

**Title 15 – BUILDINGS AND CONSTRUCTION**

**BILL NO. 2658**

**INTRODUCED BY COUNCIL  
5/28/13 A.I. 7.2**

**ORDINANCE NO. 2477**

**AN ORDINANCE AMENDING TITLE 15, BUILDINGS AND CONSTRUCTION, CHAPTER 15.01 INTERNATIONAL BUILDING CODE, CHAPTER 15.05 ADMINISTRATIVE CODE, BY ADOPTING THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL MECHANICAL CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL SWIMMING POOL AND SPA CODE, 2011 EDITION NATIONAL ELECTRICAL CODE, 2012 NORTHERN NEVADA AMENDMENTS; AND OTHER MATTERS PROPERLY RELATED THERETO.**

**THE CITY COUNCIL OF THE CITY OF SPARKS DOES ORDAIN:**

**SECTION 1. Chapter 15.01** – “UNIFORM BUILDING CODE” is hereby amended as follows:

Chapter 15.01 – ~~UNIFORM~~ *INTERNATIONAL* BUILDING CODE

**SECTION 2. Section 15.01.0005:** “Building code transition” is hereby repealed/added as follows:

**Section 15.01.0005 – Building code transition.**

~~Chapters 15.02, 15.03, 15.04, 15.21, 15.22, 15.23, 15.24, and 15.25 are repealed in their entirety, effective July 1, 2008. An applicant for a building permit who submits his or her completed building permit application to the City of Sparks prior to July 1, 2008, may comply with any of the City's applicable building and construction code provisions of Chapters 15.02, 15.03, 15.04, 15.05, 15.21, 15.22, 15.23, 15.24, and 15.25.~~

*Chapters 15.06, 15.07, 15.08, 15.09 and 15.10 are repealed in their entirety, effective September 1, 2013. When adopted by Sparks City Council an applicant for a building permit who submits his or her completed building permit application to the City of Sparks prior to September 1, 2013, may comply with any of the City's applicable building and construction new and previous code provisions.*

(Ord. 2399, Amended, 05/12/2008; Ord. 2268, Add, 02/28/2005)

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**SECTION 3.** Chapter 15.05 – “ADMINISTRATIVE CODE” is hereby amended as follows:

### **Chapter 15.05 – ADMINISTRATIVE CODE**

Sections:

Section 15.05.100 - Adoption.

Section 15.05.101 - General.

Section 15.05.101.1 - Title.

Section 15.05.101.2 - Scope.

Section 15.05.101.2.2 - Appendices.

Section 15.05.101.3 - Intent.

Section 15.05.101.4 - Referenced codes.

Section 15.05.102 - Applicability.

Section 15.05.102.1 - General.

Section 15.05.102.2 - Other laws.

Section 15.05.102.3 - Application of references.

Section 15.05.102.4 - Referenced codes and standards.

Section 15.05.102.5 - Partial invalidity.

Section 15.05.102.6 - Existing structures.

Section 15.05.103 - Duties and powers of building official.

Section 15.05.103.1 - General.

Section 15.05.103.10 - Modifications.

*Section 15.05.103.10.1 Flood hazard areas.*

Section 15.05.103.11 - Alternative materials, design and methods of construction and equipment.

Section 15.05.103.11.1 - Research reports.

Section 15.05.103.11.2 - Tests.

Section 15.05.103.2 - Applications and permits.

Section 15.05.103.3 - Notices and orders.

Section 15.05.103.4 - Inspections.

Section 15.05.103.5 - Identification.

Section 15.05.103.6 - Right of entry.

Section 15.05.103.7 - Department records.

Section 15.05.103.8 - Liability.

Section 15.05.103.9 - Approved materials and equipment.

Section 15.05.103.9.1 - Used materials and equipment.

Section 15.05.104 - Permits.

Section 15.05.104.1 - Required.

Section 15.05.104.1.1 - Emergency repairs.

Section 15.05.104.1.2 - Annual permits.

Section 15.05.104.1.3 - Annual permit records.

Section 15.05.104.2 - Work exempt from permit.

Section 15.05.104.3 - Application for permit.

Section 15.05.104.3.1 - Action on application.

Section 15.05.104.3.2 - Time limitation of application.

Section 15.05.104.4 - Validity of permit.

Section 15.05.104.5 - Expiration.

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Section 15.05.104.6 - Suspension or revocation.  
Section 15.05.104.7 - Placement of permit.  
*Section 15.05.104.8 Floor and Roof Design Loads.*  
Section 15.05.105 - Construction documents.  
Section 15.05.105.1 - Submittal documents.  
Section 15.05.105.1.1 - Information on construction documents.  
Section 15.05.105.1.1.1 - Fire protection system shop drawings.  
Section 15.05.105.1.2 - Means of egress.  
Section 15.05.105.1.3 - Exterior wall envelope.  
Section 15.05.105.2 - Site plan.  
Section 15.05.105.2.1 - Repairs.  
Section 15.05.105.2.2 - Public service agencies.  
Section 15.05.105.3 - Examination of documents.  
Section 15.05.105.3.1 - Approval of construction documents.  
Section 15.05.105.3.2 - Previous approvals.  
Section 15.05.105.3.3 - Phased approval.  
Section 15.05.105.3.4 - Design professional in responsible charge.  
Section 15.05.105.3.4.1 - General.  
Section 15.05.105.3.4.2 - Deferred submittals.  
Section 15.05.105.4 - Amended construction documents.  
Section 15.05.105.5 - Retention of construction documents.  
Section 15.05.106 - Temporary structures and uses.  
Section 15.05.106.1 - General.  
Section 15.05.106.2 - Conformance.  
Section 15.05.106.3 - Temporary power.  
Section 15.05.106.4 - Termination of approval.  
Section 15.05.107 - Fees.  
Section 15.05.107.1 - Payment of fees.  
Section 15.05.107.2 - Schedule of permit fees.  
Section 15.05.107.3 - Building permit valuations.  
Section 15.05.107.4 - Plan review fees.  
Section 15.05.107.5 - Investigative fee.  
Section 15.05.107.6 - Related fees.  
Section 15.05.107.7 - Refunds.  
Section 15.05.107.7.1 - Refund of permit fees.  
Section 15.05.108 - Inspections.  
Section 15.05.108.1 - General.  
Section 15.05.108.2 - Preliminary inspection.  
Section 15.05.108.3 - Required inspections.  
Section 15.05.108.3.1 - Footing and foundation inspection.  
Section 15.05.108.3.10 - Other inspections.  
Section 15.05.108.3.11 - Special inspections.  
Section 15.05.108.3.12 - Final inspection.  
Section 15.05.108.3.13 - Additional inspections.  
Section 15.05.108.3.2 - Concrete slab and under-floor inspection.  
Section 15.05.108.3.3 - Building elevation.

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Section 15.05.108.3.4 - Exterior shearwall inspection.  
Section 15.05.108.3.5 - Frame inspection.  
Section 15.05.108.3.6 - Insulation inspection.  
Section 15.05.108.3.7 - Gypsum board inspection.  
Section 15.05.108.3.8 - Fire-resistant penetrations.  
Section 15.05.108.3.9 - Energy efficiency inspections.  
Section 15.05.108.4 - Inspection agencies.  
Section 15.05.108.5 - Inspection requests.  
Section 15.05.108.6 - Approval required.  
*Section 15.05.108.7 – Reinspections.*  
Section 15.05.109 - Certificate of occupancy.  
Section 15.05.109.1 - Use and occupancy.  
Section 15.05.109.2 - Certificate issued.  
Section 15.05.109.3 - Temporary occupancy.  
Section 15.05.109.4 - Revocation.  
Section 15.05.110 - Service utilities.  
Section 15.05.110.1 - Connection of service utilities.  
Section 15.05.110.2 - Temporary connection.  
Section 15.05.110.3 - Authority to disconnect service utilities.  
Section 15.05.111 - Board of appeals.  
Section 15.05.111.1 - General.  
Section 15.05.111.2 - Limitations on authority.  
Section 15.05.112 - Violations.  
Section 15.05.112.1 - Unlawful acts.  
Section 15.05.112.2 - Notice of violation.  
Section 15.05.112.3 - Enforcement.  
*Section 15.05.112.4 - Violation penalties.*  
Section 15.05.113 - Stop work order.  
Section 15.05.113.1 - Authority.  
Section 15.05.113.2 - Issuance.  
Section 15.05.113.3 - Unlawful continuance.  
Section 15.05.114 - Unsafe structures and equipment.  
Section 15.05.114.1 - Conditions.  
Section 15.05.114.2 - Record.  
Section 15.05.114.3 - Notice.  
Section 15.05.114.4 - Method of service.  
Section 15.05.114.5 - Restoration.  
*Section 15.05.114.6 - Workmanship and Fabrication*  
*Section 15.05.114.7 - Moving and Demolition*  
Section 15.05.115 - Certification of qualification.  
Section 15.05.115.1 - Certificate of qualification.  
Section 15.05.115.2 - Application for certificate of qualification.  
Section 15.05.115.3 - Fee for certificates of qualification.  
Section 15.05.115.4 - Issuance of certificates.  
Section 15.05.116 - Building code.  
Section 15.05.116.1 - Applicability.

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Section 15.05.117.01 - Establishment.

Section 15.05.117.05 - Standard.

**SECTION 4.** Section 15.05.100: “Adoption” is hereby amended as follows:

### **Section 15.05.100 - Adoption.**

The City of Sparks adopts the following codes:

1. ~~2006~~ 2012 Edition of the International Building Code (*IBC*), chapters 2 through 35 together with Appendix Chapters C, E, I, and J.
2. ~~2006~~ 2012 Edition of the International Residential Code (*IRC*), chapters 2 through 43 4 together with Appendix Chapters A, B, C, G, H, J, K, and M.
3. ~~2006~~ 2012 Edition of the International Existing Building Code (*IEBC*), chapters 2 1 through 15-16 ~~together with Appendix Chapters A and B.~~
4. 2009 Edition of the International Energy Conservation Code (*IECC*), chapters 1 through 6.
5. ~~2006~~ 2012 Edition of the Uniform Plumbing Code (*UPC*), chapters 2 through 16 7 together with Appendix Chapters A, B, C, D, E, G, I, J, K and L.
6. ~~2006~~ 2012 Edition of the Uniform Mechanical Code (*UMC*), chapters 2 through 17 together with Appendix Chapters A, B and C
7. 2012 *International Mechanical Code (IMC)*, chapters 2 through 15 together with Appendix Chapters A and B.
8. 2012 *International Fuel Gas Code (IFGC)*, chapters 2 through 8 together with Appendix Chapters A,B,C and D.
- ~~7.9.~~ 2005 2011 Edition of the National Electrical Code (*NEC*).
- ~~8.10.~~ National Fire Protection Association 58 and 54.
11. 2012 *Edition of the International Swimming Pool and Spa Code (ISPSC)*, chapters 2 through 11.
12. 2012 *Edition of the International Wildland-Urban Interface Code*, chapter 5.
- ~~9.13.~~ 2007 2012 Northern Nevada Amendments by the Northern Nevada Chapter of the International Code Council together with Appendix A. (~~"2007 Amendments"~~) ~~Except Sections referencing the 2006 International Energy Conservation Code.~~ Copies are available at [www.nnicc.org](http://www.nnicc.org).
- ~~10.14.~~ 2011 Northern Nevada *Energy Code* Amendments. Copies are available at [www.nnicc.org](http://www.nnicc.org).

(Ord. 2399, Add, 05/12/2008) (Ord. 2463, § 1, Amended, 06/25/2012)

**SECTION 5.** Section 15.05.101.2: “Scope” is hereby amended as follows:

### **Section 15.05.101.2 – Scope**

The provisions of this code shall apply to the construction, alteration, ~~movement~~ relocation, 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

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buildings or structures.

Exception: 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 need only apply with the provisions of the International Residential Code.

(Ord. 2399, Add, 05/12/2008)

**SECTION 6.** Section 15.05.103.10.1. “Flood hazard areas” is hereby added as follows:

***Section 15.05.103.10.1 Flood hazard areas.***

*The building official shall not grant modifications to any provisions required in flood hazard areas as established by Section 1612.3 unless a determination has been made that:*

- 1. A showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site render the elevation standards of Section 1612 inappropriate.*
- 2. A determination that failure to grant the variance would result in exceptional hardship by rendering the lot undevelopable.*
- 3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, cause fraud on or victimization of the public, or conflict with existing laws or ordinances.*
- 4. A determination that a variance is the minimum necessary to afford relief, considering the flood hazard.*
- 5. Submission to the applicant of written notice specifying the difference between the design flood elevation and the elevation to which the building is to be built, stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation, and stating that construction below the design flood elevation increases risk to life and property.*

(Ord. 2399, Add, 05/12/2008)

**SECTION 7.** Section 15.05.104.2 – “Work exempt from permit” is hereby amended as follows:

**Section 15.05.104.2 - 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 for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed ~~420~~ 200 square feet (~~44~~ 18.58 m<sup>2</sup>), does not include electrical, mechanical, or plumbing, and the location is within the setbacks defined in SMC Title 20

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2. Fences not over 30 inches (762 mm) high *or residential interior fences not over six feet (1829 mm) high in rear yards without permanent foundations and not used as swimming pool barriers or as required screening defined in SMC Title 20.*
3. Oil derricks.
4. Retaining walls or rockery walls that are not over ~~30~~ 48 inches (~~762~~ 1219 mm) in height measured from adjacent grades. Walls must not support a surcharge or impound Class I, II or IIIA liquids.
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.
6. Patios, sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below, and not part of an accessible route.
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.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
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.
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 or still under its one year warranty.
15. *Replacing Stucco or Drywall (Not exceeding 100 square feet in area.)*
16. *Residential* door and window replacement when the opening size and location remain the same and meets the adopted energy code requirements.
17. *For glass only replacements (in commercial store fronts) in an existing sash and frame, when minor in scope and located in the same elevation.*
18. Repair or replacement of fences less than 100 linear feet long with the same material, in the same location and at the same height.
19. Siding applied over existing siding or existing shear wall.
20. Decks not more than 30 inches (762 mm) above grade.
21. Replacement of glazing or replacement of glazing in hazardous locations with safety glazing.

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22. *Grading under 50 cubic yards (38.23 m<sup>3</sup>)*
23. *Membrane-covered frame structures which are not more than 400 square feet (37.21 m<sup>2</sup>) in area, not more than 15 feet (4576 mm) in height, meets required setbacks. Installed per the manufacturer's recommendation; with no associated electrical, plumbing, or mechanical, and maintains a minimum clearance of 5 feet (1524 mm) from other buildings.*

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. Reinstallations of attachment plug receptacles, but not the outlets therefore.
3. Repair or 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 residential 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.

Public or private utilities: The provisions of this code shall not apply to the installation, alteration or repair of electrical wiring, apparatus or equipment or the generation, transmission, distribution or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.



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### **Gas:**

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable fuel cell appliances that are not connected to a fixed piping system and are not connected to a power grid.

### **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 approval of equipment or make such equipment 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 replacement valves and fixtures, provided such repairs or replacements do not involve or require the replacement or rearrangement of any concealed water, soil, waste or vent piping.

(Ord. 2399, Add, 05/12/2008)

**SECTION 8.** Section 15.05.104.3.2 – “Time limitation of application” is hereby amended as follows:

### **Section 15.05.104.3.2 - 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 *or more* extension of time for an additional period not exceeding 180 days. The extension shall be requested in writing and justifiable cause demonstrated.

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(Ord. 2399, Add, 05/12/2008)

**SECTION 9.** Section 15.05.104.5 – “Expiration” is hereby amended as follows:

### **Section 15.05.104.5 - Expiration.**

Every permit issued by the building official under the provisions of this code shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant in writing, one or more extensions of time, for periods not more than 180 days each. *The extension shall be requested in writing and justifiable cause demonstrated. In order to renew action on a permit after expiration, the permittee shall pay one half the building permit fee.*

(Ord. 2399, Add, 05/12/2008)

**SECTION 10.** Section 15.05.104.8 – “Floor and Roof Design Loads” is hereby added as follows:

### **Section 15.05.104.8 Floor and Roof Design Loads**

*Live loads posted. Where the live loads for which each floor or portion thereof of a commercial or industrial building is or has been designed to exceed 5 psf (2.40kN/m<sup>2</sup>), such design live loads shall be conspicuously posted by the owner in that part of each story in which they apply, using durable signs. It shall be unlawful to remove or deface such notices.*

*Restrictions on loading. It shall be unlawful to place, or cause or permit to be placed, on any floor or roof of a building, structure or portion thereof, a load that is greater than permitted by this code.*

**SECTION 11.** Section 15.05.108.7 – “Reinspections” is hereby added as follows:

### **Section 15.05.108.7 – Reinspections**

*A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring reinspection fees for the first time a job is rejected for failure to comply with the requirements of the technical codes, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection. Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.*

*To obtain a reinspection, the applicant shall pay the reinspection fee of two hours minimum in accordance with the schedule as established by resolution of the City Council. In instances where*

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*reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.*

**SECTION 12.** Section 15.05.112.4 – “Violation penalties” is hereby added as follows:

### ***Section 15.05.112.4 - Violation penalties***

*Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law. Any person, firm or corporation violating any of the provisions of this code is deemed guilty of a misdemeanor, and each person is guilty of a separate offense for each and every day or portion thereof during which any violation of the provisions of this code is committed, continued or permitted. Upon conviction of any such violation such person shall be punished by a fine of not more than one thousand dollars (\$1,000.00), or by imprisonment for not more than six (6) months, or by both such fine and imprisonment.*

*The building official or his authorized inspectors or employees may issue misdemeanor citations for the violations.*

(Ord. 2399, Add, 05/12/2008)

**SECTION 13.** Section 15.05.114.6 – “Workmanship and Fabrication” is hereby added as follows:

### ***Section 15.05.114.6 - Workmanship and Fabrication***

*All design, construction and workmanship shall be in conformity with accepted engineering and good trade practice and be of such character as to secure the results sought to be obtained by this code.*

**SECTION 14.** Section 15.05.114.7 – “Moving and Demolition” is hereby added as follows:

### ***Section 15.05.114.7 - Moving and Demolition***

*Except as otherwise provided, it shall be unlawful for any person to move any existing building or structure of any kind or description into or within the City of Sparks, or demolish a building or structure without a permit to move or demolish a building or structure as hereinafter provided. This section does not apply to mobile homes, trailers or other structures permanently affixed on wheels. Application for a permit to move or demolish a building or structure shall be filed as provided for in Section 15.05.104.3.*

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**SECTION 15.** Chapter 15.06 - "BUILDING SECURITY CODE" is hereby repealed in its entirety:

### ~~Chapter 15.06 – BUILDING SECURITY CODE~~

~~Sections:~~

~~Section 15.06.0010 – Adoption.~~

~~Section 15.06.1015 – Section 1015 amended – Entry vision.~~

~~Section 15.06.1017 – Section 1017 amended – Sliding doors.~~

~~Section 15.06.1018 – Section 1018 amended – Windows.~~

~~Section 15.06.0010 – Adoption.~~

~~The Uniform Building Security Code, 1997 Edition, as adopted by the International Conference of Building Officials, together with such changes as are necessary to make the same applicable to conditions in the city, is adopted.~~

~~(Ord. 1760, 1992.) (Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)~~

~~Section 15.06.1015 – Section 1015 amended – Entry vision.~~

~~Section 1015 of the building security code is amended to read as follows:~~

~~"Sec. 1015. All main or front entry door to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Except as provided in Section 1004.3.4 of the Uniform Building Code, such view may be provided by a door viewer having a field of view of not less than 180 degrees through windows or through view ports. A light wired to the main electrical system shall be installed at a point no further than three feet from the door jamb."~~

~~(Ord. 1760, 1992.) (Ord. 2017, Renumbered, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)~~

~~Section 15.06.1017 – Section 1017 amended – Sliding doors.~~

~~Section 1017 of the building security code is amended to read as follows:~~

~~"Sec. 1017. Sliding door assemblies regulated by this chapter shall comply with U.B.C. Standard 10-5, Part II. Door assemblies shall be installed so that the sliding portion moves on the interior side of the stationary portion and shall be equipped with two independent locking devices. EXCEPTION: Doors in bedrooms required for emergency egress."~~

~~(Ord. 1760, 1992.) (Ord. 2017, Renumbered, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)~~

~~Section 15.06.1018 – Section 1018 amended – Windows.~~

~~Section 1018 of the building security code is amended to read as follows:~~

~~"Sec. 1018. Window assemblies which are designed to be openable and which are regulated by this~~

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~~chapter shall comply with U.B.C. Standard No. 10-6, unless such windows are protected by approved metal bars, screens or grilles. Louvered or jalousie windows regulated by this chapter require only one locking device. See also Building Code Section 310.4. (Ord. 1760, 1992.) (Ord. 2017, Renumbered, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)~~

**SECTION 16.** Chapter 15.07 “HOUSING CODE” is hereby repealed in its entirety:

### **~~Chapter 15.07 – HOUSING CODE~~**

~~Sections:~~

~~Section 15.07.0010 – Adoption.~~

~~Section 15.07.0010 – Adoption.~~

~~The Uniform Housing Code, 1994 Edition, as adopted by the International Conference of Building Officials, together with such changes as are necessary to make the same applicable to conditions in the city, is adopted.~~

~~(Ord. 1760, 1992.) (1886, Repealed & Replaced, 12/26/1995)~~

**SECTION 17.** Chapter 15.08 – “SIGN CODE” is hereby repealed in its entirety:

### **~~Chapter 15.08 – SIGN CODE~~**

~~Sections:~~

~~Section 15.08.0010 – Adoption.~~

~~Section 15.08.0103 – Section 103 amended – Enforcement.~~

~~Section 15.08.0303 – Section 303 amended – Exemptions.~~

~~Section 15.08.0304 – Section 304 amended – Fees.~~

~~Section 15.08.0010 – Adoption.~~

~~The Uniform Sign Code, 1994 Edition, as adopted by the International Conference of Building Officials, together with such changes as are necessary to make the same applicable to conditions in the city, is adopted.~~

~~(Ord. 1760, 1992.) (1886, Repealed & Replaced, 12/26/1995)~~

~~Section 15.08.0103 – Section 103 amended – Enforcement.~~

~~Sec. 103 of the sign code is amended to read as follows:~~

~~"Sec. 103.5. Signs Prohibited on Public Property. It is unlawful for any person to paste, paint, print, nail or tack, or otherwise fasten, any card, banner, handbill, sign, poster, advertisement or notice of any kind or any size, or cause the same to be done, upon any public property or on any wall, curb, lamppost, pole, hydrant, fence, bridge or tree on any public street or on public property~~

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~~without consent of the owner or lessee of such property within the city, except as otherwise provided in this chapter, or as may be required or permitted by the ordinances of the city."~~

~~"Sec. 103.6. Liability for Personal Injury or Property Damage Resulting from Signs. The provisions of this chapter may not be construed as relieving or limiting in any way the liability of any person for personal injury or property damage resulting from the placing of a sign, or from the negligence or wilful acts of such persons or their agents, employees or workmen in the construction, maintenance, repair or removal of a sign, erected in accordance with a sign permit. No liability may be imposed upon the city or its officers or employees by reason of the approval of any sign, material or device under the provisions of this chapter."~~

~~(Ord. 1760, 1992.) (1886, Repealed & Replaced, 12/26/1995)~~

~~Section 15.08.0303 – Section 303 amended – Exemptions.~~

~~Section 303 of the sign code is amended to read as follows:–~~

~~"Sec. 303. EXCEPTIONS. A permit is not required for the following signs. These exemptions shall not be construed as relieving the owner of the sign from the responsibility for its erection, maintenance and compliance with the provisions of this code or other laws or ordinances regulating signs.–~~

- ~~1. Changing of the advertising copy or message on a painted or printed sign only. Except for theater marquees and similar signs specifically designed for the use of replaceable copy, electric signs shall not be included in this exception.–~~
- ~~2. Painting, repainting or cleaning of an advertising structure or changing the advertising copy or message thereon shall not be considered an erection or alteration which requires a sign permit unless a structural change is made."~~

~~(Ord. 1760, 1992.) (1886, Repealed & Replaced, 12/26/1995)~~

~~Section 15.08.0304 – Section 304 amended – Fees.~~

~~Section 304 of the sign code is amended to read as follows:–~~

~~"Sec. 304. A sign permit fee and plans examination fee shall be paid in accordance with the Building Code Table 1-A as amended by the City of Sparks."~~

~~(Ord. 1760, 1992.) (1886, Repealed & Replaced, 12/26/1995)~~

**SECTION 18. – Chapter 15.09 “SOLAR ENERGY CODE” is hereby repealed in its entirety:**

### **~~Chapter 15.09 – SOLAR ENERGY CODE~~**

~~Sections:~~

~~Section 15.09.0010 – Adoption.~~

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~~Section 15.09.0010 – Adoption.~~

~~The Uniform Solar Energy Code, 1994 Edition, as adopted by the International Conference of Building Officials, together with such other changes as are necessary to make the same applicable to conditions in the city, is adopted.~~

~~(Ord. 1760, 1992.) (1886, Repealed & Replaced, 12/26/1995)~~

**SECTION 19.** – Chapter 15.10 – “SWIMMING POOL, SPA AND HOT TUB CODE” is hereby repealed in its entirety:

### **~~Chapter 15.10 – SWIMMING POOL, SPA AND HOT TUB CODE~~**

~~Sections:~~

~~Section 15.10.0010 – Adoption.~~

~~Section 15.10.0010 – Adoption.~~

~~The Uniform Swimming Pool, Spa and Hot Tub Code, 1997 Edition, as adopted by the International Conference of Building Officials, together with such other changes as are necessary to make the same applicable to conditions in the city, is adopted.~~

~~(Ord. 1760, 1992.) (2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)~~

**SECTION 20:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 21:** The City Clerk is instructed and authorized to publish the title to this ordinance as provided by law.

**SECTION 22:** This ordinance shall become effective upon passage, approval and publication.

**SECTION 23:** The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare and convenience.

**SECTION 24.** If any subsection, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

**SECTION 25:** The City Council finds that this ordinance is **not** likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

## **Title 15 – BUILDINGS AND CONSTRUCTION**

**PASSED AND ADOPTED** this 28th day of May, 2013, by the following vote of the City Council:

**AYES:** Ratti, Lawson, Smith, Carrigan

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Schmitt

**APPROVED** this 28th day of May, 2013, by:

**GENO MARTINI, Mayor**

**ATTEST:**

**TERESA GARDNER, City Clerk**

**APPROVED AS TO FORM AND  
LEGALITY:**

**CHESTER H. ADAMS, City Attorney**