

2006 International Building Code Highlights of the General Architectural, Structural & Grading Provisions

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Acronym Guide

- AISC – American Institute of Steel Construction
- ANSI – American National Standards Institute
- AWS – American Welding Society
- CFM – Cubic Feet per Minute
- CPVC – Chlorinated Poly (Vinyl Chloride) >is a thermoplastic pipe and fitting material made with CPVC compounds.
- FCC – Fire Command Center
- GSF – Gross Square Feet
- NAC – Nevada Administrative Code
- NFPA – National Fire Protection Association
- PPM – Parts per Million
- PSF – Pounds per Square Foot
- PSI – Pounds per Square Inch
- SF – Square Feet
- SNBC – Southern Nevada Building Code
- SNBO – So. Nevada Building Officials
- W.C. – Water Column

2006 International Building Code
Highlights of
Architectural Provisions

2006 IBC Chapter 3

- Section 303.1 – Casinos = A-2
- Section 308.3 – Group I-2
 - Deleted 24-hour basis
 - Clarified 5 or fewer patients
- Section 310.1 – Condos & Timeshares = R-2
- Section 311.2 – “Self-Service Storage Facility” = S-2
 - Formerly called “Mini-storage facility”
 - “Self Service Storage Facility” defined in Section 1102.1

2006 IBC Chapter 4

- Section 403 – High-Rise Buildings
 - Section 403.1 – High-Rise = 55 feet
 - NAC 477.283.2(c)
 - Section 403.12 – Stairway Door Operation
 - Doors must unlock simultaneously without unlatching upon (NAC 477.283.2(f):
 - Signal from FCC
 - Fire alarm in area served by stair
 - Failure of power supply
 - Section 403.15 – Smoke Control Required
 - NAC 477.283.2(g)

2006 IBC Chapter 4

- Section 406 – Motor Vehicle Related Occupancies
 - Carports requirements moved to Sections 406.1.2 and 406.14
 - Formerly in Section 507.9 (Area and Height) of 2000 SNBC
 - Section 406.4.2 – Ventilation for Enclosed Parking Garages
 - Required ventilation rate decreased to 0.75 cfm per SF
 - Formerly 1.5 cfm per SF under 2000 SNBC
 - Carried over exception for prescriptive design option
 - 14,000 cfm of exhaust for each vehicle
 - Intermittent operation of mechanical ventilation permitted if carbon monoxide (CO) sensing system provided to operate fans
 - Max. average CO concentration = 50 ppm during any 8-hour period
 - Max. concentration = 200 ppm for a 1-hour period
 - Section 406.6.2 – Ventilation for Repair Garages
 - Required ventilation rate increased to 1.5 cfm per SF
 - Formerly 1 cfm per SF under 2000 SNBC

2006 IBC Chapter 4

- Section 410 – Stages and Platforms
 - Section 410.3.4 – Proscenium Wall
 - In buildings of Type I construction, proscenium wall may extend from 2-hour rated floor slab to roof or floor deck above.
 - Model code requires wall to be continuous from foundation to roof.
 - Section 410.3.5.1 – Proscenium Curtain Activation
 - Waterflow signal from sprinkler system covering stage;
 - Rate-of-rise heat detection operating at a rate of temp. rise of 15 to 20°F; and
 - Auxiliary manual control

2006 IBC Chapter 5

Section 505 – Mezzanines

- Section 505.2 – Area Limitation
 - Not amended, but a significant change from 2000 SNBC:
 - Aggregate area of mezzanines in fully sprinklered buildings of Type I or II construction permitted to be up to $\frac{1}{2}$ the area of the room in which they are located.
 - 2000 SNBC limited the area of all mezzanines to $\frac{1}{3}$ the area of the room in which they were located.

2006 IBC Chapter 6

- Section 603 – Combustible Material in Type I and II Construction
 - Section 603.1, Application #1 NOT Amended
 - Fire-retardant-treated wood permitted in:
 - Nonbearing partition where the required fire-resistance is 2-hours or less
 - Nonbearing exterior walls where no fire rating is required
 - Roof construction, including girders, trusses, framing and decking
 - Not applicable for Type I construction more than 2-stories with less than 20 feet between upper floor and the roof.
 - Section 603.1.2 – Combustible piping materials permitted in Type I and II construction:
 - Equipment Rooms, Chemical Waste Systems, & Medical Water Systems
 - Room rated at 2-hours, piping beyond room enclosed by 2-hour assembly
 - Bars and Soda Fountains
 - Distribution/process piping serving bars/soda fountains if installed below fire-rated slab-on-grade or sleeved through a fire-rated floor/ceiling assembly.
 - Fire Sprinkler Systems
 - CPVC piping specifically listed for automatic fire sprinkler systems

2006 IBC Chapter 7

- Table 704.8 – Maximum Area of Exterior Wall Openings
 - Carried over amendment prohibiting protected openings for fire separation distance greater than 3 feet and less than or equal to 5 feet
- Section 707.2 – New Exception #8 for Shafts in Parking Garages
 - Shaft enclosure not required for vehicle ramps or exhaust or supply ducts dedicated to the parking garage ventilation system and separated from other shafts by not less than 2-hour rated construction
- Section 709.4 – Smoke Barrier Continuity
 - Deleted requirement for smoke barriers to be continuous from “exterior wall to exterior wall”

2006 IBC Chapter 7

- Section 707.14.1 – Elevator Lobbies
 - NOT amended, but a big change!
 - Enclosed elevator lobby required at each floor where an elevator shaft enclosure connects more than 3 stories.
 - Formerly all elevators in high-rise buildings required lobbies.
 - Not required at:
 - Street floor if entire street floor is sprinklered
 - Where additional doors are provided at the hoistway opening (i.e., “zero-SF lobby”).
 - In fully-sprinklered, non-high-rise buildings (except Group I-3)
 - When elevator hoistway pressurized to 0.04-0.06 inches of water column relative to adjacent spaces
 - Very difficult to achieve
 - May be enclosed by smoke partitions in lieu of fire partitions if building is fully sprinklered

2006 IBC Chapter 9

- General – Sprinkler requirements will be specifically amended by each jurisdiction in their Fire Code and local administrative code
 - Clark County staying at 10,000 SF
- Section 903.2.7 – Group R
 - MAJOR CHANGE!
 - Sprinklers required throughout any building with a Group R fire area, regardless of building area
 - May impact decision on whether to design to IBC vs. IRC
- Section 903.3.1.2 – NFPA 13R Sprinkler Systems
 - Limited to Group R-1 & R-2 not exceeding 2 stories in height.
 - NFPA 13R typically allowed for up to 4 stories

2006 IBC Chapter 9

- Section 903.3.5.2 – Secondary Water Supply
 - Still required for all high-rise buildings
 - 15,000 gallons or equal to hydraulically most demanding sprinkler system, whichever is greater
 - 30 minute duration

- Section 903.6 – Fire Pump Rooms
 - Dedicated rooms
 - Enclosed by 2-hour fire barriers
 - Permanent lighting required
 - Permanent means to maintain room temperature $\geq 40^{\circ}\text{F}$
 - Floor drain required

2006 IBC Chapter 9

- Section 909.20 – Smokeproof Enclosures
 - Pressurized stair and vestibule required.
 - 0.05 inches of water column pressure difference required
 - Stair-to-vestibule and vestibule-to-floor
 - Dampered relief opening required in upper portion of exit enclosure
 - Vent must be capable of discharging 2,500 cfm of air at 0.05" w.c.
 - Section 909.20.5 – Stair pressurization alternative – DELETED
 - Model code option to pressurize stair between 0.15-0.35" w.c. in order to omit the vestibule is deleted by amendment

2006 IBC Chapter 9

- Section 911. – Fire Command Center
 - Major change regarding size of FCC:
 - Minimum size = 0.015% of total building area served or 150 SF, whichever is greater
 - Minimum dimension in feet = 0.8 times the square root of the room area (in SF)
 - Additional features required by amendment:
 - 3-ft. x 4-ft. dry-erase marker board
 - Separate shunt trip switches for normal and emergency power

2006 IBC Chapter 10

Section 1005 – Egress Width

- Table 1005.1 – Egress Width per Occupant Served
 - Not amended
 - With sprinkler protection throughout:
 - Stairways: 0.2 inches per occupant
 - Other Egress Components: 0.15 inches per occupant
 - Huge impact on egress capacity
 - Egress width factors were 0.3/0.2 under 2000 SNBC

2006 IBC Chapter 10

Section 1007 - Accessible Means of Egress

■ Section 1007.3 – Exit Stairways

- New Exception #6 added to delete requirement for areas of refuge at exit stairways in fully sprinklered buildings

■ Section 1007.4 - Elevators

- New Exception #2 added to delete requirement for elevators to be accessed from an area of refuge or horizontal exit in fully sprinklered buildings

2006 IBC Chapter 10

Section 1008 – Doors, Gates and Turnstiles

- Section 1008.1.2 – Door Swing
 - Not amended
 - New Exception #8 permits doors serving a bathroom within an individual sleeping unit in Group R-1 to NOT be side-hinged
 - Sliding doors now permitted in such bathrooms
- Section 1008.1.3.3 – Horizontal Sliding Doors
 - Not amended
 - No specified limitation on occupant load capacity
 - Significant change - 2000 SNBC limited horizontal sliding doors to 50 persons

2006 IBC Chapter 10

Section 1010 – Ramps

■ Section 1010.1 - Scope

- Not amended
- Exception #3 allows vehicle ramps in parking garages to be used for pedestrian exit access as long as the slope is not steeper than 1:12 (8%) and they are not an accessible route serving accessible parking spaces, other required accessible elements or part of an accessible means of egress.
 - Such ramps are NOT required to have 60-inch long landings every 30 inch vertical rise
 - Such ramps are NOT required to have handrails or edge protection
- This fixes an oversight in the 2000 IBC

2006 IBC Chapter 10

- Section 1011.6 – Low-Level Exit Signs
 - Additional low-level exit signs required in all corridors serving guestrooms in Group R-1 occupancies
 - Must indicate the path of exit travel
 - Bottom of signs 6" – 8" above floor
 - For exit and exit access doors, signs must be on the door or adjacent to the door
 - Closest edge of sign must be within 4 inches of the door frame

2006 IBC Chapter 10

Section 1014 – Exit Access

■ Section 1014.2 – Egress Through Intervening Rooms

- Not amended, but a significant change from 2000 SNBC:

- Egress not permitted through intervening rooms or areas, except where such adjoining rooms or areas are accessory to the area served, are not a Group H occupancy, and provide a discernible path of egress travel to an exit.
- Egress not permitted to pass through kitchens, storage rooms, closets, or spaces used for similar purposes.
- Exit access not permitted through a room that can be locked to prevent egress.
- Means of egress from dwelling units or sleeping areas not permitted to lead through other sleeping areas, toilet rooms, or bathrooms.

2006 IBC Chapter 10

Section 1014 – Exit Access

- Section 1014.3 – Common Path of Egress Travel
 - Not amended, but a significant change from 2000 SNBC:
 - For Group R-2 occupancies, the common path of egress travel increased to 125 feet for fully sprinklered buildings.
 - 2000 SNBC/IBC limited common path of travel in R-2 occupancies to 75 feet.

2006 IBC Chapter 10

- Section 1015.1 – Exit or Exit Access Doors Required
 - Added new Exception #2 to allow one means of egress from individual dwelling units of Group R-2 and R-3 occupancies
 - Maximum occupant load = 20
 - Floor area = 4,000 SF based on 200 GSF per person
 - Full sprinkler protection throughout
 - Major benefit to designers
 - This code change will appear in 2007 Supplement to 2006 IBC

2006 IBC Chapter 10

Section 1016 – Exit Access Travel Distance

- Section 1016.4 – Corridor Increases
 - Travel distance may be increased up to an additional 100 feet provided last portion of exit access occurs within a minimum 1-hour corridor
 - Length of corridor must not be less than the amount of travel distance increase taken (in feet)
 - Amendment passed in consideration of existing large resorts that had means of egress designed to UBC

2006 IBC Chapter 10

Section 1017 – Corridors

- Section/Table 1017.1 – Corridor Construction
 - Not amended, but a significant change from 2000 SNBC:
 - Non-rated corridors permitted for Groups A, B, E, F, I-2, I-4, M, S, and U occupancies that are sprinklered throughout.
 - Group R occupancies that are sprinklered throughout may have 0.5-hour rated corridors.
 - Group H, I-1, and I-3 occupancies still require 1-hour corridors in fully sprinklered buildings.
 - 2000 SNBC required 1-hour corridors for all occupancies, regardless if building was fully sprinklered.

2006 IBC Chapter 11

- Chapter 11 - Accessibility
 - No significant amendments to Chapter 11
 - Buildings must be designed to comply with Chapter 11 and ANSI/ICC A117.1 (2003 edition)
 - Key changes in model IBC requirements:
 - Section 1105.1 – Public Entrances
 - Min. 60% of all public entrances must be accessible
 - Section 1107.6.2 – Group R-2
 - In apartment houses, monasteries and convents, Type A and Type B units required
 - In all other Group R-2 occupancies, including condos and timeshares, accessible and Type B units required
 - Previously Type A and Type B units were required for all Group R-2

2006 IBC Chapter 26

- Section 2611 – Light Transmitting Plastic Signs
 - Substantial amendments to Section 2611
 - Signs still limited to 20% of wall area and must still have their edges and backs fully encased in metal, but hanging or base supported signs now exempted from these limitations
 - Signs must be separated from each other by at least 4 feet horizontally and/or 8 feet vertically
 - Maximum area of all light-transmitting plastics still limited to 24 SF in each individual sign, but two (2) exceptions added:
 - Signs can be up to 100 SF with max dimension of 10 FT if plastic is a CC1 material, sign is listed, and building is sprinklered throughout
 - Signs can exceed max dimension of 10 FT if height \leq 10 FT, length \leq 60 FT, area \leq 24 SF, plastic is a CC1 material, sign is listed, top of sign is within 15 FT of ceiling sprinklers, space in which the sign is installed is protected by Ordinary Hazard Group 2 sprinkler system, and a Fire Protection Report is submitted

2006 IBC Chapter 29

- Table 2902.1 – Minimum Number of Required Plumbing Fixtures
 - Substantially different from 2000 SNBC Table 2902.1
 - Fixture counts now based on occupant loads determined based on Chapter 10
 - Resulting fixture counts will be substantially higher for all occupancies
 - Amendment for Group A-2 provides specific fixture count criteria for Casinos
 - Still higher fixture counts than 2000 SNBC, but significantly lower than model 2006 IBC
 - Urinals permitted to be substituted for 67% of required water closets in Group A and E occupancies. Urinals can only be substituted for up to 50% of required water closets in all other occupancies.
 - Drinking fountains not required where water is served in restaurants and similar occupancies.
 - Drinking fountains not required for occupant loads ≤ 30 .

2006 IBC Chapter 31

■ Section 3110 – Cabanas

- New section added to code to address cabanas on, or in close proximity to, buildings where the construction type does not otherwise permit the cabanas to be constructed as membrane structures.
- New section provides means for commonly used cabana designs to be code-compliant without need for Alternate Method.
 - Rigid, noncombustible frame
 - Membrane material must be noncombustible or pass Test 2 of NFPA 701
 - Unobstructed 5 FT by 7 FT opening required on side
 - Height \leq 20 FT
 - Area \leq 500 SF, except up to 1,000 SF permitted if constructed entirely of noncombustible materials
 - 10 FT between adjacent cabanas and 10 FT to building
 - Sprinkler protection required unless cabana \leq 120 SF
 - No cooking facilities, fuel-fired equipment, or any type of open flames. All lighting in the cabanas must be electric.

2006 IBC Chapter 34

- Chapter 34 – Existing Structures
 - Chapter 34 is NOT deleted in amendments (was deleted in 2000 SNBC)
 - Use of Chapter 34 will NOT be appropriate for most tenant improvements in major projects (casinos, hotels, convention centers, etc.)

2006 IBC Appendices

- The following Appendices are NOT adopted:
 - Appendix A – Employee Qualifications
 - Appendix B – Board of Appeals
 - Appendix D – Fire Districts
 - Appendix F – Rodentproofing
 - Appendix G – Flood-Resistant Construction
 - Appendix K – ICC Electrical Code

2006 International Building Code
Highlights of
Structural & Grading Provisions

2006 IBC Chapter 16

■ Section 1603.1

- Added "Average roof dead load" to list of information to be included on the construction documents.

2006 IBC Chapter 16

Table 1607.1 Live Loads

Footnotes clarify attic loading requirements

Footnote i: Attics w/o storage (10 psf) defined

- Max clear height less than 42"
- Or where a rectangle 42" high x 2' wide on more than 2 trusses does not exist
- Attics w/o storage this live load not concurrent w/ other live loads

2006 IBC Chapter 16

Table 1607.1 Live Loads

- Footnotes clarify attic loading requirements

Footnote j: Attics w/ limited storage (20 psf)

- Load only applies to the area where the 42" x 2' wide on more than 2 trusses exists and the following occur:
 - Pull down stair of framed opening
 - Bottom chord less than 2:12
 - Bottom chords designed for actual dead load or 10 psf over the entire span

2006 IBC Chapter 16

Table 1607.1 Live Loads

Footnotes clarify attic loading requirements

Footnote k:

Attics served by a fixed stair, habitable attic and sleeping room load (40 psf amended).

2006 IBC Chapter 16

Table 1607.1 Live Loads

- Revise 30 psf live load to 40 psf for sleeping rooms
- Include new footnote for truss where the bottom chord uniform load and the 200 lb. concentrated load is non-concurrent

2006 IBC Chapter 16

1607.5 Partition Loads

Revised back to 20 psf from 15 psf

This is consistent with past practice

2006 IBC Chapter 16

1610.1 Soil Lateral Load

- When a geotechnical report is not required
 - Active pressure = 45 psf/ft
 - At-Rest pressure = 60 psf/ft
- Removed exception
 - Basement walls allowing active pressure to be used.

2006 IBC Chapter 16

1610.1 Basement, foundation and retaining walls in SDC D,E, and F:

- Yielding walls $\frac{3}{8} * k_H * (g) * H^2$
- Non-Yielding $k_H * (g) * H^2$
- $k_H = S_{DS} / 2.5$
- Point of application $0.6H$

2006 IBC Chapter 16

1613.5.5.1 Steps for classifying a site

- Addresses the number of 100' explorations required when Site Class A,B, or C is determined.
- When borings (N or undrained shear strength) are used one test must be performed for each 10' and one test for each layer.
- Engineer can assume a default value of site class D.

2006 IBC Chapter 17

- 1704.4 Concrete construction exceptions
 - Isolated and continuous concrete footings supporting walls of buildings three stories or less in height that are fully supported on earth or rock where:
 - The footings are designed in accordance with Table 1805.4.2; or
 - The structural design of the footing is based on a specified compressive strength, f'_c , no greater than 2,500 psi ...

2006 IBC Chapter 17

- 1704.5 Masonry Construction (Special Inspections)
 - Local Amendment
 - Deleted exception for prescriptive designs
 - Added exception for retaining and fence walls
 - Fences less than 8'
 - Retaining less than 6'
 - Combined walls less than 14' (with limits above)
 - Must use $\frac{1}{2}$ stress concept from UBC

2006 IBC Chapter 17

- The exception to 1704.7 (no special inspection for fill 12" of less in depth) was deleted.
- Table 1704.7 was amended. 2006 IBC requires continuous special inspection for all fill placement. The amendment breaks down fill activities into 4 categories and assigns periodic or continuous special inspection based on the category.

2006 IBC Chapter 18

■ 1802.2 amended

The following projects may be exempted from having a geotechnical report:

- Any structure, addition, or remodel associated with a single family residence with a footprint less than 600 square feet.
- Single story commercial structures with a footprint less than 600 square feet.
- Fences.
- Site retaining walls less than 5 feet in retained height, as measured from the top of footing.
- Mobile homes, trailers, modular buildings, and pre-engineered carports.
- Signs less than 50 feet in height.

2006 IBC Chapter 18

- Section 1803.3 has been amended.
 - 5-percent slope for a minimum distance of 10 feet measured perpendicular to the face of the wall.
 - If less than 10 feet a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 1 percent along the flow line where located within 10 feet (3048mm) of the building foundation.
 - Impervious surfaces within 10 feet (3048mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.
 - Where low expansive, low collapsible, low soluble soil conditions occur or where an exterior asphalt or concrete surface abuts a building, the slope of the ground away from the building foundation is permitted to be reduced to not less than one unit vertical in 48 units (2 percent slope).

2006 IBC Chapter 18

- 1805.2 has been amended.
 - The minimum depth of footings below the undisturbed ground surface shall be 12 inches (305 mm).
 - All excavations and the depth of any footing must be made below the lowest adjacent compacted subgrade to ensure full embedment of the footing into the compacted subgrade prior to concrete placement, unless otherwise recommended in the approved geotechnical report.

2006 IBC Chapter 18

- 1806.1 amended.
 - Retaining walls shall be designed for a **safety factor of 1.5** against sliding and overturning when considering load combinations that do not include seismic or wind.
 - Retaining walls shall be designed for a **safety factor of 1.1** against sliding and overturning when considering load combinations that include seismic loads.
 - Retaining walls shall be designed for a **safety factor of 1.3** against sliding and overturning when considering load combinations that include wind loads.

2006 IBC Chapter 21

- Lap splice of reinforcement
 - Code has changed to the 97 UBC equation
 - $l_d = 0.02d_b f_s$ >>>> revision to 2.1.10.3
 - This results in reduced basic splice lengths
 - 50% increase when $f_s > 0.80F_s$
 - 50% increase with epoxy coated bar

2006 IBC Chapter 22

- The Engineer of Record (EOR) will be required to specify more information on the plans.
- AISC 341-05
- AISC 358-05
- AWS D1.1
- AWS D1.8

2006 IBC Chapter 23

Each individual truss design shall be sealed

■ Exceptions:

- Cover sheet/truss index is sealed & signed
- When a cover sheet and truss index are separately provided both the cover sheet and the truss index requires a seal/signature

2006 IBC Chapter 23

- 2305.3.11 Sill plate anchorage in SDC D, E, or F.
 - Model Code Change:
 - Changed 2"x2"x1/4" square washer to 3"x3"x0.229".
 - Hole maybe diagonally slotted
 - w/ standard cut washer
 - Local Amendment:
 - Shear wall sill plates shall be anchored with anchor bolts ... or with approved anchor straps spaced to provide equivalent anchorage.
 - Intent was to allow "approved" products to replace anchor bolt.

2006 IBC Chapter 23

- Table 2306.3.2 Allowable Shear Diaphragm... (High Load Diaphragms)
 - Introduced in 2003 IBC
 - Multiple rows of fasteners.
 - Need Special Inspection (1704.6.1)

2006 IBC Chapter 23

- Local Amendment
- 2308.6 Foundation plate or sills
 - "... Foundation plates or sills shall be bolted or anchored to the foundation with not less than 1/2" steel bolts or approved anchor straps..."
 - Added an exception:
 - "Where field conditions preclude the placement of minimum anchors, a RDP may provide a design..."
 - What do you do if you can't fit two anchor bolts on a plate? Ask an engineer!

2006 IBC Chapter 23

- 2308.12.8 Sill Plate Anchorage (SDC D or E).
 - Model Code Change:
 - Changed 2"x2"x1/4" square washer to 3"x3"x0.229".
 - Hole maybe diagonally slotted
 - w/ standard cut washer
 - Local Amendment:
 - Shear wall sill plates shall be anchored with anchor bolts ... or with approved anchor straps spaced to provide equivalent anchorage.
 - Intent was to allow "approved" products to replace anchor bolt
 - Standard cut washers shall be permitted for anchor bolts in wall lines not containing braced wall panels.
 - No need to require 3x washer on all walls!

2006 IBC Appendix J - Grading

- Appendix J and the new amendments are very similar to Appendix K in the 2000 IBC amendments.

2006 IBC Appendix J - Grading

- Section J104.2 was amended to list all of the requirements for a grading plan.
 - Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners that are within 100 feet of the property or that may be affected by the proposed grading operations.
 - Existing contours at least 100 feet beyond the property lines.
 - A statement that the site shall be graded in accordance with the approved geotechnical report. This statement shall include the firm name that prepared the geotechnical report, the report number, and the date of the geotechnical report.

2006 IBC Appendix L

- Appendix L Fences, Walls, and Retaining Walls
- Rockery walls have been added to Appendix L.
- The Southern Nevada Building Officials Rockery Wall Construction Standards are now a referenced standard in Appendix L.
- The design and special inspection requirements are listed in the SNBO standard.
- www.accessclarkcounty.com/development_services
(go to "A-Z Guides Index")

Southern Nevada Building Officials

Southern Nevada Building Officials
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City of Las Vegas

SNBO INDUSTRY ADVISORY

DATE: November 30, 2006

TO: Architects, Engineers, Contractors, Construction Industry Representatives and Associations, and Interested Parties

FROM: Michael Bouse, Chairman, Southern Nevada Building Officials

SUBJECT: Implementation Dates for 2006 Construction Codes

Under the auspices of the Southern Nevada Building Officials (SNBO), representatives from Boulder City, Clark County, Henderson, Las Vegas, Mesquite, Pahrump Regional Planning District and North Las Vegas, as well as representatives from the construction industry, recently concluded a joint review of the following codes and local amendments thereto:

2006 International Building Code®
2006 International Residential Code™
2006 Uniform Plumbing Code™
2006 Uniform Mechanical Code™
2006 International Energy Conservation Code®
2005 National Electrical Code®
Southern Nevada Pool Code

Each jurisdiction, except the Pahrump Regional Planning District, is now initiating the process to have the above listed codes and local amendments adopted. The Pahrump Regional Planning District will continue to review various codes for possible future adoption. **All jurisdictions in Clark County have agreed to adopt the above listed codes with the same Tuesday, May 1, 2007 effective date.** Amendments to the above listed codes are available at <http://dsnet.co.clark.nv.us/dsweb/amendments.htm>.

In order for projects to be plan checked under the current codes, the application for plan review must be submitted to the appropriate building department **on or before Monday, April 30, 2007.** This application deadline also applies to master plans projects. Plan review applications for projects including master plans projects submitted on or after Tuesday, May 1, 2007 must be designed in accordance with the above listed codes.

For all plan review applications submitted on or before April 30, 2007, and plan checked under the current codes, the required building permit must be obtained **on or before Wednesday, October 31, 2007.** If the required building permit is not obtained on or before October 31, 2007 for projects reviewed under the current codes, **the plan review application shall expire, a new application will be required, and the plans will be required to be rechecked for compliance with the codes listed above. Furthermore, additional plan review fees may be required for this recheck.**

Southern Nevada Building Officials

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Brent Steed
Pahrump Valley
(Nye County)

Paul Wilkins
City of Las Vegas

In some instances, a permit applicant may wish to design a project in accordance with the above listed codes prior to the May 1, 2007 effective date. In those instances, the applicant must submit a request for an alternate method of construction approval.

I trust this information will be of service to you. Should you have any questions or require additional information, please do not hesitate to contact Henderson Plans Examination Manager Mo Jadid at 267-3653 or contact the Building Department of any Southern Nevada jurisdiction.

Michael W. Bouse
Chairman

cc: SNBO Building Officials