

SUMMARY: Adopts the 2006 International Building Code, the 2006 International Residential Code and Other Related Codes

Bill Number 04-04-11

Ordinance Number 04-18-11

AN ORDINANCE AMENDING CHAPTER 15.04 OF THE HUMBOLDT COUNTY CODE (ORDINANCE 01-05-09a) BY ADOPTING THE 2006 INTERNATIONAL BUILDING CODE AND BUILDING CODE STANDARDS WITH CHANGES, MODIFICATIONS, APPENDICES AND SUPPLEMENTS; 2006 INTERNATIONAL RESIDENTIAL CODE AND BUILDING CODE STANDARDS WITH CHANGES, MODIFICATIONS, APPENDICES AND SUPPLEMENTS EXCLUDING THE MECHANICAL, PLUMBING AND ELECTRICAL CHAPTERS AND APPENDISES; THE 2006 EDITION OF THE UNIFORM MECHANICAL CODE WITH APPENDICES, CHANGES AND MODIFICATIONS; THE 2006 INTERNATIONAL FIRE CODE WITH CHANGES, MODIFICATIONS, APPENDICES AND SUPPLEMENTS AND RELATED NFPA STANDARDS; THE 2006 EDITION OF THE UNIFORM PLUMBING CODE WITH CHANGES AND MODIFICATIONS; THE 2005 EDITION OF THE NATIONAL ELECTRIC CODE TO BE THE LATEST ADOPTED EDITION OF SUCH CODES ADOPTED STATEWIDE BY NEVADA REVISED STATUTES; THE 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS; THE 1997 UNIFORM HOUSING CODE; THE 1997 UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE; DECLARING THE MOST CURRENT EDITION OF THE MOBILE HOME/MANUFACTURED HOME STANDARDS ACT RULES AND REGULATIONS WITH CHANGES AND MODIFICATIONS AS ADOPTED STATEWIDE BY NEVADA REVISED STATUTES; PROVIDING FOR THE ESTABLISHMENT OF A BOARD OF APPEALS FOR INTERNATIONAL, UNIFORM AND NATIONAL CODE INTERPRETATION; AND PROVIDING FOR PENALTIES FOR VIOLATIONS THEREOF.

THE BOARD OF COUNTY COMMISSIONERS OF HUMBOLDT COUNTY, NEVADA DO ORDAIN AS FOLLOWS:

**Chapter 15.04 of the Humboldt County Code is amended to read as follows:**

**15.04.010 International Building Code**

A. Adopted. The 2006 Edition of the International Building Code, with appendices published by the International Code Council is adopted by the county with changes or modifications as set out in subsection C of this section.

B. Definitions. The term "building official" as used in the International Building Code means the county building official and such other person or persons as designated by the board of county commissioners.

C. Amendments.

1. Section 105.2. Exemptions from permit requirements

(1) One story detached accessory buildings used such as tool and storage sheds, playhouses livestock shelters and greenhouses provided the floor area does not exceed 200 square feet.

(6) Sidewalks, decks, platforms, and driveways not more than 30 inches above adjacent grade and not over any basement or story below and which are not part of an accessible route.

(9) Prefabricated swimming pools accessory to a Group R-3 occupancy, as applicable in Section 101.2, which are less than 24" deep in the ground or less than 5' deep when installed entirely above ground.

(10) Shade cloth structures constructed for nursery storage (nonhazardous materials) or agricultural purposes and not including service systems provided the roof area does not exceed 250 square feet. Permits for temporary shade cloth structures shall be determined by the Building Official and the International Fire Code.

2. Section 108 shall be amended to read as follows:

(a) When submittal documents are required by Section 106.1, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent (65%) of the building permit fee as shown in Table 3-A 1991 of the Uniform Building Code plus an increase of 15 percent (15%).

The plan review fees specified in this section are separate fees from the permit fees specified in Section 108 and are in addition to the permit fees. 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 106.3.4.2 an additional plan review fee shall be charged at the rate defined in this Ordinance.

Expiration of Plan Review - Applications for which no permit is issued within 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 180 days on request by the applicant showing that the circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

(b) Additional plan review required by changes, additions or revisions to approved plans, \$50.00 per hour, minimum fee-one-half hour.

(c) Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigative fee shall be equal to the amount of the permit fee required by this code.

The minimum investigative fee shall be the same as the minimum fee set forth in Table 3-A of the 1991 Uniform Building Code plus an increase of

15 percent (15%). The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by laws.

(d) The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

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

Fees paid for plan reviews are not refundable once the plan review has been completed.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

(e) Expiration of permits. We consider the project to be abandoned if there has been no inspection requested or passed within 6 months. If the permit is older than one year from issuance date the permit will be expired per Section 105.5. A renewal permit will be required.

(f) Permit renewal fees – Renewal permits are required when a permit has been expired. The applicant may be required to submit new plans for review if new codes have been adopted. At the time of request for renewal a plan review fee will be assessed. If applicant applies for a renewal permit within 6 month of the expiration of the previous permit for the same project the building permit fee will be 50% of current permit fee schedule. Fees for plumbing, electrical, and mechanical shall also be 50% of the current fee schedule.

(g) All permits for reroof shall be set at a standard fee as follows:

Buildings less than 5,000 square feet - \$30.00 per inspection

Buildings more than 5,000 square feet - \$50.00 per inspection

(h) All permits for siding including stucco (minimum of (2) two inspections for stucco) shall be set at a standard fee as follows:

Buildings less than 5,000 square feet - \$30.00 per inspection

Buildings more than 5,000 square feet - \$50.00 per inspection

(i) All permits for fencing shall be set at a standard fee of \$30.00 per inspection up to 500 linear feet; \$50.00 per inspection over 500 linear feet.

(j) All permits for signs shall be set at fees as follows:

Signs with valuation up to \$25,000 shall be based on the Table 3-A of the 1991 Uniform Building Code plus an increase of 15 percent (15%).

Signs with a valuation of more than \$25,000 shall be a set at a standard fee of \$300.00.

(k) Grading Fees – IBC Appendix J

The permit fees for grading shall be based on the 1997 Uniform Building Code Fee Table A-33-B. Plan review fees shall bases on 1997 Uniform Building Code Fee Table A-33-A

D. Construction Valuation. The permit fees shall be based upon the most current building valuation data published by the International Code Council and Table 3-A of the 1991 Uniform Building Code plus an increase of 15 percent (15%).

E. Amend 2006 International Building Code Appendix Chapter H as follows:

1. Section H113.4 - A permit is not required for the following signs.

These exemptions shall not be construed as relieving the owner of the sign from the responsibility for its erections, maintenance and compliance with the provisions of this code or other laws or ordinances regulating signs.

(a) Changing of the advertising copy or message on a painted or printed sign only. Except for theater marquees and similar signs specifically designed to the use of replaceable copy, electric signs shall not be included in this exception.

(b) Painting, repainting or cleaning of an advertising structure or changing the advertising copy or message thereon shall not be considered an erection or alteration that requires a sign permit unless a structural change is made.

(c) Signs less than 6 feet (1829 mm) above grade.

(d) Section H111.1 – Flat signs installed on building wall fronts, which do not exceed 4x8 in size. This does not exempt the installer/owner from proper attachment for safety purposes.

(e) Temporary signs announcing the sale or rent of property.

(f) Signs erected by transportation authorities.

2. Section H113.4 – The bottom of any marquee projecting over an alley shall not be less than fifteen and one-half (15.5) feet above the ground or pavement below.

F. IBC Section 1609.3(Basic Wind Speed) and 1609.4 (Exposure) amended: The minimum basic wind speed at any site in Humboldt County shall be 90 miles per hour (3 second gust). An exposure of "C" shall be used as a minimum in the design of all structures within Humboldt County.

G. IBC Section 1805.2.1 #1 Frost depth for Humboldt County shall be twenty four inches (24") deep.

H. References to International Codes not specifically adopted by Humboldt County shall not be applicable.

#### **15.04.020 International Residential Code**

A. Adopted. The 2006 Edition of the International Residential Code with appendices excluding the mechanical, plumbing and electrical chapters and appendices, published by the International Code Council is adopted by the county with changes or modifications as set out in subsection C of this section.

B. Definitions. The term, "building official" as used in the International Residential Code means the county building official and such other person or persons as designated by the board of county commissioners.

C. Amendments.

1. Section R105.2 Exemptions from permits

(1) One story detached accessory buildings ~~used~~ such as tool and storage sheds, playhouses, livestock shelters and greenhouses provided the floor area does not exceed 200 square feet.

(5) Sidewalks, decks, platforms, and driveways not more than 30 inches above adjacent grade and not over any basement or story below.

(7) Prefabricated swimming pools that are less than 24" deep in the ground or less than 5' deep when installed entirely above ground

(10) Shade cloth covers not exceeding 250 square feet of roof area.

2. Section R108 shall be amended to read as follows:

(a) When submittal documents are required by Section R106.1, plan review fees shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table 3-A 1991 of the Uniform Building Code plus an increase of 15 percent (15%). The plan review fees specified in this section are separate fees from the permit fees specified in Section R108 and are in addition to the permit fees.

Expiration of Plan Review - Applications for which no permit is issued within 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 180 days on request by the applicant showing that the circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

(b) Additional plan review required by changes, additions or revisions to approved plans, \$50.00 per hour, minimum fee-one-half hour.

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

An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigative fee shall be equal to the amount of the permit fee required by this code. The minimum investigative fee shall be the same as the minimum fee set forth in Table 3-A of the 1991 Uniform Building Code plus an increase of 15 percent (15%). The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by laws.

(d) The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

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

Fees paid for plan reviews are not refundable once the plan review has been completed.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

(e) Expiration of permits. We consider the project to be abandoned if there has been no inspection requested or passed within 6 months. If the permit is older than one year from issuance date the permit will be expired per Section 105.5. A renewal permit will be required.

(f) Permit renewal fees – Renewal permits are required when a permit has been expired. The applicant may be required to submit new plans for review if new codes have been adopted. At the time of request for renewal a plan review fee will be assessed. If applicant applies for a renewal permit within 6 month of the expiration of the previous permit for the same project the building permit fee will be 50% of current permit fee schedule. Fees for plumbing, electrical, and mechanical shall also be 50% of the current fee schedule.

(g) All permits for reroof shall be set at a standard fee as follows:

Buildings less than 5,000 square feet - \$30.00 per inspection

Buildings more than 5,000 square feet - \$50.00 per inspection

(h) All permits for siding including stucco (minimum of (2) two inspections for stucco) shall be set at a standard fee as follows:

Buildings less than 5,000 square feet - \$30.00 per inspection

Buildings more than 5,000 square feet - \$50.00 per inspection

(i) All permits for fencing shall be set at a standard fee of \$30.00 per inspection up to 500 linear feet; \$50.00 per inspection over 500 linear feet.

3. Section R202 Definition of Sleeping Room – Any bedroom or other room that is intended to be or is ordinarily used for sleeping purposes. The term is deemed to include any room that contains a closet and provides for occupant privacy.
4. Section R303.1. All unfinished residential basements shall be provided with natural light by means of exterior glazed openings with an area not less than five percent of the total floor area. The unfinished basement shall be provided with one emergency escape window or door complying with International Residential Code Section R310.

The unfinished basement shall also be provided with smoke detectors complying with International Residential Code Section R313.

All finished residential basements shall be provided with a minimum of one window in each habitable room.

Sleeping rooms and required emergency escape or rescue windows and doors shall comply with International Residential Code, Section R310.

Smoke detectors shall be provided per International Residential Code Section R313.

5. IRC Section R301.2.2 Seismic Zone shall be D-1.
6. IRC Section R301.2.1(Basic Wind Speed) and 1609.4 (Exposure) amended: The minimum basic wind speed at any site in Humboldt County shall be 90 miles per hour (3 second gust). An exposure of "C" shall be used as a minimum in the design of all structures within Humboldt County.
7. IRC Section R309.2 Breezeway. Where a breezeway separates a single-family dwelling and a garage, the interior wall and gable end wall of the garage adjacent to the dwelling shall be protected with one layer of ½" sheetrock from the floor to the underside of the roof sheathing.
8. Exclude Mechanical Chapters 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and Appendices B, C & D.
9. Exclude Plumbing Chapters 24, 25, 26, 27, 28, 29, 30, 31, 32, and Appendices A, I and N.
10. Exclude Electrical Chapters 33, 34, 35, 36, 37, 38, 39, 40, and Appendix Q.

D. Construction Valuation. The permit fees shall be based upon the most current building valuation data published by the International Code Council and Table 3-A of the 1991 Uniform Building Code plus an increase of 15 percent (15%).

E. References to International Codes not specifically adopted by Humboldt County shall not be applicable.

#### **15.04.030 Uniform Mechanical Code.**

A. Adopted. The 2006 Edition of the Uniform Mechanical Code with appendices as published by the International Association of Plumbing and Mechanical Officials is adopted by the county with changes or modifications as set out in subsection C of this section.

B. Definitions. The term "authority having jurisdiction" as used in the Uniform Mechanical Code means the county building official and such other person or persons as designated by the board of county commissioners.

C. Amendments. There is added to Section 115 "Fees," the following paragraph:

(a) For new residential construction, three and one-half (.035) cents per square foot.

(b) Fee schedule shall be Table 3-A of the 1991 Uniform Mechanical Code.

(c) Plan review fees, investigative fees and fee refunds shall be as set in 15.04.010 (C) 2 (a)(b)(c)(d) of this ordinance.

D. References to the International Mechanical Code or the International Fuel Code shall refer to the Uniform Mechanical Code.

#### **15.04.040 International Fire Code.**

The 2006 Edition of the International Fire Code with appendices thereto as published by International Code Council is adopted by the County.

Fees assessed for fire code plan reviews shall be the same fee schedule as adopted by the Nevada State Fire Marshal under Nevada Administrative Code 477.750.

#### **15.04.050 Uniform Plumbing Code.**

A. Compliance with Statutory Requirements.

1. NRS 444.350 states that all construction, alteration or change in the use of a building or other structure in this state shall be in compliance with the latest edition of the Uniform Plumbing Code adopted by the International Association of Plumbing and Mechanical Officials.

2. Adoption of NRS Chapter 278.582 pertaining to minimum plumbing fixtures in certain construction and expansions.

B. Adopted. The 2006 Edition of the Uniform Plumbing Code with appendices is declared to be the latest edition which is in effect in the county as mandated by NRS 444.350, with changes or modifications thereto and therein as set out in subsection D of this section, which modifications and changes are deemed reasonably necessary because of geographic, topographic or climatic conditions of the county.

C. Definitions. The term "authority having jurisdiction" as used in the Uniform Plumbing Code means the county building official and such other person or persons as designated by the board of county commissioners.

D. Amendments. There are added to Section 103.4:

(a) For new residential construction, three and one-half (.035) cents per square foot.

(b) For temporary gas service, \$25.00

(c) Fee schedule shall be Table 1-1 of the 1997 Uniform Plumbing Code.

(d) Plan review fees, investigative fees and fee refunds shall be as set in 15.04.010 (C) 2 (a)(b)(c)(d) of this ordinance.

E. References to the International Plumbing Code or the International Fuel Gas Code shall refer to the Uniform Plumbing Code.

F. Public Facilities. Every place of business selling beer, wine or intoxicating liquor to be consumed on the premises and every service station dispensing petroleum products for vehicle use shall provide for public usage a minimum of one water closet and one lavatory for women and one water closet and one urinal and lavatory for men.

#### **15.04.060 National Electric Code.**

A. Compliance with Statutory Requirements. NRS 278.583 states that all construction, alteration or change in the use of a building or structure in this state is to be in compliance with the technical provisions of the latest edition of the National Electric Code adopted by the National Fire Protection Association.

B. Adopted. The 2005 Edition of the National Electric Code as adopted by the National Fire Protection Association at its annual meeting is declared to be the latest edition, which is in effect as mandated by NRS 278.583.

C. Amendments.

1. There are added to the schedule of fees as set out in Section 80.19 (E) of the 2002 Edition of the National Electric Code the following fees:

(a) Fee schedule shall be Section 304 Table 3-A of the 1990 Edition of the Uniform Administrative Code Provisions of the National Electric Code.

(b) Plan review fees, investigative fees and fee refunds shall be as set in 15.04.010 (C) 2 (a)(b)(c)(d) of this ordinance.

(c) For temporary electric service \$25.00

2. Article 230.2, Services of the National Electric Code is amended to read as follows:

(a) A residential building or structure, individual parcel or lot of land, shall be supplied by only one service

3. Article 230.70(A)(1) of the National Electric Code is amended to read as follows:

(a) The service disconnection means shall be installed outside of a building or other structure at a readily accessible location nearest the point of entrance of the service conductors. The disconnecting means may be located independent of the building or structure served, in direct line of sight, but not to exceed thirty feet (30').

Exception: The service disconnect means may be installed within a building when an external remote shunt trip switch is provided. All shunt trip switches shall be located at seven feet (7') above finished grade at a location approved by the fire department. All shunt trip switches shall be located within a twelve inch (12") equilateral triangle, red in color.

#### **15.04.070 Uniform Code for Abatement of Dangerous Buildings**

A. Adopted. The 1997 Uniform Code for Abatement of Dangerous Buildings

#### **15.04.080 Uniform Housing Code**

A. Adopted. The 1997 Uniform Housing Code

#### **15.04.090 Uniform Swimming Pool, Spa and Hot Tub Code**

A. Adopted. 1997 Uniform Swimming Pool, Spa and Hot Tub Code

#### **15.04.100 Mobile Home/Manufactured House Standards, Rules and Regulations.**

A. Compliance with Statutory Requirements. NRS 489.254 directs that regulations be adopted by the State of Nevada pertaining to safety standards for installation, support and tie down of mobile homes/manufactured house or commercial

coaches and inspection of plumbing, heating, cooling, fuel burning and electrical systems connections.

- B. Adopted. The Nevada Administrative Code, Chapter 489.
- C. Mobile Home/Manufactured House Foundation Requirements:
  - (a) Runners/footings shall be installed per Nevada State Manufactured Housing Division and Humboldt County minimum requirements.
  - (b) Perimeter foundations shall be installed NRS Chapter 489.
  - (c) A minimum of sixteen inches (16") shall be required from the bottom of the chassis frame member to the top of the footing (runner).
  - (d) When mobile homes/manufactured houses are installed on runners or permanent foundations complying with real property conversion standards all items required for real property conversion shall be completed at the time of the mobile home/manufactured house final inspection.
- D. Mobile Home/Manufactured House Set-Up Fees. The following mobile home/manufactured house set-up fees, in addition to those provided in Chapter Nevada Administrative Chapter 489.380 and Section 325 of the Rules and Regulations as set forth by the State of Nevada Manufactured Housing Division will be charged:
  - (a) Lot development permit fees shall be per the adopted fees under the Uniform Plumbing Code and the National Electrical Code as written in this ordinance Sections 15.04.050 D.(c) and 15.04.060 C.1.(a).
  - (b) For inspection of each poured concrete/runner foundation - \$35.00 per inspection.
  - (c) Perimeter foundation is assessed separately per square feet using the International Residential Code fee schedule. (See Section 15.040.020 (C)(2)(a))
  - (d) For special inspection for conversion to real property - \$35.00 per inspection
  - (e) Investigative fees may be assessed if work has been commenced without first obtaining the required permit. The investigative fee shall be \$50.00
- E. Expiration of Mobile Home/Manufactured Home Permits. . We consider the project to be abandoned if there has been no inspection requested or passed within 6 months and the permit will be expired.
- F. Permit renewal fees – Renewal fees are required when a permit has been expired. The fees will be per the State of Nevada Manufactured Housing Division’s current fee schedule.

**15.04.110 International Energy Conservation Code**

The 2006 Edition of the International Energy Conservation Code with appendices as published by the International Code Council is adopted by the county.

**15.04.120 Business License Survey Fee.**

Business License Surveys and Required Inspections. A plan review fee of \$30.00 per hour (minimum of one hour) and a \$35.00 fee for each inspection shall be assessed for all business licenses. These fees include inspection and plan reviews of existing or new buildings.

**15.04.130 Board of Appeals.**

Any provision of any of the uniform or national codes adopted by this chapter notwithstanding, there is created a board of appeals consisting of five members, to be appointed in accordance with the procedure in the county for appointment of members to boards and commissions. The county building official shall sit as ex-officio members of the board of appeals without vote. The board of appeals, in addition to performing duties as required by the various codes, shall hear any appeals made in writing within ten days of a decision, action or non-action by the county building department. The Board of Appeals shall perform duties and act under the bylaws approved by the Board of Appeals.

**15.04.140 Violation-Penalty.**

Any provision of any of the international, uniform or national codes adopted by this chapter notwithstanding, any person, firm or corporation violating any provision of any section or sections of any of the codes adopted by this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished as provided in Chapter 1.08 of this code.

Proposed on the   4th   day of   April   2011 by

Proposed by Commissioner:       Fransway      

Passed and adopted this   18th   day of   April   2011.

Votes:       Ayes: Commissioners - Amos, Bell, Cassinelli, Fransway and French

              Nays: Commissioners   None  

              Absent: Commissioners   None

By: HUMBOLDT COUNTY COMMISSIONERS

  
Chairman

Attest:

  
TAMI RAE SPERO, County Clerk