

AN ORDINANCE AMENDING TITLE IV, CHAPTER 1, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, 1960, BY ADOPTING THE 1961 BUILDING CODE; PROVIDING FOR UNIFORM BUILDING STANDARDS; PROVIDING FOR DECLARATION OF PURPOSE; PROVIDING FOR STANDARDS OF CONSTRUCTION; PROVIDING FOR PERMIT FEES; PROVIDING FOR PENALTIES FOR THE VIOLATION THEREOF; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

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

SECTION 1. BUILDING CODE ADOPTED: Those certain documents, three (3) copies of each of which are on file in the office of the Clerk, and being marked and designated as:

- (A) Uniform Building Code, 1961 Edition, Volume 1, complete with appendix, hereby designated as Part I of this chapter;
- (B) Uniform Building Code Standards, 1958 Edition, Volume III, hereby designated as Part II of this chapter; and
- (C) A supplemental document completing the Building Code of the City of Las Vegas, and hereby designated Part III of this Chapter; (herein set forth as Sections 4 through 32)

be and the same are hereby adopted in full, as the Building Code of the City of Las Vegas and made a part hereof as if fully set forth herein.

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

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

SECTION 4. AMENDMENTS: Certain Sections of the Uniform Building Code, as proposed in Section 1 (A), (Volume 1, 1961 Edition, Uniform Building Code) shall be deleted, modified, and amended as hereinafter provided in this Chapter.

CITY
CLERK'S
FILE

SECTION 5. STOP ORDERS: Section 202 (e) shall read as follows:

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

SECTION 6. SECTION 203: Section 203 is hereby deleted, and the following nine (9) separate sections bearing numbers Sections 7 through 16 are hereby adopted.

SECTION 7. DECLARATION OF PURPOSE: It is the purpose of this ordinance to provide a just, equitable and practicable method, to be cumulative with and in addition to any other remedy available at law, whereby buildings or structures which are dilapidated, unsafe, dangerous, unsanitary, or are a menace to the life, limb, health, morals, property, safety and general welfare of the people of this City, or which tend to constitute a fire hazard, may be required to be repaired, vacated or demolished.

SECTION 8. DANGEROUS BUILDINGS DEFINED:

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

(1) Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size, or is not so arranged as to provide safe and adequate means of exit, as required by the Uniform Building Code then in effect, or any Uniform Housing Code in effect, in case of fire or panic, for all persons housed or assembled therein who would be required to, or might, use such door, aisle, passageway, stairway or other means of exit.

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

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

- (4) Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- (5) Whenever any portion, member, appurtenance, sign or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached, or fastened in place so as to be capable of resisting the force of a 50 mile-an-hour wind without exceeding the working stresses permitted in Section 2307 of the Uniform Building Code.
- (6) Whenever any portion thereof has settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of new construction.
- (7) Whenever the building or structure, or any portion thereof, because of delapidation, deterioration, decay, faulty construction, or because of the removal or movement of some portion of the ground necessary for the purpose of supporting such building or portion thereof, or other cause, is likely to partially or completely collapse, or some portion of the foundation or underpinning is likely to fall or give away.
- (8) Whenever, for any reason whatsoever, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is used.
- (9) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of the base.
- (10) Whenever the building or structure, exclusive of the foundation, shows 33 per cent or more damage or deterioration to the supporting member or members, or 50 per cent of damage or deterioration of a non-supporting member, enclosure or outside wall covering.
- (11) Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become an attractive nuisance to children who might play therein to their danger, or as to afford a harbor for vagrants, criminals, or immoral persons, or as to enable persons to resort thereto for the purpose of committing nuisance or unlawful or immoral acts.
- (12) Any building or structure which has been constructed, or which now exists or is maintained in violation of any specific requirement or prohibition, applicable to such building or structure, as set forth in the Uniform Building Code in force at that time, or of any provision of the Fire Prevention Code of the City of Las Vegas then in force, when so determined and reported by the Fire Chief, or of any law or ordinance of this state or city relating to the condition, location or structure of buildings.

- (13) Any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has since, because of dilapidation, deterioration, damage, or other cause, or is so weakened or defective as to have in any nonsupporting part, member or portion, less than fifty per cent (50%), or in any supporting member less than sixty-six per cent (66%) of the strength, fire-resisting qualities or characteristics or weather-resisting qualities or characteristics required by law or ordinance in the case of a newly constructed building of similar size, purpose and character of construction,
- (14) Any electrical wiring facility which, whether or not installed in accordance with all applicable laws and ordinances, has since become unsafe, because of deterioration, damage, overloading of entrance facilities, circuits or other cause, or is so weakened or defective as to be a potential fire hazard, or hazard to life from shock or electrocution.
- (15) Whenever a building or structure, used or intended to be used for dwelling purposes, has, because of dilapidation, decay, damage, or faulty construction or arrangement, or otherwise, or is unsanitary or unfit for human habitation or is in a condition that is likely to cause sickness or disease, when so determined by the Health Officer, or is likely to work injury to the health, safety, or general welfare of those living within.
- (16) Whenever the building or structure, used or intended to be used for dwelling purposes, has light, air and sanitation facilities inadequate to protect the health, safety, or general welfare of persons living within.
- (17) Whenever a building or structure does not have the minimum degree of fire resistance as required by the Uniform Building Code for the specific fire zone in which it is located.

SECTION 9. OTHER DEFINITIONS: For the purpose of this ordinance, certain abbreviations, terms, phrases, words and their derivatives shall be construed as specified in this section. Words used in the singular include the plural and the plural the singular. Words used in the masculine include the feminine, and the feminine the masculine. Terms, words, phrases and their derivatives used but not specifically defined in this ordinance shall have the meaning defined in Chapter 4 of the Uniform Building Code.

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

SECTION 10. DANGEROUS BUILDINGS - NUISANCES: All dangerous buildings within the terms of Section 8 of this ordinance are hereby declared to be public nuisances and shall be vacated, repaired, or demolished as hereinafter provided.

SECTION 11. INSPECTION - WHEN REQUESTED: The head of the Department of Building and Safety shall cause any building

or structure to be inspected for the purpose of determining whether or not it is a dangerous building within the meaning of this ordinance, in any of the following events:

- (A) Whenever any person files with the Department of Building and Safety a verified complaint wherefrom there is, in the opinion of the Department, probable cause to believe that the building or structure is a dangerous building.
- (B) Whenever any member of the Fire Department, Police Department, or Health Department of this City transmits to the Department of Building and Safety a written report from the facts of which there is probable cause to believe that the building or structure is a dangerous building.
- (C) Whenever any member of the Building Inspection Department files with the head of the Department a written report wherefrom there is, in the opinion of the head of the Department, probable cause to believe that the building or structure is dangerous.
- (D) Whenever any person, firm or corporation files with the City of Las Vegas an application for a business license that requires the approval of the Department of Building and Safety.

SECTION 12. DUTIES OF DEPARTMENT OF BUILDING AND SAFETY: When requested within the terms of Section 11, the Department of Building and Safety shall cause any building or structure designated to be inspected. The employee who performs such inspection shall, in this ordinance, be referred to as the "Building Inspector", and may be the head of the Department of Building and Safety.

SECTION 13. DUTIES OF FIRE DEPARTMENT AND HEALTH DEPARTMENT: The employees of the Fire Department and Health Department shall make reports in writing to the Department of Building and Safety of any building or structure as to which there is cause to believe that the same is a dangerous building within the terms of this ordinance, whenever the facts thereof shall come to the attention of any such employee in the course of his regular duties.

SECTION 14. REPORT OF BUILDING INSPECTOR: Upon the completion of the inspection, the Building Inspector shall file with the Department a written report setting forth the facts as to the condition of the building or structure and the work needed to be done thereon; all in such form as the Department may direct.

SECTION 15. DEPARTMENT OF BUILDING AND SAFETY TO ACT ON REPORT: If the head of the Department of Building and Safety shall determine, from the report of the Building Inspector, that there is probable cause to believe that the building or structure is a dangerous building, he shall in writing notify the record owner of the building or structure in question that it is a dangerous building within the terms of this ordinance, and order such building to be repaired, vacated and repaired, or demolished, and shall give such owner thirty (30) days in which to comply. If said owner refuses or fails to comply with the written request, the Board of City Commissioners may authorize the repair or demolition

of said dangerous building by such means as they may deem advisable. The cost thereof shall be paid from city funds and assessed against the property upon which the particular building or structure is located. The assessment shall be a lien on the property concerned and said lien may be foreclosed in the same manner as other liens are enforced.

In case of a catastrophe, such as fire, earthquake, flood or explosion, the head of the department, in the case of actual and immediate danger of failure or collapse of a building or structure or portions thereof so as to endanger life or property, may order and require the inmates or occupants to vacate forthwith. He shall, when necessary for the public safety, temporarily close sidewalks, streets, buildings, structure and places adjacent to buildings or structures and prohibit the same from being used until emergency measures have been taken to remove all possible hazards to life and property.

SECTION 16. SECTIONS 204 and 205 of the Uniform Building Code, Volume I, 1961 Edition are hereby deleted in their entirety.

SECTION 17. BUILDING PERMITS; FEES:

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

Table No. 3-A - Building Permit Fees

<u>VALUATION IN DOLLARS</u>	<u>FEE</u>	<u>VALUATION IN DOLLARS</u>	<u>FEE</u>
20 to 100	3.00	22,000	108.00
200	4.00	23,000	112.50
300	4.00	24,000	117.00
400	5.00	25,000	121.50
500	5.00	26,000	125.25
600	6.00	27,000	129.00
700	8.00	28,000	132.75
800	8.00	29,000	136.50
900	8.00	30,000	140.25
1,000	9.00	31,000	144.00
2,000	12.00	32,000	147.75
3,000	15.00	33,000	151.50
4,000	18.00	34,000	155.25
5,000	31.50	35,000	159.00
6,000	36.00	36,000	162.75
7,000	40.50	37,000	166.50
8,000	45.00	38,000	170.25
9,000	49.50	39,000	174.00
10,000	54.00	40,000	177.75
11,000	58.50	41,000	181.50
12,000	63.00	42,000	185.25
13,000	67.50	43,000	189.00
14,000	72.00	44,000	192.75
15,000	76.50	45,000	196.50
16,000	81.00	46,000	200.25
17,000	85.50	47,000	204.00
18,000	90.00	48,000	207.75
19,000	94.50	49,000	211.50
20,000	99.00	50,000	215.25
21,000	103.50	51,000	217.50

The permit fee for fifty-one thousand dollars (\$51,000.00) is two hundred seventeen dollars and fifty cents (\$217.50). Additional fees will be charged at the rate of one dollar fifty cents (\$1.50) per thousand dollars (\$1,000.00) valuation above fifty-one thousand dollars (\$51,000.00).

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

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

(C) Section 303 shall have added thereto two (2) new paragraphs which shall read as follows:

"(c) No building or structure shall be moved within or into the City of Las Vegas without the owner or his agent first obtaining a permit to do so from the Department of Building and Safety. Applications for such permits shall be completed by the owner or his agent, and if the building or structure is to be located within the City of Las Vegas, the approval of the City Commission of the City must be obtained. Fee, payable at the time of issuance of the permit, shall be thirty-five dollars (\$35.00) for each building or structure, or portion, if moved separately. For buildings two hundred square feet (200 sq. ft.) or less, the fee shall be twenty dollars (\$20.00).

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

SECTION 18. Section 404 of Part I of this ordinance is amended by adding at the end thereof the word "casino" and the following description:

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

- SECTION 19. Section 502: The exception under Section 502 shall have added thereto the following sentence: "Provided further that minimum fire resistive and exit requirements shall be provided."
- SECTION 20. Section 504: Add a fourth paragraph to SECTION 504 (a) to read as follows:
- "Zoning Ordinance requirements shall govern all side yard, rear yard and front yard setbacks. A minimum of three property corners shall be physically established by the owner or his agent, and such corners shall remain so marked until such time as the Building Official has approved the location of the building or structure."
- SECTION 21. Chapter 7 of Part I of the Uniform Building Code is amended by adding to Section 701 the following words:
- "Division 5, Casinos (as defined in Section 404)", and by adding a new Section 710 to read as follows:
- "Section 710. Group "B" - Division 5 occupancies which operate on a twenty-four (24) hour a day basis and employ personnel to make regular rounds of the entire premises to check for fire and/or fire hazards need not comply with the area or height limitations set forth in this Code, provided that all construction is of Type I, II, or III 1-Hour."
- SECTION 22. Chapter 14 of Part I of the Uniform Building Code is amended as follows:
- (a) Section 1409 - The third paragraph of this section is hereby deleted.
- (b) Section 1410 - The following section is hereby added:
- "Section 1410. The following minimum requirements shall be completed and approved before occupancy is permitted or utilities connected:
- (1) Foundation, Framing, roof covering and exterior wall covering.
 - (2) Kitchen, bathroom and bedrooms separated by partitions, ceilings and doors.
 - (3) Water closet, kitchen sink, and sewage disposal system installed and connected."
- SECTION 23. Section 1601 is hereby amended by adding the following paragraph at the end of the section:
- "(f) Small structures. Regardless of the provisions for construction in Fire Zones 1 and 2, small insignificant structures used for parking lot offices, used car lot offices, shoe shine stands and similar uses can be of Type V construction providing that the structures do not exceed 150 square feet in area, are of a temporary nature and are separated from the other structures a distance to be determined by the Building Official."

SECTION 24. (a) Section 1602 (a) is hereby amended by changing the first paragraph of said section to read as follows:

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

(b) The exception under Section 1602 (a) is hereby amended to read as follows:

"Unprotected Type IV buildings not more than one story in height nor more than one thousand square feet (1000 sq. ft.) in area and housing Group F-1 occupancies only shall be permitted if the exterior walls are twenty feet (20') or more from adjacent property lines. Unprotected Type IV Buildings, consisting of columns and roof structure only, with no walls, and no more than three thousand square feet (3000 sq. ft.) in area shall be permitted provided the building is used as a work area only with no storage or sales allowed."

SECTION 25. Section 1603 (a) is hereby deleted and the following substituted therefor:

"Section 1603. (a) General. Buildings or structures hereafter erected, constructed, moved within or into Fire Zone No. 2 shall be one of the types of construction as defined in this code and shall meet the requirements of this Section. For regulations covering open parking garages see Section 1109.

The Fire-resistive protection of exterior walls shall be as follows, determined by location on the property:

2 Hour less than 10 feet

1 Hour elsewhere (except wood frame not allowed less than 20 feet unless building is provided with automatic fire extinguishing system)

All buildings or structures shall be one-hour fire resistive throughout with the following exceptions:

1. Unprotected type IV buildings not more than one story in height and not more than twenty-five hundred square feet (2500 sq. ft.) in area shall be permitted if the exterior walls are twenty feet (20') or more from adjacent property lines. Unprotected type IV Buildings without walls to be as specified in Section 1602.
2. Buildings may be exempt from the one-hour roof and ceiling requirements provided one of the following requirements are complied with. All other stipulations shall be required.

- (a) Shall have unoccupied spaces on all four sides, this space is to be public space, streets, or yards permanently maintained not less than 40 feet in width.
- (b) Shall have unoccupied space on three sides with spaces to be as above and the fourth side to have a thirty-six inch (36") high parapet wall on top of the building wall.

Roof covering shall be fire-retardant roofing as specified in Section 3203 (e). See Section 104 (f) for repairs."

SECTION 26. Section 2806 (a) is hereby amended to read as follows:

- "(a) General. Footing and foundations unless specifically provided otherwise shall be constructed of concrete and shall in all cases extend below the frost line or the depth shown in Table 28-A whichever is deeper. The foundation walls shall be constructed of solid masonry, grouted masonry or concrete and shall extend at least six inches (6") above the final grade adjacent to that foundation wall at all points. Mortar used in foundation walls shall be as specified in Section 2403 (s). Grout used in the foundation walls shall be as specified in Section 2403 (r)."

SECTION 27. Section 2806 (b) is hereby amended to read as follows:

- "(b) Bearing walls. Bearing walls shall be supported on continuous concrete footings or piles, which shall be of sufficient size to support safely the loads imposed as determined from the character of the soil. The foundation walls should be as specified in Section 2806 (a).

Minimum foundation requirements for stud bearing walls shall be as set forth in Table No. 28-A.

Exceptions: 1. Interior bearing walls in one-story buildings may be supported on piers.

2. One-story wood frame buildings of Group J occupancies which do not exceed four hundred square feet (400 sq. ft.) in area, including additions, may be constructed with a wood foundation plate as its foundation provided all other building requirements are met.

SECTION 28. (a) Section 3205 is hereby amended by changing the second paragraph to read as follows:

Type III or V Buildings, one or two stories in height, shall have scuttle holes into the attic space with a net area of not less than twenty-four inches (24") square.

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

SECTION 29. Section 3206 is amended by adding a paragraph to Section 3206 to read as follows:

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

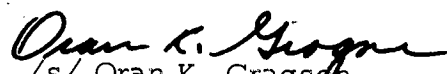
SECTION 30. Section 4502 is hereby amended by adding a paragraph to read as follows:

"At the time of construction or material alteration of a structure in Fire Zone 1 and 2, provision shall be made for the storage of rubbish and/or garbage. The space so provided shall be either inside the building or in a special enclosure adjacent to the building. When the space provided is inside the building, the room or vault so set aside shall be equipped with automatic sprinklers, one head for each 100 square feet or portion thereof and connected to a suitable water supply. In no case shall pipe of less than 3/4" be used in connecting to such sprinklers. Construction of the facilities shall comply with the requirements of the specific Fire Zone in which it is located."

SECTION 31. All ordinances or parts of ordinances, chapters, sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1960, in conflict herewith are hereby repealed.

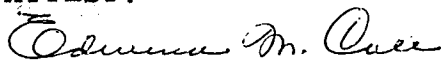
SECTION 32. Any person who violates any provision of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not more than \$500.00, or by imprisonment in the City Jail for not more than six months, or by both such fine and imprisonment.

APPROVED:


/s/ Oran K. Gragson

ORAN K. GRAGSON, Mayor

ATTEST:



/s/ Edwina M. Cole

EDWINA M. COLE, City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 15th day of March, 1961, and referred to the following committee composed of Commissioners Fountain and Sharp for recommendation; thereafter the said committee reported favorably on said ordinance on the 7th day of June, 1961, 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 Commissioners Fountain, Whipple and Mayor Gragson

VOTING "NAY": None ABSENT: Commissioners Sharp and Elwell

ATTEST:



/s/ Edwina M. Cole

EDWINA M. COLE, City Clerk

APPROVED:


/s/ Oran K. Gragson

ORAN K. GRAGSON, Mayor

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA, }
COUNTY OF CLARK } ss.

ANTHONY CINA

being first duly sworn,

deposes and says: That he is Foreman of the
LAS VEGAS SUN, a daily newspaper of general circulation, printed and published
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 Weeks

from June 11 to June 18

inclusive, being the issues of said newspaper for the following dates, to-wit:

June 11 and 18, 1961

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

Signed

Subscribed and sworn to before me this 21st
day of June, 1961

Notary Public in and for Clark County, Nevada

My Commission Expires

My Commission Expires Mar. 17, 1964



ORDINANCE NO. 903
AN ORDINANCE AMENDING TITLE IV, CHAPTER 1, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, 1960, BY ADOPTING THE 1961 BUILDING CODE; PROVIDING FOR UNIFORM BUILDING STANDARDS; PROVIDING FOR DECLARATION OF PURPOSE; PROVIDING FOR STANDARDS OF CONSTRUCTION; PROVIDING FOR PERMIT FEES; PROVIDING FOR PENALTIES FOR THE VIOLATION THEREOF; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THERewith.

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

SECTION 1. BUILDING CODE ADOPTED: Those certain documents, three (3) copies of each of which are on file in the office of the Clerk, and being marked and designated as:

(A) Uniform Building Code, 1961 Edition, Volume 1, complete with appendix, hereby designated as Part I of this chapter;

(B) Uniform Building Code Standards, 1958 Edition, Volume III, hereby designated as Part II of this chapter; and

(C) A supplemental document completing the Building Code of the City of Las Vegas, and hereby designated Part III of this Chapter; (herein set forth as Sections 4 through 32)

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

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

SECTION 4. AMENDMENTS: Certain Sections of the Uniform Building Code, as proposed in Section 1 (A), (Volume 1, 1961 Edition, Uniform Building Code), shall be deleted, modified, and amended as herein, after provided in this Chapter.

SECTION 5. STOP ORDERS: Section 202 (c) shall read as follows:

STOP ORDERS. Whenever any building work is being done contrary to the provisions of this Code, the Director, Deputy Director, or Senior Building Inspector may order the work stopped by no-

tice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the Director, Deputy Director, or Senior Building Inspector to proceed with the work. Whenever any work has been stopped by the officials above for reasons outlined above, a fee of \$10.00 shall be paid to the City of Las Vegas before any work pertaining to the stop order can again commence.

SECTION 6. SECTION 203: Section 203 is hereby deleted, and the following nine (9) separate sections bearing numbers Sections 7 through 16 are hereby adopted.

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SECTION 8. DANGEROUS BUILDINGS DEFINED:

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

(1) Whenever any door, aisle, passageway, stairway, or other means of exit is not of sufficient width or size, or is not so arranged as to provide safe and adequate means of exit, as required by the Uniform Building Code then in effect, or any Uniform, Housing Code in effect, in case of fire or panic, for all persons housed or assembled therein who would be required to, or might, use such door, aisle, passageway, stairway or other means of exit.

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

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

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

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

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

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

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

(9) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of the base.

(10) Whenever the building or structure, exclusive of the foundation, shows 33 per cent or more damage or deterioration to the supporting member or members, or 50 per cent of damage or deterioration of a non-supporting member, enclosure or outside wall covering.

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

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

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

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

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

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

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

SECTION 9. OTHER DEFINITIONS:

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

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

SECTION 10. DANGEROUS BUILDINGS - NUISANCES: All dangerous buildings within the terms of Section 8 of this ordinance are hereby declared to be public nuisances and shall be vacated, repaired, or demolished as hereinafter provided.

SECTION 11. INSPECTION - WHEN REQUESTED: The head of the Department of Building and Safety

shall cause any building or structure to be inspected for the purpose of determining whether or not it is a dangerous building within the meaning of this ordinance, in any of the following events:

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

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

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

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

SECTION 12. DUTIES OF DEPARTMENT OF BUILDING AND SAFETY: When requested within the terms of Section 11, the Department of Building and Safety shall cause any building or structure designated to be inspected. The employee who performs such inspection shall, in this ordinance, be referred to as the "Building Inspector," and may be the head of the Department of Building and Safety.

SECTION 13. DUTIES OF FIRE DEPARTMENT AND HEALTH DEPARTMENT: The employees of the Fire Department and Health Department shall make reports in writing to the Department of Building and Safety of any building or structure as to which there is cause to believe that the same is a dangerous building within the terms of this ordinance, whenever the facts thereof shall come to the attention of any such employee in the course of his regular duties.

SECTION 14. REPORT OF BUILDING INSPECTOR: Upon the completion of the inspection, the Building Inspector shall file with the Department a written report setting forth the facts as to the condition of the building or structure and the work needed to be done thereon; all in such form as the Department may direct.

SECTION 15. DEPARTMENT OF BUILDING AND SAFETY TO ACT ON REPORT: If the head of the Department of Building and Safety shall determine, from the report of the Building Inspector, that there is probable cause to believe that the building or structure is a dangerous building, he shall in writing notify the record owner of the building or structure in question that it is a dangerous building within the terms of this ordinance, and order such building to be vacated and repaired or demolished, and shall give such owner thirty (30) days in which to comply. If said owner refuses or fails to comply with the written request, the Board of City Commissioners may authorize the repair or demolition of said dangerous building by such means as they may deem advisable. The cost thereof shall be paid from city funds and assessed against the property upon which the particular building or structure is located. The assessment shall be a lien on the property concerned and said lien may be foreclosed in the same manner as other liens are enforced. In case of a catastrophe, such as fire, earthquake, flood or explosion, the head of the department, in the case of actual and immediate danger of failure or collapse of a building or structure or portions thereof so as to endanger life or property, may order and require the inmates or occupants to vacate forthwith. He shall, when necessary for the public safety, temporarily close sidewalks, streets, buildings, structures and places adjacent to buildings or structures and prohibit the same from being used until emergency measures have been taken to remove all possible hazards to life and property.

SECTION 16. SECTIONS 204 and 205 of the Uniform Building Code, Volume I, 1961 Edition are hereby deleted in their entirety.

SECTION 17. BUILDING PERMITS: FEES:

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

Table No. 3-A—Building Permit Fees			
Valuation in Dollars	Fee	Valuation in Dollars	Fee
20 to 100	3.00	22,000	108.00
100 to 200	4.00	23,000	112.50
200 to 300	4.00	24,000	117.00
300 to 400	5.00	25,000	121.50
400 to 500	5.00	26,000	125.25
500 to 600	6.00	27,000	129.00
600 to 700	8.00	28,000	132.75
700 to 800	8.00	29,000	136.50
800 to 900	8.00	30,000	140.25
900 to 1,000	9.00	31,000	144.00
1,000 to 2,000	12.00	32,000	147.75
2,000 to 3,000	15.00	33,000	151.50
3,000 to 4,000	18.00	34,000	155.25
4,000 to 5,000	21.00	35,000	159.00
5,000 to 6,000	24.00	36,000	162.75
6,000 to 7,000	27.00	37,000	166.50
7,000 to 8,000	30.00	38,000	170.25
8,000 to 9,000	33.00	39,000	174.00
9,000 to 10,000	36.00	40,000	177.75
10,000 to 11,000	39.00	41,000	181.50
11,000 to 12,000	42.00	42,000	185.25
12,000 to 13,000	45.00	43,000	189.00
13,000 to 14,000	48.00	44,000	192.75
14,000 to 15,000	51.00	45,000	196.50
15,000 to 16,000	54.00	46,000	200.25
16,000 to 17,000	57.00	47,000	204.00
17,000 to 18,000	60.00	48,000	207.75
18,000 to 19,000	63.00	49,000	211.50
19,000 to 20,000	66.00	50,000	215.25
20,000 to 21,000	69.00	51,000	219.00

The permit fee for fifty-one thousand dollars (\$51,000.00) is two hundred seventeen dollars and fifty cents (\$217.50). Additional fees will be charged at the rate of one dollar fifty cents (\$1.50) per thousand dollars (\$1,000.00) valuation above fifty-one thousand dollars (\$51,000.00).

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

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

(C) Section 303 shall have added thereto two (2) new paragraphs which shall read as follows:

(c) No building or structure shall be moved within or into the City of Las Vegas without the owner or his agent first obtaining a permit to do so from the Department of Building and Safety. Applications for such permits shall be completed by the owner or his agent, and if the building or structure is to be located within the City of Las Vegas, the approval of the City Commission of the City must be obtained. Fee, payable at the time of issuance of the permit, shall be thirty-five dollars (\$35.00) for each building or structure, or portion, if moved separately. For buildings two hundred square feet (200 sq. ft.) or less, the fee shall be twenty dollars (\$20.00).

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

SECTION 18. Section 404 of Part I of this ordinance is amended by adding at the end thereof the word "casino" and the following description:
"CASINO" — For the purposes of this Code the word "casino" as used herein, shall mean an existing building occupied by a gaming establishment wherein gambling games, in addition to slot machines

are employed and shall include restaurants, cocktail lounges, bars, offices and/or other uses pertaining to such gaming establishment when all are within the confines of the same building and not separated one from the other by fire resistive occupancy or area separation."

SECTION 19. Section 502: The exception under Section 502 shall have added thereto the following sentence: "Provided further that minimum fire resistive and exit requirements shall be provided."

SECTION 20. Section 504: Add a fourth paragraph to SECTION 504 (a) to read as follows:

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

SECTION 21. Chapter 7 of Part I of the Uniform Building Code is amended by adding to Section 701 the following words:

"Division 5. Casinos (as defined in Section 404)" and by adding a new Section 710 to read as follows:

"Section 710. Group 'B'—Division 5 occupancies which operate on a twenty-four (24) hour a day basis and employ personnel to make regular rounds of the entire premises to check for fire and/or fire hazards need not comply with the area or height limitations set forth in this Code, provided that all construction is of Type I, II, or III 1-Hour."

SECTION 22. Chapter 4 of Part I of the Uniform Building Code is amended as follows:

(a) Section 1409 — The third paragraph of this section is hereby deleted.

(b) Section 1410 — The following section is hereby added:
"Section 1410. The following minimum requirements shall be completed and approved before occupancy is permitted or utilities connected:

- (1) Foundation, framing, roof covering and exterior wall covering.
- (2) Kitchen, bathroom and bedrooms separated by partitions, ceilings and doors.
- (3) Water closet, kitchen sink, and sewage disposal system installed and connected."

SECTION 23. Section 1601 is hereby amended by adding the following paragraph at the end of the section:

"(f) Small structures. Regardless of the provisions for construction in Fire Zones 1 and 2, small insignificant structures used for parking lot offices, used car lot offices, shoe shine stands and similar uses can be of Type V construction providing that the structures do not exceed 150 square feet in area, are of a temporary nature and are separated from the other structures a distance to be determined by the Building Official."

SECTION 24. (a) Section 1602 (a) is hereby amended by changing the first paragraph of said section to read as follows:

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

(b) The exception under Section 1602 (a) is hereby amended to read as follows:

"Unprotected Type IV buildings not more than one story in height nor more than one thousand square feet (1000 sq. ft.) in area and housing Group F-1 occupancies only shall be permitted if the exterior walls are twenty feet (20') or more from adjacent property lines. Unprotected Type IV buildings consisting of columns and roof structure only, with no walls, and no more than three thousand square feet (3000 sq. ft.) in area shall be permitted provided the building is used as a work area only with no storage or sales allowed."

SECTION 25. Section 1603. (a) is hereby deleted and the following substituted therefor:

"Section 1603. (a) General. Buildings or structures hereafter erected, constructed, moved within or into Fire Zone No. 2 shall be one of the types of construction as defined in this code and shall meet the requirements of this Section. For regulations covering open parking garages see Section 1109. The Fire-resistive protection of exterior walls shall be as follows, determined by location on the property:

2 Hour less than 10 feet
1 Hour elsewhere (except wood frame, not allowed, less than 20 feet unless building is provided with automatic fire extinguishing system)

All buildings or structures shall be one-hour fire resistive throughout with the following exceptions:

1. Unprotected type IV buildings not more than one story in height and not more than twenty-five hundred square feet (2500 sq. ft.) in area shall be permitted if the exterior walls are twenty feet (20') or more from adjacent property lines. Unprotected type IV Buildings without walls to be as specified in Section 1602.

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

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

(b) Shall have unoccupied space on three sides with spaces to be as above and the fourth side to have a thirty-six inch (36") high parapet wall on top of the building wall.

Roof covering shall be fire-retardant roofing as specified in Section 3203 (e). See Section 104 (f) for repairs."

SECTION 26. Section 2806 (a) is hereby amended to read as follows:

"(a) General. Footing and foundations unless specifically provided otherwise shall be constructed of concrete and shall in all cases extend below the frost line or the depth shown in Table 28-A whichever is deeper. The foundation walls shall be constructed of solid masonry, grouted masonry or concrete and shall extend at least six inches (6") above the final grade adjacent to that foundation wall at all points. Mortar used in foundation walls shall be as specified in Section 2403 (s). Grout used in the foundation walls shall be as specified in Section 2403 (r)."

SECTION 27. Section 2806 (b) is hereby amended to read as follows:

"(b) Bearing walls. Bearing walls shall be supported on continuous concrete footings or piles, which shall be of sufficient size to support safely the loads imposed as determined from the character of the soil. The foundation walls should be as specified in Section 2806 (a).

Minimum foundation requirements for stud bearing walls shall be as set forth in Table No. 28-A.

Exceptions: 1. Interior bearing walls in one-story buildings may be supported on piers.

2. One-story wood frame buildings of Group J occupancies which do not exceed four hundred square feet (400 sq. ft.) in area, including additions, may be constructed with a wood foundation plate as its foundation provided all other building requirements are met.

SECTION 28.

(a) Section 3205 is hereby amended by changing the second paragraph to read as follows:

Type III or V Buildings, one or two stories in height, shall have scuttle holes into the attic space with a net area of not less than twenty-four inches (24") square.

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

SECTION 28. Section 3206 is amended by adding a paragraph to Section 3206 to read as follows:

"Roof drainage from a building

shall not be allowed to drain to adjacent properties, and shall not be allowed to accumulate adjacent to any building."

SECTION 30. Section 4502 is hereby amended by adding a paragraph to read as follows:

"At the time of construction or material alteration of a structure in Fire Zone 1 and 2, provision shall be made for the storage of rubbish and/or garbage. The space so provided shall be either inside the building or in a special enclosure adjacent to the building. When the space provided is inside the building, the room or vault so set aside shall be equipped with automatic sprinklers, one head for each 100 square feet or portion thereof and connected to a suitable water supply. In no case shall pipe of less than ¾" be used in connecting to such sprinklers. Construction of the facilities shall comply with the requirements of the specific Fire Zone in which it is located."

SECTION 31. All ordinances or parts of ordinances, chapters, sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1960, in conflict herewith are hereby repealed.

SECTION 32. Any person who violates any provision of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not more than \$500.00, or by imprisonment in the City Jail for not more than six months, or by both such fine and imprisonment.

APPROVED:

/s/ Oran K. Gragson
ORAN K. GRAGSON, Mayor

ATTEST:

/s/ Edwina M. Cole
EDWINA M. COLE, City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 15th day of March, 1961, and referred to the following committee composed of Commissioners Fountain and Sharp for recommendation; thereafter the said committee reported favorably on said ordinance on the 7th day of June, 1961, 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 Fountain, Whipple and Mayor Gragson.

VOTING "NAY": None

ABSENT: Commissioners Sharp and Elwell.

APPROVED:

/s/ Oran K. Gragson
ORAN K. GRAGSON, Mayor

ATTEST:

/s/ Oran K. Gragson
EDWINA M. COLE, City Clerk
June 11 and 18, 1961