

RENO EVENING GAZETTE PROOF OF PUBLICATION

STATE OF NEVADA }
COUNTY OF WASHOE } "

LO. CHRY YOCOM

being first duly sworn, deposes and says:

That he is the PRINCIPAL CLERK of
THE RENO EVENING GAZETTE, a daily news-
paper published at Reno, in Washoe County, in the
State of Nevada.

That the notice Bill No. 111

of which a copy is hereto attached, was first published in
said newspaper in its issue dated the 6th day of

March, 1965, and was published in

each issue of said newspaper thereafter for

each only

the full period of 1 days, the last publication

thereof being in the issue dated the 6th day of

March, 1965.

Signed Lo. Chry Yocom

Subscribed and sworn to before me this

th day of March, 1965

Richard J. Taylor
Notary Public.

NOTICE IS HEREBY GIVEN that Bill No. 111 was introduced before the County Commissioners of Washoe County at a meeting held on the 25th day of February, 1965 and by the said Bill No. 111 it is proposed an ordinance be enacted to amend County Ordinance #3 entitled: "AN ORDINANCE OF THE COUNTY OF WASHOE REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATIONS, REPAIRS MOVING, REMOVING, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA, LOCATION AND MAINTENANCE OF ALL BUILDINGS AND OR STRUCTURES IN THE COUNTY OF WASHOE AND ADOPTING CONSTRUCTION SAFETY RULES AND REGULATIONS, PROVIDING FOR THE ISSUANCE OF PERMITS AND THE COLLECTION OF FEES THEREFOR, PROVIDING PENALTIES FOR THE VIOLATION THEREOF BY ADOPTING THE 1958 EDITION OF THE UNIFORM BUILDING CODE AND APPENDICES, AMENDMENTS, CHANGES AND ADDITIONS AS ARE NECESSARY TO MAKE THE SAME APPLICABLE TO THE CONDITIONS IN WASHOE COUNTY."

NOTICE IS HEREBY GIVEN that typewritten copies of the said proposed ordinance have been filed with the County Clerk of the County of Washoe, State of Nevada, for public inspection.

NOTICE IS HEREBY GIVEN that copies of the "1958 Edition of the Uniform Building Code" and appendices and amendments, changes and additions thereto, designated as exhibit "A", have been filed with the County Clerk of Washoe County.

NOTICE IS HEREBY FURTHER GIVEN that Bill No. 111 will be read for the last and final time at the regular meeting of the Washoe County Commissioners, Washoe County Courthouse, on the 15th day of March, 1965 at 11:30 a.m.

H. K. BROWN,
County Clerk and Clerk of the
Board of County Commissioners,
Washoe County, Nevada
March 6, only

SUMMARY: An Ordinance amending Ordinance 83 to adopt the 1961 edition of the Uniform Building Code.

BILL NO. 111

ORDINANCE NO. 83

AN ORDINANCE TO AMEND COUNTY ORDINANCE 83 ENTITLED: "AN ORDINANCE OF THE COUNTY OF WASHOE REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIRS, MOVING, REMOVING, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA, LOCATION AND MAINTENANCE OF ALL BUILDINGS AND/OR STRUCTURES IN THE COUNTY OF WASHOE AND ADOPTING CONSTRUCTION SAFETY RULES AND REGULATIONS, PROVIDING FOR THE ISSUANCE OF PERMITS AND THE COLLECTION OF FEES THEREFOR, PROVIDING PENALTIES FOR THE VIOLATION THEREOF BY ADOPTING THE 1958 EDITION OF THE UNIFORM BUILDING CODE AND APPENDICES, AMENDMENTS, CHANGES AND ADDITIONS AS ARE NECESSARY TO MAKE THE SAME APPLICABLE TO THE CONDITIONS IN WASHOE COUNTY."

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DO ORDAIN:

Section 1. County Ordinance 83 Section 1 is hereby amended to read as follows:

"Section 1. The 1961 Edition of the Uniform Building Code and appendices approved at the 38th Annual Business Meeting of the International Conference of Building Officials, September 5-9, 1960, with such changes as are necessary to make the same applicable to conditions in the County of Washoe, and with such other changes as are desirable, all of which changes are marked "Exhibit A" and placed on file in the office of the County Clerk of Washoe County, Nevada, shall be and hereby is adopted by reference, incorporated herein and made a part hereof as if set forth in full."

Section 2. This Ordinance shall be in full force and effect from and after its passage and approval as prescribed by NRS §244.105.

Proposed on the 25th day of February, 1965.
Proposed by Commissioner Sauer
Passed on the 15th day of March, 1965.

Vote:
Ayes: _____ Commissioners: Streeter, Sauer, McKissick and McKenzie
Nays: _____ Commissioners: None
Absent: _____ Commissioners: J. B. Cunningham

ATTEST: [Signature]
County Clerk
J. C. McKenzie
Chairman of the Board

This Ordinance shall be in force and effect from and after the 15th day of March, 1965.

"EXHIBIT A"

THE 1961 EDITION OF THE UNIFORM BUILDING CODE AND APPENDICES APPROVED AT THE 38TH ANNUAL BUSINESS MEETING OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, SEPTEMBER 5-9 1960, WITH SUCH CHANGES AS ARE NECESSARY TO MAKE THE SAME APPLICABLE TO CONDITIONS IN THE COUNTY OF WASHOE.

Revisions and additions as per
County Ordinance No. 83
 Passed and adopted March 15, 1965

General All references of the basic code document to "city "municipality" and the like shall be construed to mean the County of Washoe. Where the word "mayor" appears, include County Commissioners.

Chapter 2 - Organization and Enforcement

Section 205 Delete the sum "\$300" and substitute "\$500"; delete the words "90 days " and substitute the words "6 months".

Chapter 3 - Permits and Inspections

To Section 301 - add

(e) A person not in conformance with the State Contractor's Law will not be issued a permit.

(f) The address of Building shall be posted by the Contractor in the location designated by the Building Department.

(g) House Moving. The owner of a building which is proposed to be moved to a new location within the jurisdiction of this code must post with the Building Inspector a bond in an amount estimated by the Building Inspector to bring the structure into conformance with all applicable codes but not to exceed \$3,500, in cash, by certified check or with a surety company and in a form approved by the Building Inspector. The bond is to guarantee performance by the owner to do all work necessary to complete the building to make it conform with the applicable building codes and State and County laws, ordinances and regulations. A permit will not be issued until the bond is posted. The work to make the structure conform to the building codes must be completed within one year. The work must be completed and the bond released before a certificate of occupancy will be granted. The house moving contractor is required to ascertain that a proper permit has been secured and a bond posted before the building is moved from its existing location. Failure by the house moving contractor to ascertain that a permit has been issued is a violation of this code.

Section 303 - add new par:

(1)

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(c) An inspection fee of \$1.00 plus .10¢ a mile will be charged for all re-inspections, change of license and houses to be moved.

(d) Inspection cards lost, a charge of one dollar (\$1.00) will be made for a duplicate card.

Chapter 5 - Classification of all Buildings by Use or Occupancy and General Requirements for all Occupancies

Section 504 - Delete all of Section 504 (a) and substitute:

(a) Location on Property. Delete and substitute: Until such time as zoning ordinances specifically altering these requirements are adopted, the following minimum yards shall be required for all construction within the unincorporated area of the county, yards being defined as the distance between the property boundary or access easement line and the building or any portion thereof, including porches and attached structures.

Front yards: not less than 55' from center line or 25' from the property line whichever is least.

Side yards: 10% average width - need not be more than 10 feet and not less than 5 feet.

Back yards: 15 feet.

Exception: Minor detached accessory buildings may be located not less than 5 feet from side and back property lines.

(b) Openings in exterior walls in table 5-A shall be changed so as to read "not permitted less than five (5) feet for all occupancies".

Add Section 510 - Access

(a) Access ways for the purposes of this section shall be defined as ways dedicated to public use or secured by easement to the owner of the parcel proposed to be built upon for the full length extending to a suitable dedicated public way. Required width of access ways shall refer to the full dedicated or easement width, without reference to the width of developed roadway within such width.

(b) In non-subdivided areas where no official approved map is on file in the County Recorder's Office, an applicant for a building permit must demonstrate by title company report or other means acceptable to the Building Official the existence of a required access way before a building permit will be issued.

(c) No commercial use will be permitted on any parcel of land not served by an access way at least 50 feet in

width.

(d) No dwelling construction will be permitted on any parcel of land not served by an access way as the same is set by the County Subdivision ordinances and regulations.

(e) Not more than four dwelling sites, each of at least minimum required area, within a single ownership may be served by a permanent access way of not less than 20 foot width, subject to the following conditions:

(1) That two copies of a map showing the proposed layout to scale, together with such supplementary information as may be deemed necessary by the Regional Planning Commission, have been submitted to be approved by the Regional Planning Commission prior to issuance of any building permit for such proposed construction.

(2) That the gift, sale, trade, or barter of any portion of the land on which a dwelling unit or units has been erected under the provisions of this section resulting in a condition which does not meet the terms of this section shall be considered a violation of this ordinance.

(f) All zoned areas must comply with County Ordinance 57 before a building permit will be issued.

Section 1105 - Light, Ventilation, and Sanitation

Add paragraph at end of Section 1105 to read:

Special Provisions. Commercial dining rooms and kitchens: ceilings shall have a minimum height of nine feet.

Chapter 22 - Type V Buildings

Section 2202 - Sheathing

First line - Delete the words, "THREE STORIES IN HEIGHT"

Second line - Delete the words "OF THE FIRST STORY"

Exception - For exterior walls, plywood of a minimum thickness of $\frac{1}{2}$ " exterior grade with a ship-lap joint may be considered as sub-sheathing and weather-boarding.

Chapter 23 - Live and Dead Loads

Section 2305 - Delete Section 2305 and Delete Table 23-B.

Add the following:

Roof shall sustain, within the stress limitations of this Code, all "dead loads" plus unit "live loads" as set forth in Tables No. 23-B1 and 23-B2. The live loads shall be assumed to act vertically upon the area projected upon a horizontal plane.

(3)

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Trusses and arches shall be designed to resist the stresses caused by unit live loads on one-half of the span if such loading results in reverse stresses, or stresses greater in any portion than the stresses produced by the required unit live load upon the entire span. For roofs whose structure is composed of a stressed shell, framed or solid, wherein stresses caused by any point loading are distributed throughout the area of the shell, the requirements for unbalanced unit live loads design may be reduced 50 per cent.

Snow load, full or unbalanced, or wind load shall be considered in place of loads as set forth in Table No. 23-B1, where such loading will result in larger member or connections.

TABLE 23-B1 Roof Live Loads - Pounds per Square Foot

ELEVATIONS BELOW 5000 ft. Above Sea Level

<u>ROOF SLOPE</u>	<u>LIVE LOADS</u>
Flat or rise less than 4 inches per foot. Arch or dome with rise less than 1/8 of span.	20 lbs./sq.ft.
Rise 4 inches per foot to less than 12 inches per foot. Arch or dome with rise 1/8 of span to less than 3/8 of span.	16 lbs./sq.ft.
Rise 12 inches per foot and greater. Arch or dome with rise 3/8 of span or greater.	16 lbs./sq.ft.

TABLE 23-B2 Roof Live Loads - Pounds Per Square Foot

ELEVATIONS AT OR ABOVE 5000 ft. Above Sea Level³

<u>ELEVATION¹</u> Above Sea Level in Feet	<u>SNOW LOAD IN LBS./Sq.ft.²</u>	
	<u>LAKE TAHOE BASIN</u>	<u>ALL WASHOE COUNTY except Lake Tahoe Basin</u>
5,000		40
5,500		80
6,000	155	100
6,500	165	120
7,000	175	140
7,500	185	150
8,000	200	160
8,500	225	170
9,000	250	190
9,500	275	210
10,000	300	250

1. Intermediate Values may be interpolated by proportion.
2. Deviations from the above set forth snow loadings above 5000 ft. elevation may be permitted by the Building Official provided the snow load and conditions in each individual case are derived, and certified to, by a Registered Structural Engineer who can show proper experience in snow load evaluation.
3. In the design of buildings and structures above the 5000 ft. Elevation, consideration shall be given to the following:
 - a. Unbalanced loading on roofs.
 - b. Drifting due to adjacent obstructions.
 - c. Accumulation in valleys and adjacent to Parapet Walls and Chimneys.
 - d. Ice Loadings on Cornices.
 - e. Possible impact loadings from snow falling on structure from higher roofs.
 - f. Effect on structure from dynamic loading caused by snow sliding off roof.
 - g. Snow sliding off roof and dynamically loading side walls by being forced against same due to the snow embankment adjacent to the structure.
 - h. Permanent automatic roof heating system.
 - i. Protection of entrances and exits from danger of falling icicles and snow sliding off pitched roofs.
4. 80% of the tabulated values in Table 23-B2 may be used with Roofs having a Pitch of between 6 in 12 and 12 in 12. 60% of the tabulated values in Table 23-B2 may be used with Roofs having a Pitch in excess of 12 in 12.

Section 2307 Wind Pressure, Amend Subsection (b) to read as follows:

(b) In computing wind pressures of various height zones above ground under Table 23C. Wind loads shall be as given in Column 2, headed by "25 pounds per square foot" "wind pressure map area".

Chapter 24 - Masonry

Section 2404 Test Add Subsection (d) - Certified Test as follows:

(d) Manufacturers of brick, concrete masonry units, structural clay tile, gypsum units, structural glass block and all other materials used in masonry construction including cement and aggregates shall furnish the Building Official, upon demand, with certified copies of test

performed to show compliance with the requirements of this Section. The tests shall be performed by an acceptable laboratory.

Chapter 26 - Concrete

Section 2605 - Add to end of first paragraph:

Continuous inspection of all concrete, when required by Section 305 (a) shall include inspection of batching and mixing of the concrete. Compression tests on samples of concrete from the place of pouring shall be made whenever the f'c value for which the concrete was designed is greater than 2500 pounds per square inch. The test shall be the cylinder test as specified in the first paragraph of this section.

Chapter 28 - Excavations, Foundations and Retaining Walls

The depth of frost penetration shall be assumed to be twenty-four (24) inches. All footings shall therefore be at least twenty-four (24) inches below finished grade. (ref. Table No. 28-A and Section 2805 (a).

Chapter 31 - Floor Construction

Section 3105 - Last paragraph, change to read:

"A thirty-inch by Twenty-four inch (30" x 24") minimum access crawl hole shall be provided in exterior foundation wall to under floor space. Access in floor to under floor space will not be permitted".

Chapter 33 - Stairs, Exits and Occupant Loads

Section 3302 Add:

(e) Neither Escalators nor Elevators will be considered a required means of exit.

Elevators, lifts, escalators, dumb waiters to conform to the State of Nevada Laws.

Section 3303 (b) - Change "fifty" to read "ten".

Section 3321 (a) Boiler Rooms - Add:

All electrical equipment in boiler rooms shall comply with the Washoe County Electrical Code.

Chapter 44 - Protection of Pedestrians During Construction or Demolition

Section 4407 - Add:

When an abandoned pit or excavation occurs on any property,

and is within (3) feet of a sidewalk or thoroughfare, the owner shall at all times protect same with a substantial handrail barricade not less than three (3) feet high all along the side next to the sidewalk or thoroughfare and extending fifteen (15) feet at right angles from said sidewalk or thoroughfare at both ends.

Chapter 45 - Permanent Occupancy of Public Property

Section 4503 - Change first paragraph to read:

The space adjoining a building below a sidewalk on public property may be used and occupied in connection with the building for any purpose as may be permitted and designated by the Washoe County Commissioners on condition that the right so to use and occupy may be revoked by the County at any time and that the owner of the building will construct the necessary walls and footings to separate such space from the building and pay all cost and expenses attendant therewith.

APPENDIX

Chapter 13 - Existing Buildings

Section 1309

(b) Change "two stories" to read "one story" in height.

Delete (c) and substitute the following:

(c) Effective Date. Immediately following the adoption of the code the Building Official shall cause an inspection to be made of the existing buildings affected by this Chapter, to determine compliance or non-compliance therewith. The Building Official shall then notify the owners of said building of any alterations necessary to make the buildings meet the provisions of this Chapter.

No additions, remodeling, or alterations, other than normal maintenance, shall be permitted on these buildings until they meet the provisions of this Chapter.

Chapter 51 - Heat Producing Appliances

Section 5106

Delete the EXCEPTION to 5106 (c)