

SUMMARY: Amends Chapter 100 of the Washoe County Code by adding thereto a provision requiring any person who intends to investigate, abate, or resolve building code violations, dangerous conditions, or defective construction must first obtain an administrative permit from the County Building Official if invasive, destructive, or repair work is to be done and providing for fees and other matters properly related thereto.

BILL NO. 1706

ORDINANCE NO. 1525

AN ORDINANCE AMENDING CHAPTER 100 (BUILDINGS AND CONSTRUCTION) OF THE WASHOE COUNTY CODE BY ADDING THERETO A PROVISION REQUIRING ANY PERSON WHO INTENDS TO INVESTIGATE, ABATE, OR RESOLVE BUILDING CODE VIOLATIONS, DANGEROUS CONDITIONS, OR DEFECTIVE CONSTRUCTION MUST FIRST OBTAIN AN ADMINISTRATIVE PERMIT FROM THE COUNTY BUILDING OFFICIAL IF INVASIVE, DESTRUCTIVE, OR REPAIR WORK IS TO BE DONE; AND PROVIDING FOR FEES AND OTHER MATTERS PROPERLY RELATING THERETO, WITH AN EFFECTIVE DATE OF MAY 1, 2014.

WHEREAS:

A. This board authorized the initiation of appropriate ordinance changes on August 13, 2013, and since then, the proposed changes were presented to and approved by the Building Enterprise Fund Advisory Committee at their meeting held October 23, 2013; and the District Attorney has drafted an enacting ordinance; and a duly noticed public meeting was held;

B. This ordinance is not a "rule" as defined in NRS 237.060 because it is adopted pursuant to NRS Chapter 278, and therefore a business impact statement is not required.

NOW THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DOES HEREBY ORDAIN:

SECTION 1. Chapter 100 of the Washoe County Code (Buildings and Construction) is hereby amended as provided in section 2 through section 3 inclusive of this ordinance.

SECTION 2. Section 100.105.1 (Required) is amended by adding thereto the following new sub-section:

100.105.1.4 Administrative permits. Any person who intends to investigate, abate, or resolve building code violations, dangerous conditions, or defective construction must first obtain an administrative permit if invasive, destructive, or repair work is to be done. The person to whom an administrative permit is issued shall keep a detailed record of the investigation and actions made under such permit. The building official shall have access to such records at all times and such records shall be filed with the building official as designated. The permittee may need to obtain additional building permits in pursuit of the investigation, abatement, or to resolve building code violations, dangerous conditions, or defective construction. The purpose of this administrative permit is to ensure that persons involved in such work are licensed; that the scope of the investigative work and repairs to the investigative work do not violate the building code; that proper permits are obtained for any repairs or corrective work outlined in the record of investigation; and that all repairs and corrective work be performed and inspected as required and in accordance with this code.

100.105.1.4.1 Fee. Administrative permit fee shall be paid at the department's hourly rate as shown in Appendix A at Table 2.

SECTION 3. The provisions of this ordinance shall be in full force and effect on and after May 1, 2014.

SECTION 4. General Terms.

1. All actions, proceedings, matters and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.
2. The Chairman of the Board and the officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.
3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.
4. Each term and provision of this ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then it shall be excised from this ordinance. In any event, the remainder of this ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

Passage and Effective Date Chapter 100 Code Amendments

This Ordinance was proposed on 3-11-14 by Board Member Hartung.

This Ordinance was passed on 3-25-14.

Those voting "aye" were Humke, BERKBIBLER, Hartung

Those voting "nay" were none.

Those absent were Weber, Jung.

Those abstaining were none.



David Humke, Chair
Washoe County Commission

ATTEST:




Nancy Parent, County Clerk

This ordinance shall be published as required by NRS 244.100 and shall be in force and effect from and after May 1, 2014.

WASHOE COUNTY
COMPTROLLER

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2014 JUN 24 AM 11:36

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Legal Advertising Office 775.788.6394

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Legal Ad Cost \$226.00

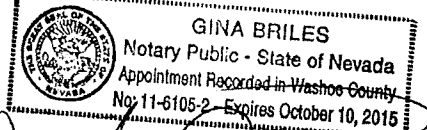
STATE OF NEVADA
COUNTY OF WASHOE

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: 6/11/2014 - 6/20/2014, for exact publication dates please see last line of Proof of Publication below.

Signed: _____

JUN 20 2014

Subscribed and sworn to before me



Proof of Publication

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO. 1525 BILL NO. 1706
NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled ordinance are available for inspection by the interested parties at the office of the County Clerk of Washoe County, Nevada, at her office in the Washoe County Complex, 1001 E. Ninth Street, Building A, Reno, Washoe County, Nevada; and that the ordinance was proposed on March 11, 2014 by Commissioner Hartung and was passed and adopted without amendment at a regular meeting held on March 25, 2014 by the following vote of the Board of County Commissioners: An Ordinance amending Chapter 100 (Buildings and Construction) of the Washoe County Code by adding thereto a provision requiring any person who intends to investigate, abate, or resolve building code violations, dangerous conditions, or defective construction must first obtain an administrative permit from the county building official if invasive, destructive, or repair work is to be done; and providing for fees and other matters properly relating thereto, with and effective date of May 1, 2014. (Bill No. 1706) Those Voting Aye: David Humke, Marsha Berkgigler, and Vaughn Hartung Those Absent: Bonnie Weber, and Kitty Jung This Ordinance shall be in full force and effect from and after May 1, 2014. IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada, has caused this Ordinance to be published by title

WASHOE COUNTY
COMPTROLLER

2014 JUL 14 AM 11:02

NOTICE OF ADOPTION
WASHOE COUNTY ORDINANCE NO. 1525
BILL NO. 1706

NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled ordinance are available for inspection by the interested parties at the office of the County Clerk of Washoe County, Nevada, at her office in the Washoe County Complex, 1001 E. Ninth Street, Building A, Reno, Washoe County, Nevada; and that the ordinance was proposed on March 11, 2014 by Commissioner Hartung and was passed and adopted without amendment at a regular meeting held on March 26, 2014 by the following vote of the Board of County Commissioners:

An Ordinance amending Chapter 100 (Buildings and Construction) of the Washoe County Code by adding thereto a provision requiring any person who intends to investigate, abate, or resolve building code violations, dangerous conditions, or defective construction must first obtain an administrative permit from the county building official if invasive, destructive, or repair work is to be done; and providing for fees and other matters properly relating thereto, with and effective date of May 1, 2014. (Bill No. 1706)

Those Voting Aye: David Plunka, Marsha Bershiger, and Vaughn Hartung
Those Absent: Bonnie Weber, and Kitty Jung

This Ordinance shall be in full force and effect from and after May 1, 2014.

IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada, has caused this Ordinance to be published by the clerk.

DATED: March 26, 2014

Nancy Parent, Washoe County Clerk and
Clerk of the Board of County Commissioners

34638 June 11, 2014

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