

## Title 5 - BUILDING REGULATIONS

### Chapter 1 - BUILDING AND SAFETY DIVISION ADMINISTRATIVE CODE

#### 5-1-1. - ADOPTION.

- A. That ~~a certain documents, a copy copies~~ of which ~~are-is~~ on file in the office of the building official ~~and the Boulder City Clerk~~, being marked and designated as the "Building and Safety Division Administrative Code, ~~2020 2017 edition~~", together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted in ~~their-its~~ entirety and incorporated herein, and made part hereof as if ~~it were fully~~ set forth ~~in full~~ herein.
- B. The provisions of this chapter shall serve as the governing rules and regulations for the administration, organization, and enforcement of the building code of the ~~city~~City.

(Ord. 1589, 5-23-2017, eff. 6-15-2017)

#### 5-1-2. - SHORT TITLE.

This chapter shall be known as the *BOULDER CITY BUILDING AND SAFETY DIVISION ADMINISTRATIVE CODE, ~~2017 EDITION~~ 2020 EDITION*.

(Ord. 1589, 5-23-2017, eff. 6-15-2017)

#### ~~5-1-3. - EFFECTIVE DATE.~~

~~This chapter shall be effective as of June 15, 2017. All applications for building permits prior to the effective date shall have the option, at the applicant's discretion, to apply for a building permit under this Code or the Boulder City Administrative Code for Building Construction, 2013 edition.~~

~~(Ord. 1589, 5-23-2017, eff. 6-15-2017)~~

#### 5-1-43. - FEES.

Fees shall be set forth as listed in Sections 110 and 111 (Tables A through J) of the Boulder City Building and Safety Division Administrative Code.

##### *A. — Section 110.*

###### *110.1 Payment of Fees*

~~A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.~~

###### *110.2 Schedule of Permit Fees*

~~On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the following:~~

~~(A) — Issuance~~

~~All permits shall have an issuance fee of forty dollars (\$40).~~

~~(B) Permit Transfer Fee~~

~~Upon presentation of a fully executed Permit Transfer Letter, a permit may be transferred to a new applicant, which may be a contractor or owner/builder, where acceptable. The letter must be submitted to the Building and Safety Division prior to commencement of any work by the new permit holder. The transfer shall include all fees and approved plans and the fee for the transfer is \$80.~~

~~(C) Permit Cancellation Fee~~

~~In the event a permit must be cancelled, the permit holder must serve written request upon the Building and Safety Division. The permit holder must also notify the property owner of the cancellation. If work has commenced under the permit, the City Copy of the plans will be retained by the City and no refund will be authorized. If no work has commenced, all plans will be returned to the permit holder and a refund may be authorized pursuant to Section 110.2(R) of this Code. The permit will be cancelled once the Permit Cancellation Fee of \$80 has been paid.~~

~~(D) Building and Swimming Pool/Spa Permit Fee~~

~~Building permit and swimming pool/spa permit fees shall be determined by applying the total project valuation as defined in this Code, validated or calculated by the Building Official by using Table A of this Code. Final building permit valuation shall be set by the Building Official.~~

~~(E) Non-Refundable Plan Review Deposit~~

~~At the discretion of the Building Official, a plan review deposit may be required at the time of submittal for certain residential and commercial construction projects. The amount of the deposit shall be determined by the Building Official by using Table B of this Code. This deposit is non-refundable but will be applied to the total fee for plan review upon issuance of a permit.~~

~~(F) Building Plan Review Fees~~

~~The plan review fee for buildings, structures, or swimming pools/spas shall be sixty-five percent (65%) of the building permit fee, less any plan review deposit, if required.~~

~~(G) Express Processing Plan Review Fee~~

~~All plan review fees for express plan processing shall be two times the normal building plan review fees or as negotiated between the Building Official and the permit applicant.~~

~~(H) Subdivision Master Plan Review and Production Home Plan Review Fees~~

~~All plan review fees for master plan review of model homes built for a new subdivision shall be 3 times the normal building plan review fees. The plan review fees for production home permits within a new subdivision where a master plan review fee has already been paid will be charged at the rate of \$90 per hour for a two (2) hour minimum, per Table I of this Code.~~

~~(I) — Electrical, Plumbing, and Mechanical Permit Fees~~

~~Fees for electrical, plumbing, and mechanical permits shall be determined by the Building Official using the following methods:~~

- ~~1.— For projects where the electrical, mechanical, and plumbing work is associated with a building permit, the fee shall be calculated as a percentage of the building permit fee as determined by applying the total project valuation or the total declared value to Table A of this Code. The percentages of the building permit fee utilized for this calculation shall be: electrical — 18.00%; plumbing — 16.50%; and mechanical — 15.00%.~~
- ~~2.— For projects where the electrical, mechanical or plumbing work is not associated with a building permit, the fee shall be calculated by using Table D, Table E or Table F of this Code.~~

~~(J) — Electrical, Plumbing, and Mechanical Plan Review Fees~~

~~A plan review fee for electrical, plumbing, and mechanical work will not be charged when the electrical, mechanical and plumbing work is associated with a building permit. When electrical, plumbing or mechanical permit applications are submitted individually rather than as a total package with the building plans, the plan review fee shall be thirty five percent (35%) of the permit fee as determined by using Table A of this Code.~~

~~(K) — Sign Construction Permit Fees~~

~~Fees for sign construction permits shall be determined by applying the total sign valuation to Table A of this Code. The value to be used shall include total value of the work including materials and labor. Final building permit valuation shall be set by the Building Official.~~

~~*Exception.* Temporary signs for a Grand Opening Period, Special Promotions Period, and Going Out of Business/Bankruptcy Period have a flat permit fee of forty dollars (\$40) and are subject to the expiration dates as listed in Municipal Code Section 11-24-13.D.~~

~~(L) — Sign Construction Plan Review Fee~~

~~The plan review fee for sign construction permits shall be sixty five percent (65%) of the total sign construction permit fee.~~

~~(M) — Grading Permit Fee~~

~~Grading permit fees shall be calculated by applying the total number of cubic yards of grading to Table G of this Code.~~

~~(N) — Grading Plan Review Fee~~

~~The grading plan review fee shall be as set forth in Table H of this Code.~~

~~(O) — Demolition Permit Fee~~

~~A demolition permit shall be obtained prior to the demolition or relocation of any building or structure or portion thereof. The fee for a demolition permit shall be determined by applying Table I of this Code.~~

~~(P) — Plan Review Fee and Express Plan Review Fee for Revisions~~

~~The plan review fees for revisions submitted for projects that have been issued a permit shall be determined by applying Table I of this Code.~~

~~(Q) — Work Done Without Permit Fee~~

~~Whenever any work for which a permit is required by this Code has been commenced without first obtaining a permit or exceeds the scope of a valid permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee equal to the appropriate permit fee shall be assessed.~~

~~(R) — Permit Fee Refunds~~

~~The Building Official may authorize the refunding of any fee imposed by this Code, which was erroneously paid or collected. Limits placed on refunds include:~~

- ~~1. — Not more than eighty percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this Code.~~
- ~~2. — Not more than eighty percent (80%) of the plan review fee when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.~~
- ~~3. — The Building Official may authorize credit towards the purchase of replacement permits for work destroyed during construction by a natural or manmade catastrophe of up to one-half of the original permit fee paid.~~

~~(S) — Authority to Waive Permit Fees~~

~~Any fee or partial fee imposed by this Code may be waived at the discretion of the Building Official. The waiver is dependent upon the applicant providing satisfactory evidence to the Building Official that the waiver is justified due to extenuating circumstances beyond the applicant's control.~~

**B. — Section 111.**

TABLE A BUILDING PERMIT FEES (based on valuation)*	
Total Valuation	Fee Calculation
\$1 to \$500	\$27.00
\$501 to \$1,000	\$36.00
\$1,001 to \$2,000	\$45.00
\$2,001 to \$25,000	\$45.00 for the first \$2,000 plus \$9.00 for each additional \$1,000 or fraction thereof, to and including \$25,000

\$25,001 to \$50,000	\$252.00 for the first \$25,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$414.50 for the first \$50,000 plus \$4.50 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$639.50 for the first \$100,000 plus \$3.50 for each additional \$1,000 or fraction thereof
<p><i>*Where appropriate, validated valuations supplied by the applicant may be utilized by the Building Official. The Building Official reserves the option of requesting appropriate documentation of stated valuations supplied by the applicant. Final building permit valuations shall be set by the Building Official.</i></p>	

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TABLE B NON-REFUNDABLE PLAN REVIEW DEPOSIT	
Type of Project	Plan Review Deposit
New Residential	\$500.00
New Commercial	\$1,000.00

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TABLE C SQUARE FOOT CONSTRUCTION COSTS <sup>a,b,c,d</sup>									
<i>Provided courtesy of the International Code Council (Building Valuation Data as of August 2015)</i>									
Group (2015 IBC)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	226.92	219.10	213.80	205.04	192.95	187.36	198.56	176.18	169.73

A-1 Assembly, theaters, without stage	207.97	200.15	194.85	186.09	174.15	168.55	179.61	157.38	150.92
A-2 Assembly, nightclubs	177.89	172.85	168.07	161.49	151.98	147.78	155.80	137.68	132.99
A-2 Assembly, restaurants, bars, banquet halls	176.89	171.85	166.07	160.49	149.98	146.78	154.80	135.68	131.99
A-3 Assembly, churches	209.94	202.13	196.83	188.07	176.32	170.72	181.59	159.54	153.09
A-3 Assembly, gen., comm. halls, libraries, museums	175.12	167.31	161.01	153.25	140.50	135.90	146.77	123.72	118.27
A-4 Assembly, arenas	206.97	199.15	192.85	185.09	172.15	167.55	178.61	155.38	149.92
B Business	181.12	174.43	168.67	160.26	146.18	140.70	153.97	128.34	122.72
E Educational	192.29	185.47	180.15	172.12	160.72	152.55	166.18	140.46	136.18
F-1 Factory and industrial, moderate hazard	108.98	103.99	97.83	94.17	84.37	80.56	90.16	69.50	65.44
F-2 Factory and industrial, low hazard	107.98	102.99	97.83	93.17	84.37	79.56	89.16	69.50	64.44
H-1 High Hazard, explosives	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	N.P.
H234 High Hazard	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	58.67
H-5 HPM	181.12	174.43	168.67	160.26	146.18	140.70	153.97	128.34	122.72
I-1 Institutional, supervised environment	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
I-2 Institutional, hospitals	304.80	298.11	292.36	283.95	268.92	N.P.	277.65	251.09	N.P.

I-2 Institutional, nursing homes	211.20	204.51	198.75	190.34	177.26	N.P.	184.05	159.42	N.P.
I-3 Institutional, restrained	206.08	199.38	193.63	185.22	172.62	166.14	178.93	154.78	147.16
I-4 Institutional, day care facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
M-Mercantile	132.61	127.57	121.79	116.21	106.35	103.15	110.52	92.05	88.36
R-1 Residential, hotels	182.28	175.70	170.83	162.68	150.87	146.84	162.68	135.49	131.23
R-2 Residential, multiple family	152.86	146.27	141.41	133.25	122.04	118.01	133.25	106.66	102.41
R-3 Residential, one- and two-family	143.93	139.97	136.51	132.83	127.95	124.61	130.57	119.73	112.65
R-4 Residential, care/assisted living facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
S-1 Storage, moderate hazard	101.01	96.02	89.86	86.20	76.60	72.79	82.19	61.73	57.67
S-2 Storage, low hazard	100.01	95.02	89.86	85.20	76.60	71.79	81.19	61.73	56.67
U-Utility, miscellaneous	77.82	73.48	69.04	65.52	59.23	55.31	62.58	46.83	44.63
<p><i>a. Private Garages use Utility, miscellaneous</i>  <i>b. Unfinished basements (all use group) = \$15.00 per sq. ft.</i>  <i>c. For shell only buildings deduct 20 percent</i>  <i>d. N.P. = not permitted</i></p>									

TABLE D ELECTRICAL PERMIT FEES	
Fee Type	Fee Amount
Permit Issuance	\$40.00
Unit Fee Schedule	
Receptacle, switch and lighting outlet (each)	\$1.00
Appliance Outlets	
Residential or commercial (each)	\$5.00
Services	
600 volts or less and not over 200 amperes, includes Temporary Power (each)	\$40.00
600 volts or less and over 200 amperes up to 1,000 amperes (each)	\$60.00
Over 600 volts and/or over 1,000 amperes (each)	\$85.00
Each additional meter	\$10.00
Each sub-panel or distribution panel	\$25.00

*Fees for projects not specified in this schedule shall be determined by the Building Official by applying the total value of the scope of work being done (including labor and materials) to Table A. The Building Official may require validated documentation of declared values supplied by the applicant.*

TABLE E MECHANICAL PERMIT FEES	
Fee Type	Fee Amount



Permit Issuance	\$40.00
Unit Fee Schedule	
Duct work only, each register	\$5.00
Mechanical Exhaust Hood	
Residential or commercial (each)	\$30.00
Furnaces and Air Handlers	
Install or relocate up to 100,000 BTU/hr (each) – includes duct work	\$35.00
Install or relocate over 100,000 BTU/hr (each) – includes duct work	\$60.00
Boilers, Condensers and Heat Pumps	
Install or relocate up to 100,000 BTU/hr or 3 HP (each)	\$35.00
Install or relocate over 100,000 BTU/hr or 3 HP (each)	\$60.00

*Fees for projects not specified in this schedule shall be determined by the Building Official by applying the total value of the scope of work being done (including labor and materials) to Table A. The Building Official may require validated documentation of declared values supplied by the applicant.*

TABLE F PLUMBING PERMIT FEES	
Fee Type	Fee Amount
Permit Issuance	\$40.00
Unit Fee Schedule Drain, Waste Vent	
For each fixture or trap	\$10.00
For each building sewer	\$25.00

For each vent	\$10.00
<b>Unit Fee Schedule Water</b>	
Residential distribution system – single family	\$30.00
Residential multi-family each additional unit (first add the fee above)	\$20.00
Commercial distribution system – each floor	\$30.00
Commercial distribution system – each unit (leased space)	\$30.00
<b>Gas Piping System</b>	\$30.00
<b>Water Heater</b>	
Install new or replacement, per each unit ( <i>issuance fee already included</i> )	\$50.00
<b>Water Softener</b>	
Install new or replacement, per each unit ( <i>issuance fee already included</i> )	\$40.00
<b>Grease or Sand Interceptor</b>	\$50.00
Rainwater system (roof and balcony drains)	\$20.00

*Fees for projects not specified in this schedule shall be determined by the Building Official by applying the total value of the scope of work being done (including labor and materials) to Table A. The Building Official may require validated documentation of declared values supplied by the applicant.*

<b>TABLE G</b>	
<b>GRADING/EXCAVATION PERMIT FEES<sup>1,2,3,4</sup></b>	
<b>Quantity</b>	<b>Fee Calculation</b>
Permit Issuance	\$40.00

50 cubic yards or less	\$25.00
51 to 100 cubic yards	\$30.00
101 to 1,000 cubic yards	\$30.00 for the first 100 cubic yards and \$11.50 for each additional 100 cubic yards or fraction thereof, up to 1,000 cubic yards
1,001 to 10,000 cubic yards	\$133.50 for the first 1,000 cubic yards and \$9.00 for each additional 1,000 cubic yards or fraction thereof, up to 10,000 cubic yards
10,001 to 100,000 cubic yards	\$214.50 for the first 10,000 cubic yards and \$41.00 for each additional 10,000 cubic yards or fraction thereof, up to 100,000 cubic yards
100,001 cubic yards or more	\$583.50 for the first 100,000 cubic yards and \$22.50 for each 10,000 cubic yards or fraction thereof

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TABLE H GRADING/EXCAVATION PLAN REVIEW FEES <sup>1,2</sup>	
Quantity	Fee Calculation
50 cubic yards or less	No Fee
51 to 100 cubic yards	\$15.00
101 to 1,000 cubic yards	\$20.00
1,001 to 10,000 cubic yards	\$30.00
10,001 to 100,000 cubic yards	\$30.00 for the first 10,000 cubic yards and \$15.00 for each additional 10,000 cubic yards or fraction thereof, up to 100,000 cubic yards

100,001 cubic yards or more	\$165.00 for the first 100,000 cubic yards and \$4.50 for each 10,000 cubic yards or fraction thereof
<p><i>1. Use Table J for commercial grid renewable energy systems.</i></p> <p><i>2. Boulder City Land Disturbance Fee applies to all grading within city limits unless otherwise exempted by City Council resolution. See Table I for calculation of fees.</i></p> <p><i>3. Total cubic yardage is calculated by adding the excavation (cut) and fill.</i></p> <p><i>4. A tortoise fee may be assessed.</i></p>	

TABLE I MISCELLANEOUS VALUATIONS AND FEES	
Fee Type	Fee Amount <sup>±</sup>
Boulder City Land Disturbance Fee	\$100.00 per acre (min. charge of 1 acre), then \$25 for each additional ¼ acre
Clark County Desert Conservation Program Fee	\$550.00 per acre; plus a flat compliance report fee of \$50 for commercial projects and \$25 for residential projects
Permit Issuance Fee <i>(all permits)</i>	\$40.00 per permit
Permit Transfer or Cancellation Fee	\$80.00 per transfer
Electronic Media Access Fee (Internet)	\$20.00 per permit
Parking of Modular Building	\$50.00 per modular building
Structure Moving Permit Fee	\$200.00 per structure
Demolition (fee based upon square footage of structure(s) being demolished) <i>(includes issuance fee)</i>	\$85.00 if 1,000 square feet or less; \$115.00 if 1,001 square feet or more
Amusement Ride or Device Operation Certificate	\$125.00 per ride or device, per year

Temporary Sign for Grand Opening Period (45 Days)	\$40.00 each (1 sign only)
Temporary Electrical Service Fee (Temp Power) <sup>5</sup>	\$290.00 each permit (\$40 issuance plus \$250.00 utility connection fee)
Residential Renewable System	\$260.00 each permit (\$200 plus \$60 Plan Review Fee)
Re-inspection Fee	\$90.00 each
Same Day/After Hours Inspection Fee (late call in)	\$90.00 per hour (1 hour min)
Overtime Inspection Fee (Friday/Saturday)	\$90.00 per hour (2 hour min)
Inspections or Plan Review Services for Which No Fee is Specifically Indicated	\$90.00 per hour (1 hour min)
Plan Review Services for Production Home Permits Within a New Subdivision Where a Master Plan Review Fee Has Already Been Paid	\$90.00 per hour (2 hour min)
Plan Review Fee—for Miscellaneous Reviews Performed by Community Development Personnel, Including Revisions	\$45.00 per ½ hour (½ hour min)
Express Plan Review Fee—for Miscellaneous Reviews Performed by Community Development Personnel, Including Revisions	\$90.00 per ½ hour (½ hour min)
Certificate of Business Occupancy (includes inspection and preparation of document) <sup>7</sup>	\$60.00 each
Utility (sewer) Fee for Pool or Spa	\$100.00 each permit
Private Swimming Pool and/or Spa	Valued at \$90.00 per square foot of surface area <sup>4</sup>
Dwelling—Wood Framed with A/C	Valued at \$112.65 per square foot <sup>4</sup>
Attached or Detached Garage	Valued at \$44.63 per square foot <sup>4</sup>

Porch, Patio Cover or Carport (Wood)	Valued at \$20.00 per square foot <sup>1</sup>
Porch, Patio Cover or Carport (Metal)	Valued at \$10.00 per square foot <sup>1</sup>
Unfinished Basement with SFR Above	Valued at \$15.00 per square foot <sup>1</sup>
Storage Shed (Wood or Steel)	Valued at \$20.00 per square foot <sup>1</sup>
Finish Existing Basement or Repair Interior R Occupancy Fire Damage	Valued at \$50.00 per square foot <sup>1</sup>
Room Addition	Valued at \$65.00 per square foot <sup>1</sup>
Convert Garage to Living Space	Valued at \$35.00 per square foot <sup>1</sup>
Convert Carport or Covered Patio to Living Space	Valued at \$45.00 per square foot <sup>1</sup>
Convert Carport to Garage	Valued at \$15.00 per square foot <sup>1</sup>
Ornamental Iron and Chain Link Fence	Valued at \$5.00 per square foot <sup>1</sup>
Wood and Vinyl Fence	Valued at \$4.00 per square foot <sup>1</sup>
CMU Block Fence	Valued at \$6.50 per square foot <sup>1</sup>
CMU or Concrete Retaining Wall	Valued at \$15.00 per square foot <sup>1</sup>
Commercial Grid Renewable Energy System Value per megawatt (other than photovoltaic) <sup>2,3,6</sup>	\$1,000,000 per MW minimum <sup>4</sup>
Transportation Privilege Tax – Commercial Dev.	\$0.90 per square foot <sup>8</sup>
Transportation Privilege Tax – Residential Dev.	\$900.00 per house <sup>8</sup>
Residential Tax	1% of nearest dollar of the building valuation OR \$1,000.00 per residential dwelling unit, mobile home

	unit, or remodeling of any non-residential structure for residential use, whichever is less <sup>9</sup>
<del>Water Meter Installation and Connection Fees<sup>10</sup></del>	<del>¾" — \$7,450</del>
	<del>1" — \$13,332</del>
	<del>1½" — \$25,698</del>
	<del>2" — \$74,088</del>
<del>Sewer Installation and Connection Fees</del>	<del>4" — \$1,800 (residential); \$10,000 (commercial)</del>
	<del>6" — \$10,000 (commercial)</del>
	<del>Over 6" — \$15,000 (commercial)</del>
<del>Electric Service Installation and Connection Fee (Residential and Commercial)</del>	<del>Up to 200 AMPs — \$2,500</del>
	<del>201 to 400 AMPs — \$3,500</del>
	<del>401 to 600 AMPs — \$5,000</del>
	<del>601 to 800 AMPs — \$6,500</del>
	<del>801 to 1200 AMPs — \$7,500</del>
	<del>Over 1200 AMPs — \$6.25/AMP</del>

- ~~1. Where a value is stated, refer to Table A to calculate the permit fee.~~
- ~~2. Declared value with supporting documents such as copies of contracts, purchase orders, etc., shall be required to the satisfaction of the Building Official.~~
- ~~3. Continuous dedicated inspections shall be required. See Section 112.3.1 of this Code.~~
- ~~4. Exempt proprietary design items are not subtracted from this minimum valuation. See Section 120 of this Code.~~
- ~~5. A connection fee of \$250 will be assessed for each temporary power pole installed.~~
- ~~6. Use Table K for commercial grid photovoltaic systems.~~
- ~~7. Does not apply to license hang or home-based businesses.~~
- ~~8. Rate in effect until July 1, 2020, after which, rates are subject to change.~~
- ~~9. Minimum residential construction tax fee shall be no less than two hundred fifty dollars (\$250.00)~~

*per Municipal Code section 11-42-3.  
10. Reference Resolution 6570 for water meter connection fees over 2".*

**TABLE J  
GRADING/EXCAVATING PERMIT FEES FOR  
COMMERCIAL GRID RENEWABLE ENERGY SYSTEMS**

Fee-Type	Fee Amount
Permit Issuance	\$40.00
Grading and Excavation <sup>1,2,3</sup> <i>(Calculation based on gross acreage. Includes plan review fee.)</i>	\$20.00 per acre

*1. Boulder City Land Disturbance Fee applies to all grading within city limits unless otherwise exempted by City Council resolution. See Table I for calculation of fees.  
2. A tortoise fee may be assessed.  
3. Item 1 under Table K may also be applied to this table at the discretion of the Building Official.*

**TABLE K  
RENEWABLE ENERGY PERMIT FEES FOR  
COMMERCIAL GRID PHOTOVOLTAIC SYSTEMS**

Fee-Type	Fee Amount
Permit Issuance	\$40.00
All Inclusive Permit <sup>1,2,3,4,5,6,7,8</sup> <i>(Calculation based on total megawatts)</i>	\$6,000.00 per megawatt (Alternating Current)

*1. The permit is all-inclusive in that it covers all of the following and their associated fees: plan review; building, electrical and mechanical; parking of temporary trailers and generators; temporary signs; permanent signs; flag poles; canopies; decks; fences; footings; support structures; miscellaneous*



~~concrete; modules; fuel tanks; temporary water; temporary power; electrical conductors and all electrical components terminating at the substation or grid distribution point.~~

~~2. The Permit also includes incidental pre-manufactured or site-built buildings related to the housing of electrical distribution equipment commonly referred to as "Power Control Structures" (PCS).~~

~~3. Pre-manufactured buildings such as PCS require approval by the Nevada Manufactured Housing Division.~~

~~4. All of the items referenced in number 1 must be represented on a complete site plan indicating locations of all work to be permitted and must be submitted for approval. Items not indicated, or items which have been modified from the originally approved site plan, will be subject to a separate permit and fees. Deferred submittals will be accepted as long as they are approved prior to the inspection(s).~~

~~5. This permit does not include an express plan review as part of the plan review fee. If an express plan review is required, the fee shall be negotiated with the Building Official or it shall be double the regular plan review fee.~~

~~6. A separate permit and fees will be required for the following: buildings used for administration, meetings, offices, repair work or storage; plumbing, water connection, and water meter; fire protection; and grading/excavation.~~

~~7. Septic systems and dust control permits are subject to permits and fees from other jurisdictions.~~

~~8. Continuous dedicated inspections shall be required. See Section 112.3.1 of this Code.~~

#### *111.1 Building Permit Valuations*

~~The applicant for a permit may provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.~~

~~(Ord. 1589, 5-23-2017, eff. 6-15-2017)~~

#### 5-1-34. - EFFECTIVE DATE.

This chapter shall be effective as of ~~June 15, 2017~~ July 14, 2020. All applications for building permits prior to the effective date shall have the option, at the applicant's discretion, to apply for a building permit under this Code or the Boulder City Administrative Code for Building Construction, 2013 edition.

(Ord. 1589, 5-23-2017, eff. 6-15-2017)

## Chapter 2 - BUILDING CODE

### 5-2-1. - ADOPTION.

- A. That certain documents, copies of which are on file in the office of the building official, being marked and designated as the ~~International Residential Code (IRC), 2012 edition, and the International Building Code (IBC), 2012 edition,~~ International Residential Code 2018 edition (IRC), ~~international residential code (IRC), 2012 edition,~~ and the International Building Code 2018 edition (IBC) ~~international building code (IBC), 2012 edition,~~ and the International Existing Building Code 2018 edition (IEBC), published by the International Code Council ~~Conference,~~ together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, are hereby adopted and made a part of this chapter, the same as if ~~they it~~ were fully set forth herein, except as amended by this chapter.
- B. That a certain document, a copy of which is on file in the office of the building official ~~of Boulder City,~~ being marked and designated as the ~~Southern Nevada Amendments to the 2018 IRC Southern Nevada international residential code amendments, 2012 edition,~~ Southern Nevada Amendments to the 2018 IRC, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- C. That a certain document, a copy of which is on file in the office of the building official ~~of Boulder City,~~ being marked and designated as the ~~Southern Nevada Amendments to the 2018 IBC Southern Nevada international building code amendments, 2012 edition,~~ Southern Nevada Amendments to the 2018 IBC, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- D. That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the Southern Nevada Amendments to the 2018 IEBC, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- E. In the event there is a conflict between this title and the 2018 IRC, the 2018 IBC and/or the 2018 IEBC and/or the Southern Nevada Amendments to the 2018 IRC, the 2018 IBC and/or the 2018 IEBC, or a substantive difference in the meanings of wording included in a topic or subject area common to all seven (7) documents, the wording of this document shall supersede the 2018 IRC, the 2018 IBC and/or the 2018 IEBC and/or the Southern Nevada Amendments to the 2018 IRC, the 2018 IBC and/or the 2018 IEBC and govern.
- F. In the event there is a conflict between the Southern Nevada Amendments to the 2018 IRC, the 2018 IBC and/or the 2018 IEBC and the 2018 IRC, the 2018 IBC and/or the 2018 IEBC, or a substantive difference in the meanings of wording included in a topic or subject area common to all six (6) documents, the wording of the Southern Nevada Amendments to the 2018 IRC, the 2018 IBC and/or the 2018 IEBC shall supersede the 2018 IRC, the 2018 IBC and/or the 2018 IEBC and govern.

(Ord. 1503, 8-27-2013, eff. 9-19-2013) .

~~D~~-5-2-2. - ADMINISTRATIVE PROVISIONS.

The provisions of chapter 1 of this title, known as the **Boulder City Building and Safety Division Administrative Code** ~~building administrative code of the city~~, shall serve as the governing rules and regulations for the administration, organization, and enforcement of the building code of the city.

(Ord. 1503, 8-27-2013, eff. 9-19-2013)

5-2-~~23~~. - SHORT TITLE.

This chapter shall be known as the *BOULDER CITY BUILDING CODE, ~~2012 EDITION~~ 2018 EDITION*.

(Ord. 1503, 8-27-2013, eff. 9-19-2013)

5-2-~~34~~. - ANIMAL SHELTERS, FENCES.

Notwithstanding the provisions of the ~~2012-2018~~ IRC, ~~and 2012 the 2018~~ IBC and the 2018 IEBC building codes referenced in section 5-2-1 of this chapter, the following standards shall also apply in any zone allowing the keeping of animals or livestock, for accessory buildings used for the shelter of any animals or livestock and for fences:

A. *Accessory Buildings.*

1. Construction shall comply with provisions of the ~~international residential code~~ IRC or ~~international building code~~ IBC, as applicable.
2. Tie stalls shall not be less than eight feet (8') long and five feet (5') wide. Box stalls shall not be less than ten feet by ten feet (10' x 10').

B. *Fences.*

1. All fences for the confinement of livestock shall be constructed a minimum of four by four (4 x 4) posts at a maximum ten feet (10') on center and three (3) two by eight (2 x 8) boards horizontally between posts. Corner posts shall be a minimum five feet (5') in height; however, fences for enclosure of stallions shall be a minimum of six feet (6') in height. Each fence enclosure shall contain a minimum of one gate not less than twelve feet (12') in width.
- ~~12~~. Chainlink fence and non-climbable woven wire fence, if installed to manufacturer's recommendations and meeting the minimum height requirements, masonry block fence conforming to the ~~international building code~~ IBC and the minimum height requirements for electric fences, if used in conjunction with the above fences, will be allowed.

- C. *Location Of Accessory Buildings And Enclosures Except For CO Zone.* Buildings used for the keeping or sheltering of animals shall not be permitted within one hundred feet (100') of the front property line, or within ~~twenty~~ twenty-five feet (25') of any side property line, nor five feet (5') of the rear property line or within forty feet (40') of any building used as a dwelling. No corral enclosure for containing animals shall be located within fifty feet (50') of the front property line or within five feet (5') of any side or rear property line. Each such enclosure shall contain not less than one thousand two hundred (1,200) square feet for each animal kept within.

(Ord. 1503, 8-27-2013, eff. 9-19-2013)

5-2-45. - RESIDENTIAL FIRE SPRINKLERS.

Notwithstanding the provisions of the ~~2018 IRC 2012 IRC code~~ referenced in section 5-2-1 of this chapter, section R313.2 of the ~~2012 Southern Nevada Amendments to the 2018 IRC~~ shall ~~not~~ be enforced upon ~~one- and two-family dwellings where the living space of the building exceeds five thousand (5,000) square feet in area. single-family residential dwelling units that are four thousand nine hundred ninety nine (4,999) square feet or less. All other provisions shall be enforced.~~

(Ord. 1503, 8-27-2013, eff. 9-19-2013)

5-2-56. - EFFECTIVE DATE.

This chapter shall be effective as of ~~September 19, 2013~~ January 14, 2021. All applications for building permits prior to the effective date shall have the option, at the applicant's discretion, to apply for a building permit under this code or the ~~international building code, 2009 edition~~ 2012 IBC, or the ~~international residential code, 2009 edition~~ 2012 IRC. This option shall be extended to new single-family home permits for the Boulder Hills Estates Subdivision.

(Ord. 1503, 8-27-2013, eff. 9-19-2013)

Chapter 3 - ELECTRICAL CODE

5-3-1. - ADOPTION.

- A. That a certain document, a copy of which is on file in the office of the building official ~~of Boulder City~~, being marked and designated as the ~~National Electrical Code 2017 edition (NEC) national electrical code (NEC), 2011 edition~~, published by the National Fire Protection Association and approved by the American National Standards Institute (ANSI), together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made a part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- B. That a certain document, a copy of which is on file in the office of the building official ~~of Boulder City~~, being marked and designated as the ~~Southern Nevada Amendments to the 2017 NEC Southern Nevada electrical code amendments, 2011 edition~~, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- C. In the event there is a conflict between this title and the 2017 NEC and/or the ~~Southern Nevada Amendments to the 2017 NEC Southern Nevada electrical code amendments, 2011~~, or a substantive difference in the meanings of wording ~~including included~~ in a topic or subject area common to all three (3) documents, the wording of this document shall supersede the 2017 NEC and/or the ~~Southern Nevada Amendments to the 2017 NEC Southern Nevada electrical code amendments~~ and govern.
- D. In the event there is a conflict between the ~~Southern Nevada Amendments to the 2017 NEC and the 2017 NEC~~, or a substantive difference in the meanings of wording included in a topic or subject area common to both documents, the wording of the ~~Southern Nevada Amendments to the 2017 NEC~~ shall supersede the 2017 NEC and govern.

(Ord. 1504, 8-27-2013, eff. 9-19-2013)

5-3-~~52~~. - ADMINISTRATIVE PROVISIONS.

The provisions of chapter 1 of this title, known as the **Boulder City Building and Safety Division Administrative Code**~~"building-administrative-code"~~, shall serve as the governing rules and regulations for the administration, organization and enforcement of the electrical code of ~~the city~~**Boulder City**.

(Ord. 1504, 8-27-2013, eff. 9-19-2013)

5-3-~~23~~. - SHORT TITLE.

This chapter shall be known as the *BOULDER CITY ELECTRICAL CODE*, ~~2011 EDITION~~ **2017 EDITION**.

(Ord. 1504, 8-27-2013, eff. 9-19-2013)

5-3-~~34~~. - AMENDMENTS.

Certain provisions of the **2017** NEC and the **Southern Nevada Amendments to the 2017 NEC** ~~Southern Nevada electrical code amendments~~ adopted in section 5-3-1 of this chapter, are hereby deleted, amended, repealed or added to as follows:

Add a new article 230-67 to read:

"230-67 Accessibility. Service equipment and meter sockets shall be readily accessible to city personnel."

Article 250-50 is amended by adding a new paragraph to read:

"An additional grounding electrode shall be attached to the city grid system, where available, with a minimum no. 4 AWG bare copper wire."

(Ord. 1504, 8-27-2013, eff. 9-19-2013)

5-3-~~45~~. - ABBREVIATIONS AND DEFINITIONS.

For the purpose of these provisions, certain terms, phrases, words and their derivatives shall be construed as specified in this section. Where terms are not defined, they shall have their ordinary meanings within the context with which they are used. ~~"Webster's Third New International Dictionary Of The English Language, Unabridged", copyright 1981, shall be considered as providing ordinary meanings.~~ Words used in the masculine gender include the feminine and the feminine the masculine.

**JOURNEYMAN ELECTRICIAN:** An individual who has demonstrated qualifications in having skills to perform independent work in the electrical field or to supervise lesser qualified electricians. The individual has taken and passed the journeyman electrician examination given by an independent agency accepted by the building official. Such examination shall be designed for the purpose of establishing qualifications to perform the work of a journeyman electrician. An individual holding a valid, current certificate of journeyman electrician qualification from an accepted independent testing agency or from a political subdivision of the state of Nevada within the geographic boundaries of Clark County may be recognized as a journeyman electrician.

MASTER: A generic term including master electricians, master neon electricians and master technicians certified as such by Clark County before July 1, 1985, as well as individuals who have passed the appropriate examination(s) of the state contractor's board subsequent to July 1, 1985, and otherwise met the qualifications of and been accepted by the state of Nevada contractor's board as qualified individuals for the full extent of category C-2 electrical contractor after July 1, 1985.

MASTER NEON ELECTRICIAN: A person capable of laying out, installing and supervising electrical gas tube sign fabrication and erection who was certified by Clark County before July 1, 1985.

MASTER TECHNICIAN: A person capable of laying out and supervising commercial sound, radio, television, and low voltage control systems involving solid state devices or electronic tubes who was certified as such by Clark County before July 1, 1985.

QUALIFIED INDIVIDUAL (QI): For the purpose of this chapter, an individual who has passed an appropriate examination(s) of the state contractor's board as a qualified individual in one or more of the subcategories of electrical contracting after July 1, 1985.

(Ord. 1504, 8-27-2013, eff. 9-19-2013)

#### 5-3-6. - ENFORCEMENT.

Upon notice or otherwise, the building official or his designated representative, is authorized to conduct any inspection necessary to ascertain that all electrical wiring, fixtures, appliances, and apparatuses for use, used or installed within the city, comply with the requirements of this code and the **Underwriter's Laboratory (UL)** (or any other approved testing agency with equivalent standards).

If the building official, or his designated representative, finds any part of any electric light or power wiring, appliance, apparatus or fixture in or upon any building in the city to have been installed without a permit or to constitute a hazard, the building official shall have the right and power to disconnect electric service and shall at the same time give written notice to the owner/occupant and the utility department. It shall be unlawful for any person to use any current in or through such disconnected wiring, appliance, apparatus, or fixture or to remove, break or deface any city seal.

(Ord. 1504, 8-27-2013, eff. 9-19-2013)

#### 5-3-7. - PERMITS, CERTIFICATION AND LICENSING.

##### A. *Permit Requirements.*

1. *General.* No wiring shall be installed or laid out for any lights, power, heating devices, or any apparatus which generates, transmits, transforms, or utilizes any electricity, including private telephone systems, nor shall any **alternation-alteration** or addition be made in existing wiring without securing a permit therefor; provided, however, that no permit shall be required for service work or change outs up to the first means of disconnect, in single-family dwellings only, of existing air conditioning/heating units which have identical ampacity requirements. Permit applications must describe the proposed work and shall be made in writing by the person, firm or other entity that will do the work. The application must identify the work location by street and address number, and the permit shall be valid only for that location.

2. *Drawings.* Each application for a permit to install electrical wiring in a building or structure must have attached thereto drawings showing the electrical layout, including the wire apparatus and load calculations. The building official may waive the requirement for drawings and/or load calculations for small, insignificant structures or additions.
- B. *Journeyman Electrician.* A journeyman electrician is an individual who has demonstrated qualifications in having skills to perform independent work in the electrical field or to supervise lesser qualified electricians. The individual has taken and passed the journeyman electrician examination given by an independent agency accepted by the building official. Such examination shall be designed for the purpose of establishing qualifications to perform the work of a journeyman electrician. An individual holding a valid, current certificate of journeyman electrician qualification from an accepted independent testing agency or from a political subdivision of the state of Nevada within the geographic boundaries of Clark County may be recognized as a journeyman electrician.
- C. *Master Electrician And Qualified Individual.* A master electrician and qualified individual (QI) are individuals who have demonstrated competency to lay out, inspect, install and supervise all aspects of electrical work in one or more categories of the field. The term "master" shall be considered generic to include master neon electricians, master electricians and master technicians who were certified under the joint board of electrical examiners of Clark County program prior to July 1, 1985.
1. *Supervision And Inspection.* The master or QI is responsible to supervise and inspect the work to be performed pursuant to the scope of the permit and the approved plans and verify that said work shall meet the requirements of this code, and to ensure that the work is installed in a good workmanlike manner. The master or QI is responsible to the ~~building department~~ city for conformance with the requirements of this code and other applicable standards and requirements.
  2. *Plan/Calculation Preparation.* When plans and calculations have been required pursuant to this code or other building related code and are not done by an electrical engineer who is responsible for the work, the master or QI is responsible for the correctness of the calculation and design in conformance to the electrical code of ~~the city Boulder City~~. This includes all work provided for review by the ~~building department~~ city prior to issuance of a permit or provided for approval of a change to approved plans. Electrical plans shall be prepared only by one or more of the following: an electrical engineer registered by the state, an architect registered by the state, a residential designer registered by the state and limited pursuant to Nevada Revised Statutes chapter 623, a master, a QI or a competent owner/builder limited pursuant to Nevada Revised Statutes chapter 623. All plans must be stamped, signed and dated by the individual responsible for the design.
  3. *System Pretesting Required.* It is the responsibility of the master or QI to ensure that all required life safety systems provided in a building (i.e., fire alarms, duct detector devices, voice alarm/paging systems and other electrical systems) are pretested and in working order prior to making inspection requests to the ~~building department~~ city.
  4. *Certification.* A certification issued by a third party independent agency in compliance with the following standards and maintained in current standing by renewal of certification shall be recognized by the ~~department-~~ city as meeting the technical requirements inherent in the duties of a master or QI stated above:
    - a. A master electrician, master neon electrician or master technician who was previously tested and certified under the joint board of electrical examiners of Clark County program prior to July 1, 1985.



- b. A qualified individual who, after July 1, 1985, has taken and passed the qualification examination of the state contractor's board (or their authorized third party testing agency) for one or more categories of electrical contracting.

The city accepts a QI who has been tested and certified by the state contractor's board as being competent to perform duties equivalent to any or all functions of masters identified in the electrical code of ~~the city Boulder City~~ to the extent of this qualification. This means that a qualified individual must be verified as competent in the specific area of electrical work related to the scope of the work requested in the permit.

5. *Renewal Of Certificates.* It is the duty of all masters and QIs to ensure that his master and QI certifications are maintained in a current active status in accordance with the third party testing agency accepted by the state contractor's board and to renew as required.
6. *Certification Revocation.* A master or QI found not to meet the qualification standard of the state contractor's board for a qualified individual in any electrical contractor's license classification shall not be recognized as certified, until the individual meets the standards of certification by reexamination.

(Ord. 1504, 8-27-2013, eff. 9-19-2013)

#### 5-3-8. - CONTRACTOR'S RESPONSIBILITIES.

- A. *Business License.* Any person engaged in the business of installing electrical wires (including, but not limited to, power, signal, or control fixtures, appliances, apparatus, raceways or conduits, or any parts thereof), which utilize energy in any form and in connection with electrical energy is used for any purpose whatsoever in the city shall first secure a contractor's business license from the business license department for which a fee shall be charged as required by the current licensing ordinance.
- B. *Competent Employees.* No person, firm or corporation shall engage in the installation, alteration, or construction of any electrical work, wiring devices, fixtures, appliances or equipment inside or outside of any building either by himself or his agents or employees unless he holds an appropriate category of business license, and he or one of his employees holds an appropriate master or QI certification or its equivalent. The contractor is responsible to hire competent employees to perform all electrical work.
- C. *Duties.* Each electrical contractor, whether he possesses a valid appropriate master or QI certification or employs a person possessing either the master or QI certification shall at all times be responsible for the proper supervision and inspection of the work to be performed pursuant to the scope of the electrical permit(s) issued to him and that said work shall meet all the requirements of the electrical code of ~~the city Boulder City~~, and be installed in a workmanlike manner.

(Ord. 1504, 8-27-2013, eff. 9-19-2013)



### 5-3-9. - VIOLATION AND PENALTIES.

- A. *Violation.* It shall be unlawful for any person, firm or corporation to erect, install, alter, repair, relocate, add to, replace, use or maintain electrical installation or electrical fixtures in this jurisdiction, or cause the same to be done, contrary to or in violation of any of the provisions of this code. Maintenance of an electrical installation or electrical fixtures which was unlawful at the time it was installed and which would be unlawful under this code if installed after the effective date hereof, shall constitute a continuing violation of this code.
- B. *Penalty.* Any person, firm or corporation violating any provisions of this code shall be subject to the penalties as delineated in title 1, chapter 4 of this code.

(Ord. 1504, 8-27-2013, eff. 9-19-2013)

### 5-3-10. - EFFECTIVE DATE.

This chapter shall be effective as of ~~September 19, 2013~~ **January 14, 2021**. All applications for building permits prior to the effective date shall have the option, at the applicant's discretion, to apply for a building permit under this code or the ~~2011 NEC national electric code, 2008 edition~~. **This option shall be extended to new single-family home permits for the Boulder Hills Estates Subdivision.**

(Ord. 1504, 8-27-2013, eff. 9-19-2013)

## Chapter 4 - PLUMBING CODE

### 5-4-1. - ADOPTION.

- A. That ~~a~~ certain document, a copy of which is on file in the office of the building official, being marked and designated as the ~~Uniform Plumbing Code 2018 edition (UPC) uniform plumbing code (UPC), 2012 edition~~, published by the ~~International Association of Plumbing and Mechanical Officials International Association Of Plumbing And Mechanical Officials~~, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made ~~a~~ part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- B. That ~~a~~ certain document, a copy of which is on file in the office of the building official, being marked and designated as the ~~Southern Nevada Amendments to the 2018 UPC Southern Nevada plumbing code amendments, 2012 edition~~, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- C. In the event there is a conflict between this title and the ~~2018 UPC uniform plumbing code~~ and/or the ~~Southern Nevada Amendments to the 2018 UPC Southern Nevada plumbing code amendments, 2012~~, or a substantive difference in the meanings of wording included in a topic or subject area common to all three (3) documents, the wording of this document shall supersede the ~~2018 UPC uniform plumbing code~~ and/or the ~~Southern Nevada Amendments to the 2018 UPC Southern Nevada plumbing code amendments~~ and govern.

D. In the event there is a conflict between the ~~Southern Nevada Amendments to the 2018 UPC Southern Nevada plumbing code amendments, 2012,~~ and the ~~2018 UPC uniform plumbing code,~~ or a substantive difference in the meanings of wording included in a topic or subject area common to both documents, the wording of the ~~Southern Nevada Amendments to the 2018 UPC Southern Nevada plumbing code amendments, 2012,~~ shall supersede the ~~2018 UPC uniform plumbing code~~ and govern.

(Ord. 1505, 8-27-2013, eff. 9-19-2013)

#### ~~D~~5-4-2. - ADMINISTRATIVE PROVISIONS.

The provisions of chapter 1 of this title, known as the ~~Boulder City Building and Safety Division Administrative Code building administrative code of the city,~~ shall serve as the governing rules and regulations for the administration, organization and enforcement of the plumbing code of the city.

(Ord. 1505, 8-27-2013, eff. 9-19-2013)

#### 5-4-~~23~~. - SHORT TITLE.

This chapter shall be known as the *BOULDER CITY PLUMBING CODE, ~~2012 EDITION~~ 2018 EDITION.*

(Ord. 1505, 8-27-2013, eff. 9-19-2013)

#### 5-4-~~34~~. - AMENDMENTS.

Certain provisions of the ~~2018 UPC~~ and the ~~Southern Nevada Amendments to the 2018 UPC Southern Nevada plumbing code amendments~~ adopted in section 5-4-1 of this chapter, are hereby deleted, amended, repealed or added to as follows:

~~UPC chapter 1, "Administration", is deleted in its entirety.~~

Revise section 401.2 for compliance to AB-163 by adding:

401.2.1 WaterSense Program. Water closets, urinals and faucets installed in every residential, commercial or industrial structure on which construction begins on or after January 1, 2020, shall be certified to EPA WaterSense – 2007 High Efficiency Lavatory Faucet Specification, EPA WaterSense – 2009 Specification for Flushing Urinals, EPA WaterSense – 2014 Specifications for Tank-Type Toilets, as applicable.

Revise section 407.4 for compliance to AB-163, as follows:

407.4 Transient Public Lavatories. Self-closing or metering faucets shall be installed on lavatories in public restrooms. Multiple faucets that are activated from a single point shall not be installed.

Delete section 713.4 in its entirety and replace with the following:

"713.4 The public sewer may be considered as not being available when such public sewer or any building or any exterior drainage facility connected thereto, is located more than two thousand (2,000) feet from any proposed building or exterior drainage facility on any lot or premises which abuts and is served by such public sewer."

(Ord. 1505, 8-27-2013, eff. 9-19-2013)

5-4-45. - EFFECTIVE DATE.

This chapter shall be effective as of ~~September 19, 2013~~ January 14, 2021. All applications for building permits prior to the effective date shall have the option, at the applicant's discretion, to apply for a building permit under this code or the ~~2018 UPC uniform plumbing code, 2009 edition~~. This option shall be extended to new single-family home permits for the Boulder Hills Estates Subdivision.

(Ord. 1505, 8-27-2013, eff. 9-19-2013)

Chapter 5 - MECHANICAL CODE

5-5-1. - ADOPTION.

- A. That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the ~~Uniform Mechanical Code 2012 edition (UMC) uniform mechanical code (UMC), 2012 edition~~, published by the ~~International Association of Plumbing and Mechanical Officials International Association Of Plumbing And Mechanical Officials~~, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made a part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- B. That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the ~~Southern Nevada Amendments to the 2018 UMC Southern Nevada mechanical code amendments, 2012 edition~~, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- C. In the event there is a conflict between this title and the ~~2018 UMC uniform mechanical code and/or the Southern Nevada Amendments to the 2018 UMC Southern Nevada mechanical code amendments, 2012~~, or a substantive difference in the meanings of wording included in a topic or subject area common to all three (3) documents, the wording of this document shall supersede the ~~2018 UMC uniform mechanical code and/or the Southern Nevada Amendments to the 2018 UMC Southern Nevada mechanical code amendments~~ and govern.
- D. In the event there is a conflict between the ~~Southern Nevada Amendments to the 2018 UMC Southern Nevada mechanical code amendments, 2012~~, and the ~~2018 UMC uniform mechanical code~~, or a substantive difference in the meanings of wording included in a topic or subject area common to both documents, the wording of the ~~Southern Nevada Amendments to the 2018 UMC Southern Nevada mechanical code amendments, 2012~~, shall supersede the ~~2018 UMC uniform mechanical code~~ and govern.

(Ord. 1506, 8-27-2013, eff. 9-19-2013)

5-5-2. - ADMINISTRATIVE PROVISIONS.

The provisions of chapter 1 of this title, known as the ~~Boulder City Building and Safety Division Administrative Code building administrative code of the city~~, shall serve as the governing rules and regulations for the administration, organization and enforcement of the mechanical code of the city.

(Ord. 1506, 8-27-2013, eff. 9-19-2013)

5-5-23. - SHORT TITLE.

This chapter shall be known as the *BOULDER CITY MECHANICAL CODE, 2012 EDITION 2018 EDITION*.

(Ord. 1506, 8-27-2013, eff. 9-19-2013)

~~5-5-3. - AMENDMENTS.~~

~~Certain provisions of the UMC and the Southern Nevada mechanical code amendments adopted in section 5-5-1 of this chapter, are hereby deleted, amended, repealed or added to as follows:~~

~~UMC chapter 1, "Administration", is deleted with the exception of sections 102 and 103.~~

~~(Ord. 1506, 8-27-2013, eff. 9-19-2013)~~

5-5-4. - EFFECTIVE DATE.

This chapter shall be effective as of ~~September 19, 2013~~ January 14, 2021. All applications for building permits prior to the effective date shall have the option, at the applicant's discretion, to apply for a building permit under this code or the ~~2018 UMC uniform mechanical code, 2009 edition~~. This option shall be extended to new single-family home permits for the Boulder Hills Estates Subdivision.

(Ord. 1506, 8-27-2013, eff. 9-19-2013)

Chapter 6 - SWIMMING POOL CODE

5-6-1. - ADOPTION.

- A. That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the ~~International Swimming Pool and Spa Code 2012 edition (ISPSC) international swimming pool and spa code, 2012 edition~~, published by the International Code Council, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- B. That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the ~~Southern Nevada Amendments to the 2018 ISPSC Southern Nevada pool code amendments, 2012 edition~~, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- C. In the event there is a conflict between this title, and the ~~2018 ISPSC international swimming pool and spa code, 2012 edition~~, and/or the ~~Southern Nevada Amendments to the 2018 ISPSC Southern Nevada pool code amendments, 2012 edition~~, or a substantive difference in the meanings of or wording included in a topic or subject area common to all three (3) ~~both~~ documents, the wording of this document shall supersede the ~~2018 ISPSC international swimming pool and spa code, 2012 edition~~, and/or the ~~Southern Nevada Amendments to the 2018 ISPSC Southern Nevada pool code amendments, 2012 edition~~, and govern.

D. In the event there is a conflict between the ~~Southern Nevada Amendments to the 2018 ISPSC Southern Nevada pool code amendments, 2012 edition,~~ and the ~~2018 ISPSC international swimming pool and spa code, 2012 edition,~~ or a substantive difference in the meanings of wording included in a topic or subject area common to both documents, the wording of the ~~Southern Nevada Amendments to the 2018 ISPSC Southern Nevada pool code amendments, 2012 edition,~~ shall supersede the ~~2018 ISPSC international swimming pool and spa code, 2012 edition,~~ and govern.

(Ord. 1507, 8-27-2013, eff. 9-19-2013)

#### ~~D-5-6-2. - ADMINISTRATIVE PROVISIONS.~~

The provisions of chapter 1 of this title, known as the ~~Boulder City Building and Safety Division Administrative Code building administrative code of the city,~~ shall serve as the governing rules and regulations for the administration, organization and enforcement of the swimming pool code of the city.

(Ord. 1507, 8-27-2013, eff. 9-19-2013)

#### ~~5-6-23. - SHORT TITLE.~~

This chapter shall be known as the *BOULDER CITY SWIMMING POOL CODE*, ~~2012 EDITION~~ *2018 EDITION*.

(Ord. 1507, 8-27-2013, eff. 9-19-2013)

#### ~~5-6-34. - EFFECTIVE DATE.~~

This chapter shall be effective as of ~~September 19, 2013~~ *January 14, 2021*. All applications for building permits prior to the effective date shall have the option, at the applicant's discretion, to apply for a building permit under this code or the ~~2018 ISPSC Southern Nevada pool code, 2009 edition.~~

(Ord. 1507, 8-27-2013, eff. 9-19-2013)

### ~~Chapter 7 - SOLAR ENERGY CODE~~

#### ~~5-7-1. - ADOPTION.~~

~~That certain document, a copy of which is on file in the office of the building official, being marked and designated as the uniform solar energy code, 2000 edition, published by the International Association of Plumbing and Mechanical Officials, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein.~~

~~(Ord. 1229, 9-14-2004, eff. 10-6-2004)~~

## Chapter 8-7 - ABATEMENT CODE FOR DANGEROUS BUILDINGS

### 5-87-1. - ADOPTION.

That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the ~~Uniform Code for the Abatement of Dangerous Building~~ ~~uniform code for the abatement of dangerous buildings~~, 1997 edition, published by the ~~International Conference of Building Officials~~ ~~International Association of Building Officials~~, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, ~~except as amended by this chapter.~~

(Ord. 1230, 9-14-2004, eff. 10-6-2004)

## Chapter 8 - Reserved

## Chapter 9 - ENERGY CONSERVATION CODE

### 5-9-1. - ADOPTION.

- A. That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the ~~International Energy Conservation Code 2018 edition (IECC)~~ ~~international energy conservation code, 2009 edition~~, published by the International Code Council, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, ~~except as amended by this chapter.~~
- B. That a certain document, a copy of which is on file in the office of the building official of Boulder City, being marked and designated as the Southern Nevada Amendments to the 2018 IECC ~~Southern Nevada international energy conservation code amendments, 2009 edition, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.~~
- C. In the event there is a conflict between this title and the 2018 IECC and/or the Southern Nevada Amendments to the 2018 IECC ~~Southern Nevada international energy conservation code amendments, 2009, or a substantive difference in the meanings of wording included in a topic or subject area common to all three (3) documents, the wording of this document shall supersede the 2018 IECC and/or the Southern Nevada Amendments to the 2018 IECC~~ ~~Southern Nevada international energy conservation code amendments and govern.~~
- D. In the event there is a conflict between the Southern Nevada Amendments to the 2018 IECC and the 2018 IECC, or a substantive difference in the meanings of wording included in a topic or subject area common to both documents, the wording of the Southern Nevada Amendments to the 2018 IECC shall supersede the 2018 IECC and govern.

(Ord. 1442, 6-14-2011, eff. 7-7-2011)

## 5-9-2. - ADMINISTRATIVE PROVISIONS.

The provisions of chapter 1 of this title, known as the Boulder City Building and Safety Division Administrative Code, shall serve as the governing rules and regulations for the administration, organization and enforcement of the energy conservation code of the city.

## 5-9-23. - SHORT TITLE.

This chapter shall be known as the *BOULDER CITY ENERGY CONSERVATION CODE, 2009-EDITION 2018 EDITION*.

(Ord. 1442, 6-14-2011, eff. 7-7-2011)

## ~~5-9-3. - AMENDMENTS.~~

~~A. That a certain document, a copy of which is on file in the office of the building official of Boulder City, being marked and designated as the Southern Nevada international energy conservation code amendments, 2009 edition, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.~~

~~B. In the event there is a conflict between this title and the IECC and/or the Southern Nevada international energy conservation code amendments, 2009, or a substantive difference in the meanings of wording included in a topic or subject area common to all three (3) documents, the wording of this document shall supersede the IECC and the Southern Nevada international energy conservation code amendments and govern.~~

~~C. That section 404 of the energy conservation code shall not apply to construction in the city of Boulder City meaning that the requirement that at least fifty percent (50%) usage of high efficacy lamps in new construction is permissive and not mandatory for work performed in this jurisdiction.~~

~~(Ord. 1442, 6-14-2011, eff. 7-7-2011)~~

## 5-9-4. - EFFECTIVE DATE.

This chapter shall be effective as of ~~July 7, 2011~~ January 14, 2021. All applications for building permits prior to the effective date shall have the option, at the applicant's discretion, to apply for a building permit under this code or the ~~2018 IECC international energy conservation code, 2006 edition~~. This option shall be extended to new single-family home permits for the Boulder Hills Estates Subdivision.

(Ord. 1442, 6-14-2011, eff. 7-7-2011)

## ~~Chapter 10—BABY CHANGING TABLES IN PUBLIC BUILDINGS~~

### ~~{5-10-1.—BABY CHANGING TABLES IN PUBLIC BUILDINGS.}~~

~~Any permanent building or facility used by the public that contains a public restroom and is constructed on or after October 1, 2017, be equipped with at least one baby changing table. If a baby changing table is not accessible in such a building or facility to both men and women, the building code must require that the building or facility be equipped with at least one such table accessible to men and at least one such table accessible to women. This provision does not apply to any building or facility that does not have a public restroom or has been issued a permit or license that restricts the admission of children to the building or facility on the basis of age.~~

~~{Ord. 1594, § 1(5-10-1), 10-24-2017, eff. 11-16-2017}~~