

ORDINANCE NO. 2560

AN ORDINANCE OF THE CITY OF NORTH LAS VEGAS AMENDING TITLE 15 OF THE NORTH LAS VEGAS MUNICIPAL CODE BY REPEALING ORDINANCE NO. 1807 AND THE EXISTING CHAPTER 15.72 OF THE MUNICIPAL CODE, BEING THE BUILDING ADMINISTRATIVE CODE, AND BY ADOPTING A NEW CHAPTER 15.72, ENTITLED "BUILDING ADMINISTRATIVE CODE", PROVIDING CLARIFICATION OF LANGUAGE USED AND NEW FEES FOR PERMITS, INSPECTIONS, TEMPORARY CERTIFICATES OF OCCUPANCY AND PLAN REVIEWS AND PENALTIES FOR THE VIOLATION THEREOF; AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

THE CITY COUNCIL OF THE CITY OF NORTH LAS VEGAS, NEVADA, DOES ORDAIN:

SECTION 1. Ordinance No. 1807 and Chapter 15.72 of Title 15 of the North Las Vegas Municipal Code, being the Building Administrative Code, are hereby repealed.

SECTION 2. Title 15 of the North Las Vegas Municipal Code is hereby amended by addition of a new chapter, designated as Chapter 15.72, which shall read as follows:

15.72.010 Adoption.

A. That this certain document, three (3) copies of which are on file in the office of the City Clerk of the City of North Las Vegas, Nevada, which is marked and designated as the "The City of North Las Vegas Building Administrative Code," is hereby adopted and made a part hereof as fully set out in this chapter subject to the following deletions, modifications, or amendments as hereinafter set forth.

15.72.020 Copyright acknowledgment.

A. Portions of this code document have been reproduced from the 1997 Edition of the Building Standards, copyright 1997, with permission from the publishers, the International Conference of Building Officials.

15.72.030 Title, Purpose, Scope and Emergency Provisions.

A. Title. These regulations shall be known as The City of North Las Vegas Building Administrative Code, may be cited as such and will be referred to herein as "this code."

B. Purpose. The purpose of this code document and the technical codes is to provide appropriate design and construction regulations to safeguard life, health, property, and public welfare by regulating and controlling the permitting, design, construction, quality of materials, use and occupancy, location, and maintenance of

buildings, service equipment, and structures in the jurisdiction of North Las Vegas specifically regulated herein.

C. Scope.

1. The provisions of this code shall serve as the administrative, organizational and enforcement rules and regulations for the technical codes which regulate site preparation and construction, alteration, moving, demolition, repair, use and occupancy of buildings, structures and building service equipment within this jurisdiction.

2. For the purposes of this code, the term "equipment" or "systems" shall apply to any equipment or system regulated by the adopted technical codes. Where, in any specific case, different sections of the technical codes specify different materials, methods of construction, or other requirements, the most restrictive shall govern. Whenever the technical codes make reference to the appendix of an adopted code, the appendix shall not apply unless specifically adopted. Where differences occur between provisions of this code document and the technical codes and standards, the provisions of this Chapter shall apply. This code does not apply to the following:

a. Buildings, structures, or service equipment and installations directly used in utility generation or distribution which are installed on properly recorded easements belonging to water, gas, power, telephone, or other utility companies which are preemptively regulated and governed by the Nevada Public Service Commission, State of Nevada charter, or other public franchise. This does not include site preparation, block walls, fences or habitable public areas such as offices, meeting rooms, and service counters.

b. Emergency Provisions. In the event of a national, state, or local emergency declaration, the Building Official may waive or augment the provisions of this code during the periods of emergency impacts to ensure public safety.

15.72.040 Application to existing buildings and building service equipment.

A. General. Buildings, structures and their building service equipment to which additions, alterations or repairs are made shall comply with all the requirements of the technical codes for new facilities, except as specifically provided in this section.

B. 1. Additions, Alterations or Repairs. Additions, alterations or repairs may be made to a building or its building service equipment without requiring the existing building or its building service equipment to comply with all the requirements of the technical codes, provided the additions, alteration or repair conforms to that required for a new building or building service equipment.

2. Additions or alterations shall not be made to an existing building or building service equipment which will cause the existing building or building service equipment to be in violation of the provisions of the technical codes nor shall such additions or alterations cause the existing building or building service equipment to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or building service equipment to become structurally unsafe or overloaded; will not provide adequate egress in compliance with the provisions of the Building Code or will obstruct existing exits; will

create a fire hazard; will reduce required fire resistance; will cause building service equipment to become overloaded or exceed their rated capacities; will create a health hazard or will otherwise create conditions dangerous to human life. A building so altered, which involves a change in use or occupancy, shall not exceed the height, number of stories and area permitted by the Building Code for new buildings. A building plus new additions shall not exceed the height, number of stories and area specified by the Building Code for new buildings.

3. Additions or alterations shall not be made to an existing building or structure when the existing building or structure is not in full compliance with the provisions of the Building Code in effect at the time of construction, except when the addition or alteration will result in the existing building or structure being no more hazardous based on life safety, fire safety and sanitation, than before such additions or alterations are undertaken.

4. Exception. Alterations of existing structural elements, or additions of new structural elements, which are not required by subsection C of this section and which are initiated for the purpose of increasing the lateral-force-resisting strength or stiffness of an existing structure need not be designed for forces conforming to these regulations provided that an engineering analysis is submitted to show that:

a. The capacity of existing structural elements required to resist forces is not reduced; and

b. The lateral loading to required existing structural elements is not increased beyond their capacity; and

c. New structural elements are detailed and connected to the existing structural elements as required by these regulations; and

d. New or relocated nonstructural elements are detailed and connected to existing or new structural elements as required by these regulations; and

e. An unsafe condition as defined above is not created.

5. Alterations or repairs to an existing building or structure which are nonstructural and do not adversely affect a structural member or a part of the building or structure having required fire resistance may be made with the same materials of which the building or structure is constructed, subject to approval by the Building Official. Installation or replacement of glass shall be as required for new installations.

6. Minor additions, alterations and repairs to existing building service equipment installations may be made in accordance with the technical code in effect at the time the original installation was made, subject to approval of the Building Official, and provided such additions, alterations and repairs will not cause the existing building service equipment to become unsafe, unsanitary or overloaded.

C. Existing Installations. Building service equipment lawfully in existence at the time of the adoption of the technical codes may have their use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and a hazard to life, health or property has not been created by such building service equipment.

D. Existing Occupancy.

1. Buildings in existence at the time of the adoption of the Building Code

may have their existing use or occupancy continued if the use or occupancy was legal at the time of the adoption of the Building Code, and provided continued use is not dangerous to life, health and safety.

A change in the use or occupancy of any existing building or structure shall comply with the provisions of Section 15.72.220 of this code.

E. Maintenance. All buildings, structures, pools, spas, signs, and building service equipment, existing and new, and all parts thereof shall be maintained in a safe condition. All devices or safeguards which are required by the technical codes shall be maintained in conformance with the technical code under which installed. The owner or his designated agent shall be responsible for the maintenance of buildings, structures, pools, spas, signs and their building service equipment. To determine compliance with this subsection, the Building Official may cause any structure to be reinspected.

F. Relocation of Buildings.

1. Buildings, structures and their building service equipment moved into or within this jurisdiction shall comply with the provisions of the technical codes for new buildings or structures and their building service equipment.

2. Permits Required--Permit Fees--Bond. Prior to relocating previously site-built or occupied buildings or structures into or within this jurisdiction, the following requirements must be met:

a. Permits Required. The building owner or rehabilitation contractor shall obtain all approvals and necessary permits, including:

i. Building Permits. Plans submitted for approval to the city's permit application center shall contain, but not be limited to, the information and/or documents outlined in the "Plan Submittal Guidelines," which are available at the permit application center, for single family residential and multiple family, commercial, and industrial structures.

ii. Overwide Permits. Overwide permits shall be obtained from the city's police department and the Nevada Department of Transportation for moving structures on public streets and highways that are wider than the law permits for normal public transportation.

b. House Moving. Each house moving business conducting business in the city must be licensed under Section 5.02.180 of this municipal code.

c. Permit Fees. Building permit fees shall be the same as for new structures as listed in the current fee schedule that is set forth in Chapter 15.72 of this municipal code.

d. Bond. The applicant shall post a performance bond in double the amount of the rehabilitation costs to be incurred as determined by the Building Official. Bond shall be posted with the City Clerk's Office.

3. Field Inspections--Required Fees.

a. Field Inspection. Prior to relocating a previously site-built or occupied building or structure into or within the city, a field inspection shall be conducted by the Building Official upon payment of the appropriate fee. This inspection shall determine the current status of the building or structure and the conditions required for the building or structure to be code compliant. Requests for inspections shall be filed and paid for at

least one working day before such inspection is desired. The person requesting the inspections shall provide access to and a means for inspection of the building or structure.

b. Inspection Fees.

i. If the building or structure is within a twenty (20) mile radius of the city limits at the time of inspection, the fee shall be two hundred and fifty dollars (\$250.00).

ii. If the building or structure is beyond a twenty (20) mile radius of the city limits at the time of inspection, the fee shall be two hundred and fifty dollars (\$250.00) plus one hundred dollars (\$100.00) per hour.

4. Inspection Report. Upon completion of the inspection, the Building Official shall provide the applicant with a list of any deficiencies of the structure that require correction to comply with the city's current municipal and building codes. The applicant shall include a copy of any list of deficiencies with the proposed plans at the time of plan review submittal.

G. Temporary Structures. Temporary structures such as reviewing stands and other miscellaneous structures, sheds, canopies or fences used for the protection of the public around and in conjunction with construction work may be erected by special permit from the Building Official for a limited period of time. Buildings or structures erected under a special permit need not comply with the type of construction or fire-resistive time periods required by the Building Code at the discretion of the Building Official and Fire Chief. Temporary buildings or structures shall be completely removed upon the expiration of the time limit stated in the permit.

H. Historic Buildings. Repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use of a building, structure, or its building service equipment may be made without conforming to the requirements of the technical codes when authorized by the Building Official, provided:

1. The building or structure has been designated by official action of the legally constituted authority of this jurisdiction as having special historical or architectural significance;

2. Unsafe conditions as described in this code are corrected;

3. The restored building or structure and its building service equipment will be no more hazardous based on life safety, fire safety and sanitation than the existing building.

15.72.050 Definitions.

For the purpose of this code, certain terms, phrases, words and their derivatives shall be construed as specified in this section. Where terms are not defined, they shall have their ordinarily accepted meanings such as the context implies. Words used in the singular include the plural and the plural the singular. Words used in this masculine gender include the feminine and the feminine the masculine.

Where terms, phrases and words are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Webster's Third New International Dictionary of the English Language, Unabridged, copyright 1997, shall be considered as providing ordinarily accepted meanings.

"Addition" means an extension or increase in floor area or height of a building or structure.

"Alter" or "alteration" means any construction or renovation to an existing structure other than a repair or addition.

"Approved," as to materials, types of construction, equipment and systems, refers to approval by the Building Official as the result of investigation and tests conducted by the Building Official, or by reason of accepted principles or tests by recognized authorities, technical or scientific organizations.

"Approved agency" means an established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when the agency has been approved by the Building Official.

"Approved construction documents" are construction documents that have been reviewed and accepted for permit by the Building Official pursuant to this chapter.

"Approved fabricator" means a company that constructs or assembles standardized building components into assemblies in an approved manner based on submittal of specified documentation and successful periodic evaluation for conformance to standard operating procedures and tests such that the company is listed on the published Approved Fabricators List of Clark County and accepted by the Building Official.

"Building" means a structure used or intended for supporting or sheltering a use or occupancy.

"Building Code" means the International Building Code/International Residential Code promulgated by the International Code Council, as adopted by this jurisdiction.

Building, Existing. "Existing building" means a building erected prior to the adoption of this code, or one for which a legal building permit has been issued.

"Building Official" means the officer or other designated authority charged with the administration and enforcement of this code, or a regularly authorized deputy.

"Building service equipment" refers to the plumbing, mechanical, electrical and elevator equipment including piping, wiring, fixtures and other accessories which provide sanitation, lighting, heating, ventilation, cooling, refrigeration, firefighting and transportation facilities essential to the occupancy of the building or structure for its designated use and occupancy.

"Construction Documents" are plans, specifications, supporting calculations and other data prepared to describe the design, materials, physical characteristics, location, orientation and scope of a proposed project necessary to obtain a permit.

"Dangerous Buildings Code" means the Code of the City of North Las Vegas for the Abatement of Dangerous Buildings, as adopted by this jurisdiction.

"Deferred Submittals" means those portions of the design that are not submitted at the time of permit application and that are to be submitted to the Building Official within a specified time period. Deferral of any item must have 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.

"Design Professional" is an individual who is registered or licensed by the State of Nevada pursuant to NRS 623,632A, or 625.

"Electrical Code" means the National Electrical Code promulgated by the

National Fire Protection Association, as adopted by this jurisdiction.

"Energy Code" means the International Energy Conservation Code promulgated by the International Code Council, as adopted by this jurisdiction.

"Fee Inspector" means a person firm or corporation who performs inspection services on a contractual basis for a jurisdiction.

"Fee Inspection Tract/Project" means a tract or project whose inspections are provided by fee inspection.

"Housing Code" means the Housing Code of the City of North Las Vegas, as adopted by this jurisdiction.

"Jurisdiction," as used in this code, means a state or political subdivision which adopts this code for administrative regulations within its area of authority.

"Listed" and "listing" are terms referring to equipment and materials which are shown in a list published by an approved testing agency, qualified and equipped for experimental testing and maintaining an adequate periodic inspection of current productions and which listing states that the material or equipment complies with accepted national standards which are approved, or standards which have been evaluated for conformity with approved standards.

"Mechanical Code" means the Uniform Mechanical Code promulgated by the International Association of Plumbing and Mechanical Officials, as adopted by this jurisdiction.

"Occupancy" means the purpose for which a building, or part thereof, is used or intended to be used.

"Owner" means any person, agent, firm or corporation having a legal or equitable interest in the property.

"Permit" means an official document or certificate issued by the Building Official authorizing performance of a specified activity.

"Person" means a natural person, heirs, executors, administrators or assigns, and also includes a firm, partnership or corporation, its or their successors or assigns, or the agent of any of the aforesaid.

"Plumbing Code" means the Uniform Plumbing Code, promulgated by the International Association of Plumbing and Mechanical Officials, as adopted by this jurisdiction.

"Repair" means the reconstruction or renewal of any part of an existing building, structure or building service equipment for the purpose of its maintenance.

"Restaurant" means a business which sells food to be consumed on the premises.

"Revision" means design changes made to the approved construction documents during construction, which must be resubmitted for approval as an amended set of construction documents. Revisions shall not include any additional scope of work which increases the original building valuation. Any additional scope of work which increases building valuation must be submitted as a new permit application.

"Shall," as used in this code, is mandatory.

"Special Inspection" is a process of inspection, testing, and reporting by approved special inspectors to assure the Building Official that the construction of critical structural elements, materials, and life safety systems is being performed in

accordance with the approved construction documents.

"Special Inspection Category" is a collection of inspection activities specified in the International Building Code [ICC] Subsections 1704.2 through 1704.14.

"Special Inspector" is an individual who has specialized knowledge, training, experience and certification [s] for one or more of the types of construction subject to special inspection.

"Structural observation" means the visual observation of the structural system, including but not limited to, the elements and connections at significant construction stages, and the completed structure for general conformance to the approved plans and specifications. Structural observation does not include or waive the responsibility for the inspections required by Sections 15.72.180 and 15.72.190.

"Structure" means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

"Technical codes" refer to those codes adopted by this jurisdiction containing the provisions for design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of buildings and structures and building service equipment as herein defined.

"Valuation" or "value," for the purpose of this chapter, shall include total value of work including materials and labor, grading, site development, electrical, gas, mechanical, plumbing, painting, finish work, roofing, fire protection, and any other permanent systems or equipment for which a permit is being issued. Applications for a building permit and its associated permanent systems and service equipment shall be accompanied by an estimated permit value. Final determination of permit valuation shall be set by the Building Official.

15.72.060 Conflicting provisions.

A. When conflicting provisions or requirements occur between this code, the technical codes and other codes or laws, the most restrictive shall govern.

B. When conflicts occur between the technical codes, those provisions providing the greater safety to life shall govern. In other conflicts where sanitation, life safety or fire safety are not involved, the most restrictive provisions shall govern.

C. Where in a specific case different sections of the technical codes specify different materials, methods of construction or other requirements, the most restrictive shall govern. When there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

D. When conflicts occur between specific provisions of this code and administrative provisions in a technical code which is then applicable within this jurisdiction, those provisions becoming the law most recently shall prevail. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. In any situation in which a conflict may develop between the City of North Las Vegas Zoning Ordinance and the technical codes or this Chapter, relating to the location or height of buildings and/or structures, the most restrictive shall govern.

15.72.070 Alternate materials, methods of design and methods of construction.

A. The provisions of the technical codes are not intended to prevent the use of any material, method of design or method of construction not specifically prescribed by the technical codes, provided an alternate has been approved and its use authorized by the Building Official.

B. The Building Official may approve an alternate, provided the Building Official finds that the proposed design is satisfactory and complies with the provisions of the technical codes and that the material, method or work offered is for the purpose intended, at least the equivalent of that prescribed in the technical codes in suitability, strength, effectiveness, fire resistance, durability, safety and sanitation.

C. The Building Official shall require that sufficient evidence or proof be submitted to substantiate claims that may be made regarding its use. The details of an action granting approval of an alternate shall be recorded and entered in the files of the code enforcement agency.

D. The International Code Council Performance Code for Buildings and Facilities may be referenced as a guide for using alternate methods and materials. Alternates are project-specific. Approval of an alternate for one project does not constitute approval of the alternate for any other project. Approval of an alternate is not a modification of the adopted codes and standards.

15.72.080 Modifications.

Whenever there are practical difficulties involved in carrying out the provisions of the technical codes, the Building Official may grant modifications for individual cases. The Building Official shall first find that a special individual reason makes the strict letter of the technical code impractical and the modification is in conformity with the intent and purpose of the technical code, and that such modification does not lessen health, life safety and fire safety requirements or any degree of structural integrity. The details of actions granting modifications shall be recorded and entered in the files of the code enforcement agency.

15.72.090 Tests.

A. Whenever there is insufficient evidence of compliance with the provisions of the technical codes, or evidence that materials or construction do not conform to the requirements of the technical codes, the Building Official may require tests as evidence of compliance to be made at no expense to the jurisdiction.

B. Test methods shall be as specified by the technical codes or by other recognized test standards. In the absence of recognized and accepted test methods for the proposed alternate, the Building Official shall determine test procedures.

C. Tests shall be made by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for the retention of public records.

15.72.100 Authority.

A. Creation of Enforcement Agency. There is hereby established in this jurisdiction a code enforcement agency which shall be under the administrative and operational control of the Building Official.

B. General. Whenever the term or title "administrative authority," "responsible official," "Building Official," "chief inspector," "code enforcement officer," or other similar designation is used herein or in any of the technical codes, it shall be construed to mean the Building Official designated by the appointing authority of this jurisdiction.

15.72.110 Powers and duties of Building Official.

A. General.

1. The Building Official is hereby authorized and directed to enforce all the provisions of this code and the referenced technical codes. For such purposes, the Building Official shall have the powers of a law enforcement officer to prepare, sign, and serve misdemeanor citations pursuant to NRS 171.17751.

2. The Building Official shall have the power to render interpretations of these codes and the referenced technical codes, and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.

B. Deputies. In accordance with prescribed procedures and with the approval of the appointing authority, the Building Official may appoint such number of technical officers and inspectors and other employees as shall be authorized from time to time. The Building Official may deputize such inspectors or employees as may be necessary to carry out the functions of the code enforcement agency.

C. Right of Entry. When necessary to make an inspection to enforce any of the provisions of this code and the technical codes, or when the Building Official has reasonable cause to believe that there exists in any building or upon a premises a condition which is contrary to or in violation of this code which make the building or premises unsafe, dangerous or hazardous, the Building Official may enter the building or premises at all reasonable times to inspect or to perform the duties imposed by this code, provided that if such building or premises be occupied, that credentials be presented to the occupant and entry requested. If such building or premises be unoccupied, the Building Official shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. Should entry be refused, the Building Official shall have recourse to the remedies provided by law to secure entry.

D. Stop Orders. When work is being done contrary to the provisions of this code, the technical codes, or other pertinent laws or ordinances implemented through the enforcement of this code, the Building Official may order the work stopped by notice in writing served on persons engaged in the doing or causing such work to be done, and such persons shall forthwith stop the work until authorized by the Building Official to proceed with the work. Whenever any work has been stopped for one or more of the reasons above, an investigative fee charged at an hourly inspection rate as listed in Table 3-B of this code chapter, shall be paid to the Building Division for

investigation, supervisory costs, and record keeping before any work pertaining to the stop work order can again commence. Any person who shall knowingly proceed to do construction-related work in violation of any stop work order shall be guilty of a misdemeanor.

E. Occupancy Violations. When a building or structure or building service equipment therein regulated by this code and the technical codes is being used contrary to the provisions of such codes, the Building Official may order such use discontinued by written notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the Building Official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of such codes.

F. Authority to Disconnect Utilities.

1. Emergency Disconnection. The Building Official or the Building Official's authorized representative shall have the authority to disconnect a utility service or energy supplied to the building, structure or building service equipment therein regulated by this code or the technical codes in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall whenever possible notify the serving utility, the owner and occupant of the building, structure or building service equipment of the decision to disconnect prior to taking such action, and shall notify such serving utility, owner and occupant of the building, structure or building service equipment, in writing, of such disconnection immediately thereafter. Upon demand, the owner and/or occupant shall be granted an immediate post disconnect hearing by the Building Official.

2. Nonemergency Disconnection. The Building Official or his/her authorized representative shall have the authority to disconnect any utility service or energy supplied to a building structure or building service equipment therein regulated by this code or the technical codes where due notice has been provided and one or more codes are believed to be in violation therein.

3. In particular, disconnection of utilities is authorized where an electric or natural gas service has been connected to a building, structure, mobile home, trailer or recreational vehicle which has not been approved for occupancy at that site; or, where a permit for temporary power has expired and the electrical connection is still in use.

G. Authority to Condemn Building Service Equipment.

1. When the Building Official ascertains that building service equipment regulated in the technical codes has become hazardous to life, health or property, or has become insanitary, the Building Official shall order in writing that such equipment either be removed or restored to a safe or sanitary condition, as appropriate. The written notice itself shall fix a time limit for compliance with such order. Defective building service equipment shall not be maintained after receiving such notice.

2. When such equipment or installation is to be disconnected, a written notice of such disconnection and causes therefore shall be given within twenty-four (24) hours to the serving utility, the owner and occupant of such building, structure or premises.

3. When any building service equipment is maintained in violation of the technical codes and in violation of a notice issued pursuant to the provisions of this

section, the Building Official shall institute appropriate action to prevent, retrain, correct or abate the violation.

H. Connection after Order to Disconnect. Persons shall not make connections from an energy, fuel or power supply nor supply energy or fuel to building service equipment which has been disconnected or ordered to be disconnected by the Building Official or the use of which has been ordered to be discontinued by the Building Official until the Building Official authorizes the re-connection and use of such equipment.

I. Liability.

1. The Building Official charged with the enforcement of this code and the technical codes, acting in good faith and without malice in the discharge of his duties, shall not thereby be rendered personally liable for damage that may accrue to persons or property as a result of an act or omission in the discharge of the assigned duties. A suit brought against the Building Official or employee because of such act or omission performed by the Building Official or employee in the enforcement of the provisions of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by this jurisdiction.

2. This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling a building, structure or building service equipment therein for damages to persons or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming such liability by reason of the inspections authorized by this code or permits or certificates issued under this code.

3. An approved final inspection, Temporary Certificate of Occupancy, Certificate of Occupancy, or Certificate of Completion from the Building Division indicates the building, structure, or part thereof for which the approved final inspection was made or certificate was issued, was found by the Building Official at the time of certificate issuance or final inspection to be in substantial compliance with the provisions of this Chapter and the technical codes and do not create an express or implied warranty or guarantee.

J. Cooperation of Other Officials and Officers. The Building Official may request, and shall receive, the assistance and cooperation of other officials of this jurisdiction so far as is required in the discharge of the duties required by this code or other pertinent laws or ordinances.

15.72.120 Unsafe buildings, structures, condition or building service equipment.

A. Buildings or structures regulated by this code and the technical codes which are structurally inadequate or have inadequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life or, for the purpose of this section, unsafe buildings.

B. Building service equipment regulated by such codes, which constitutes a fire, electrical or health hazard, or an insanitary condition, or is otherwise

dangerous to human life is, for the purpose of this section, unsafe. Use of buildings, structures or building service equipment constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use.

C. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in a deteriorated condition or otherwise unable to sustain the design loads which are specified in the Building Code are hereby designated as unsafe building appendages.

D. Natural or manmade earthen features such as slopes, outcrops, or gravity retaining walls which have deteriorated and are unable to remain stable and threaten adjacent buildings or structures are hereby designated as unsafe.

E. Unsafe buildings, structures or appendages and building service equipment are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in the Dangerous Building Code or such alternate procedure as may be adopted by this jurisdiction. As an alternative, the Building Official or other employee or official of this jurisdiction as designated by the governing body may institute other appropriate action to prevent, restrain, correct or abate the violation.

15.72.130 Joint board of appeals.

A. General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretations of the technical code, there shall be and is hereby created a joint board of appeals consisting of members who are qualified by experience and training to pass upon matters pertaining to building construction and building service equipment and who are not employees of the jurisdiction. The Building Official shall be an ex officio member and shall act as secretary to said board, but shall have no vote upon any matter before the board. The joint board of appeals shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.

B. Limitations of Authority. The joint board of appeals shall have no authority relative to interpretation of the administrative provisions of this code or the administrative provisions of the technical codes. An application for appeal shall be based on a claim that the true intent of this code or adopted technical codes there under shall have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code or any adopted technical codes.

1. Members.

a. The members of the joint board of appeals shall be appointed for terms of four years by the city council and may be removed from office at any time by the city council.

b. Exception: Initial terms may be for one, two or three years so that all member terms do not expire simultaneously. The board shall consist of seven members appointed by the city council as follows:

- i. One architect registered in and for the state of Nevada;
- ii. One general contractor licensed by the state of Nevada;
- iii. One civil or structural engineer registered in and for the state of Nevada;
- iv. One representative of the residential construction industry;
- v. One electrician in an electrical category as defined in the Electrical Code;
- vi. One mechanical engineer registered in and for the state of Nevada or a plumbing or mechanical contractor;
- vii. One layman.

2. Liability.

a. Neither the joint board of appeals or any member thereof shall be liable for, and the board and each member thereof is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any good faith act or by reason of any good faith act or omission in the discharge of any duty specified herein. Any suit brought against the board or any member thereof as a member of the board resulting from such act or omission performed by them as members of the board in the performance of their duties shall be considered an act of the City of North Las Vegas.

b. The appellant shall cause to be made at his/her own expense any test or research necessary to support his/her claims before the joint board of appeals.

c. Tests and Research. Appellants shall cause to be made at their own expense any tests or research necessary to support their claims before the Joint Board of Appeals.

15.72.140 Permits.

A. Permits Required. Except as specified in subsection B of this section, no building, structure or building service equipment regulated by this code and the technical codes shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate, appropriate permit for each building, structure or building service equipment has first been obtained from the Building Official.

B. Work Exempt from Permit. A permit shall not be required for the types of work in each of the separate classes of permit as listed below. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in violation of the provisions of the technical codes or any other laws or ordinances of this jurisdiction.

C. Building Permits. A building permit shall not be required for the following:

- 1. One-story detached accessory buildings in conjunction with a single family dwelling used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed two hundred (200) square feet.
- 2. Fences not over six feet (1829 mm) high;
- 3. Oil derricks;
- 4. Movable cases, counters and partitions not over five feet, nine inches

(1753 mm) high;

5. Retaining walls which are not over two feet in height measured from the top of the footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids;

6. Water tanks supported directly upon grade if the capacity does not exceed five thousand (5,000) gallons (18,925 L) and the ratio of height to diameter or width does not exceed two to one;

7. Platforms, walks and driveways not more than thirty (30) inches (762 mm) above grade and not over any basement or story below; and not a part of an accessible route.

8. Painting, papering, paneling, floor coverings, cabinets, moldings, countertops, and similar finish work;

9. Temporary motion picture, television and theater stage sets and scenery;

10. Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than fifty-four (54) inches (1,372 mm);

11. Water feature not greater than eighteen (18) inches (457 mm) of maximum water level, used in conjunction with and on the same property as a single-family residence and available only to the family of the householder or their private guests;

12. A storable swimming or wading pool as defined in the Southern Nevada Pool Code which is accessory to a single-family dwelling and in which the pool walls are entirely above the adjacent grade;

13. Storage racks less than or equal to eight feet in height.

14. Portable spas, accessory to a single family residence with all heating and circulating equipment integral to the manufactured product;

15. Minor repair of interior or exterior lath provided:

a. no framing needs replacement or repair; and

b. the repaired area of lath does not exceed 30 square feet in area; and

c. the area of repair is not a fire-resistance-rated assembly or any special material(s) necessary to maintain the required fire-resistance rating of the assembly (i.e. fire-stopping of penetrations);

Unless otherwise exempted by this code, separate plumbing, electrical and mechanical permits will be required for the above exempted items.

D. Plumbing Permits. A plumbing permit shall not be required for the following:

1. The stopping of leaks in drains, soil, waste or vent pipe; provided, however, that should any concealed trap, drain pipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with the new materials, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this code;

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, nor for 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. Replacement of plumbing fixtures in the same location with a similar fixture and materials provided no work is done other than the replacement of the fixture, the tail piece and/or the trap and provided the work does not penetrate fire-resistive rated construction, including a fire-resistive rated concrete slab.

E. Electrical Permits. An electrical permit shall not be required for the following:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Electrical Code;

EXCEPTION: A unit which would otherwise be exempt from permit requirements as a portable heating appliance or portable heating-cooling appliance shall be required to be permitted if it provides minimum heating under the Building Code of the City of North Las Vegas.

2. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location;

3. Temporary decorative lighting;

4. Repair or replacement of current carrying parts of any switch, contactor or control device;

5. Repair or replacement of any over current device of the required capacity in the same location;

6. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems;

7. Taping joints;

8. Removal of electrical wiring and outline lighting;

9. Temporary wiring for experimental purposes in suitable experimental laboratories;

10. The wiring for temporary theater, motion picture or television stage sets;

11. Electrical wiring, devices, appliances, apparatus or equipment operating at less than twenty-five (25) volts and not capable of supplying more than fifty (50) watts of energy;

12. Low-energy power, control and signal circuits of Class II and Class III as defined in the Electrical Code;

14. Replacement of lighting fixtures in single family residences, dwelling units, guest rooms and guest suites as defined in the NEC.

15. Installing low voltage devices and data links.

16. Replacement of Variable Frequency Drive (VFD) units up to 50 HP or 100 amperes and not part of a smoke control system.

17. Installations under the exclusive control of electric utilities governed by the State of Nevada Public Utilities Commission for the purpose of communication or metering; or for the generation, control, transformation, transmission and distribution of electric energy located in buildings used exclusively by utilities for such purposes or located outdoors on property owned or leased by the utility or on public highways, streets, roads, etc. or outdoors by established rights on private property.

F. Mechanical Permits. A mechanical permit shall not be required for

the following:

1. A portable heating appliance;

EXCEPTION: A unit which would otherwise be exempt from permit requirements as a portable heating appliance shall be required to be permitted if it provides minimum heating under the Building Code of the City of North Las Vegas.

2. Portable ventilating equipment;
3. A portable cooling unit;
4. A portable evaporative cooler;
5. A closed system of steam, hot or chilled water piping within heating or cooling equipment regulated by the Mechanical Code;
6. Replacement of any component part of assembly of an appliance which does not alter its original approval and complies with other applicable requirements of the technical codes;
7. Refrigerating equipment which is part of the equipment for which a permit has been issued pursuant to the requirements of the technical codes;
8. Replacement of compressors of the same rating.
9. Any piping that is part of a manufacturing process.

15.72.150 Application for permit.

A. Application. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the code enforcement agency for that purpose. Every 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 or occupancy for which the proposed work is intended;
4. Be accompanied by plans, diagrams, computations and specifications and other data as required in subsection B of this section;
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building;
6. Be signed by the applicant, or the applicant's authorized agent;
7. Give such other data and information as may be required by the Building Official.
8. Applications for permits for public swimming and wading pools, spas and commercial kitchens shall have the prior written approval of the Clark County Health District and Sanitation District, together with construction documents in duplicate.

B. Submittal Documents.

1. Plans, specifications, engineering calculations, diagrams, soil investigation reports, special inspection and structural observation programs and other data shall constitute the submittal documents and shall be submitted in one or more sets with each application for a permit. When such plans are not prepared by an architect or engineer, the Building Official may require the applicant submitting such plans or other data to demonstrate that state law does not require that the plans be

prepared by a licensed architect or engineer. The Building Official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such even if not required by state law.

2. Exception: The Building Official may waive the submission of plans, calculations, construction inspection requirements and other data if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

C. Information on Plans and Specifications.

1. Plans and specifications shall be drawn to scale on substantial paper or cloth and 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 all relevant laws, ordinances, rules and regulations.

2. Plans for buildings other than Group R, Division 3 and Group U Occupancies shall indicate how required structural and fire-resistive integrity will be maintained when a penetration will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems.

D. Projects Requiring Geotechnical Investigations. The results of geotechnical investigations shall be provided with the permit application for building permit and shall follow published building department guidelines. The following projects shall have geotechnical investigations performed.

1. All commercial projects;
2. All subdivisions and land divisions;
3. Single-family residences where the director determines that a potential geological hazard exists; or more than 600 square feet of additions are added;
4. Appurtenant structures to both residential and commercial structures, such as block walls, detached garages or storage buildings, where the director determines that a potential geological hazard exists.

E. Architect or Engineer of Record.

1. General.

a. When it is required that documents be prepared by an architect or engineer, the Building Official may require the owner to engage and designate on the building permit application an architect or engineer who shall act as the architect or engineer of record. If the circumstances require, the owner may designate a substitute architect or engineer of record who shall perform all of the duties required of the original architect or engineer of record. The Building Official shall be notified in writing by the owner if the architect or engineer of record is changed or is unable to continue to perform the duties.

b. The architect or engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

2. Deferred submittals.

a. For the purposes of this section, deferred submittals are defined as those portions of the design which are not submitted at the time of the application and which are to be submitted to the Building Official within a specified period.

b. Deferral of any submittal items shall have prior approval of the Building

Official. The architect or engineer of record shall list the deferred submittal on the plans and shall submit the deferred submittal documents for review by the Building Official.

c. Submittal documents for deferred submittal items shall be submitted to the architect or engineer of record who shall review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the Building Official.

3. Inspection and Observation Program.

a. When special inspection is required by Section 15.72.190, the architect or engineer of record shall prepare an inspection program which shall be submitted to the Building Official for approval prior to issuance of the building permit. The inspection program shall designate the portions of the work to have special inspection, the name or names of the individuals or firms who are to perform the special inspections and indicate the duties of the special inspectors.

b. The special inspector shall be employed by the owner, the engineer or architect of record, or an agent of the owner, but not the contractor or any other person responsible for the work.

c. When structural observation is required by Section 15.72.200, the inspection program shall name the individuals or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur.

d. The inspection program shall include samples of inspection reports and provide time limits for submission of reports.

15.72.160 Permits issuance.

A. Issuance.

1. The application, plans, specifications, computations and other data filed by an applicant for permit shall be reviewed by the Building Official. Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the Building Official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of this code and the technical codes and other pertinent laws and ordinances, and that the fees specified in Section 15.72.170 have been paid, the Building Official shall issue a permit therefore to the applicant.

2. When a permit is issued when plans are required, the Building Official shall endorse in writing or stamp the plans and specifications approved. Such approved plans and specifications shall not be changed, modified or altered without authorizations from the Building Official, and all work regulated by this code shall be done in accordance with the approved plans.

3. The Building Official may issue a permit for the construction of part of a building, structure or building service equipment before the entire plans and specifications for the whole building, structure or building service equipment have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of the technical codes. The holder

of a partial permit shall proceed without assurance that the permit for the entire building, structure or building service will be granted.

B. Retention of Plans. One set of approved plans, specifications and computations shall be retained by the Building Official for a period of not less than ninety (90) days from the date of completion of the work covered therein; and one set of approved plans and specifications shall be returned to the applicant and shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

C. Validity of Permit.

1. The issuance of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or the technical codes, or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

2. The issuance of a permit based on plans, specifications and other data shall not prevent the Building Official from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on there under when in violation of these codes or of any other ordinances of this jurisdiction.

D. Expiration.

1. Every permit issued by the Building Official under the provisions of the technical codes shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within one hundred eighty (180) days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty (180) days. Before such work can be recommenced, a new permit or renewal of the existing permit shall be first obtained. The fee therefore shall be one-half the amount retired for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further, that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

2. A permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding one hundred eighty (180) days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. Permits shall not be extended more than once.

E. Suspension or Revocation. The Building Official may, in writing, suspend or revoke a permit issued under the provisions of this code and the technical codes when the permit is issued in error or on the basis of incorrect information supplied, or in violation of an ordinance or regulation or the provisions of these codes.

F. To Whom Permits May Be Issued.

1. Permits will be issued to contractors who hold valid Nevada state licenses and city of North Las Vegas business license.

2. Permits will be issued to a resident owner of a single-family dwelling, including usual accessory buildings or quarters in connection with the single-family dwelling, for any work regulated by this chapter.

a. Per Nevada Revised Statutes 278.573, state law requires construction to be done by licensed contractors. Application for a permit under an exemption to that law allows the owner of the property to act as their own contractor with certain restrictions, although property owners do not have a license. The property owner must directly supervise the construction, on the job. The building or residence must be for the property owner's own use or occupancy. It may not be built or substantially improved for sale or lease. If property owner sells or leases a building, they have built or substantially improved them self, within one year after the construction is complete, it is presumed that the property owner built or substantially improved it for sale or lease, which is a violation of this exemption and a violation of Chapter 624 of NRS. The property owner may not hire an unlicensed person to act as the contractor or to supervise people working on their building. It is the property owner's responsibility to ensure people employed by them have the licenses required by state law and by county or municipal licensing ordinances. The property owner may not delegate the responsibility for supervising work to a contractor, unless he is licensed to perform the work being done. Any person working on the property owner's building who is not licensed must work under the property owner's direct supervision and must be employed by the property owner, which means the property owner must deduct FICA and withholding tax and provide industrial insurance and pay the required contribution for unemployment compensation for that employee and comply with other state and federal laws relating to employment. The property owner's construction must comply with all applicable laws, ordinances, building codes and zoning regulations.

3. Permits will be issued to any contractor not acting in violation of any state or local law, and when properly licensed by the state of Nevada and the city of North Las Vegas, may, without further qualifications, secure a permit to do work governed by this code, when such work is incidental to their special craft or trade. All work performed under such permits shall meet all of the other requirements of this code.

G. Licensing.

1. Except as otherwise provided herein, any person, firm or corporation, except a single-family homeowner obtaining any permit for his/her sole place of residence, engaged in a business for which a construction permit is required by any of the codes adopted by this jurisdiction and covered under this code shall, as a condition precedent thereto, secure a contractor's license from the state of Nevada in the appropriate discipline and thereafter a North Las Vegas business license from the business license department as required by the city of North Las Vegas, Nevada. Any revocation, termination, suspension or expiration of the state contractor's license shall automatically suspend the right of the holder of a city of North Las Vegas business license to perform such work or furnish materials there under such time as the state contractor's license shall be restored; and provided further, that any person, firm or corporation continuing to operate under its city business license during any period of

revocation, termination, suspension or expiration of its state contractor's license shall be treated for all intents and purposes as one who does not hold a valid city license.

2. Nothing contained in this section shall be construed to require the licensing of:

a. Salaried employees whose duties and responsibilities include servicing, maintenance and repair and who are employed either on a permanent full-time or permanent part-time basis, for a regular wage or salary, by the owner or owners of the premises; provided, however, that this provision shall in no event be construed to exempt from the licensing requirements those who, as individuals, partners or employees of another, repair, maintain or service for the public in general; and provided further, nothing contained herein shall be construed to apply to employees of licensed contractors while they are actually employed by, and furthering the business of said licensed contractor. An individual who performs servicing, maintenance owned, leased or rented by someone other than the employer or business entity from whom he/she receives a United States Government W-2 form, shall be presumed to be subject to the licensing requirements of this section.

b. Work done exclusively by a public utility or its employees operating under the regulations of the Nevada Public Service Commission on construction, installation, repair, servicing, maintenance and improvement work incidental to its own business.

c. Merchants who limit their business activities in the areas of sale and servicing of portable systems. For the purpose of this subsection, the term "portable systems" shall include only those items which are readily moved from room to room and which are not attached firmly to realty.

H. Violations. It shall be unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building, structure or building service equipment or cause or permit the same to be done in violation of this code document or the technical codes. Any person violating any of the provisions of this code document or the technical codes shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of these provisions is committed, continued, or permitted, and upon conviction of any such violation, such person shall be punishable by a fine of not more than one thousand dollars (\$1,000.00), or by imprisonment for not more than six months, or by both such fine and imprisonment. Whenever, within these provisions, an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, the doing of any such act shall constitute a violation of this code. Any day of any violation of this code shall constitute a separate offense.

15.72.170 Fees.

A. General. Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee schedule adopted by this jurisdiction.

B. Permit Fees.

1. The fee for each permit shall be as set forth in Tables 3-A through 3-F. Where a technical code has been adopted by the jurisdiction for which no fee schedule

is shown in this code, the fee required shall be in accordance with the schedule established by the legislative body.

2. The determination of value or valuation under any of the provisions of these codes shall be made by the Building Official in accordance with Section 15.72.270, Table 3-E -- Building Valuation Data. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air-conditioning, elevators, fire-extinguishing systems and other permanent equipment.

3. The Building Official may establish an industry standard rate to be used for assessment of valuation for any such work not listed in the above Table 3-E or within this section of the code. In such instances, the contract price of the work to be performed may, at the discretion of the Building Official, be used to calculate the plan review and permit fees. The contract price shall be inclusive of all labor and equipment costs and the contractor's profit.

C. Plan Review Fees.

1. When submittal documents are required by Section 15.72.150(B), a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said Building plan review fee shall be sixty-five (65) percent of the building permit fee as shown in Table 3-A. The Zoning plan review fee shall be ten (10) percent of the permit fee.

2. The plan review fees specified in this section are separate fees from the permit fees specified in Section 15.72.170B and are in addition to the permit fees.

3. 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 Section 15.72.150(E)(2), an additional plan review fee shall be charged at the rate shown in Table 3-A.

D. Expiration of Plan Review. Applications for which no permit is issued within one hundred eighty (180) days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding one hundred eighty (180) days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. An application shall not be extended more than once. An application shall not be extended if this code or any other pertinent laws or ordinances have been amended subsequent to the date of application. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

E. Investigation Fees-Work Without a Permit.

1. Investigation. Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

2. Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation

fee shall be the same as the minimum fee set forth in Tables 3-A through 3-F. The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code or the technical codes nor from the penalty prescribed by law.

F. Fee Refunds.

1. The Building Official may authorize refunding of a fee paid hereunder which was erroneously paid or collected.

The Building Official may authorize refunding of not more than eighty (80) percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

3. The Building Official may authorize refunding of not more than eighty (80) percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any examination time has been expended.

4. The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

15.72.180 Inspections.

A. General.

1. Construction or work for which a permit is required shall be subject to inspection by the Building Official and the construction or work shall remain accessible and exposed for inspection purposes until approved by the Building Official. In addition, certain types of construction shall have continuous inspection as specified in Section 15.72.190.

2. 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.

3. 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 this jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

4. A survey of the lot may be required by the Building Official to verify that the structure is located in accordance with the approved plans.

B. Inspection Record Card. Work requiring a permit shall not be commenced until the permit holder or the agent of the permit holder shall have posted or otherwise made available an inspection record card such as to allow the Building Official conveniently to make the required entries thereon regarding inspection of the work. This card shall be maintained available by the permit holder until final approval has been granted by the Building Official.

C. Inspection requests.

1. It shall be the duty of the person doing the work authorized by a permit to notify the Building Official that such work is ready for inspection. The Building Official may require that every request for inspection be filed at least one working day before

such inspection is desired. Such request may be in writing, by computer or by telephone at the option of the Building Official.

It shall be the duty of the person requesting any inspections required either by this code or the technical codes to provide access to and means for inspection of the work.

D. Approval Required.

1. 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 that portion of the construction is satisfactory as completed or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code. Any portions which do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official.

There shall be a final inspection and approval of all buildings and structures when completed and ready for occupancy and use.

E. Required Building Inspections. Reinforcing steel or structural framework of a part of a building or structure shall not be covered or concealed without first obtaining the approval of the Building Official. The Building Official, upon notification, shall make the following inspections:

1. Foundation Inspection. To be made after excavations for footings are complete and required reinforcing steel is in place. For concrete foundations, required forms shall be in place prior to inspection. All materials for the foundation shall be on the job, except when concrete is ready-mixed in accordance with ASTM C317, the concrete need not be on the job. When the foundation is to be constructed of approved treated wood, additional inspections may be required by the Building Official.

2. Concrete Slab or Under-Floor Inspection. To be made after in-slab or under-floor 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.

3. Frame Inspection. When inspection or testing is specified on an inspection agreement, an area acceptance report shall be provided and accepted prior to inspection by the inspector.

a. For wood and light gauge metal construction: To be performed after the roof sheathing, all framing, fire blocking and bracing are in place and all pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, and mechanical inspections are approved.

b. For concrete, steel and masonry construction: To be performed after all structural elements required by the approved construction documents and technical codes are in place and structural connections completed. This is to include reinforcing steel, structural steel, concrete, masonry, grout, mortar, and all structural connections

4. Insulation Inspection. An insulation inspection shall be performed after all insulation is installed and fastened in place pursuant to the manufacturer's installation instructions, all caulking and sealing is installed, and all exterior openings are properly flashed.

5. Lath and/or Wallboard Inspection. To be made after lathing and

wallboard, interior and exterior, is in place but before plaster is applied or before wallboard joints and fasteners are taped and finished.

6. Final Inspection. To be made after finish grading and the building is completed and ready for occupancy.

F. Required Building Service Equipment Inspections.

1. General. Building service equipment for which a permit is required by this code shall be inspected by the Building Official. Building service equipment intended to be concealed by a permanent portion of the building shall not be concealed until inspected and approved. When the installation of building service equipment is complete, an additional and final inspection shall be made. Building service equipment regulated by the technical codes shall not be connected to the water, fuel or power supply or sewer system until authorized by the Building Official.

2. Operation of Building Service Equipment. The requirements of this section shall not be considered to prohibit the operation of building service equipment installed to replace existing building service equipment serving an occupied portion of the building in the event a request for inspection of such building service equipment has been filed with the Building Official not more than forty-eight (48) hours after the replacement work is completed, and before any portion of such building service equipment is concealed by permanent portions of the building.

G. Other Inspections. In addition to the called inspections specified above, the Building Official may make or require other inspections of construction work to ascertain compliance with the provisions of this code or technical codes and other laws which are enforced by this enforcement agency.

H. Reinspections.

1. 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.

2. This section is not to be interpreted as requiring reinspection fees 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.

3. 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.

4. To obtain a reinspection, the applicant shall file an application therefore in writing upon a form furnished for that purpose, and pay the reinspection fee in accordance with Tables 3-A through 3-F or as set forth in the fee schedule adopted by this jurisdiction.

5. In instances where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.

15.72.190 Special inspections.

A. General. In addition to the inspections required by Section 15.72.180, the owner or the registered design professional in responsible charge, acting

as the owner's agent, shall employ one or more special inspector to provide inspections during construction on the types of work listed under Section 1704 of the International Building Code.

15.72.200 Structural observation.

A. Structural observation shall be provided for those structures included in Seismic Design Categories D, E and F, as determined in Section 1613 of the International Building Code, where one or more of the following conditions exist:

1. The structure is classified as Occupancy Category III or IV in accordance with Table 1604.5 of the International Building Code.

2. The height of the structure is greater than seventy-five (75) feet (22,860 mm) above the base.

3. The structure is assigned to Seismic Design Category E, is classified as Occupancy Category I or II in accordance with Table 1604.5 of the International Building Code, and is greater than two (2) stories above grade plane.

4. When so designated by the registered design professional responsible for the structural design.

Additionally, structural observation shall be provided when such observation is specifically required by the Building Official, regardless of the seismic design category.

B. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer or architect responsible for the structural design, to perform structural observation as defined in Section 1702 of the International Building Code. Observed deficiencies shall be reported in writing to the owner's representative, contractor and the Building Official and shall also advise the same that deficiencies should not be covered until a reinspection has been performed. The engineer or architect shall submit a statement in writing to the Building Official stating that the site visits have been made and identify any reported deficiencies which, to the best of the structural observer's knowledge, have not been resolved.

C. All other provisions of Section 1709 of the International Building Code shall be applicable.

15.72.210 Connection to utilities.

A. Energy Connections. Persons shall not make connections from a source of energy, fuel or power to building service equipment which is regulated by the technical codes and for which a permit is required by this code, until approved by the Building Official.

B. Temporary Connections. The Building Official may authorize the temporary connection of the building service equipment to the source of energy, fuel or power for the purpose of testing building service equipment, or for use under a temporary certificate of occupancy.

15.72.220 Certificate of Occupancy; Temporary Certificate of Occupancy; Certificate of Completion.

A. Use of Occupancy.

1. Buildings or structures or portions thereof shall not be used or occupied nor shall a change in the existing occupancy classification of a building or structure or portion thereof be made until the Building Official has issued a certificate of occupancy or a temporary certificate of occupancy therefore as provided herein.

2. Exception: Group U Occupancies.

3. Issuance of a certificate of occupancy or a temporary certificate of occupancy shall not be construed as a business license or as an approval of a violation of the provisions of this code or other ordinances of the jurisdiction. Certificates presuming or appearing to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

B. Change in Use or Occupancy. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of the code for such division or group of occupancy. Subject to an application for approval by the Building Official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for the purposes in other groups without conforming to all the requirements of the code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use. When a change of occupancy results in a structure being reclassified to a higher occupancy category, the structure shall conform to the seismic requirements for a new structure.

C. Certificate Issued. After the Building Official inspects a building or structure and finds no violations of the provisions of this code or other laws which are enforced by the code enforcement agency, the Building Official shall issue a certificate of occupancy which shall contain the following:

1. The building permit number;
 2. The address of the building;
 3. The name of the owner;
 4. A description of that portion of the building for which the certificate is issued;
 5. A statement that the described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified;
 6. The name of the Building Official.
 7. The edition of the code under which the permit was issued.
 8. The use and occupancy.
 9. The type of construction as defined in Chapter 6 of the Building Code.
- (Not required for R3/U)
10. The design occupant load. (Not required for R3/U)
 11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
 12. Any special stipulations and conditions of the building permit.

D. Temporary Certificate.

1. If the Building Official finds that substantial hazard will not result from occupancy of a building or portion thereof before the same is completed, a temporary

certificate of occupancy for the use of a portion or portions of the building or structure may be issued prior to the completion of the entire building or structure.

2. A temporary certificate of occupancy:

a. Is subject to the provisions of subsection C of this section;

b. Is valid for thirty (30) days unless renewed, in which event it is valid for a total of sixty (60) days; and

c. Shall not be renewed more than once.

3. Any persons applying for a temporary certificate of occupancy or renewal thereof shall:

a. Make application therefore on the form provided by the Building Official; and

b. Shall pay to the Building Official an application fee or renewal fee in an amount established by the Building Official, as amended from time to time, but not less than two hundred dollars (\$200.00) nor more than four hundred dollars (\$400.00), to process the application and issue the certificate or renewal thereof.

4. The Building Official shall post in a conspicuous location at his principal place of operation the fee required to process and issue a temporary certificate of occupancy and renewal thereof.

5. In addition to the fee assessed for an original temporary certificate of occupancy or renewal thereof, the applicant shall pay a premises inspection fee of one hundred dollars (\$100) per hour.

E. Certificate of Completion. A Certificate of Completion for a building or structure, which is constructed as a "shell" and not intended for occupancy until a Certificate of Occupancy is issued by the Building Official, may be issued upon request.

F. Posting. The certificate of occupancy or temporary certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

G. Revocation. The Building Official may, in writing, suspend or revoke a certificate of occupancy or temporary certificate issued under the provisions of this code when the certificate is issued in error, or on the basis of incorrect information, or when it is determined that the building or structure or portion thereof is in violation of an ordinance, regulation or the provisions of this code.

15.72.230 Building permit fees and plan review fees.

A. Table 3-A Building Permit Fees.

VALUATION			FEES	VALUATION			FEES
\$1	to	\$500	\$13.08	\$18,001	to	\$19,000	\$175.93
\$501	to	\$600	\$15.04	\$19,001	to	\$20,000	\$183.78
\$601	to	\$700	\$17.00	\$20,001	to	\$22,000	\$191.63
\$701	to	\$800	\$18.97	\$21,001	to	\$22,000	\$199.47

\$801	to	\$900	\$20.93	\$22,001	to	\$23,000	\$207.32
\$901	to	\$1,000	\$22.89	\$23,001	to	\$24,000	\$215.17
\$1,001	to	\$1,100	\$24.85	\$24,001	to	\$25,000	\$223.02
\$1,101	to	\$1,200	\$26.82	\$25,001	to	\$26,000	\$228.90
\$1,201	to	\$1,300	\$28.78	\$26,001	to	\$27,000	\$234.79
\$1,301	to	\$1,400	\$30.74	\$27,001	to	\$28,000	\$240.68
\$1,401	to	\$1,500	\$32.70	\$28,001	to	\$29,000	\$246.56
\$1,501	to	\$1,600	\$34.67	\$29,001	to	\$30,000	\$252.46
\$1,601	to	\$1,700	\$36.63	\$30,001	to	\$31,000	\$258.33
\$1,701	to	\$1,800	\$38.59	\$31,001	to	\$32,000	\$264.22
\$1,801	to	\$1,900	\$40.55	\$32,001	to	\$33,000	\$270.11
\$1,901	to	\$2,000	\$42.51	\$33,001	to	\$34,000	\$275.99
\$2,001	to	\$3,000	\$50.36	\$34,001	to	\$35,000	\$281.88
\$3,001	to	\$4,000	\$58.21	\$35,001	to	\$36,000	\$287.76
\$4,001	to	\$5,000	\$66.06	\$36,001	to	\$37,000	\$293.65
\$5,001	to	\$6,000	\$73.91	\$37,001	to	\$38,000	\$299.54
\$6,001	to	\$7,000	\$81.75	\$38,001	to	\$39,000	\$305.42
\$7,001	to	\$8,000	\$89.60	\$39,001	to	\$40,000	\$311.31
\$8,001	to	\$9,000	\$97.45	\$40,001	to	\$41,000	\$317.19
\$9,001	to	\$10,000	\$105.30	\$41,001	to	\$42,000	\$323.08
\$10,001	to	\$11,000	\$113.15	\$42,001	to	\$43,000	\$328.97
\$11,001	to	\$12,000	\$120.99	\$43,001	to	\$44,000	\$334.85
\$12,001	to	\$13,000	\$128.84	\$44,001	to	\$45,000	\$340.74
\$13,001	to	\$14,000	\$136.69	\$45,001	to	\$46,000	\$346.62
\$14,001	to	\$15,000	\$144.54	\$46,001	to	\$47,000	\$352.51
\$15,001	to	\$16,000	\$152.39	\$47,001	to	\$48,000	\$358.40

\$16,001	to	\$17,000	\$160.23	\$48,001	to	\$49,000	\$364.28
\$17,001	to	\$18,000	\$168.08	\$49,001	to	\$50,000	\$370.17

\$50,001 TO \$100,000: \$370.17 for the first \$50,000 plus \$3.93 for each additional \$1,000 or fraction thereof, to and including \$100,000.

\$100,001 and up: \$566.67 for the first \$100,000 plus \$3.27 for each additional \$1,000 or fraction thereof.

An administrative fee for each permit is \$75.00. Building plan review fee is 65% of permit fee.

B. Plan Review, Inspection and Miscellaneous Fees.

1. When a plan or other data are required to be submitted by Section 15.72.140, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said Building plan review fee shall be sixty-five (65) percent of the building permit as shown in Table No. 3-A. The Zoning plan review fee shall be ten (10) percent of the permit fee.

2. Inspections for which no fee is specifically indicated (per hour)
(minimum charge: two hours)..... \$100.00

3. Additional plan review required by changes, additions, or revisions to approved plans or amendments to an existing permit (per hour) \$80.00

4. Reinspection fees in accordance with Section 15.72.180H\$100.00

5. Each permit shall be charged a recording fee of three (3) percent of the permit fee with a minimum of \$2.00.

15.72.240 Table 3-B Electrical permit fees.

Administrative fee for each permit\$75.00

Receptacles; outlets; switches..... 1.00

Wall or ceiling heaters 1.00

Blast coil heaters per kilowatt 1.00

Dishwasher outlet; garbage grinder outlet 1.00

Clothes dryer outlet; automatic clothes washer outlet 1.00

Electric range..... 1.00

Electric water heater 1.00

Each light fixture 0.50

Each mercury arc lamp and equipment 1.50

Each special purpose outlet-Ceiling fan, barbecue, etc..... 1.00

Each X-ray unit and its appurtenances..... 15.00

Festoon lighting-First 3,000 watts..... 12.00

Each additional 3,000 watts..... 4.50

Generator, transformer, welder, first KW or all motors first-HP..... 4.50

Each additional horsepower or KW up to 50..... 1.00

Each additional horsepower or KW over 50..... 0.50

Temporary power and lights-Temporary pole	9.00
Electric service, including first meter socket	9.00
Each additional meter socket.....	1.00
Service over 200 up to 600 amperes.....	19.00
Service over 600 up to 1,200 amperes.....	36.00
Service over 1,200 amperes.....	73.00
Permanently connected air conditioning services (heating/cooling)	4.50
Speaker, signal, alarm or telephone outlets	0.50
Amplifiers.....	3.00
Control panels	1.00
TV outlets-Master system only	0.50
Swimming pool-Residential	29.00
Swimming pool-Commercial.....	44.00
Mobile home parks/recreation vehicles, meter per space.....	4.50
Busways for trolley & plug-in busways; ea 20 ft or fraction thereof.....	4.50
Subpanels	4.50
Contract valuation.....	\$
Inspections which no fee is specifically indicated (per hr) min charge.....	100
Additional plan review required by changes, additions or revisions to approved plans or amendments to an existing permit (per hour)	80.00

Electrical permit and plans review fees may be computed the same as building permit and building plans review fees by using the cost of installation for valuation amount when such work is not included in the above schedule.

For electrical sub-permit fee associated with building permits, contractors shall have the options of using the itemized electrical schedule or the percentage of building permit fee method. Using the percentage method, electrical permit fee shall be 18% of the building permit fee.

15.72.250 Table 3-C Mechanical permit fees.

Administrative fee for each permit.....\$75.00

Fixture Charge

For installation/relocation of each:

Forced-air or gravity-type furnace/burner, including, duct and vents attached to such appliance, up to an including 100,000 BTU/H 9.00

Forced-air or gravity-type furnace/burner, including duct and vents attached to such appliance, over 100,000 BTU/H..... 11.00

Floor furnace and vent..... 9.00

Suspended heater, recessed wall heater or floor-mounted unit heater	9.00
Boiler or compressor over 3 horsepower or 3 tons, or each absorption system to and including 100,000 BTU/H	9.00
Boiler or compressor over 3 horsepower or 3 tons to and including 15 tons or 15 horsepower, or each absorption system over 100,000 to and including 500,000 BTU/H.....	16.00
Boiler or compressor over 15 tons or 15 horsepower, up to and including 30 tons or 30 horsepower, or each absorption system over 500,000 to and including 1,000,000 BTU/H.....	22.00
Boiler or compressor over 30 tons or 30 horsepower, up to and including 50 tons or 50 horsepower, or each absorption system over 1,000,000 to and including 1,750,000 BTU/H	33.00
Boiler or refrigeration compressor over 50 tons or 50 horsepower, or each absorption system over 1,750,000 BTU/H.....	55.00
For the installation, relocation or replacement of each appliance vent installed and not included in appliance permit.....	4.50
For the repair, alteration, 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 code.....	9.00
For each air-handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto.....	6.50
For each air-handling unit over 10,000 CFM	11.00
For each evaporative cooler other than portable type	6.50
For each ventilation fan connected to a single duct (bathroom, dryer).....	4.50
For each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit	6.50
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood (kitchen, etc.).....	6.50
For each appliance/piece or equipment regulated by this code, but not classed in other appliance categories, or for which no other fee is listed in this code.....	6.50

Inspections for which no fee is specifically indicated (per hour) (minimum charge - two hours) 100.00

Additional plan review required by changes, additions, or revisions to approved plans or amendments to an existing permit (per hour)..... 80.00

Mechanical permit and plans review fees may be computed the same as building permit and building plans review fees by using the cost of installation for valuation amount when such work is not included in the above schedule.

For mechanical sub-permit fee associated with building permits, contractors shall have the options of using the itemized mechanical schedule or the percentage of building permit fee method. Using the percentage method, mechanical permit fee shall be 16% of the building permit fee.

15.72.260 Table 3-D Plumbing permit fees.

Administrative fee for each permit \$75.00

License inspection fee..... 100.00

Fixture Charge

Bathtub.....	3.00
Shower.....	3.00
Lavatory.....	3.00
Toilet.....	3.00
Urinal.....	3.00
Floor drain.....	3.00
Floor sink.....	3.00
Wash tray.....	3.00
Sink.....	3.00
Garbage disposal - Residential.....	3.00
Clothes dryer - Gas (venting).....	3.00
Clothes washer - Residential.....	3.00
Clothes washer - Commercial.....	3.00
Dishwasher - Residential.....	3.00
Dishwasher - Commercial.....	3.00
Dental unit.....	3.00
Drinking fountain.....	3.00
Refrigerator, ice maker, water dispenser.....	3.00
Any other water using equipment, attach coffee makers, ice makers.....	3.00
Water heaters (gas) (electric).....	3.00
Grease or sand trap or interceptor.....	3.00
Garbage disposal - Commercial.....	12.00

Sewer system - New, replacement, mod or any drainage work	15.00
Trailer trap - Rental parks.....	8.00

Water Softeners

Nonpermanent type (rental)	3.00
Permanent type (connected to drain)	3.00

Swimming Pools

Private or wading pool (including spa).....	29.00
Public or semipublic	43.00
Spas - Preformed (private).....	15.00
Spas - Preformed (commercial)	29.00

Water Distribution System

Single-family dwelling.....	9.00
Multifamily dwelling	9.00
Plus each dwelling unit.....	4.50
Commercial building per floor.....	4.50
Plus each unit (lease space or office).....	3.00
Hotel or motel.....	12.00
Plus each unit.....	6.00
Trailer park	44.00
Plus each space	3.00
Irrigation	12.00

Fuel Piping System

Single-family dwelling.....	9.00
Multifamily dwelling	15.00
Plus each unit.....	3.00
Commercial building per floor.....	9.00
Plus each unit (leased space or office).....	9.00
Medium pressure gas system (plan check)	18.00
Each gas appliance (any type)	3.00
Standby emergency (generating engines).....	8.00
Steam boilers	8.00
Service station fuel tank and piping system	15.00
Fuel piping/tank burial	15.00

Automatic Fire Extinguishing System

Underground piping.....	29.00
Distribution piping (per foot)	0.15
Sprinkler head (each).....	0.50
In range hood and vent	15.00

Dry Standpipe System

Piping	108.00
Each outlet	3.00

Wet Standpipe System

Piping	15.00
Fire hose cabinet.....	3.00

Solar Energy Systems

Collector (including piping)	8.00
Storage tanks (each).....	8.00

Pipeline Contract for on-site sewer, gas or water contract value – Fee based on Building Code permit valuation chart.

Inspections for which no fee is specifically indicated (per hour) (minimum charge – two hours)	100.00
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Additional plan review required by changes, additions, or revisions to approved plans or amendments to an existing permit (per hour)	80.00
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Plumbing permit and plans review fees may be computed the same as building permit and building plans review fees by using the cost of installation for valuation amount when such work is not included in the above schedule.

For plumbing sub-permit fee associated with building permits, contractors shall have the options of using the itemized plumbing schedule or the percentage of building permit fee method. Using the percentage method, plumbing permit fee shall be 18% of the building permit fee.

15.72.270 Table 3-E - Building valuation data. (See Attachment 1 to this Ordinance)

15.72.280 Table 3-F - Miscellaneous Valuation Data (Valuation per square foot, unless noted otherwise)

Addition to dwelling:	
No plumbing	35.00
With plumbing	38.00

Conversions:	
Carport to garage	18.00
Carport to living	29.00
Garage to living	22.00
Patio to living	29.00
Mobile home to real property.....	total cost of all related work covered in this section

Demolition

Using valuation method, provide contract price or based on valuation in percentage of the building valuation: 6% for warehouse, 8% all others

Flat Work:

Asphalt paving.....	3.00
Brick or veneer	9.00
Concrete slab	6.00

Fences - (Valuation per linear foot)

Chain link	13.00
Masonry	16.00
Masonry planters.....	7.00
Ornamental Iron	4.00
Retaining wall 3'	11.00
Retaining wall 4'	14.00
Retaining wall 5'	17.00
Retaining wall 6'	20.00
Retaining wall 8'	27.00
Wood.....	13.00

Fireplace - (Valuation per unit)

Contemporary - Single	2,100.00
Double Sided.....	3,000.00
Triple Sided	3,900.00
Masonry	2,700.00

Garage

Open carport	16.00
Masonry	26.00
Wood frame.....	28.00

Patio covers/Porch

Aluminum	7.00
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Aluminum with slab	12.00
Balcony/Sun deck.....	18.00
Porch.....	17.00
Screen room.....	17.00
Wood.....	12.00
Wood with slab.....	16.00
Re-roof - (Per square foot, not per square)	
Residential	3.00
Commercial	6.00
Re-stucco	4.00
Shed	
Metal	10.00
Wood.....	12.00
Siding	
Aluminum	4.00
Wood.....	3.00
Signs - provide contract price	
Swimming pools	
Standard swim pool.....	36.00
Above ground (over 5K gals).....	16.00
Pool deck	6.00

Notes: A copy of signed contract may be required to verify any applicable contract price required in this section of the code. The valuation schedules in this section of the code is established to reflect the current industry standard and may be changed without notice from time to time to reflect a more realistic valuation. The Building Official may establish an industry standard rate to be used for assessment of valuation for any such work not listed in the above table or within this section of the code.

SECTION 3: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by its legal department as to the constitutionality of this ordinance and based upon such information, we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 4: SEVERABILITY. If any section, paragraph, clause or provisions of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provisions shall in no way affect the remaining provisions of this ordinance.

SECTION 5: EFFECTIVE DATE. This ordinance shall become effective and after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 6: PUBLICATION. The City Clerk shall cause this ordinance, immediately following its adoption, to be published once by title together with the names of the councilmen/councilwomen voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED, ADOPTED and APPROVED this 15TH day of SEPTEMBER, 2010

AYES: Mayor Buck, Mayor Pro Tempore Robinson, Council Members Eliason and Wood

NAYS: Councilman Cherchio

ABSTAIN: None

ABSENT: None

/s/Shari L. Buck
Shari L. Buck, Mayor

ATTEST:

/s/Karen L. Storms
Karen L. Storms, CMC, City Clerk

/s/Nicholas G. Vaskov
Nicholas G. Vaskov, Acting City Attorney