

City of Boulder City



Building and Safety Division Administrative Code

20202026

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2020 Building and Safety Division Administrative Code

City of Boulder City, Nevada

SECTION 101 GENERAL

101.1 Title

These regulations shall be known as the City of Boulder City Building and Safety Division Administrative Code, hereinafter referred to as "this Code."

101.2 Copyright Acknowledgment

Portions of this Code have been reproduced with permission from the International Code Council, Inc., the International Association of Plumbing and Mechanical Officials and the National Fire Protection Association.

101.3 Intent

The purpose of this Code is to establish the minimum requirements to safeguard the public health, safety and general welfare.

101.4 Emergency Provisions

In the event of a national, state, or local emergency declaration, the Building Official may waive or augment the provisions of this Code as needed during the periods of emergency to protect public safety.

101.5 Referenced Codes

The other codes listed in Sections 101.5.1 through 101.5.9 and referenced elsewhere in this Code, as well as all referenced amendments to the codes, shall be considered part of the requirements of this Code to the prescribed extent of each such reference.

101.5.1 Building

The provisions of the currently adopted International Building Code shall apply to all matters governing the design and construction of buildings other than single-family residential homes and town homes.

101.5.2 Existing Buildings

The provisions of the currently adopted International Existing Building Code shall apply to all matters governing the design and work pertaining to the additions and modifications to all existing buildings.

101.5.3 Residential

The provisions of the currently adopted International Residential Code shall apply to all matters governing the design and construction of single-family residential homes and town homes.

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101.5.4 Mechanical

The provisions of the currently adopted Uniform Mechanical Code shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances thereto, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy related systems.

101.5.5 Plumbing

The provisions of the currently adopted Uniform Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances thereto, and where connected to a water or sewage system and all aspects of a medical gas system.

101.5.6 Electrical

The provisions of the currently adopted National Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.5.7 Swimming Pools

The provisions of the currently adopted International Swimming Pool and Spa Code shall apply to all matters governing the design and work pertaining to swimming pools and spas.

101.5.8 Energy

The provisions of the currently adopted International Energy Conservation Code shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.5.9 Fire

The provisions of the currently adopted International Fire Code shall apply to all matters governing the design and construction of buildings relating to the hazards of fire, explosion or dangerous conditions.

101.5.10 Local Amendments

The provisions of the currently adopted Southern Nevada Amendments shall apply to all matters of all of the above mentioned codes

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SECTION 102 APPLICABILITY

102.1 Scope

The provisions of this Code shall serve as the administrative, organizational and enforcement rules and regulations for the technical codes, which regulate the site preparation, construction, alteration, moving, enlargement, replacement, demolition, repair, use and occupancy of buildings, structures, signs, amusement rides or devices, and building service equipment.

102.2 Other Laws

The provisions of this Code shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of References

References to section numbers or to provisions not specifically identified by number, shall be construed to refer to such section or provision of this Code.

102.4 Referenced Codes and Standards

For the purposes of this Code, the term "equipment" or "systems" shall apply to any equipment or system regulated by the adopted technical codes. Where, in any specific case, different sections of the technical codes specify different materials, methods of construction or other requirements, the most restrictive shall govern. Whenever the technical codes make reference to an Appendix chapter, the Appendix chapter shall not apply unless specifically adopted by Boulder City. Where differences occur between provisions of this Code and the technical codes and standards, the provisions of this Code shall apply.

102.5 Existing Structures

The legal occupancy of any structure existing on the date of adoption of this Code shall be permitted to continue without change, except as is specifically covered in this Code or the International Fire Code, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

~~102.5.1 Buildings not previously occupied. A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall comply with the provisions of this code or the international residential code, as applicable, for new construction or with any current permit for such occupancy.~~

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~~102.5.2 Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in this code, the International Fire Code or International Property Maintenance Code or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.~~

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SECTION 103 DEFINITIONS

103.1 Intent

For the purposes of this Code, certain terms, phrases, words and their derivatives shall be construed as specified in this section. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used. Words used in the singular include the plural, and the plural, the singular. Words used in the masculine gender include the feminine, and the feminine the masculine.

ADDITION means an extension or increase in floor area or height of a building or structure.

ALTER or **ALTERATION** means any construction or renovation to an existing structure other than repair or addition.

AMUSEMENT RIDE is any ride, device, building or structure which is used primarily for human entertainment and enjoyment, either moving or stationary.

AMUSEMENT RIDE OR DEVICE PERMIT means permits issued by the Building Official authorizing construction and installation of an amusement ride or device.

APPROVED, as to materials, types of construction, equipment and systems, refers to approval by the Building Official.

APPROVED AGENCY is a Quality Assurance Agency that has been approved by the Building Official pursuant to this Code.

APPROVED CONSTRUCTION DOCUMENTS are construction documents that have been reviewed and accepted for permit by the Building Official pursuant to this Code.

APPROVED DESIGNATED INSPECTOR is a designated inspector who has been approved by the Building Official pursuant to this Code.

APPROVED PRODUCTS are products that are included on product listings from testing and listing agencies approved by the Building Official.

APPROVED SPECIAL INSPECTOR is a special inspector who has been approved by the Building Official pursuant to this Code.

APPROVED ACCEPTANCE REPORT is a report to the Building Official that states that all required activities for special inspection item(s) are complete and acceptable for a portion of the permitted work.

BUILDING means any structure used or intended for supporting or sheltering any use or occupancy.

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BUILDING CODE means the currently adopted International Building Code.

BUILDING, EXISTING means a building erected prior to the adoption of the currently adopted International Building Code.

BUILDING OFFICIAL means the designated City official who is charged with the administration and enforcement of this Code and the technical codes. Within this Code, the term "Building Official" may mean such employees who are appointed and authorized by the Building Official pursuant to NRS 278.570(2) to assist in the performance of the duties of his position.

BUILDING SERVICE EQUIPMENT refers to the plumbing, mechanical, electrical and elevator equipment including piping, wiring, fixtures and other accessories.

CERTIFICATE OF BUSINESS OCCUPANCY is a document issued by the Building Official certifying that the functions of a particular business are compatible and in compliance with all applicable building codes for a particular business use in a building.

CERTIFICATE OF OCCUPANCY is a document issued by the Building Official certifying that the work performed under the permit of record has been inspected and is in compliance with the approved construction documents related to that permit.

CERTIFICATE OF OPERATION means a document issued by the Building Official on an annual basis certifying that an amusement ride or device has been inspected and found to be in compliance with the manufacturer's requirements for operation and maintenance, the approved Operations and Maintenance Manual(s), approved plans, and any other requirements of this Code. A current Certificate of Operation is required in order to operate an amusement ride or device.

CONSTRUCTION DOCUMENTS are plans, specifications, supporting calculations and other data prepared to describe the design, materials, physical characteristics, location, orientation, and scope of a proposed project necessary to obtain a permit.

DEPARTMENT means the City of Boulder City Building and Safety Division.

DEFERRED SUBMITTALS means those portions of the construction documents that are not submitted at the time of permit application and that are to be submitted to the Building Official within a specified time period. Deferral of any document must have prior approval of the Building Official.

DESIGN PROFESSIONAL is an individual who is registered or licensed by the State of Nevada pursuant to NRS Chapters 623, 623A, or 625.

DESIGNATED INSPECTOR is an individual who has specialized knowledge, training, experience and certification(s) for one or more of the construction systems subject to inspection.

ELECTRICAL CODE means the currently adopted National Electrical Code.

ENERGY CODE means the currently adopted International Energy Conservation Code.

EXISTING BUILDING CODE means the currently adopted International Existing Building Code.

JURISDICTION, as used in this Code, is the incorporated area of Boulder City.

LIFE-SAFETY SYSTEMS means, without limitation, electrical, plumbing, heating, ventilating, air conditioning, emergency lighting, audio and visual signals, fire sprinklers, smoke detectors, fire walls, and means of egress required by law for the protection of human life and safety.

LISTED and **LISTING** are terms referring to equipment and materials which are shown in a list published by an approved testing agency.

MECHANICAL CODE means the currently adopted Uniform Mechanical Code.

NATIONALLY RECOGNIZED BODY is an organization that evaluates testing laboratories and inspection agencies as well as fabrication and manufacturing facilities that produce products and services in accordance with the technical codes.

OCCUPANCY means the purpose for which a building, or part thereof, is used or intended to be used.

OWNER means any person having a recorded legal interest in the property.

PERMIT means an official document issued by the Building Official authorizing performance of a specified activity.

PERMIT APPLICANT means the person to whom a permit is issued.

PERMITTED WORK means the work for which a permit is issued.

PLUMBING CODE means the currently adopted Uniform Plumbing Code.

POOL CODE means the currently adopted International Swimming Pool and Spa Code.

PRINCIPAL DESIGN PROFESSIONAL is an architect or residential designer registered pursuant to NRS Chapter 623 or a professional engineer licensed pursuant to NRS Chapter 625, who is responsible for the coordination of each aspect of the construction documents that are submitted to the Building Official for permit.

QUALITY ASSURANCE AGENCY (QAA) means an organization that is in the business of providing inspection, testing and reporting services.

QUALITY ASSURANCE AGENCY SPECIAL INSPECTION AGREEMENT is an agreement between the owner and Building Official, issued with the permit that lists the types of construction required to be verified through a special inspection process. Additionally, the owner designates as part of the special inspection agreement a prime agency to provide special inspection and document results for the Building Official.

REPAIR means the reconstruction or renewal of any part of an existing building, structure, or building service equipment for the purpose of its maintenance.

RESIDENTIAL CODE means the currently adopted International Residential Code.

SPECIAL INSPECTION is a process of inspection, testing, and reporting by approved special inspectors to assure the Building Official that construction is in accordance with the approved documents and the technical codes.

SPECIAL INSPECTION PERSONNEL are individuals employed by an approved Quality Assurance Agency and listed by Clark County as a special inspector, a technician, a laboratory supervisor, a laboratory director, a field supervisor, a Quality Manager, or an Engineering Manager.

SPECIAL INSPECTOR is an individual who has specialized knowledge, training, experience and certification(s) for one or more of the types of construction subject to special inspection.

UNSAFE STRUCTURE is one that has become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or constitutes a fire hazard, or is otherwise dangerous to human life or the public welfare, or that involves illegal or improper occupancy or inadequate maintenance. A vacant structure that is not secured against entry shall be deemed unsafe.

VALUATION or **VALUE** for the purposes of this Code, shall include total value of work including materials and labor, grading, site development, electrical, gas, mechanical, plumbing, roofing, fire protection, and any other permanent systems or equipment for which a permit is being issued. Applications for a building permit and its associated permanent systems and service equipment shall be accompanied by an estimated permit value. Final determination of permit valuation shall be set by the Building Official.

SECTION 104 BUILDING AND SAFETY DIVISION

104.1 Creation of Enforcement Agency

The Building and Safety Division is hereby created and the official in charge thereof shall be known as the Building Official.

104.2 Appointment

The Building Official shall be appointed by the chief appointing authority of the jurisdiction.

104.3 Deputies

In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the Building Official shall have the authority to appoint a Deputy Building Official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the Building Official.

SECTION 105 DUTIES AND POWERS OF BUILDING OFFICIAL

105.1 General

The Building Official is hereby authorized and directed to enforce the provisions of this Code. The Building Official shall have the authority to render interpretations of this Code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this Code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this Code.

105.2 Applications and Permits

The Building Official shall receive applications, review construction documents, and issue permits for the erection, alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued, and enforce compliance with the provisions of this Code.

105.3 Notices and Orders

The Building Official shall issue all notices or orders to ensure compliance with this Code.

105.4 Inspections

The Building Official shall make all of the required inspections, or the Building Official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The Building Official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

105.5 Identification

The Building Official shall carry proper identification when inspecting structures or premises in the performance of duties under this Code.

105.6 Right of Entry

Where it is necessary to make an inspection to enforce the provisions of this Code, or where the Building Official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this Code which makes the structure or premises unsafe, dangerous or hazardous, the Building Official is authorized to enter the structure or premises at reasonable times to inspect or to perform

the duties imposed by this Code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the Building Official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the Building Official shall have recourse to the remedies provided by law to secure entry.

105.7 Department Records

The Building Official shall keep official records of received documents, permits, certificates issued and reports of inspections. Such records shall be retained in the official records for the period required for retention of public records. Such records may be required to be submitted in an electronic format as specified by the Building Official.

105.8 Liability

The Building Official, member of the board of appeals or employee charged with the enforcement of this Code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this Code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this Code shall be defended by a legal representative of the jurisdiction until the final termination of the proceedings. The Building Official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this Code.

105.9 Modifications

Wherever there are practical difficulties involved in carrying out the provisions of this Code, the Building Official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the Building Official shall first find that special individual reason makes the strict letter of this Code impractical and the modification is in compliance with the intent and purpose of this Code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the Building and Safety Division.

105.10 Alternative Materials

The provisions of this Code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this Code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of this Code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code in quality, strength, effectiveness, fire resistance, durability and safety.

105.11 Tests

Whenever there is insufficient evidence of compliance with the provisions of this Code, or evidence that a material or method does not conform to the requirements of this Code, or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this Code or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for retention of public records.

105.12 Technically Feasible

All items shall conform to the code requirements to the maximum extent technically feasible. Whenever an item becomes technically infeasible as requested and documented by the permit applicant, the Building Official may determine the item to be exempt from being code compliant and the permanent building file shall be so noted.

**SECTION 106
PERMITS****106.1 Required**

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

106.2 Work Exempt from Permit

Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. Buildings, structures, or service equipment and installations directly used in utility generation or distribution which are installed on properly recorded easements and

rights-of-way belonging to water, gas, power, telephone or other utility companies that are preemptively regulated and governed by the Public Utility Commission of Nevada, or other governmental entity. This exemption does not include site preparation, block walls, fences or habitable public areas such as offices, meeting rooms, and public service counters.

2. Improvements such as traffic lights, streets, curbs, gutters, sidewalks, drainage facilities, bus stops and similar improvements constructed on public property or in a public easement or right-of-way.
3. One-story detached accessory buildings in conjunction with a single family dwelling used as tool or storage sheds, playhouses, and similar uses, provided the floor area does not exceed ~~200420~~ square feet. A site plan is required for a zoning review to ensure the structure is properly set back from all property lines.
4. Movable cases, counters and partitions not over 5 feet 9 inches high.
5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
6. Walks and driveways not more than 30 inches above grade and not part of an accessible route or means of egress and not over any basement or story below.
7. Exterior stairways on-grade and not part of an accessible route or means of egress.
8. Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4 of the International Residential Code.
9. Painting, papering, paneling, floor coverings, cabinets, moldings, countertops, and similar finish work.
10. Structures, booths, sets, and scenery used for motion picture, conventions, television shows, theater shows, special events, and similar temporary uses.
11. Window awnings supported by an exterior wall of one- and two-family dwellings and garages accessory thereto when projecting not more than 54 inches.
12. A storable swimming or wading pool as defined in the Southern Nevada Pool Code which is accessory to a single-family dwelling and in which the pool walls are entirely above the adjacent grade.
13. Pre-manufactured fabric sun shade and carport structures, wood gazebos and similar structures used in conjunction with a single-family dwelling and not exceeding 120 square feet in area and not permanently affixed to an existing building nor anchored to a permanent foundation.

14. Fences without permanent foundations, such as wood, vinyl and chain-link, and not over 4 feet in height at any location.
15. Retaining walls that are not more than 24 inches in height measured from the top of the footing to the top of the wall.
16. Hazardous material storage tanks regulated by the Fire Code.
17. Storage sheds and portable or mobile offices, including construction trailers, on an active construction project site.
18. Livestock shade structures open on one side and not more than 1,500 square feet in area.
19. Non-motorized playground equipment.
20. Storage racks less than or equal to 8 feet in height.
21. Portable spas accessory to a single-family dwelling with all heating and circulating equipment integral to the manufactured product.
22. Underground structures and facilities housing mechanical equipment constructed by a political subdivision of the State of Nevada and not intended for human habitation.
23. Replacement of existing exterior or interior doors, hinges, hardware and decorative trim in R-3 residences, R-2 dwelling units, and R-1 sleeping rooms, provided the following conditions are met:
 - A. The replacement door is of the same size and type.
 - B. The replacement door does not require any modification to existing wall framing.
 - C. The existing door is not a component of a fire-resistive rated construction element.
24. Replacement of exterior or interior windows in R-3 residences, R-2 dwelling units, and R-1 sleeping rooms, provided the following conditions are met:
 - A. The replacement window is of the same size, type, and thickness.
 - B. The replacement window does not require any modification to existing wall framing.
 - C. The existing window is not a component of a fire-resistive rated construction element.
 - D. The existing window is not required to be safety-glazed.
25. Replacement of existing roofing material of the same or higher class and the same or lighter material and not involving replacement of sheathing.

26. Installation of additional layers of roofing material over existing roof covering not exceeding the maximum allowable number of layers.
27. Minor repair of interior or exterior wall covering, such as stucco and drywall, provided the repair area does not exceed 30 square feet and the repair work is not performed in conjunction with any other permit.
28. Structures containing technical service equipment used for meteorological sampling or air quality sampling and testing by local, state or federal government agencies.
29. Flag poles less than 15 feet from the adjacent ground elevation.

Electrical:

1. Installations under the exclusive control of electrical utilities governed by the Public Utility Commission of Nevada for the purpose of communication or metering; or for the generation, control, transformation, transmission and distribution of electric energy located in buildings used exclusively by utilities for such purposes, or located outdoors on property owned or leased by the utility, or on public highways, streets, roads, etc., or outdoors by established rights on private property.
2. Portable motors or other portable appliances having an approved listing for use by means of a cord or cable having an attachment plug end to be connected to an approved receptacle as permitted by the electrical code.
3. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
4. Temporary decorative lighting.
5. Repair or replacement of electrical current-carrying parts of any switch, contactor or control device.
6. Replacement of attachment plugs and receptacles, but not the outlet box.
7. Repair or replacement of any over current device of the required capacity in the same location.
8. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
9. Taping or wrapping of joints and splices.
10. Removal of electrical wiring and outline lighting.
11. Temporary wiring for experimental purposes in suitable experimental laboratories.
12. The wiring for temporary theater, motion picture or television stage sets.

13. Wiring outside of buildings installed by licensed and franchised cable television, telephone, or buried cable installers.
14. Power-limited wiring of 50 volts or less in or associated with single-family dwellings.
15. Exposed surface-mounted power-limited wiring.
16. Power limited Class II and III wiring not part of a fire system.
17. Replacement of lighting fixtures in single-family residences, dwelling units, guest rooms and guest suites as defined in the electrical code.
18. Installation of low voltage devices and data links.

Mechanical:

1. Any portable heating appliance.
2. Portable ventilation equipment.
3. Any portable cooling unit.
4. Any portable evaporative cooler.
5. Any closed system of steam, hot or chilled water piping within any heating or cooling equipment regulated by the mechanical code.
6. Replacement of any part or component which does not alter its approval or make it unsafe.
7. Any refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of the technical codes.
8. Any unit refrigerating system as defined in the mechanical code.
9. Replacement of compressors of the same rating.
10. Any piping that is part of a manufacturing process.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

3. Lift stations, septic tanks and package plants regulated by the appropriate serving sanitation utility.
4. Automatic fire sprinkler systems (regulated by the Fire Code).
5. Piping for dry chemical extinguishing systems serving Type I commercial hoods (regulated by the Fire Code).
6. Fuel tanks buried or above ground that are regulated by the Fire Code or the State of Nevada.
7. Landscape irrigation systems.
8. Installation or replacement of water conditioning equipment where the pre-plumbing for the equipment is existing.
9. Replacement of plumbing fixtures in the same location with a similar fixture provided that no piping has been modified.
10. Solar water heating systems for swimming pools.

Grading and Excavation:

1. Grading in an isolated, self-contained area, not exceeding 100 cubic yards, provided there is no danger to the public, and that such grading will not adversely affect adjoining properties or on-site structures.
2. Excavation for construction of a structure permitted under this Code.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells or trenches for utilities.
6. Mining, quarrying, excavation, processing or stockpiling rock, sand and gravel controlled by other regulatory agencies provided such operations do not affect the lateral support of, or significantly increase the stress in soil on adjoining properties.
7. Exploratory excavations performed under the direction of a registered design professional.
8. Replacement of existing asphalt pavement at vehicular parking areas utilizing the existing grade.

Signs:

1. Mobile or portable signs.
2. The changing of advertising copy or message on painted or printed signs, theater marquees, and similar signs specifically designed for use of replacement copy. Electric signs shall not be included in this exemption.
3. Maintenance activities to include only painting, repainting, exact replacement with approved flashers, lamps, bulbs, ballasts, neon tubing, starters, neon transformers, wire or computer components, cleaning or changing the copy unless a structural change is made.
4. Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of bronze or other noncombustible materials.
5. Non-electric outdoor signs of 32 square feet or less.
6. Holiday decorations.
7. Nameplates of 4 square feet or less.
8. Public signs or notices, or any sign relating to an emergency.

Amusement Rides and Devices:

1. Non-motorized playground equipment.
2. Shows performed on stages that have been designed for such events.
3. Any amusement ride or device that is relocated on a regular basis, with or without disassembly, and operated for a period of less than 30 days on any single property, such as, but not limited to, fair or carnival.
4. Any amusement ride or device installed at single-family residential private property for the exclusive use of the owner and non-paying guests.
5. Repairs or minor modifications to an existing amusement ride or device operating under a valid Certificate of Operation.
6. Mechanical bulls.
7. Inflatable slides and bounce structures.

Exemption from the Amusement Ride or Device permit and Certificate of Operation requirements of this Code shall not authorize any work, use or operation to be done in violation of any other pertinent ordinances, laws or regulations of the City of Boulder City.

106.2.1 Emergency Repairs

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted to the Building Official within the next working business day.

106.2.2 Repairs

Application or notice to the Building Official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements.

106.2.3 Public Service Agencies

A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right. Buildings and supporting structures accessory to such equipment may be exempt as determined by the Building Official.

106.2.3.1 Privately Owned Electrical Generation Facilities

A permit shall be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of privately owned entities. Buildings and supporting structures accessory to such equipment also require the proper permits.

106.3 Application for Permit

To obtain a permit, the applicant shall first file an application in writing on a form furnished by the Building and Safety Division for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.

4. Be accompanied by construction documents and other information as required in Section 108 of this Code.
5. State the valuation of the proposed work.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the Building Official.

106.3.1 Time Limitation of Application

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant up to two extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

106.4 Subcontractor Registration

Subcontractors performing plumbing, electrical or mechanical work authorized by a combination building permit shall file a subcontractor registration with the Building and Safety Division. The submittal shall be by a qualified individual representing the person holding a valid unexpired, un-revoked or unsuspended contractor license as required by the State of Nevada unless specifically exempted by Nevada Revised Statutes Chapter 624.

106.5 Business License Required

Any contractor or subcontractor required to sign a permit or voucher, or who provides work, services, or other functions for any purpose whatsoever regulated by this Code or the technical codes adopted by the City of Boulder City shall first secure the applicable business license from the City of Boulder City Utility Department.

106.6 Contractor Licensing

All permits regulated by this Code shall be issued only to contractors who hold a valid and active Nevada State Contractors License covering the scope of work authorized by the permit.

Exception:

The requirements of this section do not apply to persons who are exempted pursuant to Nevada Revised Statutes 624.031.

106.7 Building Permit Issuance

The permit application and construction documents filed by an applicant for construction or installation permits shall be reviewed by the Building Official. The construction documents may be reviewed by other departments of Boulder City to verify compliance with any applicable laws. The Building Official shall require the application for permit to include

verification of applicable services, including, but not limited to, water and sewer, prior to the issuance of construction permits. As a prerequisite to obtaining a building permit or combination permit, all fees for the permit, the residential construction tax (if any), the Clark County Desert Conservation Program Land Disturbance / Mitigation Fees ("Tortoise Fees") (if any), and the transportation tax (if any), must be paid prior to issuance. If the Building Official finds that the work described in an application for a permit and the construction documents filed with it conform to the requirements of this Code, the technical codes and other pertinent laws and ordinances, the Building Official shall endorse in writing or stamp the plans and specifications **approved**.

106.8 Validity of Permit

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this Code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Building Official from requiring the correction of errors in the construction documents and other data. The Building Official is authorized to prevent occupancy or use of a structure where in violation of this Code or of any other ordinances of this jurisdiction.

106.9 Expiration

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced, or if there has been no inspection activity within 180 days of a previous inspection. The Building Official is authorized to grant, in writing, one or more extensions of time. The extension shall be requested in writing and justifiable cause demonstrated.

106.10 Suspension or Revocation

The Building Official is authorized to suspend or revoke a permit issued under the provisions of this Code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this Code.

106.11 Placement of Permit

The building permit or copy shall be kept on the site of the work until the completion of the project.

SECTION 107 EXISTING BUILDINGS, STRUCTURES AND BUILDING EQUIPMENT

107.1 Intent

The intent of this Code is to provide flexibility to permit the use of alternate approaches to achieve minimum requirements to safeguard the safety of occupants of existing buildings.

Where compliance with any adopted codes as required by those codes is technically infeasible or would impose disproportionate costs because of structural, construction or dimensional difficulties, other alternatives may be accepted by the Building Official. These alternatives may include materials, design features and/or operational features.

107.2 Applicability

This Code shall apply to the repair, alteration, change of occupancy, addition and relocation of all existing buildings. This Code shall apply to inspections for the issuance of a Certificate of Business Occupancy. This Code shall not apply to any components, equipment, fixtures or areas of an existing building not affected by the repair or alteration unless found in conflict with a more restrictive adopted code.

107.3 Maintenance

Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which were required by the code edition under which installed shall be maintained in conformance with the code edition under which installed. Devices or safeguards installed prior to the first adopted codes shall be maintained in conformance with the codes first adopted. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the Building Official shall have the authority to require a building, element or structure to be re-inspected.

107.4 Compliance with Other Codes

Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in the currently adopted codes of Boulder City.

107.5 Structural

The minimum design loads for the alteration of the structure shall be the loads applicable at the time the building was constructed. The minimum design loads for an addition shall be the loads applicable with the currently adopted code and shall not create an unsafe condition to existing structural elements. Structural elements that are uncovered during the course of the alteration and that are found to be unsound or unsafe in the opinion of the Building Official or a qualified professional may be required to comply with the currently adopted code.

107.6 Nonstructural

Nonstructural alterations or repairs to an existing building or structure are permitted to be made of the same materials of which the building or structure is constructed, provided that

they do not adversely affect any structural member or the fire-resistance rating of any part of the building or structure and are approved by the Building Official.

107.7 Fire Resistance

Fire resistance elements for additions shall comply with those of the currently adopted code. Fire resistance elements for alterations and repairs may comply with the code under which the building was originally constructed with approval by the Building Official.

107.8 Stairways

An alteration or the replacement of an existing stairway in an existing structure shall be required to comply with the requirements of a new stairway in accordance with the currently adopted code except where the existing space and construction will not allow a reduction in pitch or slope.

107.9 Glass Replacement

The installation or replacement of glass shall be as required for new installations.

107.10 Accessibility

107.10.1 Scope

The provisions of this section shall apply to maintenance, change of occupancy, additions and alterations to existing buildings, including those identified as historic buildings.

107.10.2 Change of Occupancy

Existing buildings, or portions thereof, that undergo a change of group or occupancy shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with the currently adopted code.
4. Accessible parking, where parking is being provided.
5. At least one accessible passenger loading zone, when loading zones are provided.
6. At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.

Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible. Change of group or occupancy that incorporates any alterations or additions shall comply with this Code.

107.10.3 Maintenance of Facilities

A building, facility or element that is constructed or altered to be accessible shall maintain such accessibility during occupancy.

107.10.4 Extent of Application

An alteration of an existing element, space or area of a building or facility shall not impose a requirement for greater accessibility than that which would be required for new construction. Alterations shall not reduce or have the effect of reducing accessibility of a building, portion of a building or facility.

107.11 Additions

Provisions for new construction shall apply to additions.

107.12 Alterations

A building, facility or element that is altered shall comply with the applicable provisions of the current codes, unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible.

107.13 Standards

Additional standards shall apply to the alteration, repair, issuance of a Certificate of Business Occupancy or addition of certain existing buildings or structures other than one- and two-family dwellings, or any appurtenances connected or attached to such buildings or structures as defined below:

All existing assembly uses with fixed seating, intended for the production and viewing of the performing arts or motion pictures, food and/or drink consumption, worship, recreation or amusement viewing of indoor sporting events and activities with spectator seating, and residential occupancies containing sleeping units where the occupants are primarily transient in nature, including boarding houses, hotels and motels (A-1, A-2, A-4 and R-1).

107.13.1 Compliance

The following additional safety standards for certain existing buildings are intended to provide a minimum level of fire and life safety protection:

EMERGENCY LIGHTING - Exit corridors and exits shall be illuminated at all times the building is occupied.

EXIT FACILITIES

1. All existing stairs and exit facilities shall meet the applicable standards in the applicable code at the time of building construction.
2. Corridor protection. Walls of corridors shall be of not less than required by the current code, or it shall be demonstrated to the satisfaction of the Building Official that there could be alternate construction, materials or other measures taken to provide reasonable life-safety protection.

EXIT SIGN ILLUMINATION - Exit signs shall meet the requirements of the currently adopted code.

SMOKE DETECTORS - Each guest room shall be provided with an approved smoke detector in accordance with the provisions of the currently adopted code.

AIR SUPPLY TO GUEST ROOMS - Every ventilation cooling or heating system which serves guest rooms or dwelling units shall conform to the currently adopted mechanical code. It is unlawful to supply air to a guest room or dwelling unit from an exit corridor.

AUTOMATIC SPRINKLER SYSTEM - All exit corridors and rooms shall be protected by an approved automatic sprinkler system in accordance with the provisions of the current code.

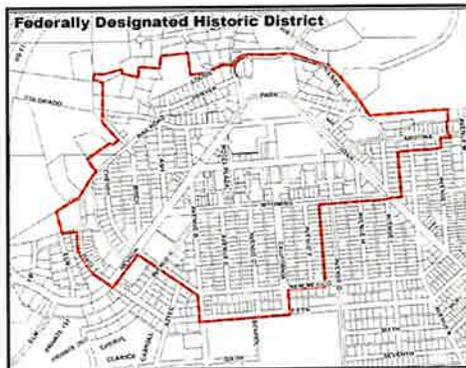
ALARM SYSTEM - All buildings and structures shall be protected by an approved manual, automatic or manual/automatic fire alarm system installed in accordance with the provisions of current codes.

GROUND FAULT CIRCUIT INTERRUPTORS (GFCI) - Electrical receptacles and fixtures serving areas specified in the currently adopted National Electrical Code and local amendments shall be as required in the currently adopted code and amendments.

107.14 Historic Buildings

The provisions of this Code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy may not be mandatory for historic buildings where such buildings are judged by the Building Official to not constitute a distinct life safety hazard.

HISTORIC BUILDING DEFINITION - Any building that was constructed prior to 1951 and is located within the boundaries of the Federally Designated Historic District as shown below.



SECTION 108 CONSTRUCTION DOCUMENTS

108.1 Submittal Documents

Construction documents, special inspection and structural observation programs, and other data shall be submitted in two or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional as required by the statutes of the State of Nevada. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception:

1. The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this Code.
2. The Building Official may allow an owner builder to prepare plans for their own personal residence as allowed by Nevada Revised Statute.
3. The Building Official may allow a licensed contractor to prepare plans for work under their control as allowed by Nevada Revised Statute.

108.1.1 Information on Documents

Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this Code and relevant laws, ordinances, rules and regulations, as determined by the Building Official.

108.2 Site Plan

The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The Building Official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

108.3 Examination of Documents

The Building Official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this Code and other pertinent laws or ordinances.

108.4 Approval of Documents

When the Building Official issues a permit, the construction documents shall be approved, in writing or by stamp. One set of construction documents so reviewed shall be retained by the Building Official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the Building Official or a duly authorized representative.

108.5 Design Professional in Responsible Charge

When it is required that documents be prepared by a registered design professional, the Building Official shall be authorized to require the owner to designate a registered design professional who shall act as the registered design professional in responsible charge. The Building Official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building. Where structural observation is required, the inspection program shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur.

108.6 Deferred Submittals

For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Building Official within a specified period. Deferral of any submittal items shall have the prior approval of the Building Official. Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review

them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the Building Official.

108.7 Amended Documents

Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

108.8 Retention of Documents

One set of approved construction documents shall be retained by the Building Official for a period as required by state or local laws. Technical reports, calculations and plans may be required to be retained in an electronic format at the discretion of the Building Official.

SECTION 109 TEMPORARY STRUCTURES AND USES

109.1 General

The Building Official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service.

109.2 Conformance

Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this Code as necessary to ensure the public health, safety and general welfare.

109.3 Temporary Power

The Building Official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed.

109.4 Termination of Approval

The Building Official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 110 FEES

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

Upon presentation of a fully executed Permit Cancellation Letter, a permit may be cancelled. The permit holder must notify the property owner of the cancellation, if the permit holder is not an owner/builder. 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

When plan review is required, a plan review deposit must be provided at the time of submittal. The amount of the deposit shall be equal to the full plan review fee for each specific construction project type. 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.

(G) Expedited Plan Review Fee

All plan review fees for expedited plan review shall be two times the normal building plan review fees, with the exception of commercial grid photovoltaic systems, which shall have a flat expedited plan review fee of \$1,000.

(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 the Plan Review and Inspection Fees section of Table H 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 C, Table D or Table E 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 F of this Code.

(N) Grading Plan Review Fee

The grading plan review fee shall be as set forth in Table G 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 the All Other Miscellaneous Fees section of Table H of this Code.

(P) Plan Review Fee and Expedited 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 the Plan Review and Inspection Fees section of Table H 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 fees imposed by this Code. Limits placed on refunds include:

1. One hundred percent (100%) of the building, mechanical, plumbing and electrical permit fees and any utility connection fees paid will be refunded when no work has commenced under a permit issued in accordance with this Code.
2. One hundred percent (100%) of the plan review fee will be refunded when an application for a permit is withdrawn or canceled before any plan review is conducted. No plan review fees will be refunded when plan review has been conducted on an application and/or permit issued in accordance with this Code.
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.

**SECTION 111
FEE TABLES**

**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

**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.*

TABLE B
SQUARE FOOT CONSTRUCTION COSTS*

Provided courtesy of the International Code Council (Building Valuation Data as of June 2016)

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, general, community 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

***Notes**

1. Private Garages use Utility, miscellaneous
2. Unfinished basements (all use group) = \$15.00 per sq. ft.
3. For shell only buildings deduct 20 percent
4. N.P. = not permitted

**TABLE C
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 (same-for-same only) 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

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 D
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 (same-for-same only) Replacement of 1 – 3 ton unit (12,000 – 36,000 BTU/hr) (no new duct work)	\$35.00
Replacement of 3.5 – 5 ton unit (42,000 – 60,000 BTU/hr) (no new duct work)	\$60.00
Boilers, Condensers and Heat Pumps (each) Replacement of up to 3 HP (up to 100,000 BTU/hr)	\$35.00
Replacement of over 3 HP (over 100,000 BTU/hr)	\$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 E
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
Unit Fee Schedule Water	
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
Gas Piping System (Pressure Test)	\$30.00
Water Heater	
Replacement only, per each unit/tank	\$50.00 (issuance fee included)

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
GRADING/EXCAVATION PERMIT FEES***

Quantity	Fee Calculation
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

**TABLE G
GRADING/EXCAVATION PLAN REVIEW FEES***

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

***Notes**

1. Use Table I for commercial grid renewable energy systems.
2. Boulder City Land Disturbance Fee applies to all grading within city limits unless otherwise exempted by City Council resolution. See Table H for calculation of fees.
3. Total cubic yardage is calculated by adding the excavation (cut) and fill.
4. A tortoise fee *may* be assessed.

**TABLE H
MISCELLANEOUS FEES AND VALUATIONS**

Development Fees	
Fee Type	Fee Amount
Boulder City Land Disturbance Fee	\$100.00 per acre (minimum charge of 1 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
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 ⁹
Transportation Privilege Tax (Commercial Dev.)	\$1.00 per square foot ⁸
Transportation Privilege Tax (Residential Dev.)	\$1,000.00 per house ⁸
Electric Service Installation and Connection Fee (Residential and Commercial)	Up to 200 AMPs - \$2,500 201 to 400 AMPs - \$3,500 401 to 600 AMPs - \$5,000 601 to 800 AMPs - \$6,500 801 to 1200 AMPs - \$7,500 Over 1200 AMPs - \$6.25 / AMP
Sewer Installation and Connection Fees	4" - \$1,800 (residential); \$10,000 (commercial) 6" - \$10,000 (commercial) Over 6" - \$15,000 (commercial)
Water Meter Installation and Connection Fees ¹⁰	¾" - \$7,450 1" - \$13,332 1 ½" - \$25,698 2" - \$74,088
Temporary Electrical Service Fee (Temp Power) ⁵	\$290.00 each permit (\$40 issuance plus \$250.00 utility connection fee)
Utility (Sewer) Fee for Swimming Pool or Spa	\$100.00 each permit
Solar Photovoltaic System Permit	\$260.00 each permit (\$200 permit, \$60 plan review)
Plan Review and Inspection Fees	
Fee Type	Fee Amount
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 Services for Miscellaneous Reviews Performed by Community Development Personnel, Including Revisions	\$45.00 per ½ hour (½ hour min)
Expedited Plan Review Services 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) ⁷	\$60.00 each certificate
Overtime Inspection Fee (Friday/Saturday)	\$90.00 per hour (2 hour min)
Re-inspection Fee	\$90.00 each
Same Day/After Hours Inspection Fee (late call in)	\$90.00 per hour (1 hour min)
Plan Review Services or Inspections for Which No Fee is Specifically Indicated	\$90.00 per hour (1 hour min)

All Other Miscellaneous Fees	
Fee Type	Fee Amount
Amusement Ride or Device Operation Certificate	\$125.00 per ride or device, per year
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
Electronic Media Access Fee (Internet)	\$20.00 per permit
Permit Issuance Fee <i>(all permits)</i>	\$40.00 per permit
Permit Transfer or Cancellation Fee	\$80.00 per transfer/cancellation
Parking of Modular Building	\$50.00 per modular building
Structure Moving Permit Fee	\$200.00 per structure
Temporary Sign for Grand Opening Period (45 Days)	\$40.00 each (1 sign only)
Valuations	
Valuation Type	Valuation Amount
Dwelling (Wood-Framed with A/C)	\$112.65 per square foot ¹
Basement (Finish Existing or Repair Interior R Occupancy Fire Damage)	\$50.00 per square foot ¹
Basement (Unfinished with SFR Above)	\$15.00 per square foot ¹
Room Addition	\$65.00 per square foot ¹
Garage (Attached or Detached)	\$44.63 per square foot ¹
Porch, Patio Cover or Carport (Metal)	\$10.00 per square foot ¹
Porch, Patio Cover or Carport (Wood)	\$20.00 per square foot ¹
Storage Shed (Wood or Steel)	\$20.00 per square foot ¹
Private Swimming Pool and/or Spa	\$90.00 per square foot of surface area ¹
Convert Carport or Covered Patio to Living Space	\$45.00 per square foot ¹
Convert Carport or Living Space to Garage	\$15.00 per square foot ¹
Convert Garage to Living Space	\$35.00 per square foot ¹
CMU Block Fence	\$6.50 per square foot ¹
CMU or Concrete Retaining Wall	\$15.00 per square foot ¹
Ornamental Iron and Chain Link Fence	\$5.00 per square foot ¹
Wood and Vinyl Fence	\$4.00 per square foot ¹
Stucco Exterior of Building	\$3.00 per square foot ¹
Commercial Grid Renewable Energy System Value per megawatt (other than photovoltaic) ^{2, 3, 6}	\$1,000,000 per MW minimum ⁴

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 J for commercial grid photovoltaic systems.
7. Does not apply to home-based businesses.
8. Rate takes effect July 1, 2020. Until July 1, 2020, the residential development fee is \$900 per house and the commercial development fee is \$0.90 per square foot.
9. Minimum residential construction tax fee shall be no less than two hundred fifty dollars (\$250.00) per Municipal Code Title 11, Section 11-42-3.
10. Reference Resolution 6570 for water meter connection fees over 2"

**TABLE I
GRADING/EXCAVATION PERMIT FEES FOR
COMMERCIAL GRID RENEWABLE ENERGY SYSTEMS**

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

***Notes**

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

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

Fee Type	Fee Amount
Permit Issuance	\$40.00
All-Inclusive Permit* <i>(Calculation based on total megawatts)</i>	\$6,000.00 per megawatt (Alternating Current)

***Notes**

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 expedited plan review as part of the plan review fee. If an expedited plan review is required, the fee is \$1,000 per Section 110.2 (G).
6. A separate permit and fees will be required for the following: permanent buildings used for administration, meetings, offices, repair work or storage, operations and maintenance; substation; transmission line; 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 labor and materials, 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.

SECTION 112 INSPECTIONS

112.1 General

Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this Code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

112.2 Preliminary Inspection

Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

112.3 Required Inspections

The Building Official, upon notification, shall make the inspections set forth on the Inspection Record assigned to each permit.

112.3.1 Continuous Dedicated Inspections

In addition to the inspections specified on the Inspection Record, the Building Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this Code and other laws and codes that are enforced by the Building and Safety Division.

1. **General** - A continuous dedicated inspection program may be required at the discretion of the Building Official. The City shall employ a continuous dedicated inspector who shall perform inspections for the types of work specified in the approved construction documents. Any and all costs associated with the dedicated inspection program shall be paid for by the contractor of record or the owner of record of the project.

2. **Dedicated Inspector** - The continuous dedicated inspector shall be a qualified person who shall demonstrate competence to the satisfaction of the Building Official.
3. **Continuous Dedicated Inspection** - The full-time observation of work requiring inspection by a dedicated inspector who is continuously present in the area where the work is being performed shall constitute a continuous dedicated inspection program.
4. **General Report Requirement** - Dedicated inspectors shall keep records of inspections for the Building Official. Such records shall be supplied to the Building Official upon request. Records of inspections shall indicate that work inspected was done in conformance with approved construction documents. Discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the owner, the Registered Design Professional of record and the Building Official in a timely manner. Inspection reports and records of inspections shall be in the form and format supplied by the Building Official.

112.3.2 Special Inspections

As specified by the construction documents and/or required by Chapter 17 of the International Building Code.

112.3.3 Final Inspections

The final inspection shall be made after all work required by the building permit is completed.

112.4 Inspection Agencies

The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

112.5 Inspection Requests

It shall be the duty of the holder of the building permit or their duly authorized agent to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this Code.

112.5.1 Reinspection Fees

Any inspection type for which a reinspection has been conducted two times without a satisfactory completion is subject to a reinspection fee on the third and any subsequent reinspections. The fee will be assessed as stated under the Plan Review and Inspection Fees section of Table H of this Code.

112.6 Approval Required

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. The Building Official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this Code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official.

112.7 Inspection of Existing Buildings

Existing buildings, structures and components such as electrical, plumbing and mechanical not covered by an existing valid permit may be inspected by the Building Official at the owner's or other interested party's request upon payment of an inspection fee based upon the estimated time to perform the inspection. The fee for this inspection shall be as stated under the Plan Review and Inspection Fees section of Table H of this Code. This inspection is only authorized at the discretion of the Building Official.

Inspections for the issuance of a Certificate of Business Occupancy shall be made only after all other agency and jurisdictional inspections are complete and the fee designated under the Plan Review and Inspection Fees section of Table H of this Code has been paid.

**SECTION 113
OCCUPANCY AUTHORIZATION****113.1 Certificate of Occupancy**

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy therefore as provided herein. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.

113.2 Certificate of Business Occupancy

No business shall be allowed to operate in an existing building or space until the Building Official has issued a Certificate of Business Occupancy. The Certificate of Business Occupancy will only be issued once the Building Official is satisfied that the business is in compliance with all adopted codes and an inspection has been made for verification of compliance to all codes.

113.2.1 Time Limitation of Certificate of Business Occupancy

The Certificate of Business Occupancy will be valid until there is a change in business use, ownership or location. Any new tenants (i.e., real estate agents, hairdressers, massage therapists, etc.) who intend to occupy space in an existing business will not require a separate site inspection, but will be issued a separate Certificate of Business Occupancy.

113.3 Certificate of Completion

A building or structure which is constructed as a "shell" and not intended for occupancy until a Certificate of Occupancy is issued by the Building Official may be issued a Certificate of Completion. A Certificate of Completion may also be requested by the permit applicant for other permitted projects.

113.4 Certificate Issued

As a condition of issuance, the Building Official may require all permit related documents such as technical reports, calculations and plans to be provided to the Building Official in an electronic format. After the Building Official inspects the building or structure and finds no violations of the provisions of this Code or other laws that are enforced by the Building and Safety Division, as well as the Planning and Zoning Division, Fire Department and Public Works Department, as applicable, the Building Official shall issue a Certificate that may contain the following:

1. The building permit number
2. The address of the structure
3. The name and address of the owner
4. A description of that portion of the structure for which the certificate is issued
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this Code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified
6. The name of the Building Official
7. The edition of the code under which the permit was issued
8. The use and occupancy
9. The type of construction
10. The design occupant load
11. If an automatic sprinkler system is provided, whether the sprinkler system is required
12. Any special stipulations and conditions of the building permit

113.5 Temporary Occupancy

The Building Official is authorized to issue a Temporary Certificate of Occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The Building Official shall set a time period during which the temporary Certificate of Occupancy is valid.

113.6 Revocation

The Building Official is authorized to, in writing, suspend or revoke a Certificate of Occupancy, Certificate of Business Occupancy or a Certificate of Completion issued under the provisions of this Code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this Code.

SECTION 114 SERVICE UTILITIES

114.1 Connection of Service Utilities

No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this Code for which a permit is required, until released by the Building Official.

114.2 Temporary Connection

The Building Official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

114.3 Authority to Disconnect Service Utilities

1. **Emergency** - The Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system therein regulated by this Code and the technical codes referenced in case of emergency, where necessary, to eliminate an immediate hazard to life or property. The Building Official shall notify the serving utility, and wherever possible, the owner and occupant of the building, structure or service system, of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.
2. **Non-Emergency** - The Building Official shall have the authority to disconnect any utility service or energy supplied to a building, structure or system therein regulated by this Code or the technical codes where notification has been provided and where one or more codes are believed to be in violation.

Disconnection of utilities is authorized where an electric or natural gas service has been connected to a building, structure, mobile home, trailer or recreational vehicle which has not been approved for occupancy or operation at that site; or, where a permit for temporary power has expired and the electrical connection is still in use.

A. **Notification.** The Building Official shall issue a notice and order directed to the owner of the building, structure, mobile home, trailer or recreational vehicle and the occupant thereof by personal service or certified mail (return receipt) and posting the entrance of such building, structure, mobile home, trailer or recreational vehicle. If the Building Official is unable to notify the owner or occupant by personal service or certified mail, the posting of the entrance of such building, structure, mobile home, trailer or recreational vehicle shall be considered proper and sufficient notification. The notice and order shall contain:

- 1) The street address and a legal description sufficient for identification of the premises upon which the building or structure is located.
- 2) A statement that the Building Official has determined one or more codes (to be specified in detail) to be in violation therein and that disconnection of utility service(s) or energy connections is authorized by the Code.

114.4 Connections After Order to Disconnect

No person shall make connections from any energy, fuel or power supply nor supply energy or fuel to any building service equipment which has been disconnected or ordered to be disconnected by the Building Official or the use of which has been ordered to be discontinued by the Building Official until the Building Official authorizes the reconnection and use of such equipment.

SECTION 115 APPEAL OF BUILDING OFFICIAL DECISION

115.1 Authority

All appeals of Building Official decisions including orders, decisions and determinations related to this Code shall be heard by the Planning Commission upon written request of an applicant.

115.2 Limitations on Authority

An application for appeal shall be based on a claim that the true intent of this Code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equally good or better form of construction is proposed. The Planning Commission shall have no authority to waive requirements of this Code.

SECTION 116 VIOLATIONS

116.1 Unlawful Acts

It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this Code, or cause same to be done, in conflict with or in violation of any of the provisions of this Code.

116.2 Notice of Violation

The Building Official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this Code, or in violation of a permit or certificate issued under the provisions of this Code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

116.3 Prosecution of Violation

If the notice of violation is not complied with promptly, the Building Official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this Code or of the order or direction made pursuant thereto.

116.4 Violation Penalties

Any person who violates a provision of this Code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, shall be subject to penalties as prescribed by law.

SECTION 117 STOP WORK ORDER

117.1 Authority

Whenever the Building Official finds any work regulated by this Code being performed in a manner either contrary to the provisions of this Code or the technical codes, or to a permit issued, or to other pertinent laws or regulations, or is declared unsafe, the Building Official is authorized to issue a stop work order.

117.2 Issuance

The stop work order shall be in writing and shall be served upon the owner of the property involved, or to the owner's agent, or to the persons doing or causing such work to be done. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume. Upon issuance of a stop work order, all persons shall immediately cease such work until authorized by the Building Official to proceed with the work.

117.3 Unlawful Continuance

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 118 UNSAFE STRUCTURES AND EQUIPMENT

118.1 Conditions

Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the Building Official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

118.2 Record

The Building Official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

118.3 Notice

If an unsafe condition is found, the Building Official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the Building Official acceptance or rejection of the terms of the order. No person shall use or maintain the structure or existing equipment after receiving such notice.

118.4 Method of Service

Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

118.5 Restoration

The structure or equipment determined to be unsafe by the Building Official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of Section 106.2.2 of this Code and Chapter 34 of the International Existing Building Code.

118.6 Abatement of Dangerous Buildings**118.6.1 General**

The Building Official shall order the owner of any premises upon which is located any structure that in the Building Official's judgment is so dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary, or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure.

118.6.2 Notices and Orders

All notices and orders shall comply with Section 105.3 of this Code.

118.6.3 Failure to Comply

If the owner of a premises fails to comply with a demolition order within the time prescribed, the Building Official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

SECTION 119 FIRE SPRINKLERS

119.1 Required Installations

119.1.1 General

An automatic fire extinguishing system shall be installed in the occupancies and locations as set forth in the -currently adopted International Fire Code and Section R313.2 of the Southern Nevada Amendments to the International Residential Code for one- and two-family dwellings.

119.1.2 Additional Local Requirements

An automatic sprinkler system shall be provided throughout all buildings where an R occupancy is accessory to any other occupancy in the same building and separation shall be a minimum of a one hour fire-resistance-rated assembly.

Exception:

An automatic fire sprinkler system may not be required for additions or alterations to existing buildings that are not already provided with an automatic sprinkler system at the option of the Fire Chief.

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SECTION 120 RENEWABLE ENERGY

120.1 Permits Required for Electrical Generation Facilities

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move or demolish an electrical generation facility located within the City of Boulder City shall first make application to the Building Official and obtain the required permit.

Exception:

A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of Nevada public service agencies by established right. Buildings and supporting structures accessory to such equipment may be exempt as determined by the Building Official.

120.2 Privately Owned Electrical Generation Facilities

A permit shall be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of privately owned entities. A continuous dedicated inspection program as per Section 112.3.1 of this Code may be required at the discretion of the Building Official. Buildings and supporting structures accessory to such equipment also require the proper permits.

Exception:

Components of a proprietary design may be exempt from inspections and fees as determined by the Building Official.

SECTION 121 AMUSEMENT RIDES AND DEVICES

121.1 Scope

The provisions of this Code shall apply to all amusement rides and devices that are erected or installed for a period of 30 days or longer.

121.2 Definitions

AMUSEMENT RIDE is any ride, device, building or structure which is put to public use and is used for human entertainment, enjoyment or transportation of people, whether moving or stationary, or a structure which causes a medium to be moved to transport passengers. The final determination concerning whether or not a ride, device, building or structure shall be classified as an "amusement ride" is within the discretion of the Building Official.

APPROVED AGENCY is an independent special inspection agency approved by the Building Official for amusement ride inspections.

APPROVED CERTIFICATION REPORT is a report provided by an approved agency that all testing and inspections are complete and approved.

OPERATION CERTIFICATE is a certificate issued by the Building and Safety Division on an annual basis certifying the ride or device has been inspected and found to be in compliance with the Operation and Maintenance Manual and other requirements of the various adopted codes.

OPERATION AND MAINTENANCE MANUAL is a manual approved by the Building Official regarding procedures for the owner/operator to follow to ensure proper maintenance and safe operation of the ride or device.

OWNER/OPERATOR is the person who has supervisory custody of a ride or device.

PROHIBITED USE NOTICE is the written notice or placard issued by the Building and Safety Division regarding noncompliance with the requirements of certification, installation, inspection or operation of the ride or device.

121.3 Permits and Operation Certificate

No ride or device shall be constructed or installed without a valid permit. No ride or device shall be operated without a valid Operation Certificate.

121.4 Standards on Amusement Rides and Devices

The document authored by the American Society for Testing and Materials (ASTM) known as "ASTM Standards on Amusement Rides and Devices" is hereby adopted by reference and made a part of this Code, a copy of which is on file for public review at the office of the Building Official.

The document authored by the Association for Challenge Course Technology (ACCT) known as the 8th Edition ACCT Standards for Challenge Courses and Canopy/Zip Line Tours is hereby used as a reference, a copy of which is on file at the office of the Building Official.

121.5 Operation Certificate Expiration and Renewal

All Operation Certificates expire after a period of 365 days from the date of issuance. Renewal is mandatory for the ride or device to remain in operation. Renewal of the Operation Certificate requires an inspection performed by an approved agency and an Approved Certification Report with final approval by the Building Official.

121.6 Operation Certificate and Fee

The fee for the Operation Certificate is established under the All Other Miscellaneous Fees section of Table H of this Code. The Operation Certificate fee must be paid in full and the certificate must be posted in plain view of all persons using the ride or device.

121.7 Operation Certificate Revocation

Should a dangerous condition or a deviation from the Operation and Maintenance Manual be brought to the attention of the Building Official, then the Building Official, at his discretion, may declare the ride or device unsafe by the posting of a Prohibited Use Notice and may declare the Operation Certificate as being null and void.

121.8 Failure to Comply with Section 121

No ride or device shall be operated without a valid Operation Certificate and an approved Operation and Maintenance Manual. If a ride or device is found to be in violation of this provision, then a Prohibited Use Notice will be issued to the owner/operator and the ride or device must cease all functions and be closed to the general public.

SECTION 122 MANUFACTURED HOUSING

122.1 Permits Required for Manufactured Housing

The following types of work associated with manufactured housing require a building permit from the City of Boulder City:

- The construction, alteration, or modification of detached structures accessory to manufactured homes, on the same lot, in excess of 120 square feet.
- Continuous footings for the support of manufactured housing. This is applicable for conversions to real property and standard setup for skirting, foundation support and enclosure.
- The construction and attachment of awnings and carports whose live load is more than 20 pounds per square foot. Such structures shall not be attached to a manufactured home or mobile home, except for flashing for waterproofing.
- For new single family homes on residential lots, connection to all public utilities will be permitted and inspection by Building and Safety Division staff.

The following types of work associated with manufactured housing shall be permitted and inspected by the State of Nevada Manufactured Housing Division of the Department of Business and Industry:

- The replacement of water heaters and air conditioning equipment.
- Utility hookups (sewer, gas and electric to existing pedestals) of moved structures to existing spaces in mobile home parks.
- Attachments of light weight metallic structures (awnings, carports, steps and porches).