



Department of Development Services Building Division

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Ronald L. Lynn, Director/Building Official

QUALITY ASSURANCE AGENCY (QAA) MEETING MINUTES December 5, 2007

Jonathan Bahr, Senior Engineer, Department of Development Services-Building Division (CCDDS-BD) opened the meeting at 2:03 pm. There were 40 attendees.

Jonathan Bahr – Senior Engineer

ELECTRONIC SUBMITTAL OF GEOTECHNICAL INFORMATION (ESGI)

An overview of the ESGI program was provided. Deadline (January 7, 2008) to comply with the Electronic Submittal of Geotechnical Information (ESGI) was re-stated.

ESGI TRAINING SCHEDULE

An ESGI training schedule was distributed as well as posted on Development Services website.

EARTHWORK CONSTRUCTION

The following example was discussed to underline the Building Division's requirements regarding projects where either required special inspections were not performed by an approved inspector, or the required special inspections were not performed as required.

EXAMPLE: An approved Quality Assurance Agency (QAA-1) submitted a pad certification report of work that was completed by another QAA (QAA-2). QAA-1 did not perform the activities outlined in the pad certification. This in effect nullified the pad certification submitted by QAA-1.

WHAT SHOULD THE QAA HAVE DONE?

Since QAA-1 claimed to not know that the work was inspected and tested by another agency, QAA-1 should have issued a non-compliance report (NCR) to the permit holder for work completed without the required special inspections. This NCR should have been faxed to the Building Division within 24 hours of issuance.

WHAT PROCESS HAS BEEN ESTABLISHED BY CCDDS-BD TO DEAL WITH THIS ISSUE?

Clark County Department of Development Services-Building Division (CCDDS-BD) utilizes the following process for projects where work was inspected and/or tested by an unapproved inspector; or where the work was not inspected as required by Clark County codes:

1. The designated QAA must issue an NCR to the permit holder. This NCR must be faxed in a timely manner to CCDDS-BD (fax # 221-0630).
2. CCDDS-BD will issue an enforcement action to the permit holder requiring a written WORK PLAN be submitted to and approved by CCDDS-BD. The work plan may be prepared by an approved QAA or the Registered Design Professional (RDP) in responsible charge of the project. This work plan must detail the following:
 - a. How the work is going to be verified that it complies with the approved construction documents? and
 - b. If the work does not comply with the approved construction documents, how is it going to be brought into compliance with the approved construction documents?
3. Once the work plan is approved, the QAA is then authorized by CCDDS-BD to perform verification activities detailed in the approved work plan.
4. Once verification activities are complete, the QAA is then required to submit a report summarizing verification activities. Once this report is approved by CCDDS-BD, the enforcement action will subsequently be resolved.
5. The approved work plan and the approved verification report must be submitted by the QAA as part of the final report for the permit in question.

Jim Arnold, Associate Engineer, Department of Development Services-Building Division
SMOKE BARRIER OPENING GRID SPACING

Smoke Barrier Opening Grid Spacing – Measurements of air velocity at openings in smoke zone boundaries using either the modified exhaust method or the airflow method are not performed consistently due to the lack of a national standard. Clark County has used the 10 x 10 grid spacing referenced in Appendix 1.5.8 of the AABC standards for a duct traverse; however, this number seems excessive. This standard may not be appropriate for this use and the Clark County MQAA report reviewers are willing to consider a lesser number than 100 readings to determine the average airflow at these boundary openings. Several pictures of typical openings and the reference standard were shown. A local standard will be developed with the input of the smoke control and air balance agencies for testing airflow at these openings. Please provide input to Jim Arnold of what proposed grid spacing these measurements should be taken at and how far away from the opening boundary the measurements should be taken to account for return air flow in an opposite direction compared to the interior opening airflow. A 5 x 5 grid spacing would require 36 readings, which would be about 1/3 of the current number of readings while a 6 x 6 grid spacing would require 49 readings, which would be about 1/2 of the current number of readings. Provide justification for your selection. The proposed standard will be issued through a letter to industry.

PERIODIC LIFE SAFETY SYSTEM TESTING

Clark County is proposing a periodic testing program for life safety systems. Recent system tests performed at older occupied facilities have confirmed many systems were not maintained in an operable condition. Current fire code requires periodic testing which the Fire Department has been unable to perform due to insufficient resources. The Building Department will assume this responsibility. The details of which facilities to test, how often to test and who will do the testing will be determined by a committee headed by Jim Arnold and composed of seven other Building Department personnel and one Fire Department representative. The emphasis of the program will be on testing response of various systems, including fire alarm, sprinkler, elevator, emergency lighting, smoke control and emergency power systems to an initiating event. Testing would be performed to the same testing scenarios used originally after construction completion

and prior to issuing a certificate of occupancy. Scenarios may be difficult to locate for older facilities. Testing would not be individual device testing, except for initiation of a device to start a test sequence, and this testing would be performed in addition to any other periodic testing currently required by the Fire Department for fire alarm or sprinkler systems or required by the State of Nevada for elevator systems. MQAAs or their air balance subcontractors should provide any suggestions or input on this proposed program to Jim Arnold by Friday, December 14, 2007. This testing will require many additional personnel working for the MQAAs and their Air Balance subcontractors.

cc: Ron Lynn, Director/Building Official
Dean Friedli, Assistant Director
Greg Franklin, Assistant Director
Neil Burning, Manager of Plans Examination
Engineering Services