. Repairs to be Made in Accordance with Building Regulations.

Nothing in this ordinance shall be deemed to permit or authorize any violations of the City of Las Vegas Building, Plumbing, Warm Air Heating or Electrical Codes and no repair, alteration or reconstruction shall be made except in the manner required by the provisions of said Codes or any other Codes dealing with the building construction trade, legally adopted and enforced in the City of Las Vegas.

21. Appeals to the Board of Commissioners. The owner, or holder of any mortgage or other lien or encumbrance of records, may appeal to the Board of Commissioners from any ruling of the Housing Advisory Board ordering a repair, vacation and repair or demolition of any dangerous building or substandard residential building, by filing with the Building Official within five (5) days from such ruling a written Notice of Appeal. Thereupon, the Building Official shall forthwith transmit to the Board of Commissioners all papers constituting the record upon which the action appealed from was taken; and in addition thereto, the Board of Commissioners may at its hearing receive such further evidence as seems to it to be relevant. After public hearing, the Board of Commissioners shall have the power to overrule or alter any such ruling of the Housing Advisory Board provided the Board of Commissioners vote in favor of such overruling or altering by a majority vote of its entire membership.

22. Board of Commissioners - Waiver of Certain Requirements. At the request of the Building Official the Board of Commissioners may waive certain requirements of the Housing Code that are of a minor nature and will not endanger life, limb, health, property, safety and welfare of the general public or the occupants of the building (s), provided, however that all other requirements of the Housing Code are met.

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

Any person, firm or corporation violating any of the provisions of this Code shall be guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted. The imposition of any penalty for any violation shall not excuse the violation or permit it to continue, but each day of said violation shall constitute a separate offense.

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fance from grade to ceiling. (See definition of "Story.")

11. Court. Court is an open, unoccupied space extending not more than twenty-four inches (24") below finish grade and bounded on two or more sides by the walls of the building. An inner court is a court entirely within the exterior walls of a building. All other courts are outer courts.

12. Dormitory. Dormitory is a room occupied by more than two guests.

13. Dwelling. Dwelling is any building or any portion thereof, which is not an "Apartment House," a "Lodging House," or a "Hotel," as defined in this Code, which contains one or two "Dwelling Units" or "Guest Rooms," used, intended or designed to be built, used, rented, leased, let or hired out to be occupied, or which are occupied for living purposes.

14. Dwelling Unit. Dwelling unit is a suite of two or more habitable rooms which are occupied or which are intended or designed to be occupied by one family with facilities for living, sleeping, cooking and dining.

15. Efficiency Living Unit. Efficiency living unit is any room having cooking facilities used for combined living, dining and sleeping purposes and meeting the requirements of Section 5 (B) 2, Exception.

16. Exit. Exit is a continuous and unobstructed means of egress to a public way and shall include intervening doorways, corridors, ramps, stairways, smokeproof enclosures, horizontal exits, exit courts and yards.

17. Family. Family is an individual or two or more persons related by blood or marriage, or a group of not more than five persons (excluding servants), who need not be related by blood or marriage living together in a dwelling unit.

18. Grade (ground level). Grade (ground level) is the average of the finished ground level at the center of all walls of a building. In case walls are parallel to and within five feet (5') of a sidewalk, the above ground-level shall be measured at the sidewalk.

19. Guest. Guest is any person living or occupying a room for living or sleeping purposes.

20. Guest Room. Guest room is any room or rooms used, or intended to be used, by a guest for sleeping purposes. Every one hundred square feet (100 sq. ft.) of superficial floor area in a dormitory is a guest room.

21. Habitable Room. Habitable room shall mean any room meeting the requirements of this Code for sleeping, living, cooking or dining purposes, excluding such enclosed places as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms, and similar spaces.

22. Health Officer. Health Officer shall be the legally designated head or duly authorized representative of the Department of Health of Clark County, Nevada.

23. Hot Water. Hot water shall be water at a temperature of not less than 120 degrees F.

24. Hotel. Hotel is any building containing six or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests, whether rent is paid in money, goods, labor or otherwise. It does not include any jail, hospital, asylum, sanitarium, orphanage, prison, detention home, or other institution in which human beings are housed and detained under legal restraint.

25. Interior lot. Interior lot is a lot other than a corner lot.

26. Kitchen. Kitchen shall mean a room used or designed to be used for the preparation of food.

27. Lodging House. Lodging house is any building, or portion thereof, other than a hotel, containing not more than five guest rooms which are used by not more than five guests where rent is paid in money, goods, labor or otherwise. A lodging house shall comply with all of the requirements of this Code for dwellings.

28. Nuisance. The following shall be defined as nuisances:

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

c. Whatever is dangerous to human life or is detrimental to health, as determined by the Health Officer.

d. Overcrowding a room with occupants.
e. Insufficient ventilation or illumination.

f. Inadequate or unsanitary sewerage or plumbing facilities.

g. Uncleanliness, as determined by the Health Officer.

h. Whatever renders air, food or drink unwholesome or detrimental to the health of human beings, as determined by the Health Officer.

29. Occupied Space. The total area of all buildings or structures on any lot or parcel of ground projected on a horizontal plane excluding permitted projections as allowed by this Code.

30. Rooming House. See Lodging house.

31. Story. Story is that portion of a building included between the upper surface of any floor and the upper surface of the floor above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement or cellar is more than six feet (6') above grade, such basement or cellar shall be considered a story.

32. Substandard Building. (See Section 10.)

33. Superficial Floor Area. Superficial floor area shall mean that net floor area within the enclosing walls of the room in which the ceiling height is not less than five feet (5'), excluding built-in equipment such as wardrobes, cabinets, kitchen units or fixtures.

34. Uniform Building Code. Uniform Building Code shall mean the Uniform Building Code, Volume 1, 1961 Edition, published by the International Conference of Building Officials.

35. Used. Used shall mean used or designed or intended to be used.

36. Vent shaft. Vent shaft is a court used only to ventilate or light a water closet, bath, toilet or utility room or other service room.

37. Window. Window shall mean a glazed opening, including glazed doors, which open upon a yard, court or recess from a court, or a vent shaft open and unobstructed to the sky.

38. Yard. Yard is an open, unoccupied space, other than a court, unobstructed from the ground to the sky, except where specifically provided by this Code, on the lot on which a building is situated.

4.5-5: SPACE AND OCCUPANCY STANDARDS:

(A) ACCESS TO PUBLIC PROPERTY:

All buildings shall be located with respect to property lines and to other buildings on the same property as required by Section 504 and Table No. 5-A of the Uniform Building Code. Each dwelling unit and each guest room in a dwelling or a lodging house shall have access to a passageway, not less than three feet (3') in width, leading to a public street or alley. Each apartment house or hotel shall have access to a public street by means of a passageway not less than five feet (5') in width.

(B) ROOM DIMENSIONS:

1. Ceiling Height. Habitable rooms and service rooms in all occupancies shall have a ceiling height of not less than seven feet six inches (7' 6"). In rooms with sloping ceilings, the required ceiling height shall be provided in at least 50 percent of the room and no portion of any room having a ceiling height of less than five feet (5') shall be considered as contributing to the minimum areas required by Subsection (2) of this Section.

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

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

EXCEPTION: Nothing in this Section shall prohibit the use of an efficiency living unit meeting the following requirements:

a. Such efficiency living unit shall have a living room of not less than two hundred twenty square feet (220 sq. ft.) of superficial floor area. An additional one hundred square feet (100 sq. ft.) of superficial floor area shall be provided for each occupant of

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such unit in excess of two. (2).

b. Entry from the public space to the living room shall be through a foyer.

c. Such efficiency living unit shall be provided with a separate dressing closet for such size as to provide for adequate circulation and storage.

d. Such efficiency living unit shall be provided with a kitchenette not less than three feet by five feet (3'x5') in size. Such kitchenette shall be accessible from the living room or foyer only; shall be enclosed by a door or doors; shall be equipped with a tenant-operated electric exhaust fan connected to the outside air, and shall be equipped and arranged for complete kitchen use.

e. Such efficiency living unit shall be provided with a separate bathroom meeting the requirements of this Code. Such bathroom shall be accessible from the foyer or dressing closet only.

3. Width. No habitable room shall be less than seven feet (7') in any dimension and no water closet space less than thirty inches (30") in width and there shall be not less than two feet six inches (26") clear space in front of each water closet.

(C) LIGHT AND VENTILATION.

1. Habitable Rooms. Every habitable room shall have an aggregate window area of not less than one-eighth of the floor area or twelve square feet (12 sq. ft.), whichever is greater.

2. Other Rooms. Every bathroom, toilet room and similar room shall have an aggregate window area of not less than three square feet (3 sq. ft.).

3. Porches. Required windows shall open on a street, yard or court either directly or through a porch having a minimum clear height of not less than seven feet (7'). Such porch shall be at least fifty percent (50 percent) open on at least one side or on both ends.

4. Vent Shaft. A required window in a service room may open into a vent shaft which is open and unobstructed to the sky and not less than four feet (4') in least dimension. No vent shaft shall extend through more than two stories.

5. Openable Window Area. One-half of the required window area in all rooms shall be openable.

6. Hallways. All public hallways, stairs and other exit ways shall be adequately lighted at all times in accordance with Section 3312 (a) of the Uniform Building Code.

7. Mechanical Ventilation. An approved system of mechanical ventilation and artificial light may be used in lieu of the windows required by this Section in bathrooms, toilet rooms and similar rooms. Where a mechanical ventilation system is used, it shall be capable of producing a change of air every five minutes and shall be connected directly to the outside.

Toilet compartments and bathrooms ventilated in accordance with this Sub-section may be provided with artificial light.

(D) SANITATION:

1. Dwelling Units. Every dwelling unit shall be provided with a water closet, a lavatory and a bathtub or shower.

2. Hotels. Where private water closets, lavatories and baths are not provided, there shall be provided on each floor for each sex at least one water closet and lavatory and one bath accessible from a public hallway. Additional water closets, lavatories and baths shall be provided on each floor for each sex at the rate of one for every additional ten guests, or fractional number thereof, in excess of ten. Such facilities shall be clearly marked for "Men" or "Women."

3. Kitchen. Each dwelling unit shall be provided with a kitchen. Every kitchen shall be provided with a kitchen sink. No wooden sink or sink of similarly absorbent material shall be permitted.

4. Fixtures. All plumbing fixtures shall be connected to a sanitary sewer or to an approved private sewage disposal system. All plumbing fixtures shall be connected to an approved system of water supply and provided with hot and cold running water, except water closets shall be provided with cold water only.

All plumbing fixtures shall be of an approved glazed earthenware type or of a similarly non-absorbent material.

5. Water Closet Compartments. Walls and floors of water closet compartments except in dwellings shall be finished in accordance with Section 1711 of the Uniform Building Code. Water closet compartments in dwellings shall be finished with approved non-absorbent materials.

6. Room Separations. No room used for the preparation of food shall be used for sleeping purposes and no room housing a water closet shall open directly into any room used for the preparation of food.

7. Installation and Maintenance. All sanitary facilities shall be installed and maintained in safe and sanitary condition and in accordance with all applicable laws.

Every water closet, bathtub or shower required by this Code shall be installed in a room which will afford privacy to the occupant.

4-5-6: STRUCTURAL REQUIREMENTS:

(A) GENERAL:

1. General. Buildings or structures may be of any type of construction permitted by the Uniform Building Code. Roofs, floors, walls, foundations and all other structural components of buildings shall be capable of resisting any and all forces and loads to which they may be subjected. All structural elements shall be proportioned and joined in accordance with limitations and design criteria as specified in the appropriate sections of the Uniform Building Code. Buildings of every permitted type of construction shall comply with the applicable requirements of the Uniform Building Code.

2. Shelter. Every building shall be weather protected so as to provide shelter for the occupants against the elements and to exclude dampness.

3. Protection of Materials. All wood shall be protected against termite damage and decay as provided in the Uniform Building Code.

4-5-7: MECHANICAL REQUIREMENTS:

(A) HEATING AND VENTILATION:

1. Heating. Every dwelling unit and guest room shall be provided with heating facilities capable of maintaining a room temperature of 70 degrees F at a point three feet (3') above the floor in all habitable rooms. Such facilities shall be installed and maintained in a safe condition and in accordance with Chapters 37 and 51 of the Uniform Building Code and all other applicable laws. No unvented or open flame gas heater shall be permitted. All heating devices or appliances shall be of an approved type.

2. Electrical Equipment. All electrical equipment, wiring and appliances shall be installed and maintained in a safe manner in accordance with all applicable laws. All electrical equipment shall be of an approved type. Where there is electrical power available within three hundred feet (300') of the premises of any building, such building shall be connected to such electrical power. Every habitable room shall contain at least two supplied electric convenience outlets or one such convenience outlet and one supplied electric light fixture. Every water closet compartment, bathroom, laundry room, furnace room and public hallway shall contain at least one supplied electric light fixture.

3. Ventilation. Ventilation for rooms and areas and for fuel-burning appliances shall be provided as required in Chapter 51 of the Uniform Building Code and in this Code. Ventilating equipment shall be of approved types, installed and maintained in a safe manner and in accordance with Chapter 37 of the Uniform Building Code and all other applicable laws. Where mechanical ventilation is provided in lieu of the natural ventilation required by Section 5 (C) of this Code, such mechanical ventilating system shall be maintained in operation during the occupancy of any building or portion thereof.

4-5-8: EXITS:

(A) GENERAL: Every dwelling unit or guest room shall have access directly to the outside or to a public corridor. All buildings or portions thereof shall be provided with exits, exitways, and appurtenances as required by Chapter 33 of the Uniform Building Code.

4-5-9: FIRE PROTECTION:

(A) GENERAL: All buildings or portions thereof shall be provided with the degree of fire-resistive construction as required by the Uniform Building Code for the appropriate occupancy, type of construction and location on property or in fire zone; and shall be provided with the appropriate fire extinguishing systems or equipment required by Chapter 38 of the Uniform Building Code.

4-5-10: SUBSTANDARD BUILDINGS:

(A) DEFINITION:

1. General. Any building or portion thereof including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building.

2. Inadequate Sanitation. This shall include, but not be limited to, the following:

a. Lack of or improper water closet, lavatory, bathtub or shower in a dwelling.

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- ing unit.
 - b. Lack of or improper water-closets, lavatories and bathtubs or showers per number of guests in a hotel.
 - c. Lack of or improper kitchen sink.
 - d. Lack of hot and cold running water to plumbing fixtures in a hotel.
 - e. Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
 - f. Lack of adequate heating facilities.
 - g. Lack of or improper operation of required ventilating equipment.
 - h. Lack of minimum amounts of natural light and ventilation required by this Code.
 - i. Room and space dimensions less than required by this Code.
 - j. Lack of required electrical lighting.
 - k. Dampness of habitable rooms.
 - l. Infestation of insects, vermin or rodents as determined by the Health Officer.
 - m. General dilapidation or improper maintenance.
 - n. Lack of connection to required sewage disposal system.
 - o. Lack of adequate garbage and rubbish storage and removal facilities as determined by the Health Officer.
3. Structural Hazards. These shall include but not be limited to the following:
- a. Deteriorated or inadequate foundations.
 - b. Defective or deteriorated flooring or floor supports.
 - c. Flooring or floor supports of insufficient size to carry imposed loads with safety.
 - d. Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.
 - e. Members of wall, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety.
 - f. Fireplaces or chimneys which list, bulge or settle due to defective material or deterioration.
 - g. Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.
4. NUISANCE. Any nuisance as defined in this Code.
5. Hazardous Wiring. All wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.
6. Hazardous Plumbing. All plumbing except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and which is free of cross connections and siphonage between fixtures.
7. Hazardous Mechanical Equipment. All mechanical equipment, including vents, except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good and safe condition.
8. Faulty Weather Protection. This shall include but not be limited to the following:
- a. Deteriorated, crumbling or loose plaster.
 - b. Deteriorated or ineffective water-proofing of exterior walls, roof, foundations or floors, including broken windows or doors.
 - c. Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.
 - d. Broken, rotted, split or buckled exterior wall coverings or roof coverings.
9. Fire Hazard. Any building or portion thereof, device, apparatus, equipment, combustible waste or vegetation, which, in the opinion of the Chief of the Fire Department or his deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.
10. Faulty Materials of Construction. All materials of construction except those which are specifically allowed or approved by this Code and the Uniform Building Code, and which have been adequately maintained in good and safe condition.

11. Hazardous or Unsanitary Premises. Those premises on which an accumulation of weeds, vegetations, junk, dead organic matter, debris, garbage, offal, rat harborage, stagnant water, combustible materials and similar materials or conditions constitute fire, health or safety hazards.
 12. Inadequate Maintenance. Any building or portion thereof which is determined to be an unsafe building in accordance with Section 203 of the Uniform Building Code.
 13. Inadequate Exits. All buildings or portions thereof not provided with adequate exit facilities as required by this Code except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and which have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition or any change in occupancy.
- When an unsafe condition exists through lack of, or improper location of exits, additional exits may be required to be installed.
14. Inadequate Fire-protection and Fire-fighting Equipment. All buildings or portions thereof which are not provided with the fire-resistive construction of fire-extinguishing systems or equipment required by this Code, except those buildings or portions thereof which conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition or any change in occupancy.
15. Improper Occupancy. All buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.
- (B) DEMOLITION PROCEDURE:
1. General. Whenever the Building Official determines by inspection that any existing building or portion thereof is substandard, he shall order the building or portion thereof vacated and shall institute proceedings to effect the repair or rehabilitation of the building or portion thereof. If such repair or rehabilitation is impractical, he shall then order such building or portion thereof removed or demolished. The owner or other person affected shall then have the right to appeal to the Board of Appeals for investigation and review of the Building Official's determination.
 2. Notice of Owner. The Building Official shall give notice to the owner, or other responsible person, in accordance with the procedure specified in Section 203 (b) of the Uniform Building Code.
 3. Procedure. Any building or portion thereof found to be substandard as defined in Section 10 of this Code shall be repaired, rehabilitated, demolished or removed in accordance with the procedure specified in Section 203 of the Uniform Building Code.
- SECTION 2. All ordinances or parts of ordinances in conflict herewith, except as are specifically mentioned in Section 1(B) hereof, are hereby repealed, but it is specifically provided that neither this ordinance nor any repeal hereby provided shall in any way affect the prosecution for the violation of any ordinance heretofore, passed, or pending, at the time of the adoption of this ordinance.
- SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance.
- SECTION 4. This ordinance shall be in effect from and after its passage and adoption as provided in Chapter II, Section 30 of the Charter of the City of Las Vegas, Nevada.
- PASSED, ADOPTED AND APPROVED this 16th day of November, 1966.
- APPROVED:
(s) REED WHIPPLE
Mayor Pro Tem

ATTEST:

(s) ALETA E. WATSON.
Assistant City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 5th day of October, 1966, and referred to the following committee composed of Commissioners Mirabelli and Stewart for recommendation; thereafter, the said committee reported favorably on said ordinance on the 16th day of November, 1966, 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 first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Stewart, Mirabelli, Fountain and Mayor Pro Tem Whipple.

VOTING "NAY": None
ABSENT: Mayor Gragson (Excused)

APPROVED:
(s) REED WHIPPLE
Mayor Pro Tem

ATTEST:

(s) ALETA E. WATSON
Assistant City Clerk
November 22, 29, 1966