

# NEVADA STATE JOURNAL PROOF OF PUBLICATION

STATE OF NEVADA }  
COUNTY OF WASHOE } ss.

**JOSEPH F. McDONALD**  
being first duly sworn, deposes and says:

That he is the Editor of THE NEVADA STATE JOURNAL, a daily newspaper published at Reno, in Washoe County, in the State of Nevada.

That the notice OF COUNTY ORDINANCE

of which a copy is hereto attached, was first published in said newspaper in its issue dated the

13th. day of January, 1956

and was published in each issue of

said newspaper thereafter for

January 13, 1956 only

the full period of one days, the last publication

thereof being in the issue dated the day

of 19

Signed *Joseph F. McDonald*

Subscribed and sworn to before me this

13th/ day of January, 1956

*Charles L. ...*  
Notary Public.

NOTICE OF COUNTY ORDINANCE  
NOTICE is hereby given that the County Commissioners of Washoe County, State of Nevada, intend to adopt an Ordinance in the form of a specialized building code regulating the erection, enlargement, alterations, repair and moving of residential structures; establishing a building department, building inspector providing for the issuance of permits and the collection of fees therefor, and providing penalties for the violation thereof, at their next regular meeting to be held in the Commissioner's room on the second floor of the Court House on FRIDAY, January 20th, 1956 at 11 o'clock A.M.

NOTICE is further given that mimeographed copies of said proposed Ordinance are on file in the office of the County Clerk at Reno, Nevada, for use and examination by the public.

H. K. BROWN,  
County Clerk and Clerk of the Board of County Commissioners Washoe County.

J 13 only

1 SUMMARY: Provides for a building code in Washoe County,  
 2 establishes a building department, building inspector,  
 3 provides for the issuance of permits and collection there-  
 4 for and providing penalties for violation and other matters  
 5 properly relating thereto.

6 BILL NO. 5

7 ORDINANCE NO. 47

8 AN ORDINANCE ADOPTING A BUILDING CODE REGULATING THE  
 9 ERECTION, ENLARGEMENT, ALTERATION, REPAIR AND MOVING  
 10 OF RESIDENTIAL STRUCTURES: ESTABLISHING A BUILDING  
 11 DEPARTMENT, BUILDING INSPECTOR; PROVIDING FOR THE  
 12 ISSUANCE OF PERMITS AND THE COLLECTION OF FEES THERE-  
 13 FORE; PROVIDING PENALTIES FOR THE VIOLATION THEREOF;  
 14 REPEALING ALL ORDINANCES IN CONFLICT THEREWITH, AND  
 15 OTHER MATTERS RELATING THERETO.

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

17 SECTION 1. Title, purpose and scope: This ordinance shall  
 18 be known and may be cited as the "Building Code". The purpose  
 19 is to safeguard the public health, safety and general welfare by  
 20 establishing minimum standards of design, materials and workman-  
 21 ship for all buildings designed, arranged or intended for human  
 22 habitation only hereafter erected or moved into any unincorporat-  
 23 ed area of Washoe County.

24 SECTION 2. Application. Requirements shall not apply to  
 25 existing buildings, however new additions to existing buildings  
 26 shall conform. For the purposes of this ordinance, trailers,  
 27 trailer coaches and similar vehicles shall be deemed habitable  
 28 structures and shall conform to all sections applying thereto.

29 SECTION 3. Organization and enforcement. A Building Depart-  
 30 ment is hereby created and the office of Building Inspector, who  
 shall be appointed by the County Commissioners to serve at their  
 pleasure. He shall be a person qualified by training and exper-  
 ience to perform the various duties of this office and assistants,  
 as may be authorized, shall be further appointed by the Commis-  
 sioners upon his recommendation. The Inspector shall be respons-

1     ible for the enforcement of the provisions of this code. He is  
2     authorized to enter premises during business hours only or other  
3     hours by special arrangement, upon presentation of proper credent-  
4     ials to perform such duties as are delegated to him by this code.  
5     He shall keep careful and complete record of applications, cer-  
6     tificates, reports, notices and monies received and disbursed  
7     and any other business of the department. Such records shall  
8     be open to the public but not removable. When work contrary to  
9     the provisions of this code is underway, the Inspector shall  
10    order such work stopped by notice in writing to the parties so  
11    engaged. Such work shall stop and remain stopped until necessary  
12    corrections are made or otherwise resolved. Washoe County, by  
13    issuance of permits, etc. assumes no responsibility for the safe  
14    condition of any building or structure.

15         SECTION 4. Permits, fees and inspections:

16            1. Permits: A building permit shall be obtained from  
17    the Inspector before beginning any work. Applications for such  
18    permit shall be on forms supplied by the Inspector and shall:

- 19            a. Describe the land on which the work is to be  
20            done.  
21            b. Show use or occupancy of all parts of the build-  
22            ing.  
23            c. Include drawings or prints as may be required of  
24            the proposed completed building.  
25            d. Provide other information as reasonably may be  
26            needed by the Inspector.

27    A permit shall not be required for work of total value of less  
28    than Fifty Dollars (\$50.00) when such work does not change use  
29    areas, structures or other features of the buildings and when it  
30    is completed within six (6) months. A suitable written permit

1 card shall be issued and displayed at the building site while  
 2 work is under way. Permits are effective until the building is  
 3 completed unless the construction is stopped for a period of six  
 4 (6) consecutive months, in which case a renewal permit will be  
 5 issued at one-half ( $\frac{1}{2}$ ) the original fee. The same permit shall  
 6 cover all phases of construction, including all plumbing and  
 7 wiring.

8 2. Fees: No permit shall be issued until fees herein  
 9 prescribed have been paid. Fees shall be as follows:

10	Less than \$50.00 . . . . .	No fee
11	\$50.00 to \$100.00 . . . . .	\$.1.00
12	\$101.00 to \$400.00 . . . . .	\$.2.00
13	\$401.00 to \$700.00 . . . . .	\$.4.00
14	\$701.00 to \$1000.00 . . . . .	\$.6.00
15	Each additional fraction of or \$1000.00	
16	to \$15,000.00 . . . . .	\$.2.00
17	Each additional fraction of or \$1000.00	
18	from \$15,000.00 to \$50,000.00 . . . . .	\$.1.00
19	Each additional fraction of or \$1000.00	
20	over \$50,000.00 . . . . .	.50

21 In case no contract fee is stipulated in application, the follow-  
 22 ing table shall be used to determine fees applicable:

23	Wood frame construction. . . . .	\$.10.00 sq.ft.
24	Brick veneer . . . . .	\$.12.00 sq.ft.
25	Masonry . . . . .	\$.13.00 sq.ft.

26 3. Inspection: All construction is subject to inspection by  
 27 the Building Inspector and work requiring permits shall not start  
 28 until an Inspection Card is posted at the work site to allow en-  
 29 trys regarding inspection to be made by the Inspector. The In-  
 30 spector, upon notification, shall make the following inspections

1 within a reasonable time; if upon written notification, within a  
 2 twenty-four (24) hour period. If in the latter case, such inspec-  
 3 tion for any reason is not made, work may proceed legally.

4 a. Foundations - to be made after trenches are dug, forms  
 5 erected but before concrete is poured. If pier type foundations  
 6 are to be used, inspection shall be made when piers are set but  
 7 before girders have been placed.

8 b. Frames - to be made after roof and wall framing, fire  
 9 blocking and bracing are in place, pipes and vents are complete  
 10 and all rough plumbing and wiring is in place.

11 c. Lath - to be made after all interior and exterior lathing  
 12 is in place but prior to plastering.

13 d. Final - to be made after full completion.

14 The Building Inspector may, at his own discretion, make any  
 15 other inspections that are necessary to ascertain compliance with  
 16 the provisions of this code. No work shall be done beyond the  
 17 point indicated by successive inspections without written approv-  
 18 al of the Inspector.

19 SECTION 5. Additional Authority. The Building Inspector  
 20 may revoke a permit or approval issued under the provisions of  
 21 this Code where there has been any false statement or misrepres-  
 22 entation as to material fact in either the application or plans  
 23 on which permit approval was based. The Building Inspector may  
 24 vary from the specific requirements of this Code if such altera-  
 25 tions are at least the equivalent of that prescribed herein, as  
 26 determined by an approved agency testing performance standards.  
 27 No provision herein shall prescribe the qualifications or limita-  
 28 tions of those who shall perform any work on any building or  
 29 structure covered by this Code.

30 SECTION 6. Appeals. The Washoe County Board of Adjustment

1 as defined in Washoe County Ordinance No. 38 shall act as a Board  
2 of Appeals from the decisions of the Inspector. Appeals taken  
3 to said Board shall be in the manner set forth in said Ordinance.  
4 The Board shall act according to the provisions as set forth and  
5 the right of further appeal to the Board of County Commissioners  
6 from decisions of the Board of Adjustment shall be upheld.

7 SECTION 7. Design Requirements.

8 1. Front, side and rear yards for all buildings shall  
9 be as required as set forth in Washoe County Ordinance No. 38.

10 2. Buildings may be of any type of construction and de-  
11 sign as recognized by this code or as meets the minimum stand-  
12 ards as herein set forth.

13 3. All habitable rooms used for eating, sleeping or liv-  
14 ing shall be provided with window space of not less than one-  
15 eighth of the floor area of such room, but in no event less than  
16 twelve (12) sq. ft.; one-half ( $\frac{1}{2}$ ) such space to be openable.  
17 Window spaces in bathrooms, water closet, compartments, etc.,  
18 shall not be less than three (3) sq. ft. and may open on a vent  
19 shaft which has a minimum unobstructed opening to the sky of  
20 nine (9) sq. ft. Such windows shall have a ventilating area  
21 equal to fifty percent (50%) of the glass area. Skylights pro-  
22 viding equal light and ventilation shall be acceptable as may an  
23 approved mechanical ventilating system. Basementless spaces  
24 shall be vented by foundation wall vents of an area equal to one  
25 (1) sq. ft. for each fifteen (15) lineal feet of exterior wall.

26 4. Every habitable room required to have windows shall  
27 have a ceiling height of not less than 7'-6" in at least fifty  
28 (50) percent of its required area with no portion of the requir-  
29 ed area to be less than four (4) feet in height. Basements must  
30 be a minimum of six (6) feet clear under joists.

1           5. Each door opening which provides entrance to a bath-  
2 room or toilet compartment shall be provided with a door. No  
3 attached garages shall have a door opening into any sleeping  
4 area.

5           6. There shall be at least two (2) means of access to  
6 each dwelling unit. Each main entrance door shall be at least  
7 two (2) feet six (6) inches wide and each service door at least  
8 two (2) feet four (4) inches wide, all with a height of at least  
9 six (6) feet.

10          7. Every dwelling unit shall provide facilities equal to  
11 not less than one (1) water closet, one (1) bathtub or shower  
12 and one (1) lavatory or kitchen sink.

13           SECTION 8. Utilities:

14          1. Every dwelling unit shall have available a supply of  
15 safe water obtained either from an approved well, public water  
16 supply or sanitary carrier, and such provision shall be in  
17 accordance with the requirements of the State Sanitary Engineer  
18 and subject to his inspection.

19          2. Connection must be made to a public sewer whenever  
20 available. Sewer lines extending from the building to the public  
21 sewer shall be at least four (4) inches in diameter and shall  
22 have a fall of at least one-eighth (1/8) inch per one (1) foot.  
23 Such connection shall be of impervious materials and have water  
24 tight connections and joints. Installations shall not be cover-  
25 ed until inspected by the Inspector. When a private disposal  
26 system is required, the type, size and construction of septic  
27 tanks, disposal fields and seepage pits shall be in accordance  
28 with the requirements of the State Sanitary Engineer. No house  
29 sewer, septic tank outlet or disposal field shall discharge into  
30 an open ditch, drain or stream. No storm water from roofs or

1 catch basins designed to carry surface water shall discharge  
2 into a sewer system designed to carry sanitary sewage only, unless  
3 specifically allowed by the Inspector and/or State Sanitary  
4 Engineer.

5 SECTION 9. Construction Requirements.

6 1. Materials and Methods. All requirements in this code  
7 are acceptable minimums only. Other materials and methods not  
8 specifically stated herein may be approved by the Inspector upon  
9 satisfactory evidence as to their performance. In the event that  
10 records, data or analysis are necessary, compliance with approved  
11 agencies shall be deemed acceptable. All materials shall be  
12 of good quality, design and workmanship and work shall conform  
13 to generally accepted practice.

14 2. Footings and foundations shall be of concrete, cement  
15 block, brick, stone or other suitable material. Footings shall  
16 have a base width and thickness sufficient to carry the load of  
17 the proposed structure and shall extend down to a solid bearing  
18 surface. All foundation walls shall extend at least four (4)  
19 inches above finished grade and shall be no less than outside  
20 wall thickness at the top. Piers 12 x 12 x 12 may be used in  
21 place of solid wall construction. on foundations set at least  
22 four (4) inches in undisturbed soil. Under exterior walls and  
23 bearing partitions, piers shall be spaced not more than five (5)  
24 feet on centers. Under floor loads, piers shall be spaced not  
25 more than seven (7) feet on centers along girders. Slabs will  
26 be acceptable when construction meets the approval of the Build-  
27 ing Inspector.

28 3. Wood construction. Walls and partitions shall be  
29 constructed according to one of the following methods:  
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- 1 a. studding - 2x3 spaced not more than 16" o.c.  
2 b. studding - 2x4 spaced not more than 24" o.c.  
3 c. posts - 4x4 spaced not more than 60" o.c.  
4 (When provided with 4x4 top and bottom plates)

5 2. All outside wall and bearing partition openings of  
6 four (4) feet or less shall have headers 2x4 doubled on edge.  
7 From 4' to 8' spans shall have 2x8's doubled on edge and 2x10's  
8 shall be doubled on edge for all openings of over eight (8) feet.  
9 Outside wall headers shall have trimmers two (2) inches solid  
10 bearing to bottom plates. When outside sheathing is omitted, all  
11 walls shall be diagonally braced. Collar beams or ties shall be  
12 1 x 6's or 2 x 4's and shall be installed when ceiling joists do  
13 not serve as ties to rafters. Beams to be installed on at least  
14 each third pair of rafters and securely nailed or bolted. Maxi-  
15 mum spacing to be five (5) feet on centers. Valley rafters and  
16 ridge boards shall be not less than the ends of the abutting raft-  
17 ers. Valley rafters to be not less than two (2) inches thick for  
18 spans over twelve (12) feet. All openings in roof construction  
19 which are not supported by partitions shall be headed in properly.  
20 Top plates of all bearing partitions shall be lapped at inter-  
21 secting partitions and outside walls and spiked securely. When  
22 partitions frame on top of joists or subfloors studs shall bear  
23 on a sole plate at least two (2) inches thick. Fire stopping  
24 shall be supplied and be arranged to cut off concealed draft open-  
25 ings and form a fire barrier between floor and roof spaces.  
26 Anchor sills of frame walls supported directly on masonry shall be  
27 not less than two (2) inches thick and not less in width than that  
28 of the studs. Sills to be bolted to masonry at corners with one-  
29 half ( $\frac{1}{2}$ ) inch bolts not less than six (6) inches long and spaced  
30 not over eight (8) feet apart.

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**SECTION 10 Allowable spans.**

1. Floor joists shall be No. 2 fir or better (or its equivalent) and be doubled under partitions:

SPACING

	o.c.			o.c.	
2x6	{ 12	10-6	3x6	{ 12	12-4
	{ 16	9-2		{ 16	11-0
2x8	{ 12	13-10	3x8	{ 12	16-0
	{ 16	12-4		{ 16	14-6
2x10	{ 12	16-0	3x10	{ 12	20-6
	{ 16	15-0		{ 16	18-6
2x12	{ 12	20-6	3x12	{ 12	24-6
	{ 16	18-3		{ 16	22-6

2. Ceiling joists and rafters shall be No. 2 fir or better (or its equivalent) and shall be minimum:

SPACING

RAFTERS

CEILING JOISTS

	o.c.			o.c.	
2x4	{ 12	10-0	2x4	{ 12	10-6
	{ 16	9-0		{ 16	9-4
2x6	{ 12	14-0	2x6	{ 12	16-6
	{ 16	13-0		{ 16	15-8
2x8	{ 12	18-0	2x8	{ 12	20-6
	{ 16	17-6		{ 16	19-8

**SECTION 11. Walls and sheathing:** Brick veneer walls shall be not less than three and one-half (3½) inches thick and properly anchored with ties at least every three (3) sq. ft. Veneer is to rest on the foundation walls. Other types of veneer may be used if properly applied. Existing walls shall not be used for

1 renewal, extension or increase in height of buildings unless  
2 properly reinforced. All external wall covering materials shall  
3 be moisture resistant and of sufficient stiffness; they shall be  
4 of a type approved by the Building Inspector.

5 SECTION 12. Safety Provisions.

6 1. Chimneys shall be constructed in accordance with  
7 good practice and the requirements of this code. Construction  
8 shall be of solid brick, stone or reinforced concrete or be of a  
9 "patented" type as approved by the Building Inspector. When  
10 built of laid-on masonry units, such units shall be not less than  
11 three and one-half (3½) inches wide laid with full bed and head  
12 joints. No combustible beams, joists or rafters shall be placed  
13 within two (2) inches of outside faces of chimneys unless protect-  
14 ed by asbestos or other insulating material. Chimney foundations  
15 shall be designed to carry necessary loads and chimneys shall not  
16 rest on wood floors nor be carried by wood floors, beams or brack-  
17 ets, nor be hung by metal brackets from wood construction. All  
18 chimneys shall extend not less than two (2) feet above the roof  
19 ridge or roof surface and be capped properly and flashed. All  
20 flues shall have masonry built around each lining section as it is  
21 placed and all spaces between lining and masonry shall be filled  
22 with mortar. Linings shall start at least eight (8) inches below  
23 the center line of the smoke pipe intake and shall be continuous  
24 the entire length of the flue. Flues shall be vertical, but in  
25 no event to be at a greater angle than thirty (30) degrees from  
26 vertical and be left clean and smooth at the end of construction.  
27 Flues shall extend not less than two (2) feet above the highest  
28 point of the roof level. Smoke pipes may be of transite or other  
29 approved material and shall connect with a flue by a tight joint  
30 and not more than one (1) smoke pipe shall connect at the same

1 level. A gas vent may connect to the same flue as a smoke pipe  
2 if the former is above the latter. Smoke pipes shall enter  
3 chimneys through a fire clay or metal thimble or flue ring of  
4 masonry. No smoke pipe (including gas vents) shall pass through  
5 a ceiling, floor or roof constructed of combustible materials  
6 nor through combustible partitions unless protected by double  
7 metal ventilated thimbles at least four (4) inches larger in  
8 diameter than the pipe; the intervening space to be filled solid-  
9 ly with incombustible insulation, or unless protected by a con-  
10 centric sleeve of not less than two (2) inches larger diameter  
11 than the pipe, filled solidly with insulation and the outside  
12 surface of the sleeve be no closer than two (2) inches from any  
13 combustible material. If an approved vent system is used, insul-  
14 ation may be eliminated.

15 2. Heating appliances shall be installed according to  
16 good practice. Adequate facilities for ventilation shall be  
17 provided in all cases. No hot air, hot water, steam or other  
18 heating plants shall be located nearer than twenty-four (24)  
19 inches in any direction to woodwork or other combustible construc-  
20 tion unless such furnace be enclosed in a jacket providing an in-  
21 sulating space, in which case clearance may be six (6) inches.  
22 Ducts, fittings and connections in warm air furnaces may be of  
23 tin, galvanized iron or other approved material. Gas appliances  
24 installation will comply with accepted practice. Gas logs and  
25 other similar radiant heaters shall be installed only in a fire-  
26 place constructed as required by this code and connected to flues  
27 or outlets, as herein set forth. If special conditions warrant,  
28 requirements may be waived by the Inspector. The use of liquid  
29 petroleum gases shall be regulated by the Inspector and shall be  
30 reasonably safe to persons and property in all cases. The

1 Building Inspector may base his determinations as to construction  
2 and performance of gas burning appliances on the presence of a  
3 seal of approval from a recognized testing laboratory. Venting  
4 pipe for gas appliances shall be of an approved material with an  
5 area of not less than the aggregate area of the vent outlets of  
6 appliances connected thereto. Vents to be connected to chimneys  
7 or to be carried through the roof. Oil fired installations such  
8 as stoves, furnaces or other heating or power equipment shall be  
9 constructed and installed as required for similar apparatus using  
10 solid fuel.

11 SECTION 14. Fireplaces: Fireplaces shall have backs and  
12 sides of solid masonry not less than eight (8) inches thick. A  
13 lining of firebrick at least two (2) inches. Hearths shall be  
14 of brick, stone or other incombustible material supported by a  
15 brick, stone or other type fireproof trimmer arch and shall ex-  
16 tend not less than sixteen (16) inches beyond the chimney breast  
17 opening and at least eight (8) inches on either side. Combined  
18 thickness of the hearth and supporting construction shall be not  
19 less than six (6) inches at any point. No combustible construc-  
20 tion shall be placed within four (4) inches of the enclosing walls  
21 of the fireplace. No combustible mantel or other woodwork shall  
22 be placed within eight (8) inches of either side or top of the  
23 fireplace opening. All spaces in back of the mantel shall be  
24 filled with insulation. Heatilators or other approved similar  
25 fireplace heaters shall be acceptable if properly installed and  
26 vented.

27 SECTION 15. Electrical and Plumbing.

28 1. Installation of all electrical work shall be done in  
29 a workmanlike manner and shall conform to accepted forms of good  
30 practice with safety being the foremost consideration.

