

1 BILL NO. 93-27

2 Ordinance No. 3724

3 AN ORDINANCE RELATING TO THE ADMINISTRATION OF THE CITY'S BUILDING  
4 AND TECHNICAL CODES; AMENDING TITLE 16 OF THE MUNICIPAL CODE OF THE  
5 CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY DELETING ALL REFERENCE TO  
6 THE 1988 EDITION OF THE UNIFORM ADMINISTRATIVE CODE ADOPTED BY  
7 REFERENCE THEREIN AND ADOPTING BY REFERENCE, IN LIEU THEREOF, THE 1991  
8 EDITION OF THE UNIFORM ADMINISTRATIVE CODE AS PART 1 OF SAID CHAPTER;  
9 REPEALING IN ITS ENTIRETY THE EXISTING SUPPLEMENTAL DOCUMENT ADOPTED  
10 BY REFERENCE THEREIN AND ADOPTING BY REFERENCE, IN LIEU THEREOF, A  
11 NEW SUPPLEMENTAL DOCUMENT, ENTITLED: "A SUPPLEMENTAL DOCUMENT  
12 AMENDING THE UNIFORM ADMINISTRATIVE CODE, 1991 EDITION" AS PART 2 OF  
13 SAID CHAPTER, WHICH ADDS TO, DELETES FROM AND AMENDS VARIOUS  
14 PROVISIONS OF THE UNIFORM ADMINISTRATIVE CODE, 1991 EDITION; PROVIDING  
15 FOR OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR  
16 THE VIOLATION HEREOF; AND REPEALING ALL ORDINANCES AND PARTS OF  
17 ORDINANCES IN CONFLICT HEREWITH.

11 Sponsored by:

12 Mayor Jan Laverty Jones

Summary: Adopts the 1991 Edition of the  
Uniform Administrative Code and a  
Supplemental Document which provides  
additions thereto, deletions therefrom and  
amendments thereto.

14 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES ORDAIN

15 AS FOLLOWS:

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

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

21 (A) Uniform Administrative Code, [1988] 1991 Edition, hereby  
22 designated as Part 1 of this Chapter; and

23 (B) A supplemental document entitled "A Supplemental Document  
24 Amending the Uniform Administrative Code, [1988] 1991 Edition," which adds to, deletes from  
25 and amends the Uniform Administrative Code, [1988] 1991 Edition, hereby designated as Part  
26 2 of this Chapter.

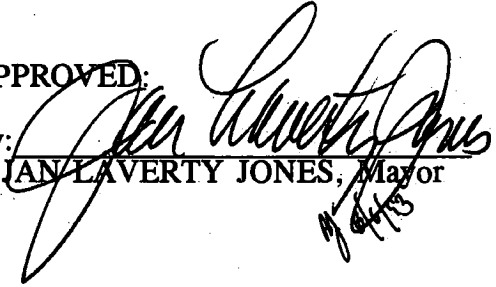
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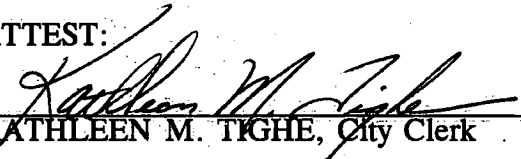
SECTION 2: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness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

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

SECTION 5: All ordinances or parts of ordinances, sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this 4th day of August, 1993.

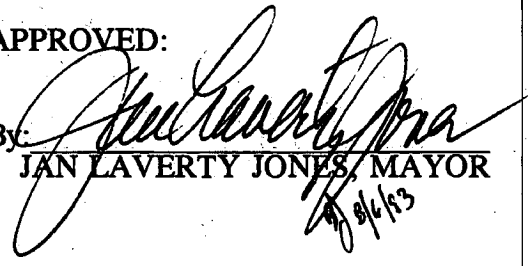
APPROVED:  
By:   
IAN LAVERTY JONES, Mayor

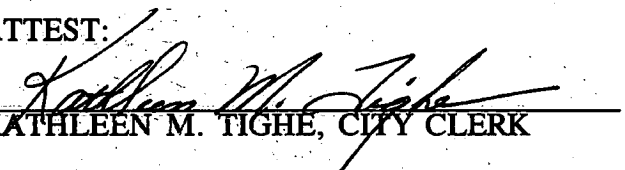
ATTEST:  
  
KATHLEEN M. TIGHE, City Clerk

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The above and foregoing ordinance was first proposed and read by title to the City Council on the 7th day of July, 1993, and referred to the following committee composed of Full Council and \_\_\_\_\_ for recommendation; thereafter the said committee reported favorably on said ordinance on the 4th day of August, 1993, which was a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": Councilmen Higginson, Adamsen, Hawkins Jr. and Mayor Jones  
VOTING "NAY": NONE  
ABSENT: Councilman Nolen

APPROVED:  
By:   
JAN LAVERTY JONES, MAYOR  
8/4/93

ATTEST:  
  
KATHLEEN M. TIGHE, CITY CLERK

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

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

**Section 2:** Several provisions of Chapters 1, 2 and 3 of this Code are parallel or similar to provisions of the Uniform Building Code, 1991 Edition, and the other technical codes, as adopted by the City. This Code and the provisions of the technical codes shall be applied to the extent possible. In the event of conflict, the provisions of Section 106 of this Code shall govern, unless otherwise deemed appropriate by the building official.

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

Any person who knowingly proceeds to do work contrary to or in violation of a stop order is guilty of a misdemeanor. Whenever any stop order has been issued under this subsection, no work may be resumed until the person seeking to proceed has obtained the approval of the building official and has paid to the City an administrative fee in the amount of \$20.00.

**Section 4:** Section 202 is hereby amended by deleting Subsection (f) and adopting in lieu thereof a new Subsection (f), reading as follows:

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

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

**Appeal Procedures**

Sec. 204 (a) **Administrative Appeal.** Whenever an actual or potential violation of any of the technical codes or this code is identified by staff of the Department of Building and Safety, either at the plan review stage or during construction, and the permittee or permit applicant desires administrative appeal of the conclusion or decision, based upon code interpretation or hardship, the permittee or applicant may obtain such review from the Building Official's Hearing Committee. The Committee shall consist of:

- The Director of the Department of Building and Safety, or his Deputy or other designee.
- An Inspection Supervisor or his designee.
- The Plans Check Supervisor or his designee.
- Additional inspectors or technical persons, at the the Director's discretion.

An application for administrative appeal shall be filed on forms made available by the building official and must be filed no later than 4:30 p.m. on the day preceding the appeal meeting to be considered that week. The application should contain sufficient information to enable the Committee to perform its review. A filing fee of ten dollars (\$10.00) will be charged for each appeal. The Committee will meet within eight (8) days after an application has been properly filed, with notice thereof to the applicant. The applicant may but is not required to attend the hearing. The decision of the Committee shall be made by the Director or his designee, after receiving input from other Committee members. An applicant who is aggrieved by the Committee's decision may appeal that decision in accordance with subsection (b) of this Section.

**(b) Appeals to City Council.**

**(1) Right of Appeal.** The City Council of the City of Las Vegas is hereby designated as the board of appeals to hear and decide appeals where it is alleged by an aggrieved party that there is an error in any order or decision made by the building official in the enforcement of this code or the technical codes, or an error in any decision of the Hearing Committee pursuant to subsection (a).

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

- a. A heading in the words: "Before the City Council of the City of Las Vegas";
- b. A caption reading "Appeal of" followed by the names of all appellants participating in the appeal;
- c. A brief statement setting forth the legal interest of each of the appellants in the building or land involved in the decision or order;
- d. A brief statement in ordinary and concise language of the specific decision or order protested;
- e. A brief statement in ordinary and concise language of the relief sought, such as that the order or decision should be reversed or modified;
- f. A statement setting forth the legal or equitable basis of the relief sought by the appellant.

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

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

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

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

(7) **Vote.** A majority vote of the City Council shall be necessary to reverse or modify any order or decision of the building official.

**Section 6:** Section 301 is hereby amended by deleting subsection (a) and adopting in lieu thereof a new subsection (a), reading as follows:

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(a) **Permits Required.** Except as specified in subsection (b) of this section, no building, structure, building service equipment or onsite improvement regulated by this code or any of the technical codes shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate, appropriate permit for each building, structure, building service equipment or onsite improvement has first been obtained from the building official.

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

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

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

B. Amusement devices and structures, including merry-go-rounds, ferris wheels, rotating conveyances, slides and similar devices, and any accessory structure consisting of a cover or roof whose use is necessary for the operation of any such device or structure when such device or structure is used for less than 30 days. A storage building or detached structure that is not an integral part of an amusement device or structure does not qualify as an exempt accessory structure for purposes of this subparagraph. The exemption contained in this subparagraph likewise does not apply to any electrical, mechanical or plumbing work that is to be done in connection with amusement devices or structures that are to be used on a site.

C. Oil derricks.

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

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E. Retaining walls which are not over 2 feet in height, measured from the low finished grade on one side to the upper finished grade on the opposite side, unless the wall supports a surcharge or a patio wall or walls retaining flammable liquids.

F. Privately owned water tanks supported directly upon grade if the capacity does not exceed 5000 gallons and the ratio of height to diameter or width does not exceed two to one.

G. Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below, when built in conjunction with a building that is classified as a Group R, Division 3 or M Occupancy.

H. Painting, papering and similar finish work, except for trim and decorative work exceeding .5 pounds per square foot or .35 pounds per lineal foot in weight.

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

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

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

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

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

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

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

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

**Section 9:** Paragraph 4 of subsection (b) of Section 301 is hereby amended by deleting therefrom subparagraph E in its entirety.

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

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

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

(c) **Licensing Requirements.** No building permits shall be issued for building work which is required to be performed by a licensed contractor under NRS Chapter 624 unless the applicant is appropriately licensed by the State of Nevada and is licensed to do business within the City of Las Vegas. A general contractor to whom a permit is issued shall be responsible for all work authorized for the project and shall post at the job site a list of all subcontractors doing work on the job with their names, their State subcontractor's license numbers and classifications and their City business license numbers. Mechanical, electrical and plumbing subcontractors shall register with the Department of Building and Safety when permits are all taken out by general contractor.

**Section 12:** Section 301 is hereby amended by adding thereto a new subsection, designated as subsection (d), reading as follows:

**(d) Requirements for Registered Plant.** The following requirements are applicable to registered plants:

1. **Registered Plant.** For the purpose of this Code, a registered plant is a person, firm, corporation, or political entity engaged in manufacturing, processing or service which requires specialized building, utilities and equipment to the extent that the plant maintains full-time personnel for the operation and maintenance of such buildings, utilities and equipment and when such plant has complied with all the provisions of this Section.

2. **Qualifications.** In addition to meeting the general definition above, a registered plant shall have in its employ an architect or engineer registered in the State of Nevada who shall be directly responsible for complying with the substantive provisions of this Code.

3. **Scope.** Registered plants are exempt from the requirements of UAC Section 301(a), permits required, for work on existing buildings, structures and utilities accessory thereto that does not increase the floor area or height. This exemption is limited to the buildings owned or leased by the registered plant and under the direct control of the holder of the registration. Said buildings or structures qualify for this exemption after the Certificate of Occupancy has been issued for the

structure and all interior improvements covering the initial plant occupancy. This exemption shall not be construed to waive any other requirement of this Code, and applicable requirements shall be complied with. The plant registration is not transferable.

4. Application. To obtain registration, the applicant shall first file an application therefor in writing on a form furnished by the building official for that purpose. Every such application shall contain:

- A. The name of the plant for which registration is requested.
- B. A description of the property to be included under registration by address and other description that will readily identify and definitely locate the buildings and structures to be included under the registration.
- C. The name of the individual who has the authority to act on behalf of the plant owner(s).
- D. The State of Nevada registration number and the name of the registered architect or engineer who will be responsible for the work done under the registration.

Appropriate action shall be taken by the Building Official on such application and the applicant shall be notified accordingly.

If the application is disapproved, the applicant may appeal the decision to the Advisory/Appeal Board in the manner provided in Section 204(b) of this Code.

5. Registration Fees and Renewal. Every applicant for registration shall pay a fee of \$1,000.00 for locations under 1,000,000 square feet and \$2,000.00 for locations over 1,000,000 square feet at the time of filing. Such initial fee may be prorated to the expiration date. Registrations shall expire on December 31st of each year. Registrations may be renewed each year by payment of the fee on or before December 31st. The fee shall be refunded if the application is disapproved. Any work performed after expiration without permits and inspections required by this Chapter shall be a violation of this Code.

6. **Validity of Registration.** Registration shall be valid only as long as the named architect or engineer remains in the employ of the Registrant in an active and full time capacity. If the registered architect or engineer should leave the employ of the Registrant, registration is suspended until another registered architect or engineer is assigned the responsibility for work done under the registration. The Registrant shall notify the building official immediately and shall call for inspection of any work in progress in accordance with Section 305. Before any new work commences while registration is invalid or suspended, permits and inspections shall be obtained pursuant to this Chapter.

7. **Revocation of Registration.**

A. **Authority.** The building official may suspend or revoke a registration when the Registrant fails to comply with any of the registration responsibilities or for violation of any provision of this Code.

B. **Procedure.** When the building official deems that the registration shall be suspended or revoked, the procedure shall be as follows:

I. The Registrant shall be notified in writing by certified mail at least seven days prior to suspension or revocation.

II. Upon receipt of the notice, the Registrant may request a hearing. Such request shall be in writing to the building official within seven days of receipt of notice.

III. If a hearing is requested by the Registrant, the building official shall set a time, date, and place and so notify the Registrant.

IV. When a hearing is conducted, the Registrant and other interested parties may be in attendance. Upon completion of the hearing, the building official shall take all evidence submitted under advisement and shall notify the Registrant of his findings in writing by certified mail.

V. If the decision rendered by the building official is adverse to the Registrant, the Registrant may appeal the decision to the Advisory/ Appeals Board in the manner provided in Sec. 204(b) of this Code.

8. Inspections. Inspections may be called for work under this permit in the normal manner. Plan approval is not required except as specified in this section or as specifically required by the inspector.

Plans shall be submitted to the jurisdiction for review for work which:

A. Create a different occupancy group, as defined in UBC Chapter 5 for all or a portion of the building.

B. Create a different building type as defined in UBC Chapters 18 through 22 for all or a portion of the building.

C. Add, alter, remove or penetrate required fire walls for area separation, occupancy separation or exterior wall construction.

D. Add, alter, remove or penetrate exit corridors exit passageways, or horizontal exits.

**Exception:** Exit doors may be added, moved or removed from exit courts, or passageways when an appropriate fire rated door(s) is installed or opening protection maintained in accordance with the UBC Chapter 33.

E. Provide for alterations to the fire protection system which constitutes moving more than five (5) sprinkler heads.

F. Modify load bearing structures.

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These plans shall be submitted for review at or before the time of construction; however, work may proceed prior to the completion of the review at the risk of the applicant.

**Section 13:** Section 302 is hereby amended by deleting subsection (d) and adopting in lieu thereof a new subsection (d), and adding a new subsection (e), reading as follows:

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

Plans for tract home developments, multiple residential developments, and commercial additions and developments shall contain three (3) copies of soils engineering reports as specified in Section 7006(e) of the Building Code Appendix, and recommendations contained in the soils engineering reports shall be incorporated in the building plans, engineering calculations, specifications and building construction. Where soils engineering reports are required, soils grading reports, as specified in Section 7015(a) 2 of the Building Code Appendix, shall be submitted to the building official for his approval prior to the commencement of any work on the structure. Soil investigations and reports may be limited in scope for small projects with the approval of the building official.

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

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**Section 14:** Section 303 is hereby amended by deleting subsection (d) and adopting in lieu thereof a new subsection (d), reading as follows:

(d) **Expiration.** Every permit issued by the building official with respect to work governed by the technical codes shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, as documented by an inspection, or if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, as documented by an inspection, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days, as documented by an inspection. **Permits shall also expire when corrections which have been required by Notice have not yet been completed within thirty (30) days of such inspection.** Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee and shall be subject to all development/impact fees current at the time of the new permit.

Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence work under that permit when he is unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

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**Section 15:** Section 304 is hereby amended by deleting subsection (a) and adopting in lieu thereof a new subsection (a), reading as follows:

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

**Section 16:** Section 304 is hereby amended by deleting subsection (c) and adopting in lieu thereof a new subsection (c) reading as follows:

(c) **Plan Review Fees.**

1. When plans or other data are required to be submitted by subsection (c) of Section 302, a plan review fee shall be paid at the time plans and specifications are submitted for review. The building plan review fee for buildings or structures shall be 65 percent of the building permit fee as set forth in Table No. 3-A. An additional 5 percent will be charged for zoning requirement review.
2. No separate plan review fee shall be charged for electrical, mechanical or plumbing work when all permits (building, electrical, mechanical and plumbing) are sought on one application. When separate permits by trade area are requested, plan review fees for electrical, mechanical and plumbing work for each permit shall be 25 percent of the total permit fee set forth, respectively, in Table Nos. 3-B, 3-C and 3-D.

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3. The plan review fee for grading work shall be as set forth in Table No. 3-G.
4. If two or more buildings (residential dwellings) are to be built from a single model building plan without substantial modifications as defined by the building official, and said model building plan is submitted by any one building contractor within the period of 12 months following the approval of said plan by the building official, then:
  - A. The plan review fees for each model building plan shall be 65 percent of the aggregate building permit fees plus \$25.00 for each additional exterior design elevation.
  - B. An additional plan checking fee for each subsequent use of that model plan (tract house) shall be paid, in the amount of \$15.00.

Additional plan review fees for minor work constituting more than 30 minutes plan review time shall be \$20.00.

5. Plan review fees for commercial projects with identical buildings repeated shall be determined in accordance with one of the following options, at the permittee's discretion:

**Option 1:** Plan review fees shall be based upon the valuation for the total project.

**Option 2:** Permits may be taken out for each individual building with the valuation established for each building. The plan review fee for the first building shall be determined at full value. The plan review fee for each subsequent building of the same type shall be 10 percent of the plan review fee determined at full value.

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

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

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

**Section 17:** Section 304 is hereby amended by adding thereto six new subsections, designated as subsections (g), (h), (i), (j) (k) and (l), respectively, reading as follows:

(g) **Advance Payment Account (APA) for Use in Payment of Permitting Fees.** The City may establish for any licensed contractor a non-interest bearing account for use in connection with the advance payment of fees. Any contractor that uses such account shall provide to the City the names of all employees or officers who are authorized to draw from the account. A minimum balance of \$100.00 shall be maintained in the account. Each such account shall be charged an additional 50 cents per transaction to cover the additional administrative cost of such method of payment.

(h) **Moving Permit Fees.**

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

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2. A field inspection fee for relocation shall not be required:
  - A. Where the building or structure is located or prefabricated outside the City and proper documents or inspection by a governmental agency or by an approved testing laboratory are presented to the building official.
  - B. For the relocation of temporary construction offices which are not more than ten feet (10') in width and are less than three hundred square feet (300') in floor area.
    - (i) **Demolition Permit Fees.** The fee for a demolition permit as set forth under Table 3-H shall be paid at the time of issuance of the permit and prior to any demolition work being done by the permittee.
    - (j) **Mobile Home, Travel Trailer and Recreational Vehicle Permits.**
      1. No mobile home shall be placed upon a lot in an R-MH Mobile Home Residence District (R-MH) or an R-MHP Residential Mobile Home Park District (R-MHP), as defined in Title 19 of the Municipal Code of the City of Las Vegas, unless an inspection permit has been issued by the building official. All mobile homes when installed must conform to the installation standards as set forth by the Nevada State Department of Commerce. A permit inspection fee as set forth under Table 3-A shall be paid by the permittee prior to the issuance of the permit.
      2. Travel trailers or recreation vehicles, when placed in an R-MH Mobile Home Residence District or an R-MHP Residential Mobile Home Park District in excess of thirty (30) continuous days and used for living purposes, are subject to the same requirements for permit fees and installation standards as a mobile home, as described above.

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

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

(B) Right of Appeal by Permit Holder or Surety.

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

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

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

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

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

(C) Forfeiture of Bonds.

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

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

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

(iv) In any instance where the Director or his designee has caused a mobile home to be removed, such mobile home may be placed in storage at any location within Clark County, Nevada, and all costs of that storage shall be borne by the owner of such mobile home upon reclaiming the mobile home. Upon owner's failure to pay storage costs, such mobile home may be sold in accordance with NRS Section 108.440.

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

(E) Procedural Guidelines. The City Department of Building and Safety is hereby empowered to formulate procedural guidelines to be used in implementing this section.

4. Nothing in this code or the technical codes shall be deemed to prohibit the temporary placement of a mobile home or travel trailer for the use of a contractor engaged in construction work on the same parcel of land. In addition, a mobile home or

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travel trailer may be temporarily placed upon any commercially zoned lot or parcel of land to be used by a watchman when approved by the Director of the Department of Building and Safety. Any placement of a temporary mobile home or travel trailer for the purpose of living there shall be subject to the requirements concerning installation, permitting, bonding, and time limits as set forth in Paragraph (3) above. Any such mobile home or travel trailer shall be properly installed and maintained in accordance with this section.

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

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

**Section 18:** Section 305 is hereby amended by adding to subsection (b) thereof a new paragraph, reading as follows:

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

**Section 19:** Section 305 is hereby amended by deleting the first two paragraphs of subsection (e) and substituting therefor two new paragraphs, reading as follows:

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

The building official, upon notification, shall make inspections that may include, but are not limited to, the following, and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent of construction that fails to comply with this code or the technical codes.

**Section 20:** Subsection (a) of Section 306 is hereby amended by deleting therefrom the first paragraph and substituting therefor a new first paragraph, reading as follows:

(a) **General.** In addition to the inspections that are referred to in Section 305 of this code, special inspections shall be conducted for the types of work that are described in paragraphs 1-14 that follow. A special inspector must be assigned to the construction project until all special inspection work is completed in accordance with this Section. Unless otherwise approved by the building official, the special inspector(s) will be selected by the building official and employed by the City.

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

**Section 21:** Subsection (a) of Section 306 is hereby amended by deleting Exception 2 of paragraph 1 thereof and substituting therefor a new Exception 2, reading as follows:

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

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**Section 22:** Section 308 is hereby amended by adding thereto two new subsections, designated as subsections (c) and (d), reading as follows:

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

(d) **Revocation of Temporary Connection or Construction Power.** Temporary connections or construction power may be revoked upon written notice for the use of temporary construction power for permanent occupancy, and may be revoked with or without notice for tampering with the electrical service panel in violation of the National Electrical Code and utility company requirements or in the event work is suspended or abandoned as described in Section 303(d).

**Section 23:** Subsection (a) of Section 309 is hereby amended by deleting both the first paragraph thereof and the exception that follows and substituting for that paragraph and exception the following paragraph:

(a) **Use or Occupancy.** No building or structure shall be used or occupied and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a Certificate of Occupancy therefor as provided herein. In Group R, Division 3 and M Occupancies, approval of a final inspection shall constitute the Certificate of Occupancy.

**Section 22:** Subsection (c) of Section 309 is hereby amended by adding thereto a new paragraph, reading as follows:

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

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**Section 25:** Section 309 is hereby amended by adding thereto a new subsection, designated as subsection (g), reading as follows:

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

**Section 26:** Table Nos. 3-A to 3-D, inclusive, are hereby deleted in their entirety and new Table Nos. 3-A to 3-D, inclusive, are hereby adopted in lieu thereof, reading as set forth in Section 27 hereof.

**Section 27:** Table Nos. 3-E and 3-F are hereby deleted in their entirety.

**Section 28:** Table Nos. 3-G and 3-H are hereby deleted in their entirety and new Table Nos. 3-G and 3-H are hereby adopted in lieu thereof, reading as set forth in Section 27 hereof.

**Section 29:** New Tables. The tables that are attached, Table Nos. 3-A, 3-B, 3-C, 3-D, 3-G and 3-H, are incorporated herein by this reference.

**PASSED, ADOPTED and APPROVED** this 4<sup>th</sup> day of AUGUST, 1993.

**APPROVED:**

By

  
JAN LAVERTY JONES, MAYOR

**ATTEST:**

  
KATHLEEN M. TIGHE, CITY CLERK

TABLE NO. 3-A BUILDING PERMIT FEES

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

VALUATION IN DOLLARS	BLDG PERMIT FEE	PLAN CHECK FEE	ZONING CHECK FEE	MECH PERMIT FEE *	PLUMB PERMIT FEE*	ELEC PERMIT FEE*	M P E PERMIT FEE*
1 TO 500	\$13	\$9	\$1	\$2	\$3	\$3	\$7
501 TO 600	\$15	\$10	\$1	\$2	\$3	\$3	\$8
601 TO 700	\$18	\$11	\$1	\$3	\$4	\$4	\$10
701 TO 800	\$20	\$13	\$1	\$3	\$4	\$4	\$11
801 TO 900	\$22	\$14	\$1	\$3	\$4	\$4	\$12
901 TO 1000	\$24	\$16	\$1	\$4	\$5	\$5	\$13
1001 TO 1100	\$26	\$17	\$1	\$4	\$5	\$5	\$15
1101 TO 1200	\$29	\$19	\$1	\$4	\$6	\$6	\$16
1201 TO 1300	\$31	\$20	\$2	\$5	\$6	\$6	\$17
1301 TO 1400	\$33	\$22	\$2	\$5	\$7	\$7	\$18
1401 TO 1500	\$35	\$23	\$2	\$5	\$7	\$7	\$19
1501 TO 1600	\$38	\$24	\$2	\$6	\$8	\$8	\$21
1601 TO 1700	\$40	\$26	\$2	\$6	\$8	\$8	\$22
1701 TO 1800	\$42	\$27	\$2	\$6	\$8	\$8	\$23
1801 TO 1900	\$44	\$29	\$2	\$7	\$9	\$9	\$24
1901 TO 2000	\$46	\$30	\$2	\$7	\$9	\$9	\$25
2001 TO 3000	\$54	\$35	\$3	\$8	\$11	\$11	\$30
3001 TO 4000	\$62	\$40	\$3	\$9	\$12	\$12	\$34
4001 TO 5000	\$69	\$45	\$3	\$10	\$14	\$14	\$38
5001 TO 6000	\$77	\$50	\$4	\$12	\$15	\$15	\$42
6001 TO 7000	\$85	\$55	\$4	\$13	\$17	\$17	\$47
7001 TO 8000	\$93	\$60	\$5	\$14	\$19	\$19	\$51
8001 TO 9000	\$100	\$65	\$5	\$15	\$20	\$20	\$55
9001 TO 10000	\$108	\$70	\$5	\$16	\$22	\$22	\$59
10001 TO 11000	\$116	\$75	\$6	\$17	\$23	\$23	\$64
11001 TO 12000	\$124	\$80	\$6	\$19	\$25	\$25	\$68
12001 TO 13000	\$131	\$85	\$7	\$20	\$26	\$26	\$72
13001 TO 14000	\$139	\$90	\$7	\$21	\$28	\$28	\$76
14001 TO 15000	\$147	\$95	\$7	\$22	\$29	\$29	\$81
15001 TO 16000	\$154	\$100	\$8	\$23	\$31	\$31	\$85
16001 TO 17000	\$162	\$105	\$8	\$24	\$32	\$32	\$89
17001 TO 18000	\$170	\$110	\$8	\$25	\$34	\$34	\$93
18001 TO 19000	\$178	\$115	\$9	\$27	\$36	\$36	\$98
19001 TO 20000	\$185	\$120	\$9	\$28	\$37	\$37	\$102
20001 TO 21000	\$193	\$125	\$10	\$29	\$39	\$39	\$106
21001 TO 22000	\$201	\$131	\$10	\$30	\$40	\$40	\$110
22001 TO 23000	\$208	\$136	\$10	\$31	\$42	\$42	\$115
23001 TO 24000	\$216	\$141	\$11	\$32	\$43	\$43	\$119
24001 TO 25000	\$224	\$146	\$11	\$34	\$45	\$45	\$123
25001 TO 26000	\$229	\$149	\$11	\$34	\$46	\$46	\$126
26001 TO 27000	\$235	\$153	\$12	\$35	\$47	\$47	\$129
27001 TO 28000	\$240	\$156	\$12	\$36	\$48	\$48	\$132
28001 TO 29000	\$246	\$160	\$12	\$37	\$49	\$49	\$135
29001 TO 30000	\$252	\$163	\$13	\$38	\$50	\$50	\$138
30001 TO 31000	\$257	\$167	\$13	\$39	\$51	\$51	\$141
31001 TO 32000	\$263	\$171	\$13	\$39	\$53	\$53	\$144
32001 TO 33000	\$268	\$174	\$13	\$40	\$54	\$54	\$147
33001 TO 34000	\$274	\$178	\$14	\$41	\$55	\$55	\$150

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

VALUATION IN DOLLARS	BLDG PERMIT FEE	PLAN CHECK FEE	ZONING CHECK FEE	MECH PERMIT FEE*	PLUMB PERMIT FEE*	ELEC PERMIT FEE*	M P E PERMIT FEE*
34001 TO 35000	\$279	\$181	\$14	\$42	\$56	\$56	\$154
35001 TO 36000	\$285	\$185	\$14	\$43	\$57	\$57	\$157
36001 TO 37000	\$290	\$189	\$15	\$44	\$58	\$58	\$160
37001 TO 38000	\$296	\$192	\$15	\$44	\$59	\$59	\$163
38001 TO 39000	\$301	\$196	\$15	\$45	\$60	\$60	\$166
39001 TO 40000	\$307	\$199	\$15	\$46	\$61	\$61	\$169
40001 TO 41000	\$312	\$203	\$16	\$47	\$62	\$62	\$172
41001 TO 42000	\$318	\$207	\$16	\$48	\$64	\$64	\$175
42001 TO 43000	\$323	\$210	\$16	\$48	\$65	\$65	\$178
43001 TO 44000	\$329	\$214	\$16	\$49	\$66	\$66	\$181
44001 TO 45000	\$334	\$217	\$17	\$50	\$67	\$67	\$184
45001 TO 46000	\$340	\$221	\$17	\$51	\$68	\$68	\$187
46001 TO 47000	\$345	\$224	\$17	\$52	\$69	\$69	\$190
47001 TO 48000	\$351	\$228	\$18	\$53	\$70	\$70	\$193
48001 TO 49000	\$356	\$232	\$18	\$53	\$71	\$71	\$196
49001 TO 50000	\$362	\$235	\$18	\$54	\$72	\$72	\$199
50001 TO 51000	\$366	\$238	\$18	\$55	\$73	\$73	\$201
51001 TO 52000	\$371	\$241	\$19	\$56	\$74	\$74	\$204
52001 TO 53000	\$375	\$244	\$19	\$56	\$75	\$75	\$206
53001 TO 54000	\$379	\$247	\$19	\$57	\$76	\$76	\$209
54001 TO 55000	\$384	\$250	\$19	\$58	\$77	\$77	\$211
55001 TO 56000	\$388	\$252	\$19	\$58	\$78	\$78	\$214
56001 TO 57000	\$393	\$255	\$20	\$59	\$79	\$79	\$216
57001 TO 58000	\$397	\$258	\$20	\$60	\$79	\$79	\$218
58001 TO 59000	\$402	\$261	\$20	\$60	\$80	\$80	\$221
59001 TO 60000	\$406	\$264	\$20	\$61	\$81	\$81	\$223
60001 TO 61000	\$410	\$267	\$21	\$62	\$82	\$82	\$226
61001 TO 62000	\$415	\$270	\$21	\$62	\$83	\$83	\$228
62001 TO 63000	\$419	\$272	\$21	\$63	\$84	\$84	\$231
63001 TO 64000	\$424	\$275	\$21	\$64	\$85	\$85	\$233
64001 TO 65000	\$428	\$278	\$21	\$64	\$86	\$86	\$235
65001 TO 66000	\$432	\$281	\$22	\$65	\$86	\$86	\$238
66001 TO 67000	\$437	\$284	\$22	\$66	\$87	\$87	\$240
67001 TO 68000	\$441	\$287	\$22	\$66	\$88	\$88	\$243
68001 TO 69000	\$446	\$290	\$22	\$67	\$89	\$89	\$245
69001 TO 70000	\$450	\$293	\$23	\$68	\$90	\$90	\$248
70001 TO 71000	\$455	\$295	\$23	\$68	\$91	\$91	\$250
71001 TO 72000	\$459	\$298	\$23	\$69	\$92	\$92	\$252
72001 TO 73000	\$463	\$301	\$23	\$69	\$93	\$93	\$255
73001 TO 74000	\$468	\$304	\$23	\$70	\$94	\$94	\$257
74001 TO 75000	\$472	\$307	\$24	\$71	\$94	\$94	\$260
75001 TO 76000	\$477	\$310	\$24	\$71	\$95	\$95	\$262
76001 TO 77000	\$481	\$313	\$24	\$72	\$96	\$96	\$265
77001 TO 78000	\$485	\$316	\$24	\$73	\$97	\$97	\$267
78001 TO 79000	\$490	\$318	\$24	\$73	\$98	\$98	\$269
79001 TO 80000	\$494	\$321	\$25	\$74	\$99	\$99	\$272
80001 TO 81000	\$499	\$324	\$25	\$75	\$100	\$100	\$274
81001 TO 82000	\$503	\$327	\$25	\$75	\$101	\$101	\$277

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

VALUATION IN DOLLARS	BLDG PERMIT FEE	PLAN CHECK FEE	ZONING CHECK FEE	MECH PERMIT FEE*	PLUMB PERMIT FEE*	ELEC PERMIT FEE*	M P E PERMIT FEE*
82001 TO 83000	\$507	\$330	\$25	\$76	\$101	\$101	\$279
83001 TO 84000	\$512	\$333	\$26	\$77	\$102	\$102	\$282
84001 TO 85000	\$516	\$336	\$26	\$77	\$103	\$103	\$284
85001 TO 86000	\$521	\$338	\$26	\$78	\$104	\$104	\$286
86001 TO 87000	\$525	\$341	\$26	\$79	\$105	\$105	\$289
87001 TO 88000	\$530	\$344	\$26	\$79	\$106	\$106	\$291
88001 TO 89000	\$534	\$347	\$27	\$80	\$107	\$107	\$294
89001 TO 90000	\$538	\$350	\$27	\$81	\$108	\$108	\$296
90001 TO 91000	\$543	\$353	\$27	\$81	\$109	\$109	\$299
91001 TO 92000	\$547	\$356	\$27	\$82	\$109	\$109	\$301
92001 TO 93000	\$552	\$359	\$28	\$83	\$110	\$110	\$303
93001 TO 94000	\$556	\$361	\$28	\$83	\$111	\$111	\$306
94001 TO 95000	\$560	\$364	\$28	\$84	\$112	\$112	\$308
95001 TO 96000	\$565	\$367	\$28	\$85	\$113	\$113	\$311
96001 TO 97000	\$569	\$370	\$28	\$85	\$114	\$114	\$313
97001 TO 98000	\$574	\$373	\$29	\$86	\$115	\$115	\$316
98001 TO 99000	\$578	\$376	\$29	\$87	\$116	\$116	\$318
99001 TO 100000	\$582	\$379	\$29	\$87	\$116	\$116	\$320

OVER \$100,00. AND UP: \$582.00 FOR THE FIRST 100,000. PLUS \$3.31 PER EACH ADDITIONAL THOUSAND OR FRACTION THEREOF.

NOTE: The Plan Check Fee is 65% of the Building Permit Fee.

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

\* The Mechanical Permit Fee is 15% of the Building Permit Fee.

\* The Plumbing Permit Fee is 20% of the Building Permit Fee.

\* The Electrical Permit Fee is 20% of the Building Permit Fee.

\* The M P E Permit Fee is 55% of the Building Permit Fee.

TABLE 3-B - ELECTRICAL PERMIT FEES

Permit Issuance

For the issuance of each permit	\$ 15.50
For issuing each supplement permit	5.20

Appliance Charge

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

Each Outlet for:

Dishwasher, Garbage Grinder, Trash Compactor, G.F.I., Clothes Washer, Dryer, Electric Range, Ovens, Smoke Detector, Special Purpose, Water Heater, Space Heater, Blast Coil Heater (per K.W.), Mercury Lamp, Quartz Lamp, Sodium Lamp or Sign Circuit	.80
X-Ray Unit	11.05
Area Lighting (Each 1000 Watts)	3.40

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

Transformers, Welders, and Generators	
First H.P. for each unit	3.40
First KVA for each unit	3.40
Each additional H.P. or KVA up to 50	.60
Each two H.P. or KVA over 50	.45
Temporary Power or Pole	6.70
Electric Service (including first meter up to 200 Amp)	6.70
400 Amp and 600 Amp	13.85
Over 600 Amp to 1200 Amp	27.65
Over 1200 Amp	55.25
Each two additional meter sockets	.60
Sub Panel (each)	3.40
Swimming Pool (residential)	22.10
Swimming Pool (semi-public)	33.15
Spas	8.90

Recreational vehicles spaces (each)	3.40
Busways-trolley or plug-in (each 100 feet)	3.40
Gasoline pumps	3.40
Permanent A/C Unit (package units)	3.40
Each air handler	1.15
Low voltage installations	
speaker outlets (each)	.40
Signal or alarm outlets (each)	.40
Amplifiers	2.80
Control panel (each two)	.60
TV master system (each)	.40
Telephone or computer outlet (each)	.40

**TABLE 3-C - MECHANICAL PERMIT FEES**

**Permit Issuance**

- |    |                                    |          |
|----|------------------------------------|----------|
| 1. | For the issuance of each permit    | \$ 15.50 |
| 2. | For issuing each supplement permit | 5.20     |

**Unit Fee Schedule**

- |    |   |       |
|----|---|-------|
| 1. | For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h.                                       | 10.00 |
| 2. | For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h.   | 12.20 |
| 3. | For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater.   | 10.00 |
| 4. | For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater.   | 10.00 |
| 5. | For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit.   | 6.05  |
| 6. | For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling system, including installation of controls regulated by this Code. | 10.00 |
| 7. | For the installation or relocation of each boiler or compressor to and including three horsepower, or each absorption system to and including 100,000 Btu/h.  | 10.00 |

- |     |  |       |
|-----|--|-------|
| 8.  | For the installation or relocation of each boiler or compressor over three horsepower to and including 15 horsepower, or each absorption system over 100,000 Btu/h and including 500,000 Btu/h.  | 18.20 |
| 9.  | For the installation or relocation of each boiler or compressor over 15 horsepower, or each absorption system over 500,000 Btu/h to and including 1,000,000 Btu/h.   | 24.95 |
| 10. | For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or for each absorption system over 1,000,000 Btu/h and including 1,750,000 Btu/h.   | 37.00 |
| 11. | For the installation or relocation of each boiler or refrigeration compressor over 50 horsepower or each absorption system 1,750,000 Btu/h.  | 61.90 |
| 12. | For each air-handling unit to and including 10,000 cubic feet per minute including ducts attached thereto. Note: This fee shall not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling and/or heating unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this Code. | 7.20  |
| 13. | For each air-handling unit over 10,000 cfm.  | 12.20 |
| 14. | For each evaporative cooler other than portable type.  | 7.20  |
| 15. | For each ventilation fan connected to single duct.   |       |
|     | Commercial   | 5.00  |
|     | Residential  | 2.65  |

16. For each ventilation system which is not a portion of any heating or air conditioning system authorized by permit. 7.20
17. For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood. 7.20
18. For each fire damper installed in an existing system. 5.05

TABLE 3-D - PLUMBING PERMIT FEES

Permit Issuance

For issuing each permit	\$ 15.50
For issuing each supplemental permit	5.20

Fixture Charges

Bathtub	2.25
Shower	2.25
Lavatory	2.25
Toilet	2.25
Urinal	2.25
Floor drain	2.25
Floor sink	2.25
Wash Tray	2.25
Sink	2.25
Garbage disposal (residential)	2.25
Garbage disposal (commercial)	8.90
Clothes dryer (gas) (venting)	2.25
Clothes washer (residential)	2.25
Clothes washer (commercial)	2.25
Dishwasher (residential)	2.25
Dishwasher (commercial)	2.25
Dental unit	8.90
Drinking fountain	2.25
Refrigerator, ice maker, water dispenser	2.25
Any other water using equipment attached coffee makers, ice makers	2.25
Water heaters (gas) (electric)	2.25
Sewer System - new, replacement, modification, <u>or any drainage work</u>	11.05
Grease or sand trap or interceptor	2.25
Trailer trap - rental parks	5.20
<u>Water Softeners - Non permanent type (rental)</u>	2.25
Permanent type (connected to drain)	2.25
<u>Swimming Pools</u>	
Private or wading pool (including spa)	22.10
Public or semi-public	33.15
Spas - preformed private	11.05
Spas - preformed commercial	22.10

### **Water Distribution System**

Single family dwelling	6.70
Multi family dwelling	6.70
Plus each dwelling unit	3.40
Commercial building per floor	3.40
Plus each unit (leased space or office)	2.25
Hotel or motel	8.65
Plus each unit	3.40
Trailer park	33.00
Plus each space	2.25
Irrigation for SFD only	20.00
Irrigation - commercial construction valuation. (see Section 304 Table 3-A of the 1988 Uniform Building Code as amended)	

### **Fuel Piping System**

Single family dwelling	6.70
Multi family dwelling	11.05
Plus each unit	2.25
Commercial building per floor	6.70
Plus each unit (leased space or office)	6.70
Medium pressure gas system (plan check)	13.30
Each gas appliance (any type)	2.25
Standby emergency (generating engines)	2.25
Steam boilers	5.80

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

Fee based on  
building code  
permit valuation  
chart, 1991 UBC

Solar Energy Systems (collectors, including piping) per collector	5.80
Storage Tanks (each)	5.80

# AFFIDAVIT OF PUBLICATION

AUG 12 10 30 AM '93

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BILL NO. 93-27  
ORDINANCE NO. 3724

AN ORDINANCE RELATING TO THE ADMINISTRATION OF THE CITY'S BUILDING AND TECHNICAL CODES; AMENDING TITLE 16 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1993 EDITION, BY DELETING ALL REFERENCE TO THE 1988 EDITION OF THE UNIFORM ADMINISTRATIVE CODE ADOPTED BY REFERENCE THEREIN AND ADOPTING BY REFERENCE IN LIEU THEREOF, THE 1991 EDITION OF THE UNIFORM ADMINISTRATIVE CODE AS PART 1 OF SAID CHAPTER; REPEALING IN ITS ENTIRETY THE EXISTING SUPPLEMENTAL DOCUMENT ADOPTED BY REFERENCE THEREIN AND ADOPTING BY REFERENCE IN LIEU THEREOF, A NEW SUPPLEMENTAL DOCUMENT, ENTITLED: "A SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM ADMINISTRATIVE CODE, 1991 EDITION" AS PART 2 OF SAID CHAPTER, WHICH ADDS TO, DELETES FROM AND AMENDS VARIOUS PROVISIONS OF THE UNIFORM ADMINISTRATIVE CODE, 1991 EDITION"; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT

HEREWITH.

Sponsored by:  
Mayor Jon Lavery Jones

Summary: Adopts the 1991 Edition of the Uniform Administrative Code and a Supplemental Document which provides additions thereto, deletions therefrom and amendments thereto.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 5th day of May, 1993, and referred to the following committee composed of Full Council, for recommendation; thereafter the said committee reported favorably on said ordinance on the 4th day of August, 1993 which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

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

VOTING "NAY" NONE

EXCUSED: Councilman Nolan

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 5TH FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.  
PUB: August 7, 1993  
Las Vegas Review-Journal

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

ANDREA DAVIS, being first duly sworn, deposes and says:

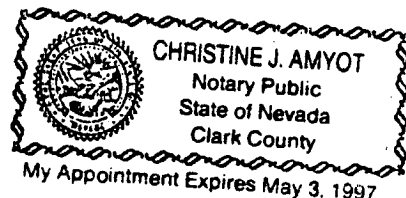
That she/he is a legal clerk for the LAS VEGAS REVIEW-JOURNAL and THE LAS VEGAS SUN, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy of which is attached, was continuously published in the LAS VEGAS REVIEW-JOURNAL or THE LAS VEGAS SUN for a period of ONE insertions from the period of AUGUST 7, 1993 to AUGUST 7, 1993, on the following days:

AUGUST 7, 1993

Signed: Andrea Davis

Subscribed and sworn to before me this 10 day of August, 1993

Christine J. Amyot  
Notary Public



# AFFIDAVIT OF PUBLICATION

RECEIVED  
CITY CLERK

Jul 26 10 36 AM '93

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STATE OF NEVADA)  
COUNTY OF CLARK) SS:

ANDREA DAVIS, being first duly  
sworn, deposes and says:

That she/he is a legal clerk for the LAS VEGAS  
REVIEW-JOURNAL and THE LAS VEGAS SUN,  
daily newspapers regularly issued, published and  
circulated in the City of Las Vegas, County of  
Clark, State of Nevada, and that the  
advertisement, a true copy of which is attached,  
was continuously published in the LAS VEGAS  
REVIEW-JOURNAL or THE LAS VEGAS SUN for a  
period of ONE insertions  
from the period of JULY 22, 1993  
to JULY 22, 1993, on the following  
days:

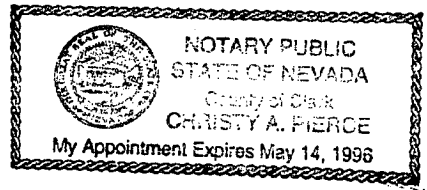
JULY 22, 1993

BILL NO. 93-27  
AN ORDINANCE RELATING TO  
THE ADMINISTRATION OF THE  
CITY'S BUILDING AND TECHNICAL  
CODES; AMENDING TITLE 16  
OF THE MUNICIPAL CODE OF  
THE CITY OF LAS VEGAS, NEVA-  
DA, 1993 EDITION, BY DELETING  
ALL REFERENCE TO THE 1988  
EDITION OF THE UNIFORM AD-  
MINISTRATIVE CODE ADOPTED  
BY REFERENCE THEREIN AND  
ADOPTING BY REFERENCE, IN  
LIEU THEREOF, THE 1991 EDI-  
TION OF THE UNIFORM ADMIN-  
ISTRATIVE CODE AS PART 1 OF  
SAID CHAPTER; REPEALING IT  
IN ITS ENTIRETY THE EXISTING  
SUPPLEMENTAL DOCUMENT  
ADOPTED BY REFERENCE  
THEREIN AND ADOPTING BY  
REFERENCE, IN LIEU THERE-  
OF, A NEW SUPPLEMENTAL  
DOCUMENT, ENTITLED: "A SUP-  
PLEMENTAL DOCUMENT  
AMENDING THE UNIFORM AD-  
MINISTRATIVE CODE, 1991 EDI-  
TION" AS PART 2 OF SAID CHAP-  
TER, WHICH ADDS TO, DELETES  
FROM AND AMENDS VARIOUS  
PROVISIONS OF THE UNIFORM  
ADMINISTRATIVE CODE, 1991  
EDITION"; PROVIDING FOR  
OTHER MATTERS PROPERLY  
RELATING THERETO; PROVID-  
ING PENALTIES FOR THE VIOLA-  
TION HEREOF; AND REPEALING  
ALL ORDINANCES AND PARTS  
OF ORDINANCES IN CONFLICT  
HEREWITH.  
Sponsored by:  
Mayor Jan Loverly Jones  
Summary: Adopts the 1991 Edition of  
the Uniform Administrative Code  
and a Supplemental Document  
which provides additions thereto,  
deletions therefrom and amendments  
thereto.  
At a City Council meeting  
JULY 7, 1993  
BILL NO. 93-27 WAS REAO BY  
TITLE AND REFERRED TO REC-  
COMMENDING COMMITTEE: Full  
Council  
COPIES OF THE COMPLETE BILL  
ARE AVAILABLE FOR PUBLIC  
INFORMATION IN THE OFFICE  
OF THE CITY CLERK, 5TH  
FLOOR, CITY HALL, 400 EAST  
STEWART AVENUE, LAS VEGAS,  
NEVADA.  
PUB: July 22, 1993  
Las Vegas Review-Journal

Signed: Andrea Davis

Subscribed and sworn to before me this  
22 day of July, 19 93

Christy A. Pierce  
Notary Public



# AFFIDAVIT OF PUBLICATION

Aug 12 10 30 AM '93

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BILL NO. 93-27  
ORDINANCE NO. 3724

AN ORDINANCE RELATING TO THE ADMINISTRATION OF THE CITY'S BUILDING AND TECHNICAL CODES; AMENDING TITLE 16 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY DELETING ALL REFERENCE TO THE 1988 EDITION OF THE UNIFORM ADMINISTRATIVE CODE ADOPTED BY REFERENCE THEREIN AND ADOPTING BY REFERENCE, IN LIEU THEREOF, THE 1991 EDITION OF THE UNIFORM ADMINISTRATIVE CODE AS PART 1 OF SAID CHAPTER; REPEALING IN ITS ENTIRETY THE EXISTING SUPPLEMENTAL DOCUMENT ADOPTED BY REFERENCE THEREIN AND ADOPTING BY REFERENCE, IN LIEU THEREOF, A NEW SUPPLEMENTAL DOCUMENT, ENTITLED: "A SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM ADMINISTRATIVE CODE, 1991 EDITION" AS PART 2 OF SAID CHAPTER, WHICH ADDS TO, DELETES FROM AND AMENDS VARIOUS PROVISIONS OF THE UNIFORM ADMINISTRATIVE CODE, 1991 EDITION"; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT

HEREWITH.

Sponsored by:  
Mayor Jan Laverly Jones

Summary: Adopts the 1991 Edition of the Uniform Administrative Code and a Supplemental Document which provides additions thereto, deletions therefrom and amendments thereto.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 5th day of May, 1993, and referred to the following committee composed of Full Council, for recommendation; thereafter the said committee reported favorably on said ordinance on the 4th day of August, 1993 which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote: VOTING "AYE" Councilmen: Adamsen, Higginson, Hawkins Jr. and Mayor Jones  
VOTING "NAY" NONE  
EXCUSED: Councilman Nolen

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 5TH FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.  
PUB: August 7, 1993  
Las Vegas Review-Journal

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

ANDREA DAVIS, being first duly sworn, deposes and says:

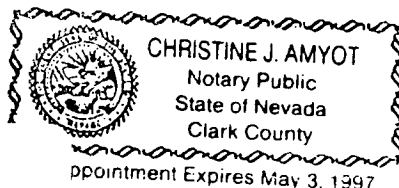
That she/he is a legal clerk for the LAS VEGAS REVIEW-JOURNAL and THE LAS VEGAS SUN, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy of which is attached, was continuously published in the LAS VEGAS REVIEW-JOURNAL or THE LAS VEGAS SUN for a period of ONE insertions from the period of AUGUST 7, 1993 to AUGUST 7, 1993, on the following days:

AUGUST 7, 1993

Signed: Andrea Davis

Subscribed and sworn to before me this 10 day of August, 1993

Christine J. Amyot  
Notary Public



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# AFFIDAVIT OF PUBLICATION

RECEIVED  
CITY CLERK

JUL 26 10 36 AM '93

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STATE OF NEVADA)  
COUNTY OF CLARK) SS:

ANDREA DAVIS, being first duly  
sworn, deposes and says:

That she/he is a legal clerk for the LAS VEGAS  
REVIEW-JOURNAL and THE LAS VEGAS SUN,  
daily newspapers regularly issued, published and  
circulated in the City of Las Vegas, County of  
Clark, State of Nevada, and that the  
advertisement, a true copy of which is attached,  
was continuously published in the LAS VEGAS  
REVIEW-JOURNAL or THE LAS VEGAS SUN for a  
period of ONE insertions  
from the period of JULY 22, 1993  
to JULY 22, 1993, on the following  
days:

JULY 22, 1993

BILL NO. 93-27

AN ORDINANCE RELATING TO THE ADMINISTRATION OF THE CITY'S BUILDING AND TECHNICAL CODES; AMENDING TITLE 16 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1983 EDITION, BY DELETING ALL REFERENCE TO THE 1988 EDITION OF THE UNIFORM ADMINISTRATIVE CODE ADOPTED BY REFERENCE THEREIN AND ADOPTING BY REFERENCE, IN LIEU THEREOF, THE 1991 EDITION OF THE UNIFORM ADMINISTRATIVE CODE AS PART 1 OF SAID CHAPTER; REPEALING IT IN ITS ENTIRETY THE EXISTING SUPPLEMENTAL DOCUMENT ADOPTED BY REFERENCE THEREIN AND ADOPTING BY REFERENCE, IN LIEU THEREOF, A NEW SUPPLEMENTAL DOCUMENT, ENTITLED: "A SUPPLEMENTAL DOCUMENT AMENDING THE UNIFORM ADMINISTRATIVE CODE, 1991 EDITION" AS PART 2 OF SAID CHAPTER, WHICH ADDS TO, DELETES FROM AND AMENDS VARIOUS PROVISIONS OF THE UNIFORM ADMINISTRATIVE CODE, 1991 EDITION"; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored by:  
Mayor Jan Laverly Jones  
Summary: Adopts the 1991 Edition of the Uniform Administrative Code and a Supplemental Document which provides additions thereto, deletions therefrom and amendments thereto.  
At a City Council meeting  
JULY 7, 1993  
BILL NO. 93-27 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE: Full Council  
COPIES OF THE COMPLETE BILL ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 5TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.  
PUB: July 22, 1993  
Las Vegas Review-Journal

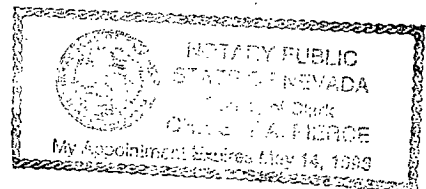
Signed: Andrea Davis

Subscribed and sworn to before me this

22 day of July, 19 93

Christy O. Pearce

Notary Public



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