Department of Development Services

500 S Grand Central Pky 1st Fl • Box 553530 • Las Vegas NV 89155-3530
(702) 455-2794 • Fax (702) 455-5810
Ronald L. Lynn, Director/Building Official

Dean Friedli
Assistant Director
Administrative Division

Greg Franklin
Assistant Director
Building Division

HEARING BEFORE THE CLARK COUNTY COMBINED BOARD OF BUILDING APPEALS

RITCHIE BROTHERS AUCTIONEERS, APPELLANT
JANUARY 26, 2010

The Combined Board of Building Appeals decides the appeal of Appellant, Ritchie Brothers Auctioneers, as follows:

The Appellant shall be authorized to use the existing shade structure located at 10500 Clark R. Peterson Blvd., Las Vegas, Nevada as a temporary Assembly occupancy for specific events subject to the justification listed in the request for appeal along with the following conditions and modifications to the justification:

1. The events shall be held during daylight hours only.

2. Each event may not be longer in duration than two (2) days per incident.

3. A minimum of ten (10) handicap accessible portable bathrooms must be provided.

4. There shall be at least 10 spaces of seating for handicap accessibility during each event.

5. There shall be a handicap accessible route from the parking lot.

6. It is understood that bottled water will be provided during each event for no charge and that there will be another source of potable water on site.

7. Portable wash basins shall be provided during each event.

8. All conditions as listed in Items 1-14 of the applicant's letter of appeal apply, with modifications as listed herein.

9. In five (5) years, the property will be inspected to ensure continued compliance.

10. All other conditions of the Clark County appeal will be met.

BOARD OF COUNTY COMMISSIONERS
RORY REID, Chairman • SUSAN BRAGER, Vice-Chair
LARRY BROWN • TOM COLLINS • CHRIS GIUNCHIGLIANI • STEVE SISOLAK • LAWRENCE WEEKLY
VIRGINIA VALENTINE, P.E., County Manager

January 26, 2010

LARRY R. NELSON, PE
Chairman
Clark County Combined Board of Building Appeals

2/24/2010
DATE

RONALD L. LYNN
Director/Building Official

2/24/2010
DATE

LRN:RLL:gjs

cc: Ritchie Brothers Auctioneers
Diamond Apex, LLC
Members of the Combined Board of Building Appeals

trp inc.
architecture
planning
interiors
THE RICHARDSON PARTNERSHIP, INC.

23 December 2009

Mr. Mike Hynes, Assistant Manager
Clark County Development Services
Building Division
4701 W. Russell Rd.
Las Vegas, NV 89118

RE: Before the Combined Board of Building Appeals of the County of Clark
Ritchie Bros. Properties – Shade Structure
PAC #: 09-127
Board of Building Appeals
TRP Job No.: 20906

Mr. Mike Hynes:

On behalf of the Ritchie Bros. Properties and the property owner, Diamond Apex, LLC, we submit this request for the temporary change in occupancy during quarterly auction events. The following contact information for the responsible parties for this project include:

Date drawing submittal:	**6 October 2009**
Project Name:	**Ritchie Brothers Auctioneers – Auction Shade Structure**
PAC #:	**09-127**
Project Address:	**10500 Clark R. Petersen Blvd., Las Vegas, 89165**
Land Owner:	**Diamond Apex, LLC, C/O Visicon Group**
Contact:	**Darren Petersen**
Phone:	**702.734.9393**
Address:	**7855 Westwind Rd,. Las Vegas, NV 89139**
Tenant's:	**Ritchie Bros. Properties**
Phone:	**702.644.2468**
Address:	**10500 Clark R. Petersen Blvd., Las Vegas, 89165**
Design Professional:	**The Richardson Partnership, Inc.**
Principal:	**Steven A. Richardson, RA, AIA, LEED AP**
Address:	**815 Pilot Rd., Suite E, Las Vegas, NV 89119**
Phone:	**702.736.8822, E-mail: sar@trp-architect.com**

The drawings and code analysis submitted with the Shade Structure were prepared under the use and occupancy of a Utility structure for the storage of equipment. During the course of a year, Ritchie Brothers Properties will host equipment auctions 4 times per year for 1-2 days at a time. The Shade Structure will serve as a canopy to provide shade for the occupants. We are requesting the periodic change in occupancy from a Utility to an Assembly which will include a means to accommodate the occupants for the events.

The justification for this request is as follows:

1. The Membrane-Covered Frame Structure is located on an open lot, with open yards exceeding 50'-0" on all sides.
2. The structure is Construction Type: VB (IBC 3102.3).

3. The structure is provided with an automatic fire sprinkler system (IBC Section [F]903.2.1.3-2.)
4. The facility is occupied only four (4) times per year, for one to two days per event.
5. The facility is to be occupied during daylight hours only.
6. Membrane material is semi-translucent allowing natural light to penetrate the fabric, providing a uniform illumination at floor level at mid-day exceeding the minimum requirements of 10fc of artificial lighting at 30" above the floor (IBC Section 1205.3) – see attached photo of actual structure.
7. The structure is a "half-barrel" with entirely open ends (direct to the exterior); the open ends each provide clear and unobstructed exit width sufficient to accommodate the ENTIRE occupant load through either end; exceeding the required exit width, where not less than one-half is the minimum required (IBC 1025.2).
8. Seating (portable chairs, linked together) layout will be provided with aisles exceeding the clear width requirements at center (double-loaded) aisles and at side (single-loaded) aisles (IBC Section 1014.4).
9. All seating is within the maximum allowed Travel Distance (250 feet in sprinklered buildings) to exits direct to the exterior – 65 feet actual maximum Travel Distance (IBC 1025.7).
10. Permanent toilet facilities are located within 100 feet of this facility for employee use when no events are taking place; during auction events, modular handicap accessible sanitary toilet facilities will be provided in fixture quantities exceeding the minimum required number (IBC Chapter 29 & Table 2902.1)
11. All facilities will be fully accessible ICC/ANSI A117.1 (IBC Chapter 11).
12. This structure is for interim use pending construction of a larger conventional building structure.
13. The Clark County Fire Department has issued approval and inspections for the permanent fire sprinkler system.
14. Free bottled drinking water will be provided to all occupants attending the event to equal the amount required by the International Building Code (IBC 2902) and will be identified by appropriate signage.

Included in this submittal are applicable plans as indicated by the Sheet Inventory and a Statement of Declaration signed by the responsible parties. If additional information is needed, please contact me at your earliest convenience.

Sincerely,

Steven A. Richardson, AIA, LEED AP
President
Nevada Licensed Architect, #3456

cc: D. Petersen, Visicon