



Clark County Building Department

4701 West Russell Road, Las Vegas, NV 89118 ~ (702) 455-3000

Alternate Materials & Methods of Construction Building Permit Guide BPG-248

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Part I. General Information

This guide is intended to assist architects and engineers in developing alternate materials/methods of construction when the building design cannot meet the prescriptive requirements enforced by the Clark County Building Department. Alternate Materials and Methods of Construction are required to provide a level of protection at least equivalent to that intended by the prescriptive code requirements.

Part II. Applicant's Responsibility

The design professional is responsible for:

- Researching the subject and providing the Building Department with sufficient information to clearly demonstrate that the request provides the level of protection intended by the prescriptive requirements.
- Providing the Building Department with a written submission as early in the building permit process as possible.
- Conforming to listings and manufacturer's installation instructions.
- Thoroughly reviewing all available products and assemblies meeting the applicable code requirements prior to submitting any requests for alternate materials (Engineered Judgments).
- Ensure coordination with all applicable construction documents.
- If notified by the builder that the alternate cannot be installed in accordance with approved documents, submitting revised documents to the Building Department and correcting the situation upon approval.

Part III. Prerequisites

The design professional shall make an appointment with the appropriate Building Department staff to discuss:

- Reasons for the proposed alternate.
- The Building Department's preliminary concurrence of non-compliance aspects.
- Proposed mitigating aspects to provide equivalency.
- The Building Department's preliminary support for the proposed approach.
- Submittal expectations.

Part IV. Applicable Codes

Currently adopted:

- International Building Code
- International Residential Code
- Uniform Mechanical Code
- Uniform Plumbing Code
- International Energy Conservation Code
- National Electrical Code
- ICC/ANSI
- Clark County Building Administrative Code
- Clark County Building Code Amendments
- NFPA Codes as referenced by the IBC

Part V. Submittal Package

The design professional shall submit the completed “Alternate Material and Methods Request Form” (AMMR) and a signed, stamped, and sealed justification. The justification shall include at the minimum, the following applicable elements for review:

- The base permit number the AMMR is being requested for.
- An introductory statement clearly describing the subject. Include the reason(s) the code requirement(s) cannot be met.
- List all code sections that the proposed arrangement does not meet along with the applicable requirement(s).
- Describe the intent of the applicable requirement(s) for which the proposed approach is being requested.
- Clearly describe what is requested by the proposal.
- Clearly list all mitigating aspects and provide sufficient justification to substantiate equivalency to the applicable code requirement(s) in terms of:
 - Quality
 - Suitability
 - Strength
 - Structural integrity
 - Effectiveness
 - Fire-resistance
 - Durability
 - Performance
 - Health
 - Life and fire safety
 - Accessibility
 - Sanitation
 - Impact on the building and/or occupants
 - Efficiency
- Clarify that the proposal is compatible with all other applicable code requirements.
- Include references of authoritative document(s) that substantiate the proposal.
 - An authoritative document contains state-of-the-art knowledge on a particular subject and is promulgated by means of an open consensus process or a review by professional peers conducted by recognized authoritative professional organizations or governmental agencies. Research papers, thesis, and other technical papers representing individuals’ opinions that are not, or not yet widely accepted would not be considered authoritative documents.

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- Document all assumptions, references and evaluation methods used including:
 - Intended use
 - Input data
 - Anticipated outputs
 - Limitations of computer models
 - Other analytical tools or methods
 - Explain how the proposed mitigating aspects will be identified on-site.
 - Explain when and where special inspection and testing are necessary and the standards of acceptance for demonstrating compliance.
 - Explain how the mitigating aspects will be recognized throughout the life of the building and remain part of the building safety features.
 - Where land use restrictions and building setbacks are required, deed restrictions may be an appropriate method to ensure continued compliance.
 - Summarize how and where the proposed mitigating aspects will be incorporated into construction plans.
 - Specify any necessary revisions to approved drawing submittals.
 - Provide a summary statement paraphrasing the request and mitigating aspects ensuring equivalency.
 - The report and all related documents must be dated, signed and stamped by the responsible design professional according to the Building Department's plan submittal procedures.
 - An authorized representative of the Owner(s) is also required to sign the report when mitigating aspects require commitment of follow-up beyond normal expectations.
 - When enforcement is shared with other departments (i.e. Fire), review and approval by the appropriate agency will be required.
 - Include supporting documentation in appendices. This may include:
 - Small scale drawings clearly showing pertinent aspects
 - Calculations
 - Computer input/output
 - Copies of substantiating documentation
 - Manufacturer's information
 - Copies of referenced authoritative document(s)
 - Copies of deed restrictions

Part VI. Additional Information

The AMMR along with the Justification shall be uploaded into the Citizens Access Portal using the Create Amendment tab located in the base permit for Building Department review and approval. Once in the Create Amendment section, select Alternate Method, if the permit is still under review or select Revision, if the permit has been issued. Provide a description of the AMMR in the scope and select all disciplines the AMMR applies to.

Alternates to tested assemblies (Engineered Judgments) will only be considered when the request stipulates that a thorough review of all available assemblies has been conducted and no compliant assemblies exist that resolve the specific application.

Requests to use alternate materials and methods of construction that are denied by the Building Official may be appealed to the Combined Board of Building Appeals. See the 22.02.155 of the Clark County Building Administrative Code.

If an alternate impacts the base building fire protection/life safety system, the base building Fire Protection report shall be revised to reflect the alternate request and any resulting changes.

Building Department Locations & Services

MAIN OFFICE 4701 W Russell Road Las Vegas, NV 89118 (702)455-3000	In Lobby Services: <ul style="list-style-type: none"> - Assistance with electronic permitting - In-person communications & meetings - Records research
LAUGHLIN OFFICE Regional Government Center 101 Civic Way Laughlin, NV 89029 (702)298-2436	Services: <ul style="list-style-type: none"> - Building Inspection Services - Fire Prevention Inspection Services

Other Clark County Departments/Divisions/Districts

Fire Prevention	4701 W Russell Road, Las Vegas, NV 89118	(702) 455-7100
Public Response Office	4701 W Russell Road, Las Vegas, NV 89118	(702) 455-4191
Animal Control	4701 W Russell Road, Las Vegas, NV 89118	(702) 455-7710
Environment & Sustainability	4701 W Russell Road, Las Vegas, NV 89118	(702) 455-5942
Public Works, Development Review	500 S Grand Central Pkwy, Las Vegas, NV 89155	(702) 455-4600
Comprehensive Planning	500 S Grand Central Pkwy, Las Vegas, NV 89155	(702) 455-4314
Las Vegas Valley Water District	1001 S Valley View Blvd, Las Vegas, NV 89153	(702) 870-2011
Southern Nevada Health District	280 S Decatur Blvd, Las Vegas, NV 89107	(702) 759-1000
Water Reclamation District	5857 E Flamingo Rd, Las Vegas, NV 89122	(702) 668-8888

State of Nevada

Division of Water Resources	400 Shadow Lane, Suite 201, Las Vegas, NV 89106	(702) 486-2770
Nevada State Contractors Board	8400 W Sunset Rd, Suite 150, Las Vegas, NV 89113	(702) 486-1100

Utilities

Nevada Energy	6226 W Sahara Ave, Las Vegas, NV 89146	(702) 402-5555
Southwest Gas	8360 S Durango Dr, Las Vegas, NV 89113	(877) 860-6020

<http://www.clarkcountynv.gov/building>