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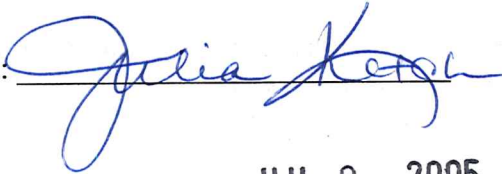
WASHOE CO
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Customer Acct# **349008**
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STATE OF NEVADA
COUNTY OF WASHOE

ss: Julia Ketcham

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper 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: **07/01/2005 - 07/08/2005**, for exact publication dates please see last line of Proof of Publication below.

Signed: 

Subscribed and sworn to before me





JUL 8 2005

Proof of Publication

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO. 1270 NOTICE IS HEREBY GIVENTHAT: Bill No. 1449, Ordinance No. 1270 entitled AN ORDINANCE AMENDINGTHE WASHOE COUNTY CODEBY REDUCING THE BUILDINGPERMIT FEES, CHANGES TOGROUND SNOW LOADS ANDOTHER MATTERS PROPERLYRELATING THERETO was adopted on June 28, 2005by Commissioners Galloway, Humke, Sferrazza, and Weber. Commissioner Larkin was absent. This ordinance shall be in full force and effect from and after July 8, 2005. Typewritten copies of the ordinance are available for inspection by all interested persons at the office of the County Clerk, 350 South Center Street, Suite 100, Reno, Nevada. /s/ AMY HARVEY, Washoe County Clerk and Clerk of the Board of County Commissioners No. 71247 July 1, 8, 2005

SUMMARY: An ordinance amending the Washoe County Code by reducing the building permit fees, changes to ground snow loads and other matters properly relating thereto.

BILL NO. 1449

ORDINANCE NO. 1270

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY REDUCING THE BUILDING PERMIT FEES, CHANGES TO GROUND SNOW LOADS AND OTHER MATTERS PROPERLY RELATING THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1. Section 100.060 of the Washoe County Code is hereby amended to read as follows:

100.060 I.B.C. Section 105.5 amended: Expiration. Section 105.5 of the International Building Code is hereby amended to read as follows:

105.5 Expiration. All permits issued by the building official under the provisions of this code expire by limitation and become null and void if the building or work authorized by the permit is not completed within 18 months after the date of issuance.

After 18 months, a renewal of the existing permit must be obtained from the building official before any work authorized under the original permit can continue. The applicant shall apply for a renewal within one year of the expiration date of the original permit. The fee for the renewal of the building permit shall be 10 percent the amount of the original building permit fee or \$10 whichever is greater. The renewal will exclude the Parks tax, Regional Transportation Commission fee, sub fees and plan check fee, provided that no changes have been made to the project. A renewal shall extend the permit for 18 months from the date of expiration of the original permit.

If the permit has not been renewed within one year after expiration, the permit shall become non-renewable. The applicant shall apply for a replacement permit and pay a new full permit fee as required by the code in effect at that time. Parks tax and Regional Transportation Commission fees will not be charged for the permit provided no changes have been made to the project.

A building permit may be renewed an unlimited number of times.

If work is in the final inspection stage as defined in Section 109.3.10 of the International Building Code, the

building official may grant a one time 90-day extension at no cost. If work under this extension is not completed within the 90 days, a renewal of the original permit or a new permit will be required under the code provisions of this section.

The building official may also grant a further one time extension for a reasonable period of time not to exceed two years at no cost to permittees showing proof of active military service preventing completion of the permitted project. If work under this extension is not completed within this extension time, a renewal of the original permit or a new permit will be required under the code provisions of this section.

SECTION 2. Section 100.070 of the Washoe County Code is hereby amended to read as follows:

100.070 I.B.C. Section 107.2 amended: Permit fees. Section 107.2 of the International Building Code is hereby amended to read as follows:

107.2.1 Calculation of value of project. For the purpose of imposing the building permit fees established by this chapter, the county building office shall calculate:

1) The value of a single-family, multiple-family residential project, a commercial project, an industrial project, or any other project by using the valuation set forth in the following table:

Building Valuation Data

Building type	Average	Good
Apartment Houses		
Type I Basement or Garage	\$ 30.00	\$ 0.00
Type I or II	\$ 75.00	\$ 95.00
Type V Masonry	\$ 65.00	\$ 75.00
Type V Wood Frame	\$ 55.00	\$ 70.00
Auditoriums		
Type I	\$ 90.00	
Type II	\$ 65.00	
Type III	\$ 70.00	
Type V	\$ 65.00	

<u>Building type</u>	<u>Average</u>	<u>Good</u>
Banks		
Type I	\$130.00	
Type II	\$ 95.00	
Type III	\$105.00	
Type V	\$ 95.00	
Bowling Alleys		
Type II	\$ 45.00	
Type III	\$ 50.00	
Type V	\$ 30.00	
Churches		
Type I	\$ 85.00	
Type II	\$ 65.00	
Type III	\$ 70.00	
Type V	\$ 65.00	
Convalescent Hospitals		
Type I	\$120.00	
Type II	\$ 85.00	
Type III	\$ 85.00	
Type V	\$ 80.00	
Fire Stations		
Type I	\$ 100.00	
Type II	\$ 65.00	
Type III	\$ 70.00	
Type V	\$ 70.00	
Homes for the Elderly		
Type I	\$ 90.00	
Type II	\$ 75.00	
Type III	\$ 75.00	
Type V	\$ 75.00	
Hospitals		
Type I or II	\$145.00	
Type III	\$120.00	
Type V	\$115.00	
Hotels and Motels		
Type I or II	\$ 90.00	
Type III	\$ 75.00	
Type V	\$ 65.00	

<u>Building type</u>	<u>Average</u>	<u>Good</u>
Industrial Plants		
Tilt-up	\$ 30.00	
Type I	\$ 50.00	
Type II	\$ 35.00	
Type III	\$ 40.00	
Type V	\$ 35.00	
Jails		
Type I or II	\$140.00	
Type III	\$130.00	
Type V	\$ 95.00	
Libraries		
Type I	\$100.00	
Type II	\$ 75.00	
Type III	\$ 80.00	
Type V	\$ 75.00	
Medical Offices		
Type I	\$105.00	
Type II	\$ 80.00	
Type III	\$ 85.00	
Type V	\$ 80.00	
Offices		
Type I	\$ 95.00	
Type II	\$ 65.00	
Type III	\$ 70.00	
Type V	\$ 65.00	
Public Buildings		
Type I	\$110.00	
Type II	\$ 90.00	
Type III	\$ 90.00	
Type V	\$ 85.00	
Public Garages		
Type I	\$ 35.00	
Type II	\$ 25.00	
Type III	\$ 35.00	
Type V	\$ 30.00	
Restaurants		
Type III	\$ 85.00	
Type V	\$ 80.00	

<u>Building type</u>	<u>Average</u>	<u>Good</u>
Schools		
Type I	\$100.00	
Type II	\$ 70.00	
Type III	\$ 70.00	
Type V	\$ 70.00	
Service Stations		
Canopies	\$ 30.00	
Type II	\$ 60.00	
Type III	\$ 60.00	
Type V	\$ 55.00	
Stores		
Type I	\$ 75.00	
Type II	\$ 45.00	
Type III	\$ 50.00	
Type V	\$ 45.00	
Theaters		
Type I	\$ 95.00	
Type III	\$ 70.00	
Type V	\$ 65.00	
Warehouses		
Type I	\$ 45.00	
Type II	\$ 30.00	
Type III	\$ 30.00	
A/C & Sprinkler System		
A/C - Commercial	\$ 4.00	
A/C - Residential	\$ 3.00	
Contract Price	\$ CONTRACT PRICE	
RENO B Residential		
Barn (w/foundation or slab)	\$ 15.00	
Basement	\$ 18.00	\$ 25.00
Carport/Awning/Patio Cover	\$ 7.00	
Deck	\$ 4.00	
Dwelling	\$ 60.00	\$ 80.00
Dwelling - Addition	\$ 60.00	\$ 80.00
Fence	\$ 2.00	
Garage	\$ 22.00	
Shed/Greenhouse	\$ 12.00	
Pole Barn (dirt floor)	\$ 7.00	
Remodel (garage conversion)	\$ 15.00	
Retaining Wall	\$ 5.00	
Shed (metal)	\$ 15.00	

Sunroom/Screenroom	\$ 22.00	
INCLINE B Residential		
Barn (w/foundation or slab)	\$ 15.00	
Basement	\$ 18.00	\$ 25.00
Carport/Awning/Patio Cover	\$ 8.00	
Deck	\$ 5.00	
Dwelling	\$ 60.00	\$ 90.00
Dwelling - Addition	\$ 60.00	\$ 90.00
Fence	\$ 2.00	
Garage	\$ 25.00	
Shed/Greenhouse	\$ 15.00	
Pole Barn (dirt floor)	\$ 8.00	
Remodel (garage conversion)	\$ 20.00	
Retaining Wall	\$ 7.00	
Shed (metal)	\$ 15.00	
Sunroom/Screenroom	\$ 25.00	

2) If not defined by above methods, by using the contract price of the work.

107.2.2 Table 1-A. Building permit fees shall be based on Table 1-A of this code. Any table, list or other specifications of building permit fees contained in any edition of the Uniform Building Code adopted pursuant to section 100.010 is amended to read as follows:

TABLE 1-A - BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$12.00
\$501.00 to \$2,000.00	\$12.00 for the first \$500.00 plus \$1.62 for each additional \$100.00, or fraction thereof, to and including \$2,000.00.
\$2001.00 to \$25,000.00	\$36.30 for the first \$2,000.00 plus \$7.29 for each additional \$1,000, or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$203.97 for the first \$25,000.00 plus \$5.26 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$335.60 for the first \$50,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.

\$100,001.00 to \$500,000.00	\$517.85 for the first \$100,000.00 plus \$2.84 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$1,651.85 for the first \$500,000.00 plus \$2.43 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$2,866.85 for the first \$1,000,000.00 plus \$1.62 for each additional \$1,000.00 or fraction thereof.

Other Inspections and Fees:

1. Inspection outside of the normal business hours (minimum charge--two hours) \$45.00 per hour*
2. Reinspection fees assessed under provisions of Section 108.8 \$45.00 per hour*
3. Inspections for which no fee is specifically indicated (minimum charge--one-half hour) \$45.00 per hour*
4. Additional plan review required by changes, additions or revisions to plans (minimum charge--one-half hour) \$45.00 per hour*
5. For use of outside consultants for plan checking and inspection, or both Actual Costs**
6. Wood stove (and inserts) \$45.00
7. Fire sprinkler by contract price
8. Re-roof/Siding \$30.00
9. Business license inspection \$50.00
10. Mobile home safety seal \$100.00
11. Move or alter \$53.00

* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include the supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

** Actual costs include administrative and overhead costs.

The fees listed in this subsection, plus any increase made pursuant to subsection 2, must be paid prior to the issuance of a building permit.

SECTION 3. Section 100.140 of the Washoe County Code is hereby amended to read as follows:

100.140 I.B.C. Section 1608.2 amended. Ground snow loads. Table 1608.2 of the International Building Code is hereby amended to read as follows:

Basic Ground Snow Loads (Pg-Pounds/Sq. Foot)
TABLE NO. 11

Elevation Above Sea Level in Feet	Lake Tahoe Basin Ground Snow Load	Sierra East Slope West of Highway 395	Remainder of Washoe County
0 - 5,299		20 Minimum	20 Minimum
5,300		91	20 Minimum
5,500		114	20 Minimum
6,000	220	142	43
6,500	235	172	43
7,000	250	200	57
7,500	265	215	57
8,000	280	229	86
8,500	295		86
9,000	330		114
9,500	390		42
10,000	420		142

- All manufactured trusses shall be stamped for the design load.
- Intermediate values may be interpolated by proportion.
- Engineering will be required for all structures with greater than 20 lbs. per square foot snow load.
- For loads 20 pounds per square foot and less, no reductions shall be used.
- The above loads shall be increased by 1.5 for special eave requirements to account for ice dam and snow accumulation.

SECTION 4. The provisions of this ordinance shall be in full force and effect on and after July 1, 2005.

[Business Impact Note: The Board of County Commissioners hereby finds that this ordinance does not impose a direct and significant economic burden upon a business, nor does it directly restrict the formation, operation or expansion of a business.]

Proposed on the 14th day of JUNE, 2005.

Proposed by Commissioner HUMKE

Passed on the 28th day of JUNE, 2005.

Vote:

Ayes: GALLOWAY, HUMKE, SPERAZZA & WEBER

Nays: (NONE)

Absent: LARKIN

Bonnie Haber

Chairman
Washoe County Commission

ATTEST:

Amy Harvey

County Clerk

This ordinance shall be in force and effect from and after the
8th day of JULY, 2005.

P:/ORD/100.060(2005) working copy.wpd
JOC May 27, 2005