

1 **BILL NO. 2012-4**

2 **ORDINANCE NO. 6176**

3 AN ORDINANCE TO ADOPT THE 2009 EDITION OF THE INTERNATIONAL RESIDENTIAL  
4 CODE, TOGETHER WITH AMENDMENTS THERETO; AMEND THE CITY'S  
5 ADMINISTRATIVE CODE REGARDING REPETITIVE PLANS; AND PROVIDE FOR OTHER  
6 RELATED MATTERS.

7 Sponsored by: Councilman Steven D. Ross

Summary: Adopts the 2009 Edition of the  
International Residential Code, together with  
amendments thereto, and amends the City's  
Administrative Code regarding repetitive plans.

8  
9 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN  
10 AS FOLLOWS:

11 SECTION 1: Title 16, Chapter 4, Section 10, of the Municipal Code of the City of  
12 Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

13 **16.04.010:** A building code is established and adopted for the City. The building code adopted  
14 by this Section, to be known as the City's Building Code, shall consist of the following documents,  
15 which are adopted by this reference and copies of which shall be maintained on file in the Office of  
16 the City Clerk:

17 (A) The publication entitled "International Building Code, 2009 Edition," as  
18 modified herein, including all Appendices, except as otherwise specified. This publication, as  
19 modified, is designated as Part 1 of this Chapter.

20 (B) The document entitled "Southern Nevada Amendments to the 2009  
21 International Building Code, which amends, by adding to and deleting from, certain sections of the  
22 International Building Code, 2009 Edition. This document is adopted as Part 2 of this Chapter.

23 (C) The publication entitled the ["International Residential Code for One- and Two-  
24 Family Dwellings, 2006 Edition" (also known as the "International Residential Code, 2006 Edition"),]  
25 "International Residential Code for One- and Two-Family Dwellings, 2009 Edition" (also known as  
26 the "International Residential Code, 2009 Edition") as modified herein, including all chapters and  
27 Appendices, except as otherwise specified. This publication, as modified, is designated as Part 3 of  
28 this Chapter.

1 (D) The document entitled ["Southern Nevada Amendments to the 2006  
2 International Residential Code,"] "Southern Nevada Amendments to the 2009 International  
3 Residential Code," which amends, by adding to and deleting from, certain sections of the International  
4 Residential Code, [2006] 2009 Edition. This document is adopted as Part 4 of this Chapter.

5 SECTION 2: The document entitled "Southern Nevada Amendments to the 2009  
6 International Residential Code" referred to in Section 1 of this Ordinance, which is attached hereto,  
7 is hereby modified as set forth in Sections 3 to 7, inclusive, of this Ordinance.

8 SECTION 3: The document entitled "Southern Nevada Amendments to the 2009  
9 International Residential Code" is modified by adding thereto the following provision:

10 **Section R302.2 Townhouses**

11 *Revise the exception to read as follows:*

12 **Exception:** A common 2-hour\* fire-resistance-rated wall assembly tested in  
13 accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do  
14 not contain plumbing or mechanical equipment, ducts or vents in the cavity of the  
15 common wall. The wall shall be rated for fire exposure from both sides and shall  
16 extend to and be tight against exterior walls and the underside of the roof sheathing.  
17 Electrical installations shall be installed in accordance with Chapters 34 through 43.  
18 Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

19 \*A 1-hour fire-resistance-rated wall assembly is permitted in townhouses in  
20 which automatic residential fire sprinkler systems have been installed in  
21 accordance with Section R313.1.

22 SECTION 4: The document entitled "Southern Nevada Amendments to the 2009  
23 International Residential Code" is modified by amending the entry for Section R313.1 to read as  
24 follows:

25 **Section R313.1 Townhouse automatic fire sprinkler systems.**

26 *Revise Subsection R313.1.1, as follows:*

27 **R313.1 Townhouse automatic fire sprinkler systems.** An automatic residential fire  
28 sprinkler system shall be installed in *townhouses*.

1           **Exception:** An automatic residential fire sprinkler system shall not be required when  
2           *additions or alterations* are made to existing *townhouses* that do not have an automatic  
3           residential fire sprinkler system installed.

4           **R313.1.1 Design and installation.** Automatic residential fire sprinkler systems for  
5           *townhouses* shall be designed and installed in accordance with Section P2904 or NFPA  
6           13D.

7           SECTION 5: The document entitled "Southern Nevada Amendments to the 2009  
8           International Residential Code" is modified by amending the entry for Section R313.2 to read as  
9           follows:

10          **Section R313.2 One- and two-family dwellings automatic fire systems.**

11          *Revise Section R313.2, as follows:*

12          **R313.2 One- and two-family dwellings automatic fire systems.** Effective upon the  
13          commencement date described in this section, an automatic residential fire sprinkler system  
14          shall be installed in one- and two- family *dwellings*. The commencement date shall be the July  
15          1<sup>st</sup> that follows the first calendar year, if any, during which the combined number of building  
16          permits issued by the Southern Nevada jurisdictions for single family *dwellings* reaches or  
17          exceeds 10,000. For purposes of the preceding sentence, the Southern Nevada jurisdictions  
18          means Clark County and the cities of Las Vegas, North Las Vegas and Henderson.

19               **Exception:** An automatic residential fire sprinkler system shall not be required for  
20               *additions or alterations* to existing buildings that are not already provided with an  
21               automatic residential sprinkler system.

22          SECTION 6: The document entitled "Southern Nevada Amendments to the 2009  
23          International Residential Code" is modified by deleting the entry for Section R313.2.1, thus restoring  
24          the text of that Section as it appears in the International Residential Code, 2009 Edition.

25          SECTION 7: The document entitled "Southern Nevada Amendments to the 2009  
26          International Residential Code" is modified by amending the entry for Chapters 11 through 43 to read  
27          as follows:

28               *Delete Chapters 11 through 43 in their entirety, except for Section P2904 of Chapter 29,*

1           *which is retained for purposes of Sections R313.1.1 and R313.2.1.*

2           SECTION 8: Nothing in Section 5 of this Ordinance shall be deemed or interpreted  
3 to limit the City Council's authority or ability to adopt in place of Section 5 a different or superseding  
4 provision.

5           SECTION 9: The document entitled "A Supplemental Document Amending the  
6 Uniform Administrative Code, 1997 Edition," which was most recently adopted by Ordinance No.  
7 6140 and subsequently amended by Ordinance No. 6160, is hereby amended as set forth in Section  
8 10 of this Ordinance.

9           SECTION 10: Section 303 of the Uniform Administrative Code, as adopted by the  
10 City, is hereby amended by adding thereto a new Section 303.1.1, reading as follows:

11 **303.1.1 Plan Review in the Case of Code Updates.** Plan review for repetitive plans reviewed under  
12 a particular edition of the International Building Code or International Residential Code is valid for  
13 the period during which that edition is in effect. Plans must be resubmitted within 6 months after the  
14 adoption of a more recent edition of either Code, as applicable. Plan review for non-repetitive plans  
15 is valid for 6 months after approval. Unless permits are issued within that period, plans must be  
16 re-reviewed under the then-current International Building Code or International Residential Code, and  
17 new plan review fees paid. For purposes of this Section, "repetitive plans" refer to model building  
18 plans for a dwelling or other building from which two or more buildings are to be built without  
19 substantial modifications, as determined by the Building Official, where model building plans are  
20 submitted by any one building contractor during the period of time in which the Code edition under  
21 which the plans were approved by the Building Official are in effect.

22           SECTION 11: The documents entitled "International Residential Code, 2006 Edition"  
23 and "Southern Nevada Amendments to the 2006 International Residential Code" are hereby repealed.

24           SECTION 12: If any section, subsection, subdivision, paragraph, sentence, clause or  
25 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or  
26 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or  
27 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the  
28 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,

1 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,  
2 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,  
3 invalid or ineffective.

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

11 SECTION 14: All ordinances or parts of ordinances or sections, subsections, phrases,  
12 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,  
13 1983 Edition, in conflict herewith are hereby repealed.

14 PASSED, ADOPTED and APPROVED this 15<sup>TH</sup> day of February, 2012.

15 APPROVED:

16 By Carolyn Goodman  
17 CAROLYN G. GOODMAN, Mayor

18 ATTEST:

19 Beverly K. Bridges  
20 BEVERLY K. BRIDGES, MMC  
City Clerk

21 APPROVED AS TO FORM:

22 Val Steed 1-5-12  
23 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council  
2 on the 18<sup>th</sup> day of January, 2012, and referred to a committee for recommendation;  
3 thereafter the committee reported favorably on said ordinance on the 31<sup>st</sup> day of January,  
4 2012, which as a regular meeting of said Council; that at said regular meeting, the  
5 proposed ordinance was read by title to the City Council as first introduced and adopted by  
6 the following vote:

7 VOTING "AYE": Mayor Goodman and Councilmembers Anthony, Tarkanian, Ross,  
Barlow and Coffin

8 VOTING "NAY": None

9 EXCUSED: None

10 ABSTAINED: None

11 DID NOT VOTE: Councilmember Wolfson

13 APPROVED:

14   
15 CAROLYN G. GOODMAN, Mayor

16 ATTEST:

17   
18 BEVERLY K. BRIDGES, MMC City Clerk

## **BUSINESS IMPACT STATEMENT**

### **BILL NO. 2012-4**

**(Adopts the 2009 Edition of the International Residential Code, together with amendments thereto, and amends the City's Administrative Code regarding repetitive plans)**

This business impact statement was prepared pursuant to NRS 237.090 to address the impact of a proposed ordinance, Bill No. 2012-4, that will adopt the 2009 Edition of the International Residential Code, together with amendments thereto, and amend the City's Administrative Code regarding repetitive plans.

**1. The following constitutes a description of the manner in which comment was solicited from affected businesses, a summary of their responses and an explanation of the manner in which other interested persons may obtain a copy of the summary.**

Informal notice of the proposed ordinance was provided through meetings with interested parties over the course of several months. Formal notice was mailed to several groups representative of the homebuilding and construction industries. Notice was posted on the City's website as well. No written responses were received.

**2. The estimated economic effect of the proposed rule on businesses, including, without limitation, both adverse and beneficial effects, and both direct and indirect effects:**

#### **Adverse effects:**

One aspect of the ordinance will require the installation of sprinklers in certain homes upon the occurrence of the event that triggers the requirement, as described in the ordinance. That requirement will represent an increased construction cost

#### **Beneficial effects:**

The ordinance will adopt the latest standard requirements for residential structures. As to the sprinkler requirement, the installation of sprinklers will provide greater protection for life and property

#### **Direct effects:**

See adverse and beneficial effects above

#### **Indirect effects:**

None identified

**3. The following constitutes a description of the methods the local government considered to reduce the impact of the proposed rule on businesses and a statement regarding whether any, and if so which, of these methods were used:**

Not applicable

**4. The governing body estimates the annual cost to the local government for enforcement of the proposed rule is:**

No additional cost

**5. If the proposed rule provides for a new fee or increases an existing fee, the total annual amount expected to be collected is:**

Not applicable

**6. If the proposed rule provides for a new fee or increases an existing fee, the money generated by the new fee or increase in existing fee will be used by the local government to:**

Not applicable

**7. If the proposed rule includes provisions that duplicate or are more stringent than federal, state or local standards regulating the same activity, the following explains why such duplicative or more stringent provisions are necessary:**

Not applicable

Date: January 5, 2012

**AFFIDAVIT OF PUBLICATION**

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

Stacey M. Lewis, being 1st duly sworn, deposes and says: That she is the 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 attached for,

LV CITY CLERK

2296311LV

7717295

was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 02/02/2012 to 02/02/2012, on the following days:

02/02/2012

BILL NO. 2012-4

AN ORDINANCE TO ADOPT THE 2009 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE TOGETHER WITH AMENDMENTS THERETO; AMEND THE CITY'S ADMINISTRATIVE CODE REGARDING REPETITIVE PLANS; AND PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Steven D. Ross  
Summary: Adopts the 2009 Edition of the International Residential Code, together with amendments thereto, and amends the City's Administrative Code regarding repetitive plans.

At the City Council meeting of JANUARY 18, 2012

BILL NO. 2012-4 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.  
PUB: February 2, 2012  
LV Review-Journal

Signed:

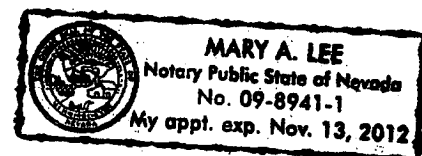
*Stacey M. Lewis*

SUBSCRIBED AND SWORN BEFORE ME THIS, THE

*2nd* day of *February*, 2012.

Notary Public

*Mary Lee*



**AFFIDAVIT OF PUBLICATION**

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

Stacey M. Lewis, being 1st duly sworn, deposes and says: That she is the 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 attached for,

LV CITY CLERK

2296311LV

7746470

was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 02/18/2012 to 02/18/2012, on the following days:

02/18/2012

BILL NO. 2012-4  
ORDINANCE NO. 6176

AN ORDINANCE TO ADOPT THE 2009 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, TOGETHER WITH AMENDMENTS THERETO; AMEND THE CITY'S ADMINISTRATIVE CODE REGARDING REPETITIVE PLANS; AND PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman  
Steven D. Ross

Summary: Adopts the 2009 Edition of the International Residential Code, together with amendments thereto, and amends the City's Administrative Code regarding repetitive plans.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 18th day of January 2012 and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 15th day of February 2012, 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 introduced and was adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Anthony, Tarkanian, Ross, Barlow, and Coffin

VOTING "NAY": NONE  
EXCUSED: Councilman Wolfson

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.

PUB: February 18, 2012  
LV Review-Journal

Signed

*Stacey M. Lewis*

SUBSCRIBED AND SWORN BEFORE ME THIS, THE

20th day of February, 2012.

Notary Public

*Mary A. Lee*

