

Title 5 - BUILDING REGULATIONS

Chapter 1 - BUILDING AND SAFETY DIVISION ADMINISTRATIVE CODE

5-1-1. - ADOPTION.

- A. That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the "Building and Safety Division Administrative Code, 202620", together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted in its entirety and incorporated herein, and made part hereof as if it were fully set forth herein.
- B. The provisions of this chapter shall serve as the governing rules and regulations for the administration, organization and enforcement of the building code of the city.

(Ord. 1580, § 1, 3-14-2017, eff. 4-6-2017; Ord. 1589, 5-23-2017, eff. 6-15-2017; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-1-2. - SHORT TITLE.

This chapter shall be known as the *BOULDER CITY BUILDING AND SAFETY DIVISION ADMINISTRATIVE CODE, 202620 EDITION*.

(Ord. 1580, § 1, 3-14-2017, eff. 4-6-2017; Ord. 1589, 5-23-2017, eff. 6-15-2017; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-1-3. - FEES.

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

(Ord. 1589, 5-23-2017, eff. 6-15-2017; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-1-4. - EFFECTIVE DATE.

This chapter shall be effective as of ~~June 8, 2026~~, August 3, 2020.

(Ord. 1580, § 1, 3-14-2017, eff. 4-6-2017; Ord. 1589, 5-23-2017, eff. 6-15-2017; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

Chapter 2 - BUILDING CODE

5-2-1. - ADOPTION.

- A. That certain documents, copies of which are on file in the office of the building official, being marked and designated as the International Residential Code 20~~2418~~ edition (IRC), the International Building Code 20~~2418~~ edition (IBC), and the International Existing Building Code 20~~18~~ edition (IEBC), published by the International Code Council, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, are hereby adopted and made part of this chapter, the same as if they were fully set forth herein, except as amended by this chapter.
- B. That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the Southern Nevada Amendments to the 20~~2418~~ IRC, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- C. That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the Southern Nevada Amendments to the 20~~2418~~ IBC, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- D. That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the Southern Nevada Amendments to the 20~~2418~~ IEBC, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- E. In the event there is a conflict between this title and the 20~~2418~~-IRC, the 20~~2418~~ IBC and/or the 20~~2418~~ IEBC and/or the Southern Nevada Amendments to the 20~~2418~~ IRC, the 20~~2418~~ IBC and/or the 20~~2418~~ IEBC, or a substantive difference in the meanings of wording included in a topic or subject area common to all seven (7) documents, the wording of this document shall supersede the 20~~2418~~ IRC, the 20~~2418~~ IBC and/or the 20~~2418~~ IEBC and/or the Southern Nevada Amendments to the 20~~2418~~ IRC, the 20~~2418~~ IBC and/or the 20~~2418~~ IEBC and govern.
- F. In the event there is a conflict between the Southern Nevada Amendments to the 20~~2418~~ IRC, the 20~~2418~~ IBC and/or the 20~~2418~~ IEBC and the 20~~2418~~ IRC, the 20~~2418~~ IBC and/or the 20~~2418~~ IEBC, or a substantive difference in the meanings of wording included in a topic or subject area common to all six (6) documents, the wording of the Southern Nevada Amendments to the 20~~2418~~ IRC, the 20~~2418~~ IBC and/or the 20~~2418~~ IEBC shall supersede the 20~~2418~~ IRC, the 20~~2418~~ IBC and/or the 20~~2418~~ IEBC and govern.

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(Ord. 1503, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-2-2. - ADMINISTRATIVE PROVISIONS.

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

(Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-2-3. - SHORT TITLE.

This chapter shall be known as the *BOULDER CITY BUILDING CODE, 2024+8 EDITION*.

(Ord. 1503, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-2-4. - ANIMAL SHELTERS, FENCES.

Notwithstanding the provisions of the 2024+8 IRC, the 2024+8 IBC and the 2024+8 IEBC building codes referenced in section 5-2-1 of this chapter, the following standards shall also apply in any zone allowing the keeping of animals or livestock, for accessory buildings used for the shelter of any animals or livestock and for fences:

A. *Accessory Buildings.*

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

B. *Fences.*

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

- C. *Location Of Accessory Buildings And Enclosures Except For CO Zone.* Buildings used for the keeping or sheltering of animals shall not be permitted within one hundred feet (100') of the front property line, or within twenty-five feet (25') of any side property line, nor five feet (5') of

the rear property line or within forty feet (40') of any building used as a dwelling. No corral enclosure for containing animals shall be located within fifty feet (50') of the front property line or within five feet (5') of any side or rear property line. Each such enclosure shall contain not less than one thousand two hundred (1,200) square feet for each animal kept within.

(Ord. 1503, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-2-5. - RESIDENTIAL FIRE SPRINKLERS.

Notwithstanding the provisions of the 202418 IRC referenced in section 5-2-1 of this chapter, section R313.2 of the Southern Nevada Amendments to the 202418 IRC shall be enforced upon one- and two- family dwellings where the living space of the building exceeds five thousand (5,000) square feet in area.

(Ord. 1503, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-2-6. - EFFECTIVE DATE.

This chapter shall be effective as of ~~June 8, 2026~~ January 14, 2021. All applications for building permits prior to the effective date shall have the option, at the applicant's discretion, to apply for a building permit under this code or the 20182 IBC, or the 20182 IRC. ~~This option shall be extended to new single-family home permits for the Boulder Hills Estates Subdivision.~~

(Ord. 1503, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

Chapter 3 - ELECTRICAL CODE

5-3-1. - ADOPTION.

- A. That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the National Electrical Code 202317 edition (NEC), published by the National Fire Protection Association and approved by the American National Standards Institute (ANSI), together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- B. That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the Southern Nevada Amendments to the 202317 NEC, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.

C. In the event there is a conflict between this title and the 202317 NEC and/or the Southern Nevada Amendments to the 202317 NEC, or a substantive difference in the meanings of wording included in a topic or subject area common to all three (3) documents, the wording of this document shall supersede the 202317 NEC and/or the Southern Nevada Amendments to the 202317 NEC and govern.

D. In the event there is a conflict between the Southern Nevada Amendments to the 202317 NEC and the 202317 NEC, or a substantive difference in the meanings of wording included in a topic or subject area common to both documents, the wording of the Southern Nevada Amendments to the 202317 NEC shall supersede the 202317 NEC and govern.

(Ord. 1504, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-3-2. - ADMINISTRATIVE PROVISIONS.

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

(Ord. 1504, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-3-3. - SHORT TITLE.

This chapter shall be known as the *BOULDER CITY ELECTRICAL CODE, 202317 EDITION.*

(Ord. 1504, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-3-4. - AMENDMENTS.

Certain provisions of the 202317 NEC and the Southern Nevada Amendments to the 202317 NEC adopted in section 5-3-1 of this chapter, are hereby deleted, amended, repealed or added to as follows:

Add a new article 230-67 to read:

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

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

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

(Ord. 1504, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-3-5. - ABBREVIATIONS AND DEFINITIONS.

For the purpose of these provisions, certain terms, phrases, words and their derivatives shall be construed as specified in this section. Where terms are not defined, they shall have their ordinary meanings within the context with which they are used. Words used in the masculine gender include the feminine and the feminine the masculine.

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

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

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

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

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

(Ord. 1504, 8-27-2013, eff. 9-19-2013; Ord. 1649, ex. A, 7-14-2020, eff. 8-6-2020)

5-3-6. - ENFORCEMENT.

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

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

(Ord. 1504, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

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

A. *Permit Requirements.*

1. *General.* No wiring shall be installed or laid out for any lights, power, heating devices, or any apparatus which generates, transmits, transforms or utilizes any electricity, including private telephone systems, nor shall any alteration or addition be made in existing wiring without securing a permit therefor; provided, however, that no permit shall be required for service work or change outs up to the first means of disconnect, in single-family dwellings only, of existing air conditioning/heating units which have identical ampacity requirements. Permit applications must describe the proposed work and shall be made in writing by the person, firm or other entity that will do the work. The application must identify the work location by street and address number, and the permit shall be valid only for that location.
2. *Drawings.* Each application for a permit to install electrical wiring in a building or structure must have attached thereto drawings showing the electrical layout, including the wire apparatus and load calculations. The building official may waive the requirement for drawings and/or load calculations for small, insignificant structures or additions.

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

C. *Master Electrician And Qualified Individual.* A master electrician and qualified individual (QI) are individuals who have demonstrated competency to lay out, inspect, install and supervise all aspects of electrical work in one or more categories of the field. The term "master" shall be

considered generic to include master neon electricians, master electricians and master technicians who were certified under the joint board of electrical examiners of Clark County program prior to July 1, 1985.

1. *Supervision And Inspection.* The master or QI is responsible to supervise and inspect the work to be performed pursuant to the scope of the permit and the approved plans and verify that said work shall meet the requirements of this code, and to ensure that the work is installed in a good workmanlike manner. The master or QI is responsible to the city for conformance with the requirements of this code and other applicable standards and requirements.
2. *Plan/Calculation Preparation.* When plans and calculations have been required pursuant to this code or other building related code and are not done by an electrical engineer who is responsible for the work, the master or QI is responsible for the correctness of the calculation and design in conformance to the electrical code of the city. This includes all work provided for review by the city prior to issuance of a permit or provided for approval of a change to approved plans. Electrical plans shall be prepared only by one or more of the following: an electrical engineer registered by the state, an architect registered by the state, a residential designer registered by the state and limited pursuant to Nevada Revised Statutes chapter 623, a master, a QI or a competent owner/builder limited pursuant to Nevada Revised Statutes chapter 623. All plans must be stamped, signed and dated by the individual responsible for the design.
3. *System Pretesting Required.* It is the responsibility of the master or QI to ensure that all required life safety systems provided in a building (i.e., fire alarms, duct detector devices, voice alarm/paging systems and other electrical systems) are pretested and in working order prior to making inspection requests to the city.
4. *Certification.* A certification issued by a third party independent agency in compliance with the following standards and maintained in current standing by renewal of certification shall be recognized by the city as meeting the technical requirements inherent in the duties of a master or QI stated above:
 - a. A master electrician, master neon electrician or master technician who was previously tested and certified under the joint board of electrical examiners of Clark County program prior to July 1, 1985.
 - b. A qualified individual who, after July 1, 1985, has taken and passed the qualification examination of the state contractor's board (or their authorized third party testing agency) for one or more categories of electrical contracting.

The city accepts a QI who has been tested and certified by the state contractor's board as being competent to perform duties equivalent to any or all functions of masters identified in the electrical code of the city to the extent of this qualification. This means that a qualified

individual must be verified as competent in the specific area of electrical work related to the scope of the work requested in the permit.

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

(Ord. 1504, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

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

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

(Ord. 1504, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-3-9. - VIOLATION AND PENALTIES.

- A. *Violation.* It shall be unlawful for any person, firm or corporation to erect, install, alter, repair, relocate, add to, replace, use or maintain electrical installation or electrical fixtures in this jurisdiction, or cause the same to be done, contrary to or in violation of any of the provisions of

this code. Maintenance of an electrical installation or electrical fixtures which was unlawful at the time it was installed and which would be unlawful under this code if installed after the effective date hereof, shall constitute a continuing violation of this code.

- B. *Penalty.* Any person, firm or corporation violating any provisions of this code shall be subject to the penalties as delineated in title 1, chapter 4 of this code.

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

5-3-10. - EFFECTIVE DATE.

This chapter shall be effective as of ~~June 8, 2026~~ ~~January 14, 2021~~. All applications for building permits prior to the effective date shall have the option, at the applicant's discretion, to apply for a building permit under this code or the 2017¹ NEC. ~~This option shall be extended to new single-family home permits for the Boulder Hills Estates Subdivision.~~

(Ord. 1504, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

Chapter 4 - PLUMBING CODE

5-4-1. - ADOPTION.

- A. That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the Uniform Plumbing Code 20~~2418~~ edition (UPC), published by the International Association of Plumbing and Mechanical Officials, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- B. That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the Southern Nevada Amendments to the 20~~2418~~ UPC, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- C. In the event there is a conflict between this title and the 20~~2418~~ UPC and/or the Southern Nevada Amendments to the 20~~2418~~ UPC, or a substantive difference in the meanings of wording included in a topic or subject area common to all three (3) documents, the wording of this document shall supersede the 20~~2418~~ UPC and/or the Southern Nevada Amendments to the 20~~2418~~ UPC and govern.
- D. In the event there is a conflict between the Southern Nevada Amendments to the 20~~2418~~ UPC and the 20~~2418~~ UPC, or a substantive difference in the meanings of wording included in a topic or subject area common to both documents, the wording of the Southern Nevada Amendments to

the 202418 UPC shall supersede the 202418 UPC and govern.

(Ord. 1505, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-4-2. - ADMINISTRATIVE PROVISIONS.

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

(Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-4-3. - SHORT TITLE.

This chapter shall be known as the *BOULDER CITY PLUMBING CODE, 202418 EDITION*.

(Ord. 1505, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-4-4. - AMENDMENTS.

Certain provisions of the 202418 UPC and the Southern Nevada Amendments to the 202418 UPC adopted in section 5-4-1 of this chapter, are hereby deleted, amended, repealed or added to as follows:

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

401.2.1 WaterSense Program. Each new, remodel or replacement of plumbing fixtures in residential or commercial buildings or structures shall incorporate fixtures that are certified by the WaterSense program established by the United States Environment Protection Agency. If a certified fixture does not exist, the fixture shall meet the following minimal standards for plumbing fixtures:

- (A) A toilet fixture shall not be installed unless its consumption of water does not exceed 1.28 gallons per flush. For toilet fixtures installed in commercial buildings or structures, the minimum rate of consumption shall be 1.0 gallons per flush.
- (B) A shower apparatus which uses more than 2.0 gallons of water per minute shall not be installed unless it is equipped with a device to reduce water consumption to 2.0 gallons of water or less per minute.
- (C) Each faucet installed in a residential lavatory shall not allow water to flow at a rate greater than 1.5 gallons per minute. A residential kitchen faucet shall not allow water to flow at a rate greater than 1.8 gallons per minute when not equipped with a side sprayer and 2.2 gallons per minute when equipped with a side sprayer.
- (D)

Each faucet installed in a transient public lavatory, as defined in section 407.4 of the 202418 Uniform Plumbing Code, shall contain a mechanism which closes the faucet automatically after a maximum of 0.25 gallons of water have flowed through the faucet. Multiple faucets that are activated from a single point shall not be installed. Faucets installed in a nonpublic accessory use may meet a 2.0 gallons per minute standard.

- (E) A urinal which uses water shall not be installed unless its consumption of water does not exceed 0.5 gallon per flush.
- (F) A toilet or urinal which employs a timing device or other mechanism to flush periodically, irrespective of demand, shall not be installed.
- (G) Evaporative cooling systems and all fountains, waterfalls and other decorative water-using facilities shall be equipped with approved water recycling or reuse systems. Exception: Misting systems for cooling of people in outdoor areas or in spaces exposed to the outdoors need not recycle their water.
- (H) Pre-rinse spray valves shall not allow water flow at a rate of
 1. One gallon per minute at less than or equal to 5.0 ounces-force;
 2. 1.2 gallons per minute at greater than 5.0 ounces-force and less than or equal to 8 ounces-force; or
 3. 1.28 gallons per minute at greater than 8 ounces-force.

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

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

(Ord. 1505, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020; Ord. 1659, exh. A, 3-23-2021, eff. 4-15-2021)

5-4-5. - EFFECTIVE DATE.

This chapter shall be effective as of ~~June 8, 2026~~ ~~January 14, 2021~~. All applications for building permits prior to the effective date shall have the option, at the applicant's discretion, to apply for a building permit under this code or the 202418 UPC. ~~This option shall be extended to new single-family home permits for the Boulder Hills Estates Subdivision.~~

(Ord. 1505, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

Chapter 5 - MECHANICAL CODE

5-5-1. - ADOPTION.

- A. That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the Uniform Mechanical Code 20~~2418~~ edition (UMC), published by the International Association of Plumbing and Mechanical Officials, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- B. That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the Southern Nevada Amendments to the 20~~2418~~ UMC, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- C. In the event there is a conflict between this title and the 20~~2418~~ UMC and/or the Southern Nevada Amendments to the 20~~2418~~ UMC, or a substantive difference in the meanings of wording included in a topic or subject area common to all three (3) documents, the wording of this document shall supersede the 20~~2418~~ UMC and/or the Southern Nevada Amendments to the 20~~2418~~ UMC and govern.
- D. In the event there is a conflict between the Southern Nevada Amendments to the 20~~2418~~ UMC and the 20~~2418~~ UMC, or a substantive difference in the meanings of wording included in a topic or subject area common to both documents, the wording of the Southern Nevada Amendments to the 20~~2418~~ UMC shall supersede the 20~~2418~~ UMC and govern.

(Ord. 1506, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-5-2. - ADMINISTRATIVE PROVISIONS.

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

(Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-5-3. - SHORT TITLE.

This chapter shall be known as the *BOULDER CITY MECHANICAL CODE, 20~~2418~~ EDITION.*

(Ord. 1506, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-5-4. - EFFECTIVE DATE.

This chapter shall be effective as of ~~June 8, 2026~~ ~~January 14, 2021~~. All applications for building permits prior to the effective date shall have the option, at the applicant's discretion, to apply for a building permit under this code or the 202418 UMC. ~~This option shall be extended to new single-family home permits for the Boulder Hills Estates Subdivision.~~

(Ord. 1506, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

Chapter 6 - SWIMMING POOL CODE

5-6-1. - ADOPTION.

- A. That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the International Swimming Pool and Spa Code 202418 edition (ISPSC), published by the International Code Council, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- B. That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the Southern Nevada Amendments to the 202418 ISPSC, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- C. In the event there is a conflict between this title and the 202418 ISPSC and/or the Southern Nevada Amendments to the 202418 ISPSC, or a substantive difference in the meanings of wording included in a topic or subject area common to all three (3) documents, the wording of this document shall supersede the 202418 ISPSC and/or the Southern Nevada Amendments to the 202418 ISPSC and govern.
- D. In the event there is a conflict between the Southern Nevada Amendments to the 202418 ISPSC and the 202418 ISPSC, or a substantive difference in the meanings of wording included in a topic or subject area common to both documents, the wording of the Southern Nevada Amendments to the 202418 ISPSC shall supersede the 202418 ISPSC and govern.

(Ord. 1507, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-6-2. - ADMINISTRATIVE PROVISIONS.

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

(Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-6-3. - SHORT TITLE.

This chapter shall be known as the *BOULDER CITY SWIMMING POOL CODE, 2024+8 EDITION*.

(Ord. 1507, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-6-4. - POOL SIZE LIMITS.

Effective ~~January 1, 2023~~ June 8, 2026, all newly constructed swimming pools must meet the following condition: the combined total surface area of all pools, spas and/or outdoor water features at a single-family residential property cannot exceed 600 square feet in surface area.

(Ord. 1507, 8-27-2013, eff. 9-19-2013; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020; Ord. 1682, exh. A, 8-23-2022, eff. 9-15-2022)

5-6-5. - SEWER CLEANOUT.

Sewer cleanout must be identified on the property for the future draining of swimming pool water for new swimming pool installations.

(Ord. 1682, exh. A, 8-23-2022, eff. 9-15-2022)

Chapter 7 - ABATEMENT CODE FOR DANGEROUS BUILDINGS

5-7-1. - ADOPTION.

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

(Ord. 1230, 9-14-2004, eff. 10-6-2004; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

Chapter 9 - ENERGY CONSERVATION CODE

5-9-1. - ADOPTION.

- A. That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the International Energy Conservation Code 202418 edition (IECC), published by the International Code Council, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- B. That a certain document, a copy of which is on file in the office of the building official, being marked and designated as the Southern Nevada Amendments to the 202418 IECC, together with all tables of contents, definitions, articles, tables, indexes, examples and appendices, is hereby adopted and made part of this chapter, the same as if it were fully set forth herein, except as amended by this chapter.
- C. In the event there is a conflict between this title and the 202418 IECC and/or the Southern Nevada Amendments to the 202418 IECC, or a substantive difference in the meanings of wording included in a topic or subject area common to all three (3) documents, the wording of this document shall supersede the 202418 IECC and/or the Southern Nevada Amendments to the 202418 IECC and govern.
- D. In the event there is a conflict between the Southern Nevada Amendments to the 202418 IECC and the 202418 IECC, or a substantive difference in the meanings of wording included in a topic or subject area common to both documents, the wording of the Southern Nevada Amendments to the 202418 IECC shall supersede the 202418 IECC and govern.

(Ord. 1442, 6-14-2011, eff. 7-7-2011; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-9-2. - ADMINISTRATIVE PROVISIONS.

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

(Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-9-3. - SHORT TITLE.

This chapter shall be known as the *BOULDER CITY ENERGY CONSERVATION CODE, 202418 EDITION.*

(Ord. 1442, 6-14-2011, eff. 7-7-2011; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

5-9-4. - EFFECTIVE DATE.

This chapter shall be effective as of ~~June 8, 2026~~ ~~January 14, 2021~~. All applications for building permits prior to the effective date shall have the option, at the applicant's discretion, to apply for a building permit under this code or the 2024~~18~~ IECC. This option shall be extended to new single-family home permits for the Boulder Hills Estates Subdivision.

(Ord. 1442, 6-14-2011, eff. 7-7-2011; Ord. 1649, exh. A, 7-14-2020, eff. 8-6-2020)

Chapter 10 - BABY CHANGING TABLES IN PUBLIC BUILDINGS

5-10-1. - REQUIRED.

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

(Ord. 1594, 10-24-2017, eff. 11-16-2017)