ORDINANCE NO. 4084
Amending Henderson Municipal Code Chapter 15.09 Residential Building Code

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, TO AMEND PORTIONS OF CHAPTER 15.09 – RESIDENTIAL BUILDING RESIDENTIAL CODE OF TITLE 15 - OF THE HENDERSON MUNICIPAL CODE.

WHEREAS, pursuant to the provisions of the Henderson City Charter, Section 2.180, the City Council is authorized to regulate all matters relating to construction, maintenance and safety of buildings, structures and property within the City, and to adopt building or safety codes as are deemed necessary to carry out this purpose; and

WHEREAS, the City has adopted the International Residential Code as Henderson Municipal Code, Chapter 15.09; and

WHEREAS, the 2024 amendments to the previous editions of the International Residential Code ("IRC") have been established by the International Code Council as the "2024 International Residential Code" which provides for changes to the 2018 version of such code as codified in HMC Chapter 15.09; and

WHEREAS, local amendments to the IRC have been developed in collaboration with other governmental jurisdictions in Southern Nevada and construction industry groups, the completed version of which is known as the "Southern Nevada Amendments to the 2024 International Residential Code"; and

WHEREAS, The City Council did adopt Ordinance No. 3505 on August 7, 2018, with an effective date of February 4, 2019; and

WHEREAS, The City Council did adopt Ordinance No. 3908 on September 13, 2022; and

NOW, THEREFORE, the City Council of the City of Henderson, Nevada, does ordain:

SECTION 1. Henderson Municipal Code Chapter 15.09 INTERNATIONAL RESIDENTIAL CODE is hereby modified as follows:

Chapter 15.09 – [INTERNATIONAL]RESIDENTIAL *BUILDING* CODE

SECTION 2. Henderson Municipal Code, Chapter 15.09 – "RESIDENTIAL BUILDING CODE" - is hereby amended as follows:

15.09.010 - Adoption by reference.
The City of Henderson adopts as its residential building code the [2018]*2024* International Residential Code as published by the International Code Council in its entirety excepting amendments and changes as stated in this chapter. [Three copies of this code are on file in the office of the city clerk .]*This code is available online through the International Code Council.*

15.09.020 - Code Amended.
The City of Henderson adopts as an amendment to the [2018]*2024* International Residential Code the booklet entitled “Southern Nevada Amendments to the [2018]*2024* International Residential Code” amending the [2018]*2024* International Residential Code*, is adopted in its entirety*. [The booklet is adopted in its entirety excepting amendment to section R313.2 and changes as stated in this chapter.] [Three copies of this booklet are on file in the office of the city clerk.]*This booklet is available on the city’s website(s).*

15.09.025 – Reference Standard.
The City of Henderson adopts, as the reference standard building code for use with its residential building code, the [2018]*2024* International Building Code as published by the International Code Council in its entirety, as amended by the booklet entitled "Southern Nevada Proposed Amendments to the [2018]*2024* International Building Code". The reference standard building code is available online through the International Code Councils website. The booklet is available on the City’s website.

15.09.030 - Substantial compliance standard.
In the enforcement of the specific provisions of the adopted technical codes and standards, the building official or designee is authorized to grant minor variations for the strict application of specific code and standards provisions where, in the opinion of the building official, the work is in substantial compliance with the intent of the adopted codes and standards.

15.09.040 - Compliance required-Penalty for violations.
Any person, firm or corporation violating any provision of this chapter is guilty of a misdemeanor and upon conviction thereof shall be punished as provided by law for a misdemeanor offense. Each separate date or any portion thereof during which any violation of this chapter occurs or continues shall be deemed to constitute a separate offense, and upon conviction thereof shall be punishable as herein provided.

15.09.050 - Effective Date
This chapter shall become effective on [February 4, 2019]*January 2, 2026*.

Editor’s Note: Pursuant to City Charter Section 2.090(3), language to be omitted is red and enclosed in [brackets], and language proposed to be added is in *blue italics and underlined*.

SECTION 3. If any section, subsection, sentence, clause, phrase, provision or portion of this Ordinance, or the application thereof to any person or circumstances, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or provisions of this Ordinance or their applicability to distinguishable situations or circumstances.

SECTION 4. All ordinances, or parts of ordinances, sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Henderson, Nevada, in conflict herewith are repealed and replaced as appropriate.

SECTION 5. A copy of this Ordinance shall be filed with the office of the City Clerk, and notice of such filing shall be published once by title in the Las Vegas Review-Journal, a newspaper having general circulation in the City of Henderson, at least ten (10) days prior to the adoption of said Ordinance (Initial Publication). Following adoption by the City Council, this Ordinance shall be published by title together with the names of the Council members voting for or against passage (Final Publication). This Ordinance is scheduled for Final Publication on July 18, 2025, in the Las Vegas Review-Journal, at which time it will become effective.

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PASSED, ADOPTED, AND APPROVED THIS 15TH DAY OF JULY, 2025.

_____
Michelle Romero, Mayor

ATTEST:

_____
Jose Luis Valdez, CMC, City Clerk

The above and foregoing Ordinance was first proposed and read in title to the City Council on June 17, 2025, which was a Regular Meeting, and referred to a Regular Meeting

Thereafter, at the Regular Meeting of the Henderson City Council held July 15, 2025, the Ordinance was adopted by the following roll call vote:

Those voting aye:

Michelle Romero, Mayor
Councilmembers:
Carrie Cox
Monica Larson
Jim Seebock
Dan H. Stewart

Those voting nay: None
Those abstaining: None
Those absent: None

_____
Michelle Romero, Mayor

ATTEST:

_____
Jose Luis Valdez, CMC, City Clerk

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