



# WASHOE COUNTY

"Dedicated To Excellence in Public Service"

www.washoecounty.us

CM/ACM KS  
Finance DN  
DA ✓  
Risk Mgt. N/A  
HR N/A  
Comptroller CH

## STAFF REPORT

BOARD MEETING DATE: April 26, 2016

**DATE:** April 6, 2016

**TO:** Board of County Commissioners

**FROM:** Don C. Jeppson, County Building Official,  
Community Services Dept., 328-2030, [dcjeppson@washoecounty.us](mailto:dcjeppson@washoecounty.us)

**THROUGH:** Dave Solaro, Arch., P.E., Director,  
Community Services Department, 328-3600, [dsolaro@washoecounty.us](mailto:dsolaro@washoecounty.us)

**SUBJECT:** Introduction and first reading of an ordinance amending the Washoe County Code Chapter 100 (Washoe County Building Code) to adopt the 2012 International Energy Conservation Code (the "IECC") (replacing the 2009 IECC) together with the 2015 Northern Nevada Energy Conservation Code Amendments, effective July 1, 2016, and providing other matters necessarily connected therewith and pertaining thereto; and set the public hearing for second reading and possible adoption to be held on May 10, 2016. (All Commission Districts.)

### SUMMARY

Nevada Administrative Code 701 requires the governing body of a local government that is authorized by law to adopt and enforce a building code, to incorporate and enforce the 2012 International Energy Conservation Code effective July 1, 2016.

Washoe County Strategic Objective supported by this item: Safe, Secure and Healthy Communities.

### PREVIOUS ACTION

March 25, 2014, Code Adoption: Bill No. 1706, Ordinance No. 1525. An ordinance amending Chapter 100 (Buildings and Construction) of the Washoe County Code by adding thereto a provision requiring any person who intends to investigate, abate, or resolve building code violations, dangerous conditions, or defective construction must first obtain an administrative permit from the County Building Official if invasive, destructive, or repair work is to be done; and providing for fees and other matters properly relating thereto. Proposed March 11, 2014. Passed March 25, 2014. Effective: May 1, 2014.

May 14, 2013, Code Adoption: Bill No. 1692, Ordinance No. 1510. An ordinance amending the Washoe County Code Chapter 100 (Buildings and Construction) to adopt the 2012 versions of the International Building, Residential, Existing Building, Fuel Gas, Green Construction, Mechanical, Wildland-Urban Interface, Swimming Pool and Spa

AGENDA ITEM # 12

Codes; the 2012 Uniform Plumbing Code; the 2012 Uniform Mechanical Code, and the 2011 National Electrical Code, together with the 2012 Northern Nevada Amendments to the foregoing; and providing for other matters properly relating thereto. Proposed April 23, 2013. Passed May 14, 2013. Effective: September 1, 2013

June 12, 2012, Code Revisions: Bill No. 1671, Ordinance No. 1487. An ordinance amending Chapter 100 to adopt the 2009 International Energy Conservation Code ("IECC") (replacing the 2006 IECC) together with the 2011 Northern Nevada Amendments, and providing other matters properly relating thereto. Proposed May 22, 2012. Passed June 12, 2012. Effective: July 1, 2012.

July 14, 2009, Code Revisions: Bill No. 1592, Ordinance No. 1413. An ordinance amending the Washoe County Code by repealing provisions in Chapter 100 relating to the work exempt from permit and by adding new provisions with certain changes concerning work exempt from permit, and providing other matters properly relating thereto. Proposed June 23, 2009. Passed July 14, 2009. Effective: August 1, 2009.

December 11, 2007, Code Adoption: Bill No. 1532, Ordinance No. 1355. An ordinance amending the Washoe County Code, Chapter 100, by repealing provisions creating and authorizing the department of building and safety and staff, by repealing chapter 100 concerning buildings and construction, and by enacting a new chapter 100 containing provisions that adopt and amend international building and construction codes and fees and that provide for a board of review and other matters properly relating thereto. Proposed November 13, 2007. Passed December 11, 2007. Effective: March 10, 2008.

March 8, 2005, Code Adoption: Bill No. 1443, Ordinance No. 1263. An ordinance amending the Washoe County Code by repealing provisions relating to buildings and construction and adding Uniform Codes with certain changes, additions and deletions relating to building and construction. Proposed February 15, 2005. Passed March 8, 2005. Effective: July 1, 2005.

## **BACKGROUND**

Working with local building trades, associations, other jurisdictions and the Northern Nevada ICC Chapter, local amendments were developed to reflect local conditions and construction practices.

Pursuant to NRS 701.220, the Nevada State Office of Energy has completed three regulation hearings to solicit public comments on the draft regulations (LCB File No. R024-11) to adopt the 2012 International Energy Conservation Code effective July 1, 2016. The regulations require the governing body of a local government that is authorized by law to adopt and enforce a building code, to incorporate and enforce the 2012 International Energy Conservation Code effective July 1, 2016.

## **FISCAL IMPACT**

There are additional construction costs to meet the requirements of the 2012 International Energy Conservation Code, but ideally those costs should be offset by energy savings over the life of the structure. Permitting fees remain unchanged.

**RECOMMENDATION**

It is recommended the Board of County Commissioners hold a first reading and introduce an ordinance amending the Washoe County Code Chapter 100 (Washoe County Building Code) to adopt the 2012 International Energy Conservation Code (the "IECC") (replacing the 2009 IECC) together with the 2015 Northern Nevada Energy Conservation Code Amendments, effective July 1, 2016, and providing other matters necessarily connected therewith and pertaining thereto; and set the public hearing for second reading and possible adoption to be held on May 10, 2016.

**POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be:  
"Move to introduce an ordinance amending the Washoe County Code Chapter 100 (Washoe County Building Code) to adopt the 2012 International Energy Conservation Code (the "IECC") (replacing the 2009 IECC) together with the 2015 Northern Nevada Energy Conservation Code Amendments, effective July 1, 2016, and providing other matters necessarily connected therewith and pertaining thereto; and set the public hearing for second reading and possible adoption to be held on May 10, 2016."

REGULAR TEXT: NO CHANGE IN LANGUAGE

~~STRIKEOUT TEXT: DELETED LANGUAGE~~

**BOLD TEXT: NEW LANGUAGE**

\*\*\*\*\*

**SUMMARY:** Amends WCC chapter 100 (Washoe County Building Code) to adopt the 2012 International Energy Conservation Code ("IECC") together with the 2015 Northern Nevada Energy Conservation Code Amendments, effective July 1, 2016.

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**TITLE:**

**AN ORDINANCE AMENDING THE WASHOE COUNTY CODE CHAPTER 100 (WASHOE COUNTY BUILDING CODE) TO ADOPT THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE (THE "IECC") (REPLACING THE 2009 IECC) TOGETHER WITH THE 2015 NORTHERN NEVADA ENERGY CONSERVATION CODE AMENDMENTS, EFFECTIVE JULY 1, 2016, AND PROVIDING OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.**

WHEREAS the Director of the Office of Energy for the State of Nevada has by regulation (LCB File # R024-11) adopted the 2012 International Energy Conservation Code as the energy conservation standard for the State of Nevada, to be effective July 1, 2012;

WHEREAS under NRS 701.220 (4) this County is required to incorporate in its building code any standards adopted by the Director;

WHEREAS the Northern Nevada Chapter of the International Code Council adopted, on November 1, 2015 the "2015 Northern Nevada Energy Conservation Code Amendments" to the 2012 International Energy Conservation Code;

NOW THEREFORE,

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO  
ORDAIN:

**SECTION 1:** Section 100.100.10 of the Washoe County Code is hereby amended to read as follows:

100.100.10 Adopted Codes. The following recognized codes are hereby adopted by Washoe County together with the supplements, listed changes, additions and deletions as noted:

1. 2012 Edition, International Building Code ("IBC"), charter 2 through 35 and Appendices C, E, and I.

2. 2012 Edition, International Residential Code ("IRC"), chapters 2 through 44 and Appendices A, B, C, G, H, J, K, and L.
3. 2012 Edition, International Existing Building Code ("IEBC"), chapters 2 through 16 and Appendices.
4. ~~2009~~ 2012 Edition, International Energy Conservation Code ("IECC").
5. 2012 Edition, International Fuel Gas Code ("IFGC"), chapters 2 through 8 and Appendix A.
6. 2012 Edition, International Green Construction Code ("IgCC"), chapters 2 through 12.
7. 2012 Edition, International Mechanical Code ("IMC"), chapters 2 through 15.
8. 2012 Edition, International Wildland-Urban Interface Code ("IWUIC"), chapter 5.
9. 2012 Edition, International Swimming Pool and Spa Code Code ("ISPSC"), chapters 2 through 11.
10. 2012 Edition, Uniform Plumbing Code ("UPC"), chapters 2 through 17 and Appendices A, B, D, E, F, I, and L.
11. 2012 Edition, Uniform Mechanical Code ("UMC"), chapters 2 through 17 and Appendices A, B and C.
12. 2011 Edition, National Electrical Code ("NEC").
13. National Fire Protection Association ("NFPA") 58 and 54.
14. ~~2014~~ 2015 Northern Nevada Energy Conservation Code Amendments by the Northern Nevada Chapter of the International Code Council. Copies are available at [www.nnicc.org](http://www.nnicc.org).
15. 2012 Northern Nevada Amendments by the Northern Nevada Chapter of the International Code Council. Copies are available at [www.nnicc.org](http://www.nnicc.org).

## SECTION 2 General Terms.

1. Business Impact Note. This is not a "rule" within the meaning of NRS 237.030 – 237.150 (Adoption of Rules Affecting Businesses) because it is an ordinance adopted pursuant to NRS Chapter 278.
2. Validation of Actions. Notwithstanding any defects or irregularities, all actions, proceedings, matters and things heretofore taken by the board of county commissioners and its agents or the officers, employees and contractors of the County purportedly had or taken under law or under color of law by any of them which actions, proceedings, matters and things are not inconsistent with the provisions of this Ordinance are ratified and approved.
3. Implementation; edits. The Chairman of the Board and the officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.
4. Repealer. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed but only to the extent of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.
5. Publication and Effective Date. This ordinance shall be executed and its title shall be published as required by NRS 244.100, NRS 244.105, and any other enabling laws, and shall be effective on the date specified below.

6. Severance of Invalid Provisions. Each term and provision of this ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then it shall be excised from this ordinance. In any event, the remainder of this ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

Proposed on ..... (month) ..... (day) 2016.  
Proposed by Commissioner \_\_\_\_\_.  
Passed on ..... (month) ..... (day) 2016.

Vote:

Ayes: Commissioners: \_\_\_\_\_  
Nays: Commissioners: \_\_\_\_\_  
Absent: Commissioners: \_\_\_\_\_

\_\_\_\_\_  
Chair  
Washoe County Commission

ATTEST:

\_\_\_\_\_  
County Clerk

This ordinance shall be in force and effect from and after the **First** day of the month of **July** of **the year 2016.**