



Washoe County Building Code





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Washoe County Building Code

The Washoe County Building Code is contained within the Washoe County Code as Chapter 100. The Building Code, together with related information and applications necessary for construction, are available from the Washoe County Department of Building & Safety. For information on other chapters of the Washoe County Code, please contact the Office of the County Clerk.

The Washoe County Building Code can also be found on the department's home page on the Internet at www.washoecounty.us/bldgsafety/. Other chapters of the Washoe County Code can be found on the County Clerk's home page at www.washoecounty.us/clerks/.

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The following is a summary of the Washoe County Commission original adoption and revisions to the Washoe Building Code:

March 27, 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 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

May 2, 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 Fee Revisions: BILL NO. 1593, ORDINANCE NO. 1414. An ordinance amending Chapter 100 of the Washoe County Code by adding thereto a provision increasing fees for building permits including building permit fees, other inspection and permit fees, and plan review fees, and providing other matters properly relating thereto. Proposed June 23, 2009. Passed July 14, 2009. Effective: August 1, 2009.

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.

March 25, 2008 Fee Revisions: BILL NO. 1545, ORDINANCE NO. 1363. An ordinance amending Chapter 100 of the Washoe County Code by adding thereto a provision by increasing fees for building, grading permits, modifying building valuation data, and providing other matters properly relating thereto. Proposed March 11, 2008. Passed March 25, 2008. Effective: June 1, 2008.

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.

May 22, 2007 Fee Revisions: BILL NO. 1508, ORDINANCE NO. 1329. An ordinance amending the Washoe County Code by adding thereto provisions creating building permit valuations under the international residential code, by increasing fees for building, grading, solar, and pool permits, increasing fees for related inspections and licenses, adding plan review fees, modifying building valuation data, and restricting building permits renewals, and providing other matters properly relating thereto. Proposed May 8, 2006. Passed May 22, 2006. Effective: July 1, 2007.

June 28, 2005 Fee Reduction and Revisions: BILL NO. 1449, ORDINANCE NO. 1270. An ordinance amending Washoe County Code by reducing the building permit fees, changes to ground snow loads, and other matters properly relating thereto. Proposed June 14, 2005. Passed June 28, 2005. Effective July 8, 2005.

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.

September 28, 2004 Fee Reduction: BILL NO. 1428, ORDINANCE NO. 1248. An ordinance amending the Washoe County Code by reducing the building permit fees, and other matters properly relating thereto. Proposed September 14, 2004. Passed September 28, 2004. Effective October 8, 2004.

ARTICLE 100 - ADOPTED CODES

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”), chapters 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 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 (“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. 2011 Northern Nevada Energy Code Amendments by the Northern Nevada Chapter of the International Code Council. Copies are available at 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.

100.100.20 Definition of words and terms. As used in the adopted codes and Chapter 100, inclusive, of the Washoe County Code

1. “Adopted codes” shall mean the codes listed in Section 100.100.10, as amended by the 2007 Amendments.
2. “County building inspector” shall mean the county building official.
3. “Department” shall mean the Washoe County Department of Building & Safety.
4. “FEMA” shall mean the Federal Emergency Management Agency.
5. “Jurisdiction” and other similar terms shall be construed to mean Washoe County, Nevada.

6. "This code" shall mean the Building Code of Washoe County.
7. "TRPA" shall mean Tahoe Regional Planning Agency.
8. "WCC" shall mean the Washoe County Code.

ARTICLE 101 - GENERAL

100.101.1 Title. These regulations shall be known as the Building Code of Washoe County.

100.101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

100.101.2.1 Appendices. Provisions in any appendices of the adopted codes shall not apply unless specifically adopted.

100.101.2.2 International Building Code. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the International Residential Code.

100.101.2.3 International Residential Code. The provisions of the International Residential Code for One- and Two-family Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above-grade in height with a separate means of egress and their accessory structures.

100.101.2.4 International Existing Building Code. The intent of this code is to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the repair, alteration, change of occupancy, addition and relocation of existing buildings.

100.101.2.4.1 Applicability. This code shall apply to the repair, alteration, change of occupancy, addition and relocation of all existing buildings, regardless of occupancy, subject to the criteria of Sections 101.4.1 and 101.4.2.

100.101.2.4.2 Buildings not previously occupied. A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of the International Building Code or International Residential Code, as applicable, for new construction or with any current permit for such occupancy.

100.101.2.4.3 Compliance methods. The repair, alteration, change of occupancy, addition or relocation of all existing buildings shall comply with one of the methods listed in Sections 101.5.1 through 101.5.3 as selected by the applicant. Application of a method shall be the sole basis for assessing the compliance of work performed under a single permit unless otherwise approved by the code official. Sections 101.5.1 through 101.5.3 shall not be applied in combination with each other.

Exception: Alterations complying with the laws in existence at the time the building or the affected portion of the building was built shall be considered in compliance with the provisions of this code unless the building has sustained substantial structural damage as defined in Section 506.2, or the building is undergoing more than a limited structural alteration as defined in Section 807.5.3. New structural members added as part of the repair or alteration shall comply with the International Building Code. Repairs and alterations of existing buildings in flood hazard areas shall comply with Sections 501.4 and 601.3, respectively.

100.101.2.4.4 Prescriptive compliance method. Repairs, alterations, additions and changes of occupancy complying with Chapter 3 of this code in buildings complying with the International Fire Code shall be considered in compliance with the provisions of this code.

100.101.2.4.5 Work area compliance method. Repairs, alterations, additions, changes in occupancy and relocated buildings complying with the applicable requirements of Chapters 4 through 12 of this code shall be considered in compliance with the provisions of this code.

100.101.2.4.6 Performance compliance method. Repairs, alterations, additions, changes in occupancy and relocated buildings complying with Chapter 13 of this code shall be considered in compliance with the provisions of this code.

100.101.2.4.7 Safeguards during construction. All construction work covered in this code, including any related demolition, shall comply with the requirements of Chapter 14.

100.101.2.4.8 Appendices. The code official is authorized to require rehabilitation and retrofit of buildings, structures or individual structural members in accordance with the appendices of this code if such appendices have been individually adopted.

100.101.2.4.9 Correction of violations of other codes. Repairs or alterations mandated by any property, housing, or fire safety maintenance code or mandated by any licensing rule or ordinance adopted pursuant to law shall conform only to the requirements of that code, rule, or ordinance and shall not be required to conform to this code unless the code requiring such repair or alteration so provides.

100.101.2.5 International Green Construction Code. This code is an overlay document to be used voluntarily in conjunction with the other codes and standards adopted by the jurisdiction. This code is not intended to be used as a standalone construction regulation document, it is not mandatory, and permits are not to be issued under this code. This code is not intended to abridge or supersede safety, health or environmental requirements under the other applicable codes or ordinances.

100.101.2.5.1 Intent. The purpose of this code is to provide voluntary guidelines and references for those projects that want to follow green construction practices. While this code is adopted by the jurisdiction as a reference and guide, it is not enforced by the jurisdiction.

100.101.2.6 International Wildland-Urban Interface Code. The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises within the wildland-urban interface areas of this jurisdiction. Buildings or conditions in existence at the time of adoption of the IWUIC are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption and provided such continued use does not constitute a distant danger to life or property. Buildings or structures moved into or within the jurisdiction shall comply with the provisions of the IWUIC for new buildings or structures.

100.101.2.7 International Swimming Pool and Spa Code. The provisions of this code shall apply to the construction, alteration, movement, renovation, replacement, repair and maintenance of aquatic vessels.

100.101.2.7.1 Intent. The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location and maintenance or use of aquatic vessels.

100.101.3 Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

It is not the purpose of this code to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

100.101.4 Referenced codes. Any law cited in this code, including in the adopted codes as amended, shall be considered part of the requirements of this code to the prescribed extent of each such reference.

ARTICLE 102 - APPLICABILITY

100.102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

Where more than one of the adopted codes applies to a construction project, the design professional may select which code will apply, provided that the entire code selected must be used for the project. For example, a construction project could be covered by both the International Mechanical Code and the Uniform Mechanical Code. The design professional may select which code will apply so long as the whole code is made applicable for the project. The design professional may not select certain standards out of one code and other standards out of another code for the same project.

100.102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

100.102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

100.102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

100.102.5 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

100.102.6 Existing structures. For the purposes of this code, the legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Existing Building Code or the International Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

ARTICLE 103 - DEPARTMENT OF BUILDING & SAFETY

100.103.1 Creation of enforcement agency. The Department of Building & Safety is hereby created and the official in charge thereof shall be known as the building official.

100.103.2 Appointment. The building official shall be appointed by the board of county commissioners upon recommendation of the county manager, and shall serve at the pleasure of the board in the unclassified service of the county. The county building official has such powers and shall perform such duties as are conferred upon him by the provisions of NRS 278.570 or as may be assigned by the board of county commissioners.

100.103.3 Deputies and staff. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.

ARTICLE 104 - DUTIES AND POWERS OF BUILDING OFFICIAL

100.104.1 General. The building official is hereby authorized and directed to enforce all the provisions of this code and related provisions in the WCC. For such purposes, the building official shall have the powers of a law enforcement officer, may prepare, sign and serve written citations pursuant to the provisions of NRS 171.1773, and may otherwise enforce this code and related provisions in the WCC, pursuant to any applicable enforcement provisions therein, against all persons accused of violating the provisions of this code, related provisions in the WCC, and any amendments to them. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

100.104.2 Applications and permits. The building official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

100.104.3 Notices and orders. The building official shall issue all necessary notices or orders to ensure compliance with this code.

100.104.4 Inspections. The building official, upon notification, shall make required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

100.104.5 Identification. The building official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

100.104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

100.104.7 Department records. The building official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

100.104.8 Liability. The building official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit, or proceeding that is instituted in pursuance of the provisions of this code.

Any duty created by this code or based on this code runs to the public, and no private cause of action is created by a breach of such duty. No document, certificate,

inspection or approval given pursuant to this code may be construed to be a representation or warranty of any kind, including without limitation a representation or warranty that a building or structure is complete, that it is in compliance with this code or any other law, that it was inspected, that it is safe or ready for occupancy or that it meets any particular degree of quality of workmanship. The amount and quality of inspection and other services provided is discretionary with the building official and may vary in response to the amount of staff, their work load, training and experience, funding and other pertinent factors affecting whether and how inspection is made or whether any hazard, deficiency or similar matter is observed.

100.104.9 Approved materials and equipment. Materials, equipment and devices approved by the building official shall be constructed and installed in accordance with such approval.

100.104.9.1 Used materials and equipment. The use of used materials which meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless approved by the building official.

100.104.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the Department.

100.104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

100.104.11.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

100.104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test

methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building official for the period required for retention of public records.

ARTICLE 105 - PERMITS

100.105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

100.105.1.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official, which shall include an explanation and proof of the emergency.

100.105.1.2 Annual permit. In lieu of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, the building official is authorized to issue an annual permit upon application therefore to any person, firm or corporation regularly employing one or more qualified trade persons in the building, structure or on the premises owned or operated by the applicant for the permit.

100.105.1.3 Annual permit records. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such records at all times or such records shall be filed with the building official as designated.

100.105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required where exempted by law and for the following:

Building:

1. Nonhabitable one-story detached accessory structures on residentially zoned property or on a lot with an established principal residential use, used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m²), and does not include electrical, mechanical, or plumbing; and meets required setbacks

- for a structure as defined in WCC Chapter 110. In the Tahoe basin, the building must also not create land coverage as defined by TRPA.
2. Residential fences not over 30 inches (762 mm) high when in the front yard or not over six feet (1829 mm) when outside the front yard and not used as swimming pools barriers or as required screening pursuant to WCC Chapters 50 and 110.
 3. Oil derricks.
 4. Retaining walls or rockery walls that are not over 48 inches (1219 mm) in height measured from adjacent grades. Walls must not support a surcharge or impound Class I, II or IIIA liquids. In the Tahoe basin, walls must also not create land coverage as defined by TRPA.
 5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1. In the Tahoe basin, tanks must also not create land coverage as defined by TRPA.
 6. Patios, sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, without foundations, and not over any septic system, basement or story below, and not part of an accessible route. In the Tahoe basin, hard coverage must not also create land coverage as defined by TRPA.
 7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
 8. Temporary (not to exceed 180 days) motion picture, television and theater stage sets and scenery.
 9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground. In the Tahoe basin, the pools must also not create land coverage as defined by TRPA.
 10. Shade cloth structures constructed for nursery or agricultural purposes, with no associated electrical, plumbing, or mechanical.
 11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
 12. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not project more than 24 inches (610 mm) into any setback and do not require additional support; Group R-3 and U occupancies only. In the Tahoe basin, the window awnings must also not be visible from a TRPA defined corridor.
 13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
 14. Roofing repair if the roof is less than 100 square feet (9.29 m²) or still under its one year warranty.
 15. Door and window replacement when the opening size and location remain the same, meets the adopted energy code requirements, meets the current safety glazing requirements, and egress windows comply with all the requirements of the applicable code in effect at the time of original

installation. In the Tahoe basin, door and windows must also meet the glazing requirements as defined by TRPA.

16. Wire fencing on parcels larger than 2 acre and do not exceed 54 inches (1372 mm) in height.
17. Repair or replacement of fences less than 100 linear feet (30 480 mm) long with the same material, style, location, and height.
18. Wood or composite siding applied over existing siding or existing shear wall.
19. Decks not more than 30 inches (762 mm) above grade and meets required setbacks as defined in WCC Chapter 110. Exception: All decks in the Tahoe Basin require a building permit pursuant to WCC Chapter 110 and TRPA requirements.
20. Replacement of glazing or replacement of glazing in hazardous locations with tempered glazing.
21. Grading under 50 cubic yards (38.23 m³) pursuant to WCC Chapter 110.
22. Membrane-covered frame structures intended for residential storage or agricultural use only, which are not more than 280 square feet (26.01 m²) in area, not more than 12 feet (3658 mm) in height, meets required setbacks for a structure as defined in WCC Chapter 110; installed per the manufacturer's recommendation; with no associated electrical, plumbing, or mechanical, and maintains a minimum clearance of 10 feet (3048 mm) from other buildings. In the Tahoe basin, all membrane-covered frame structures must also not create land coverage as defined by TRPA.

Electrical:

Repairs and maintenance:

1. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Reinstallation of attachment plug receptacles, but not the outlets therefore.
3. Replacement of branch circuit over-current devices of the required capacity in the same location.
4. Repair or replacement of current carrying parts of any switch, contactor or control device.
5. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
6. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
7. Removal of electrical wire, coax or communication wire.
8. Replacement of light fixtures in single family and accessory structures.

Temporary uses:

1. Listed cord and plug connected temporary decorative lighting.

2. Listed temporary construction lighting or wiring.
3. Carnivals and circuses.
4. Installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
5. Temporary wiring for experimental purposes in suitable experimental laboratories.

Electrical wiring, devices and appliances: Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

3. The repair or replacement of residential sinks, lavatories, or water closets and their associated valves and traps, provided such do not require the modification, replacement or rearrangement of the water, waste, or vent pipes.

100.105.2.1 Repairs. Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

100.105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the building official for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made;
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work;
3. Indicate the use and occupancy for which the proposed work is intended;
4. Be accompanied by construction documents and other information as required in Article 106;
5. State the valuation of the proposed work;
6. Be signed by the applicant, or the applicant's authorized agent; and
7. Give such other data and information as required by the building official.

100.105.3.1 Action on application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefore. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefore as soon as practicable.

100.105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one extension of

time for an additional period not exceeding 180 days. The extension shall be requested in writing and justifiable cause demonstrated.

100.105.4 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

100.105.5 Expiration. All building permits for the construction of buildings issued by the building official under the provisions of this code and the WCC shall expire and become invalid 18 months after the date of issuance. All other permits including permits issued for grading, fences, and utilities, shall expire and become invalid 180 days after the date of issuance.

All work authorized by a permit that has expired must stop, and may only continue upon application for and approval of either a renewal of the expired permit or a new permit. Renewal of a permit is prohibited if the work authorized by a permit is not commenced and inspected within the permit period after issuance or if any permit is not renewed within the renewal grace period after expiration.

Exception: The building official may allow an invalid permit to be renewed only upon a determination by the building official that unforeseen and extraordinary circumstances are established by the applicant and the other provisions of this Section 100.105.5 are satisfied.

100.105.5.1 New permits. Any new permit issued for the same purpose will require a new application and payment of all permit fees as required by this code existing at the time of application for new permit, except that any paid Park Tax and Regional Transportation Commission Tax shall not be paid again provided no changes are made to the project. New permits shall be governed by this code and any other applicable policy, regulation or law, local, state or federal, existing at the time of application for new permit.

100.105.5.2 Renewals. Renewals of an expired permit must be applied for within the renewal grace period from the permit expiration date and all additional fees paid. A renewal may be granted in writing by the building official only if the building official is satisfied that justifiable cause exists for a renewal or a site inspection by the building official establishes that all work is within the scope and is authorized by the and the work is not complete. Renewals shall extend the time of the permit from the date of expiration of the original permit or the last renewal. The renewals shall have the same duration as the original permit.

Exceptions: If the building official is satisfied with proof from the applicant of his active military service that prevented timely completion of the authorized work, the building official may grant a one time extension for a reasonable period of time not to exceed 2 years at no cost to the applicant. If the authorized work is not completed within this extension of time, a renewal of the original permit, if possible hereunder, or a new permit will be required pursuant to the provisions of this code.

If at the time of expiration of the permit or its renewal the authorized work is in the final inspection stage as defined in Article 109, the building official may grant a one time 90-day extension at no cost. If work under this extension is not completed within the 90 days, a renewal of the original permit, if possible hereunder, or a new permit will be required pursuant to the provisions of this code.

100.105.5.3 Renewal limit. Permits may be renewed 4 times. After the expiration of the fourth renewal, the applicant shall apply for a new permit.

100.105.5.4 Renewal Grace Period. Building permits with a permit duration of 18 months shall have a grace period of not more than 12 months from the expiration date of the permit. All other permits including grading, fences, and utilities, shall have a grace period of not more than 4 months from the expiration date of the permit.

Temporary permits for structures and uses shall not have a grace period and any extension to the permit shall comply with Article 107.

100.105.6 Suspension or revocation. The building official is authorized to suspend or revoke a permit issued under the provisions of this code whenever this code or any other applicable policy, regulation or law, local, state or federal, is violated, or whenever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

100.105.7 Placement of permit. The building permit or copy shall be kept on the site of the work until the completion of the project.

ARTICLE 106 - CONSTRUCTION DOCUMENTS

100.106.1 Submittal documents. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special

conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

100.106.1.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents 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 this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

100.106.1.1.1 Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9 of the IBC.

100.106.1.2 Means of egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

100.106.1.3 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings. The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system that was tested, where applicable, as well as the test procedure used.

100.106.2 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the

established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

100.106.3 Examination of documents. The building official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

100.106.3.1 Approval of construction documents. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

100.106.3.2 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

100.106.3.3 Phased approval. The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

100.106.3.4 Design professional in responsible charge.

100.106.3.4.1 General. When it is required that documents be prepared by a registered design professional, the building official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in

writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.

The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

Where structural observation is required, the statement of special inspections shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur.

100.106.3.4.2 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period.

Deferral of any submittal items shall have the prior approval of the building official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building official.

Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the building official.

100.106.4 Amended construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

100.106.5 Retention of construction documents. One set of approved construction documents shall be retained by the building official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

ARTICLE 107 - TEMPORARY STRUCTURES AND USES

100.107.1 General. The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but

shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause.

100.107.2 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure public health, safety and general welfare.

100.107.3 Temporary power. The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the electrical code.

100.107.4 Termination of approval. The building official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure to be removed or use to be discontinued.

ARTICLE 108 - FEES

100.108.1 Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment, renewal or an extension to a permit be released until the additional fee, if any, has been paid.

100.108.2 Schedule of permit fees. On buildings, structures, grading, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit or renewal shall be paid as required, in accordance with the schedule as established by the applicable governing authority as shown in Appendix A at Table 1 through Table 9, attached and incorporated by this reference.

100.108.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official as shown in Appendix A at Building Valuation Data, attached and incorporated by this reference.

100.108.4 Plan review fees. When submittal documents are required by this code a plan review fee shall be paid at the time of submittal. The review fee shall be a percentage of the building permit fees as shown in Appendix A at Table 9, attached and incorporated by this reference.

100.108.5. Investigative fee. An investigation fee shall be collected in advance, whether or not a permit is then or subsequently issued, when any person who commences any work on a site, building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits further set forth article 113 hereof.

100.108.6 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

100.108.7 Refunds.

100.108.7.1 Refund of permit fees. The building official may authorize the refunding of not more than 80 percent of the permit fee when:

1. No work authorized by the building permit has been done under a permit issued in accordance with this code; and
2. A written application for a refund is submitted to the building official within 180 days after the date the permit was issued.

Exception: No portion of the tax imposed pursuant to section 20.457 (residential construction tax) of the WCC is refundable, but credit for any tax paid shall be given for a subsequent application for a building permit on the same project site.

100.108.7.2 Refund of plan review fees. The building official may authorize the refunding of not more than 80 percent of the plan review fee when:

1. The application for a permit for which a plan review fee has been paid is withdrawn by the applicant before any plan reviewing is done; and
2. A written application for refund is submitted to the building official within 180 days after the date the application is withdrawn.

Exception: The building official shall refund 100 percent of the plan review fee paid pursuant to Section 100.108.4 if the building official requires the applicant to apply for a permit that is not required by this code.

100.108.7.3 Refund of master plan permit fees. The building official may authorize the refunding of not more than 80 percent of the permit fee for master plans when:

1. No work authorized by the building permit has been done under a permit issued in accordance with this code;
2. A written application for a refund is submitted to the building official within 180 days after the date the permit was issued; and
3. A new permit is paid for and issued for a different master plan

Exception: No portion of the tax imposed pursuant to section 20.457 (residential construction tax) of the WCC is refundable, but credit for any tax paid shall be given for a subsequent application for a building permit on the same project site.

100.108.7.4 Refund of other fees. The building official shall refund 100 percent of any TRPA application fees tendered to the building official if no review is performed or if the application was received in error.

100.108.8 Witness Fee. Time spent in preparation for and/or in deposition or as an expert witness shall be reimbursed at the hourly rate as shown in Appendix A in Table 2, attached and incorporated by this reference. The fee for the Building Official and managers within the department shall be twice the hourly rate as indicated.

100.108.9 Washoe County Development Services Fee. Each review for applicable development services shall be paid by the applicant at the rate as shown in Appendix A in Table 2, attached and incorporated by this reference.

100.108.10 Fees for Temporary or Partial Certificates of Occupancy. The fee for issuance of a temporary or partial certificate of use or occupancy as shown in Appendix A in Table 2. If additional inspections are required prior to the issuance of the temporary or partial certificate, all costs of such inspections shall be paid by the applicant at the hourly rate as shown in Appendix A in Table 2, attached and incorporated by this reference. If the temporary certificate of occupancy is not issued within 30 days from the application date, the application is void and a new application will be required.

ARTICLE 109 - INSPECTIONS

100.109.1 General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

100.109.2 Preliminary inspection. Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

100.109.3 Required inspections. The building official, upon notification, shall make the inspections set forth in Sections 100.109.3.1 through 100.109.3.14.

100.109.3.1 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

100.109.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

100.109.3.3 Building elevation. In special flood hazard areas, the elevations of the bottom floor, including crawl space and basement, the next higher floor, the attached garage floor, the lowest machinery or equipment serving the building, the lowest adjacent grade and the highest adjacent grad shall be certified by an engineer or land surveyor on a FEMA Elevation Certification. The completed certifications shall be submitted to the County Engineer for review and approval prior to the final inspection.

100.109.3.4 Exterior shearwall inspection. To be made prior to the application of exterior siding or cover.

100.109.3.5 Frame inspection. Framing inspections shall be made after the roof is complete, all framing, lathing, fireblocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are complete.

100.109.3.6 Insulation inspection. To be made after the frame inspection has been approved.

100.109.3.7 Gypsum board inspection. Gypsum board inspections shall be made after gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

100.109.3.8 Fire-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers, and smoke partitions shall not be concealed from view until inspected and approved.

100.109.3.9 Energy efficiency inspections. Inspections shall be made to determine compliance with adopted energy code and shall include, but not be

limited to, inspections for: envelope insulation R and U values, fenestration U value, duct system R value, and HVAC and water-heating equipment efficiency.

100.109.3.10 Other inspections. In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

100.109.3.11 Special inspections. For special inspections, see Section 1704 of the IBC.

100.109.3.12 Final inspection. The final inspection shall be made after all work required by the building permit is completed.

100.109.3.13 Business license inspection. A business license inspection shall be required when there is a change in ownership, tenant or use of any building that requires the issuance of a business license by Washoe County. This inspection will seek compliance with all applicable fire, health and safety laws and regulations but shall not be deemed to waive the requirements provided in this code and in the WCC for change of use.

100.109.3.14 Additional inspections: When an inspection is scheduled by the applicant and the work or portion of the work is not complete or ready and requires additional inspections for approval, the building official may require the applicant to pay in advance for additional inspections before the work or inspections may continue. The fee for additional inspections is set forth in Appendix A at Table 2.

100.109.4 Inspection agencies. The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

100.109.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

100.109.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

ARTICLE 110 - CERTIFICATE OF OCCUPANCY

100.110.1 Use and 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 therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

100.110.2 Certificate issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the Department, the building official shall issue a certificate of occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. The name of the building official.
5. The edition of the code under which the permit was issued.
6. The use and occupancy, in accordance with the provisions of this code and the WCC.
7. The type of construction as defined in this code.
8. If an automatic sprinkler system is provided, whether the sprinkler system is required.
9. Any special stipulations and conditions of the building permit.

100.110.3 Temporary occupancy. The building official may issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid.

100.110.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

ARTICLE 111 - SERVICE UTILITIES

100.111.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until released by the building official.

100.111.2 Temporary connection. The building official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

100.111.3 Authority to disconnect service utilities. The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property. The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

ARTICLE 112 - BOARD OF REVIEW

100.112.1 General. There shall be and is hereby created a board of review to consider an order, decision or determination made by the building official for the purpose of correcting an error, omission or oversight. The board shall be formed as needed. The request for review shall be filed in writing with the building department and be specific on issues to be reviewed.

100.112.2 Limitations on authority. The board of review shall have no authority relative to the interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code. Concerning the other provisions of the code, the board shall not consider any matter de novo, but shall simply re-examine the decisions of the building official to determine whether such decisions are supported by substantial evidence, are reasonable, are not arbitrary, and are within the intent and purpose of this code.

100.112.3 Qualifications. The board of review shall consist of three members who are qualified by experience and training to pass on matters pertaining to building construction in the particular discipline at issue and are not employees of the jurisdiction. The board members shall be approved by the chairman of the board of county commissioners from a list of experts in the particular discipline, selected and approved by both parties. The board may adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to both parties.

100.112.4 Limitations of time. The time within which a request for review must be made will be during the application process and active life of the permit.

100.112.5 Fee. A nonrefundable filing fee of \$250 must be paid upon filing a request for review.

ARTICLE 113 - VIOLATIONS

100.113.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, grade, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code and related provisions of the WCC, or cause same to be done, in conflict with or in violation of any of the provisions of this code and related provisions of the WCC.

100.113.1.1 Gas Testing. It is unlawful for any person to perform gas testing without a valid certificate of qualification. The department or approved agency shall issue certifications of qualification to every person who makes application and successfully passes the examination conducted by the department. Any person who fails to pass the examination may apply for reexamination in thirty days. Certifications are not transferable from one person to another, and every certification shall remain in effect until canceled or revoked by the department. Certifications may be revoked for incompetence, lack of knowledge in matters relevant to gas testing and for lending a certification to another person.

The provisions of this code and related provisions of the WCC shall be adhered to in the design, erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, maintenance, excavation and foundation of any building or other structure in the unincorporated area of Washoe County.

100.113.2 Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure or land in violation of the provisions of this code or related provisions of the WCC, or in violation of a permit or certificate issued under the provisions of this code or the WCC. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

100.113.3 Enforcement. If the notice of violation is not complied with promptly, the building official is authorized to institute or seek the institution of the appropriate measure or process to prosecute, restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or related provisions of the WCC or of the order or direction made pursuant thereto. Such enforcement may include any combination of applicable enforcement actions authorized by this code and the WCC, including without limitation prosecution as a misdemeanor. A separate offense may be charged for each day a violation is committed, continued, permitted or otherwise maintained.

100.113.3.1 Work commencing before permit issuance. Any person who commences any work on a site, building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to and pay an investigative fee in addition to the required permit fees, as well as be

subject to any other applicable enforcement measures provided in this code and in the WCC. An investigation fee shall be collected in advance, whether or not a permit is then or subsequently issued. The investigation fee shall be twice the amount of the permit fee as set forth in Appendix A at Table 1 through Table 9. The payment of such fee shall not exempt any person from compliance with all other provisions of this code and related provisions in the WCC nor from any penalty prescribed by law. The building official may also require of any person working without a building permit to be responsible for the cost of third party inspection to insure that the project is completed in accordance with the applicable code and approved plans.

Exception:

1. The building official may waive or reduce the investigative fee if the building official determines that a permit application has been pursued in a timely manner and in good faith, and it is in the best interest of the jurisdiction.
2. The building official may increase the investigative fee up to four times the amount of the permit fee as set forth in Appendix A at Table 1 through Table 9 when a licensed contractor or other licensed professional commences work before a permit is issued. The amount paid shall not exceed \$4,000 for residential construction and \$50,000 for all other types of construction.

100.113.3.2 Voluntary Disclosure. If a person voluntarily discloses work done without a permit within 90 days of a certificate of occupancy or receiving ownership of the property, the building official may waive the investigative fee.

Exception:

1. R-3 occupancies and their accessory structures are exempt from the 90 day limit.
2. For unpermitted work performed by previous owner, the 90 day period for disclosure under this subsection does not begin to run until the current owner knows, or in the exercise of reasonable diligence, should have known that work has been performed without a permit in the violation of this chapter. An owner is deemed to have the same knowledge as the employees or contractors with the responsibility of performing the work at issue.

ARTICLE 114 - STOP WORK ORDER

100.114.1 Authority. Whenever the building official finds any work regulated by this code or related provisions of the WCC being performed in a manner either contrary to the provisions of this code, related provisions of the WCC or dangerous or unsafe, the building official is authorized to issue a stop work order.

100.114.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions, including any mitigation, under which the cited work will be permitted to resume.

100.114.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

ARTICLE 115 - UNSAFE STRUCTURES AND EQUIPMENT

100.115.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

100.115.2 Record. The building official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

100.115.3 Notice. If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

100.115.4 Method of service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

100.115.5 Restoration. The structure or equipment determined to be unsafe by the building official is permitted to be restored to a safe condition. To the extent that repairs,

alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of this code, related provisions of the WCC, and Chapter 34 of the IBC.

ARTICLE 200 – MOVED STRUCTURES

100.200.1 General. Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures. The applicant shall provide a structural investigation report prepared by a registered engineer to verify the structure's adequacy to resist loading to which it may be subjected pursuant to the proposed use.

100.200.2 Consent to move. Except as otherwise provided in this section, it is unlawful for any person to move any structure into or within the unincorporated area of Washoe County before obtaining a permit. A permit, if issued, will be considered as, and will be subject to, the same terms and conditions applicable to a regular building permit. This section does not apply to structures with permanently affixed wheels and prefabricated structures, as defined in Nevada Revised Statutes.

100.200.3 Application. Any person desiring a move and alter permit must file an application with the building official. The applicant must specify the following:

1. The existing location of the structure.
2. The size and character of the structure.
3. The proposed location of the structure.

100.200.4 Determination. The building official shall review the application, inspect the structure, approve, approve with conditions, or deny the application. Costs of inspection shall be borne by the applicant. The building official shall deny the application for a permit when:

1. The proposed use for the structure is prohibited by zoning laws of this county; or
2. The structure is of a type prohibited at the proposed location by any other law or ordinance; or
3. The structure is such that it cannot be brought into compliance with existing codes through improvement or modification.

The building official shall not approve an application unless the applicant posts the bond and other guarantees specified in this Article 200.

The county engineer shall designate on the permit the route over which the structure must pass.

100.200.5 Fees. The fee for a move and alter permit shall be based on the estimated cost of a new foundation for the structure; and the estimated cost of alteration of the structure to bring it into compliance with existing codes and other laws.

100.200.6 Permits, guarantees, conditions. The building official shall not issue a permit until the applicant provides a bond or other guarantee acceptable to the building

official, and in a form approved by the district attorney, in an amount not less than \$1,000.00. The guarantees must be conditioned so that the person intending to move the structure shall pay for the following damages, costs and expenses:

1. Damages that may occur to the streets, roads or other public rights-of-way of the county of Washoe;
2. Damages that may occur to the property of the county of Washoe or to the property of any person during the moving of a structure;
3. Damages, costs and expenses incurred in the necessary removal or changing of any telephone, telegraph, electric light or any other wires used for public convenience in the unincorporated areas of the county; and damages and costs for the removal of any poles in the streets, alleys or sidewalks in the unincorporated areas of the county. The bond or other guarantee must be kept in force until such time as the structure has been moved to the proposed site, placed on the new foundation and the building official has determined that the bond or other guarantee is no longer necessary for the purposes specified above.

A bond or other guarantee acceptable to the building official and the district attorney, in an amount the building official deems necessary to bring the structure to be moved into full compliance with all codes in effect when the application to move the building or structure was submitted. The bond or other guarantee must be kept in force throughout the term of the move and alter permit. If the permit must be renewed, the building official shall review the work performed on, and the condition of, the structure at the time of renewal and may decrease or increase the bond or other guarantee by an amount he deems sufficient to accomplish the purpose of this paragraph.

At such time as the holder of the permit has performed all terms and conditions of the permit in a manner acceptable to the building official, the building official shall provide written notice to the principal and surety on the bonds or other guarantees, if any.

Any portion of a guarantee not required to complete the conditions of a permit issued pursuant to this section shall be returned to the principal or surety.

100.200.7 Default on performance of conditions. If the building official finds that a default has occurred in the performance of any term or condition of the permit, the building official shall give written notice thereof to the principal and the surety, if any, on the guarantee within 10 days after the determination of default. The requirement for notice is met if written notice is directed by U.S. Mail to the principal at the address given by the principal upon the application for the permit and to the surety or other guarantor at the business address provided by the surety or guarantor. The notice shall specify the work to be done, the estimated costs thereof and the period of time deemed by the building official to be reasonably necessary for the completion of such work.

If after receipt of the notice the principal or surety fails to perform the required work within the time specified in the notice, the building official may take whatever action is

appropriate to insure that the required work is performed and completed. Alternatively, the building official may order the structure demolished and removed if the structure has deteriorated to the point that the cost of alteration thereof has exceeded the bond or guarantee posted to bring the structure into compliance. If the order is not obeyed the building official may cause the structure to be demolished and removed on his own initiative. Costs incurred by the building official pursuant to the provisions of this paragraph are payable from the bond or other guarantee and by the permit holder.

It is unlawful for the owner or his representatives, successors or assigns or any other person, to interfere with or obstruct the ingress or egress to or from any such premises by any authorized representatives or agent of any surety or by the county engaged in the work of completing, demolishing or removing any structure for which a permit has been issued after default has occurred in the performance of the terms or conditions thereof.

100.200.8 Notice to public utilities. Upon receiving a permit, the holder or owner thereof shall serve a copy of the permit by registered mail upon the superintendent or local manager of any company or person owning or controlling telegraph, telephone, electric light or other wires running under, over, through or across the roads, streets and other public rights-of-way within the unincorporated area of Washoe County where it will be necessary to raise, cut or interfere with the wires in the moving of any structure, together with a notice as to the time when it will be necessary to interfere with the wires or with the poles holding the wires.

After receiving the notice described in the above paragraph, the company owning or controlling the wires may raise or cut or remove the wires to permit the moving of the structure, and the expense therefore shall be paid by the person moving the structure. If such expense is not so paid, action may be taken upon the bond or other guarantee prescribed above in this section.

If the route designated by the county engineer is along or across a federal highway or highways controlled by the State of Nevada, the state highway engineer shall be served by the holder or owner of the permit with a copy thereof by registered mail.

If the route designated by the county engineer crosses the right-of-way of any railroad, the local agent of the railroad shall be served with a copy of the permit by registered mail.

100.200.9 Prohibition against stopping movement. A structure may not be stopped at any time on any street, road or public right-of-way within the unincorporated area of Washoe County without the written approval of the county engineer.

ARTICLE 300 – ADDRESS NUMBERS OF BUILDING

100.300.1 General Regulations regarding address numbers of residential and commercial buildings.

100.300.2 Intent The purpose of this regulation is to provide minimum standards under which the county can provide a logical and consistent system for addressing which is easily recognizable by emergency response personnel and others trying to locate an address. The regulations and standards prescribed in this section shall be followed for address assignment or reassignment.

100.300.3 Duty of owner or agent. Not later than May 4, 1976, every property owner or agent thereof, shall apply for and receive from the public works department an assigned address number for every residential, multi-residential, manufactured home, and every commercial building located within the unincorporated area of Washoe County which does not have address numbers complying with the provisions this code.

100.300.4 Duty of the Public Works Director. It shall be the duty of the Public Works Director or his/her designee to assign addressing in conformance with this Code and the recognized standards of the County. Whenever the Public Works Director or his/her designee has knowledge of any violation of this chapter, her/she shall notify and direct the property owner to correct the violation within 30 days. If the owner cannot be located, the agent or occupant of the premises where said violation occurs shall be notified. If after 30 days the complaint has not been corrected, the Public Works Director may act to enforce this chapter as set forth in Article 300.

ARTICLE 301 - STANDARDS

100.301.1 Standards. The recognized standards used to determine the location, method or configuration of the addressing used by Washoe County are the recommended address standards of appendices A1 and A2 of the Needs Assessment Analysis, E-911 Addressing Project, dated January 1998 which are incorporated by reference.

100.301.2 Unlawful use of numbers; size of figures. All buildings shall have the assigned address numbers posted. It shall be unlawful for any person, whether the owner or occupant of the building or any apartment therein, to place, maintain or allow to remain thereon, any number other than the one required by this section. The address number shall be posted in the location specified in this code. The required, posted numbers shall be Arabic numerals and be visible from the street.

(a) Residential dwellings shall have numbers not less than 4 inches in height with a proportionate width.

(b) All commercial buildings shall have numbers not less than 6 inches in height with a proportionate width. For multi-tenant buildings, assigned unit numbers 4 inches in height may be posted on the doors in lieu of the street number provided that the street address is posted in a location that is clearly visible and distinguishable from the unit numbers.

(c) The address number shall be a lighted sign or shall be at a minimum constructed with a contrasting color and background or with a reflective surface. All numbers shall be made of substantial and permanent material, and shall be so placed or fixed so as not to be easily effaced or removed.

(d) The assigned address must be posted for all buildings or structures under construction.

100.301.3 Location. Residential address numerals shall be posted to the immediate left of the front door of the dwelling, unless the garage is the furthest projecting building element, then the numerals shall be posted to the immediate left of the garage door. When such location is not visible from the street or access roadway fronting such residential dwelling, the required numerals shall be posted on a sign at the driveway entrance on the road which it departs. The sign shall not be located within the road right-of-way and shall be mounted to a minimum 4x4-redwood post or equivalent, set to a height range of 42 inches to 60 inches. Commercial address numerals shall be posted over the main entrance doors, as well as on the rear door of the business. For multi-tenant buildings, assigned unit numbers may be posted on the front doors in lieu of street address, provided that the street address numerals are posted in locations that are clearly visible and distinguishable from the unit numbers. When such location is not visible from the street or roadway fronting such commercial building, the required numerals shall be at a location and a size specified by the department of public works.

100.301.4 Use of odd and even numbers. For streets running east and west, all buildings located on the north side shall be numbered with odd numbers, and all buildings located on the south side shall be numbered with even numbers except for the Incline Village-Crystal Bay portion of Washoe County.

Exceptions: For the Incline Village-Crystal Bay portion of Washoe County, for streets running east and west, all buildings located on the north side shall be numbered with even numbers, and all buildings located on the south side shall be numbered with odd numbers. For streets running north and south, all buildings located on the west side shall be numbered with odd numbers, and all buildings located on the east side shall be numbered with even numbers. Diagonal streets shall be addressed as either north/south or east/west streets. In determining odd or even numbers, the predominant direction should be considered. Said direction shall be determined by plotting the end points of the road, with the greatest directional offset being the determining factor.

100.301.5 Allotment of numbers. The County's address system is based on the grid system outlined within recognized standards. The addressing baseline is Virginia Street (Reno), dividing the east/west oriented streets, and First Street (Reno), dividing the

north/south oriented streets. The county shall have 1,000 addresses per mile, or 528 feet per hundred block and shall be in numerical sequence beginning from the baseline. Some of the outlying community areas may have a baseline different than noted above and such baseline is isolated to that specific geographic area. When assigning the address numbers, the middle of a structure shall determine the address number.

Exceptions: For the Incline Village-Crystal Bay portion of Washoe County, the numerical sequence shall be in accordance with the Official Numbering Plan for Incline Village as approved by the Washoe County Engineer on December 1, 1965, with updates, additions and corrections. Structures shall be numbered according to where the driveway enters the road from which it departs.

100.301.6 Retention of old numbers; limitation. Whenever any property owner or agent of any property owner has been notified to change the numbers of the building, the old numbers may be temporarily retained, in addition to the new numbers. In no case shall the old numbers be retained for a period longer than 60 days after the final notice to change has been mailed.

100.301.7 Additional numbering on curbs permissible.

(a) A person or agent thereof, owning any building otherwise in compliance with the above provisions of this chapter, may pursuant to this section, paint or cause to be painted upon the curb the address number of such building. The number shall be located on the outer (street) side of the county curb located in front of said building, and within the extended property lines. No other number or letter shall be used. The use of curb numbering authorized by this section is not required, nor shall it take the place of those requirements for numbering set forth above. All building numbers placed on curbs shall be of good quality black enamel paint, nearly centered upon a 16 inch background of good quality white outdoor reflective paint. The curb numbers themselves shall be 4 inches high and formed by use of standard stencil series "C". Whenever possible, when the property is serviced by one or more driveways, the curb numbers shall be placed not less than one foot and not more than three feet from the driveway edge nearest the main front entrance to the building. Curb numbers permitted by this section shall not be painted on any curb when such painting or numbering would conflict with any required restricted curb zones set forth by the Washoe County Public Works Department, including the "red," "yellow," "green," "white," and "orange" zones.

(b) Every person desirous of painting house numbers on curbs as a business venture or in conjunction with any business venture shall have obtained a county business license from the business license division of the department of community development.

(c) It is unlawful for any person, firm, partnership, corporation or other association to paint or cause to be painted any house number on a curb without first having obtained the permission of the owner or occupant of the property adjacent to the curb.

APPENDIX A

Building Valuation Data

Calculation of value of project. For the purpose of imposing the building permit fees established by this chapter, the county building official shall calculate the value of a single-family, multiple-family residential project, a commercial project, an industrial project, or any other project by using the valuation set forth in the following table:

Square Foot Construction Costs ^{a,b,c,d,e}

Group		Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	\$ 190.99	\$ 184.82	\$ 180.21	\$ 172.74	\$ 160.21	\$ 159.43	\$ 167.13	\$ 148.15	\$ 142.63
	Assembly, theaters, without stage	\$ 176.23	\$ 170.05	\$ 165.44	\$ 157.97	\$ 145.44	\$ 144.66	\$ 152.37	\$ 133.39	\$ 127.86
A-2	Assembly, nightclubs	\$ 147.10	\$ 142.97	\$ 139.34	\$ 133.91	\$ 124.28	\$ 124.03	\$ 129.21	\$ 114.30	\$ 110.46
A-2	Assembly, restaurants, bars, banquet halls	\$ 146.10	\$ 141.97	\$ 137.34	\$ 132.91	\$ 122.28	\$ 123.03	\$ 128.21	\$ 112.30	\$ 109.46
A-3	Assembly, churches	\$ 176.78	\$ 170.61	\$ 165.99	\$ 158.53	\$ 145.96	\$ 145.18	\$ 152.92	\$ 133.90	\$ 128.38
A-3	Assembly, general, community halls, libraries, museums	\$ 150.51	\$ 144.34	\$ 138.73	\$ 132.26	\$ 118.68	\$ 118.90	\$ 126.65	\$ 106.63	\$ 102.10
A-4	Assembly, arenas	\$ 175.23	\$ 169.05	\$ 163.44	\$ 156.97	\$ 143.44	\$ 143.66	\$ 151.37	\$ 131.39	\$ 126.86
B	Business	\$ 152.75	\$ 147.34	\$ 142.69	\$ 136.02	\$ 121.77	\$ 120.96	\$ 130.77	\$ 108.80	\$ 104.41
E	Educational	\$ 163.27	\$ 157.77	\$ 153.29	\$ 149.61	\$ 135.26	\$ 132.07	\$ 141.77	\$ 120.94	\$ 116.38
F-1	Factory and industrial, moderate hazard	\$ 90.96	\$ 86.79	\$ 82.13	\$ 79.44	\$ 68.74	\$ 69.66	\$ 76.24	\$ 58.56	\$ 55.46
F-2	Factory and industrial, low hazard	\$ 89.96	\$ 85.79	\$ 82.13	\$ 78.44	\$ 68.74	\$ 68.66	\$ 75.24	\$ 58.56	\$ 54.46
H-1	High Hazard, explosives	\$ 85.25	\$ 81.08	\$ 77.42	\$ 73.73	\$ 64.21	\$ 64.13	\$ 70.53	\$ 54.03	N.P.
H234	High Hazard	\$ 85.25	\$ 81.08	\$ 77.42	\$ 73.73	\$ 64.21	\$ 64.13	\$ 70.53	\$ 54.03	\$ 49.93
H-5	HPM	\$ 152.75	\$ 147.34	\$ 142.69	\$ 136.02	\$ 121.77	\$ 120.96	\$ 130.77	\$ 108.80	\$ 104.41
I-1	Institutional, supervised environment	\$ 149.29	\$ 144.18	\$ 140.32	\$ 134.63	\$ 123.81	\$ 123.77	\$ 135.88	\$ 113.81	\$ 109.35
I-2	Institutional, hospitals	\$ 253.93	\$ 248.52	\$ 243.87	\$ 237.20	\$ 222.34	N.P.	\$ 231.95	\$ 209.39	N.P.
I-2	Institutional, nursing homes	\$ 177.55	\$ 172.14	\$ 167.49	\$ 160.82	\$ 147.00	N.P.	\$ 155.58	\$ 134.05	N.P.
I-3	Institutional, restrained	\$ 173.39	\$ 167.98	\$ 163.32	\$ 156.66	\$ 143.67	\$ 141.88	\$ 151.41	\$ 130.72	\$ 124.33
I-4	Institutional, day care facilities	\$ 149.29	\$ 144.18	\$ 140.32	\$ 134.63	\$ 123.81	\$ 123.77	\$ 135.88	\$ 113.81	\$ 109.35
M	Mercantile	\$ 109.31	\$ 105.19	\$ 100.56	\$ 96.13	\$ 86.08	\$ 86.83	\$ 91.43	\$ 76.10	\$ 73.26
R-1	Residential, hotels	\$ 151.18	\$ 146.06	\$ 142.20	\$ 136.51	\$ 125.47	\$ 125.42	\$ 137.53	\$ 115.46	\$ 111.01
R-2	Residential, multiple family	\$ 126.78	\$ 121.67	\$ 117.81	\$ 112.12	\$ 101.20	\$ 101.15	\$ 113.26	\$ 91.19	\$ 86.73
R-3	Residential, one- and two-family, additions	\$ 120.93	\$ 117.62	\$ 114.74	\$ 111.60	\$ 106.42	\$ 106.16	\$ 109.71	\$ 100.76	\$ 94.99
R-4	Residential, care/assisted living facilities	\$ 149.29	\$ 144.18	\$ 140.32	\$ 134.63	\$ 123.81	\$ 123.77	\$ 135.88	\$ 113.81	\$ 109.35
S-1	Storage, moderate hazard	\$ 84.25	\$ 80.08	\$ 75.42	\$ 72.73	\$ 62.21	\$ 63.13	\$ 69.53	\$ 52.03	\$ 48.93
S-2	Storage, low hazard	\$ 83.25	\$ 79.08	\$ 75.42	\$ 71.73	\$ 62.21	\$ 62.13	\$ 68.53	\$ 52.03	\$ 47.93
U	Utility, miscellaneous	\$ 64.30	\$ 60.80	\$ 57.19	\$ 54.31	\$ 47.22	\$ 47.22	\$ 50.70	\$ 38.76	\$ 36.91

- a. Incline Village area add 15 percent.
- b. Private garages, residential remodels and sunrooms use: Utility, miscellaneous.
- c. Unfinished basements (all groups) = \$25.00 /sf.
- d. For shell only building deduct 20 percent.
- e. N.P. = not permitted.

Note: The building valuation data is only intended to assist in establishing permit fees to fund code compliance activities by using an estimated value (i.e., Gross Area x Square Foot Construction Costs). The data reflects national average costs and does not represent any regional construction or cost differences. However, this degree of precision is sufficient for the intended purpose of establishing permit fees which is not intended to be used for any other purpose. The building valuation data provides a simple and consistent way to calculate an estimated value of a building without relying on the applicant or a bidding process to determine the estimated cost of construction for the purpose of imposing permit fees.

Other Residential Valuations

Carport/Awning/Patio Cover	\$ 20.00 /sf
Deck	\$ 15.00 /sf
Fence	\$ 8.00 /lf
Pole Barn (dirt floor)	\$ 25.00 /sf
Retaining Wall	\$ 15.00 /lf

Exceptions: If not defined by above methods, the applicant shall provide an estimated value at the time of application. Permit valuation shall include total value of work, including materials and labor, for which the permit is being issued. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can provide detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

Schedule of Permit Fees. Building permit fees shall be based on Table 1 of this code. Any table, list or other specifications of building permit fees contained in any code adopted pursuant to section 100.100.010 is amended to read as follows:

**TABLE 1
BUILDING PERMIT FEES**

Total Valuation	Fee
\$0.01 to \$500.00	\$45.00
\$500.01 to \$2,000.00	\$45.00 for the first \$500.00 plus \$3.50 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,000.01 to \$25,000.00	\$97.50 for the first \$2,000.00 plus \$15.78 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,000.01 to \$50,000.00	\$460.44 for the first \$25,000.00 plus \$11.36 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,000.01 to \$100,000.00	\$744.44 for the first \$50,000.00 plus \$7.95 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,000.01 to \$500,000.00	\$1,141.94 for the first \$100,000.00 plus \$6.18 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,000.01 to \$1,000,000.00	\$3,613.94 for the first \$500,000.00 plus \$5.29 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.01 and up	\$6,258.94 for the first \$1,000,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof.

The fee for the renewal of the building permit shall be \$45 plus 10 percent of the original building permit fee or \$10 whichever is greater. The renewal of the building permit will exclude the Parks tax, Regional Transportation Commission fee and plan check fee, provided that no changes have been made to the project.

**TABLE 2
OTHER INSPECTIONS AND PERMIT FEES**

Service	Fee
1. Inspection outside of the normal business hours (minimum charge--two hours)	\$135.00 per hour*
2. Additional inspection fees assessed under provisions of Article 109, per inspection (minimum charge – one hour)	\$90.00 per hour*
3. Inspections for which no fee is specifically indicated (minimum charge - one hour)	\$45.00 per hour*
4. Additional plan review required by changes, additions or revisions to plans (minimum charge - half hour)	\$90.00 per hour*
5. For use of outside consultants for plan checking and inspection, or both	Actual Costs**
6. Wood stove (and inserts)	\$45.00
7. Fire sprinkler by contract price	
8. Re-roof/Siding	\$45.00
9. Business license inspection	\$50.00
10. Mobile home review and site inspection	\$100.00
11. Move or alter	\$100.00
12. Late fee for processing Architectural Control Committee application	\$25.00
13. Manometer Testing (Includes application, One test, one re-test and license)	\$75.00
Additional re-tests	\$25.00
Annual Renewal	\$25.00
Card replacement	\$15.00

* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include the supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

** Actual costs include administrative and overhead costs.

**TABLE 3
GRADING PERMIT FEE**

Cubic Yards	Grading Permit Fee
50 cubic yards or less	\$45.00
51 to 100 cubic yards	\$90.00
101 to 1000 cubic yards	\$90.00 for the first 100 cubic yards plus \$15.12 for each additional 100 cubic yards or fraction thereof.
1,001 to 10,000 cubic yards	\$226.08 for the first 1,000 cubic yards, plus \$12.96 for each additional 1,000 cubic yards or fraction thereof.
10,001 to 100,000 cubic yards	\$338.72 for the first 10,000 cubic yards, plus \$58.32 for each additional 10,000 cubic yards or fraction thereof.
100,001 cubic yards or more	\$863.60 for the first 100,000 cubic yards, plus \$32.40 for each additional 10,000 cubic yards or fraction thereof.

The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

**TABLE 4
MECHANICAL PERMIT FEES**

Service	Fee
<u>Permit Issuance</u>	
1. For the issuance of each permit	\$45.00
<u>Unit Fee Schedule</u>	
(Note: The following do not include permit-issuing fee.)	
1. <u>Furnaces</u>	
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliances, up to and including 100,000 Btu/h (29.3 kW)	\$20.00
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliances over 100,000 Btu/h (29.3 kW)	\$26.00
For the installation or relocation of each floor furnace, including vent	\$20.00
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$20.00
2. <u>Appliance Vents</u>	
For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$ 7.00
3. <u>Repairs or Additions</u>	
For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Uniform Mechanical Code	\$13.00
4. <u>Boilers, Compressors and Absorption Systems</u>	
For installation or relocation of each boiler or compressor to and including 3 horsepower (10.60 kW) or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$20.00

For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or for each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW) \$30.00

For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or for each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW) \$35.00

For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW) \$50.00

For installation or relocation of each boiler or compressor over 50 horsepower(176 kW), or for each absorption system over 1,750,000 Btu/h (512.9 kW) \$81.00

5. Air Handlers

For each air-handling unit to and including 10,000 cubic feet per minute(cfm)(4719 L/s) including ducts attached thereto..... \$10.00

NOTE: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code

For each air-handling unit exceeding 10,000 cfm (4719 L/s)..... \$17.00

6. Evaporative Coolers

For each evaporative cooler other than portable type..... \$10.00

7. Ventilation and Exhaust

For each ventilation fan connected to a single duct..... \$ 7.00

For each ventilation system which is not a portion of heating or air-conditioning system authorized by a permit..... \$10.00

For the installation of each hood which is served

by mechanical exhaust, including the ducts for
such hood \$10.00

8. Incinerators

For the installation or relocation of each
domestic-type incinerator..... \$16.00

For the installation or relocation of each commercial
or industrial-type incinerator \$72.00

9. Oil Tanks

For the installation of fuel oil tanks \$30.00

10. Miscellaneous

For each appliance or piece of equipment regulated by the
U.M.C. but not classed in other appliance categories, or which no other fee is
listed in the code..... \$10.00

Permit fees for fuel-gas piping shall be as follows:

For each gas-piping system of one to four outlets \$ 5.00

For each gas-piping system, additional outlets over
five, each \$ 1.00

Permit fees for process piping shall be as follows:

For each hazardous process piping system (HPP) of
one to four outlets \$ 7.00

For each piping system of five or more outlets,
per outlet..... \$ 1.50

For each nonhazardous process piping system (NPP)
of one to four outlets \$ 3.00

**TABLE 5
PLUMBING PERMIT FEES**

Service	Fee
Permit Issuance	
1. For issuing each permit	\$45.00
 <u>Unit Fee Schedule</u> (in addition to item 1)	
1. For each plumbing fixture on one trap or a set of fixtures on one trap (including water drainage piping and backflow protection therefore	\$ 6.00
2. For each building sewer and each trailer park sewer	\$30.00
3. Rainwater systems, per drain (inside building)	\$ 6.00
4. For each private sewage disposal system (See Health Department Fee Schedules)	
5. For each water heater and/or vent	\$ 8.00
6. For each gas-piping system of one to four outlets	\$ 5.00
7. For each additional gas piping system outlet, per outlet	\$ 1.00
8. For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	\$12.00
9. For each installation, alteration or repair of water piping and/or water treating equipment, each.....	\$ 3.00
10. For each repair or alteration of drainage or vent piping, each fixture	\$ 3.00
11. For each lawn sprinkler system on any one meter including backflow protection devices therefore	\$10.00
12. For atmospheric-type vacuum breakers not included in item 11--one to five.....	\$ 8.00
Over five, each	\$ 1.50
13. For each backflow protective device other than atmospheric-type vacuum breakers: 2" in diameter and smaller.....	\$ 8.00
Over 2" in diameter	\$22.00
14. For each graywater system	\$27.00

**TABLE 6
SOLAR ENERGY
Schedule of Fees**

Service	Fee
1. For issuing each permit	\$45.00
In addition:	
2. For Collectors (including related piping and regulating devices)	
Up to 1000 sq. ft (93 m ²)	\$ 8.00
Between 1001 (93.1 m ²) and 2000 sq. ft (186 m ²)	\$ 12.00
More than 2000 sq. ft (186 m ²) \$12.00 plus \$1.00	
.....per 1000 sq. ft. (93 m ²)	
..... or fraction thereof	
..... over 2000 sq. ft. (186 m ²)	
3. For storage tanks (including related piping and regulating devices) up to 750 gallons (3 m ³)	\$ 3.00
Between 751 (3 m ³) and 2000 gallons (8 m ³)	\$ 4.00
More than 2000 (8 m ³) gallons	\$3.00 plus \$1.00
..... per 1000 (4 m ³)	
..... or fraction thereof	
..... over 2000 gallons (8 m ³)	
4. For rock storage	
Up to 1500 cu. ft. (42 m ³)	\$ 3.00
Between 1501 (42.1 m ³) and 3000 cu. ft. (84 m ³)	\$ 4.00
More than 3000 cu. ft. (84 m ³)	\$3.00 plus \$1.00
.....per 1000 cu. ft. (28 m ³)	
..... or fraction thereof	
..... over 3000 cu. ft. (84 m ³)	
5. For each appliance or piece of equipment regulated by this code for which no fee is listed	\$ 4.00

Note: These fees do not include permit fees for any parts of the solar system which are subject to the requirements of other applicable codes.

**TABLE 7
POOL, SPA AND HOT TUB
Schedule of Fees**

Service	Fee
1. For each swimming pool, spa or hot tub:	
Public	\$90.00
Private	\$45.00
2. Pool filling system including back-flow prevention,	
Each 2 inch diameter and smaller	\$6.00
Over 2 inch diameter	\$20.00
3. Water heater and/or vent, each	\$6.00
4. Gas piping system, each	\$10.00
5. Replacing of filter.....	\$8.00
6. Miscellaneous replacements	\$8.00
7. Backwash receptor	\$8.00

**TABLE 8
ELECTRICAL PERMIT FEES**

Service	Fee
<u>Permit Issuance</u>	
1. For issuing each permit	\$45.00

System Fee Schedule
(Note: The following do not include permit-issuing fee)

New Residential Buildings

The following fees shall include all wiring and electrical equipment in or on each building or other electrical equipment on the same premises constructed at the same time.

For new multifamily residential buildings (apartments and condominiums) having two or more living units not including the area of garages, carports and other noncommercial automobile storage areas constructed at the same time, per square foot \$0.03

For new single- and two-family residential buildings not including the area of garages, carports and other minor accessory buildings constructed at the same time, per square foot..... \$0.04

For other types of residential occupancies, garages, minor accessory buildings, alterations, additions and modifications to existing residential buildings, per square foot \$0.03

Private Swimming Pools

For new private, residential, in-ground, swimming pools for single-family and multifamily occupancies including a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of swimming pools, each \$15.00

For other types of swimming pools, therapeutic whirlpools, spas and alterations to existing swimming pools, use the UNIT FEE SCHEDULE.

Temporary Power Service

For a temporary service power pole or pedestal including all pole or pedestal-mounted receptacle outlets and appurtenances, each \$15.00

For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lights, Christmas tree sales lots, fireworks stands, etc., each \$7.00

UNIT FEE SCHEDULE

(Note: the following do not include permit-issuing fee)

Receptacle, Switch and Lighting Outlets

For receptacle, switch, lighting or other outlets at which current is used or controlled, except services, feeders and meters.

First 20, each \$0.70
Additional outlets, each \$0.40

Note: For multi-outlet assemblies, each 5 feet or fraction thereof may be considered as one outlet.

Lighting Fixtures

For lighting fixtures, sockets or other lamp-holding devices.

First 20, each \$0.70
Additional fixtures, each \$0.40
For pole or platform-mounted lighting fixtures, each \$0.70
For theatrical-type lighting fixtures or assemblies, each \$0.70

Residential Appliance

For fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens; counter-mounted cooking tops; electric ovens; self-contained room, console, or through-wall air conditioners; space heaters; food waste grinders; dishwashers; washing machines; water heaters; clothes dryers; or other motor-operated appliance not exceeding one horsepower (HP) in rating, each..... \$3.00

Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings,

see Power Apparatus.

Nonresidential Appliance

For residential appliances and self-contained factory-wired, nonresidential appliances not exceeding one horsepower (HP), kilowatt (KW) or kilovolt-ampere (KVA), in rating including medical and dental devices; food, beverage and ice cream cabinets; illuminated show cases; drinking fountains; vending machines; laundry machines; or other similar types of equipment, each..... \$3.00

Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.

Power Apparatus

For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment and other apparatus, as follows:

Rating in horsepower (HP), kilowatts (KW), kilovolt-amperes (KVA) or kilovolt-amperes-reactive (KVAR):

Up to and including 1, each.....	\$3.00
Over 1 and including 10, each.....	\$7.00
Over 10 and including 50, each.....	\$15.00
Over 50 and including 100, each.....	\$30.00
Over 100, each.....	\$45.00

Note:

1. For equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used.
2. These fees include all switches, circuit breakers, contactors, thermostats, relays and other directly related control equipment.

Busways

For trolley and plug-in-type busways, each 100 feet or fraction thereof \$4.00

Note: An additional fee will be required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in-type busways. No fee is required for portable tools.

Signs, Outline Lighting and Marquees

For signs, outline lighting systems or marquees
 supplied from one branch circuit, each..... \$15.00
 For additional branch circuits within the same sign,
 outline lighting system or marquee, each \$ 3.00

Services

For services of 600 volts or less and not over
 200 amperes in rating, each..... \$18.00
 For services of 600 volts or less and over 200 amperes
 to 1000 amperes in rating, each..... \$36.00
 For services over 600 volts or over 1000 amperes in
 rating, each \$72.00

Miscellaneous Apparatus, Conduits and Conductors

For electrical apparatus, conduits and conductors for
 which a permit is required but for which no fee is
 herein set forth \$11.00

Note: This fee is not applicable when a fee is paid for one or more services, outlets,
 fixtures, appliances, power apparatus, busways, signs or other equipment.

**TABLE 9
PLAN REVIEW FEES**

When the submittal documents are required by this code, a plan review fee shall be paid at the time of the submittal. The review fee shall be a percentage of the building permit fees as shown in this table. The percentage of fee shall be as follows:

Single Family Dwelling	50% of Building Fee
Accessory Buildings to Single Family Dwellings	50% of Building Fee
Grading and all other Permits	65% of Building Fee
Master Plan (Single Family Dwelling with limited options)	50% of Estimated Building Permit Fee
Master Plan (Commercial and all others)	65% of Estimated Building Permit Fee
Master Plan Repeat (with site)	25% of Building Fee

The plan review fees specified in this subsection are separate fees from the permit fees specified in this code and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review, or when the project involves deferred submittal items as defined in Article 106, an additional plan review fee shall be charged at the rate shown in Table 2.