

# 2010 CLARK COUNTY BUILDING ADMINISTRATIVE CODE (with amendments on Grading and Permit Fees)

THE ADMINISTRATIVE CODE OF CLARK COUNTY PROVIDES THE ADMINISTRATIVE SUPPORT TO THE VARIOUS TECHNICAL CODES FOR THE BUILDING DEPARTMENT, INCLUDING THE BUILDING CODE, THE ELECTRICAL CODE, THE PLUMBING CODE, THE MECHANICAL CODE, THE SWIMMING POOL CODE, THE AMUSEMENT AND TRANSPORTATION RIDE CODE, AND SEVERAL OTHERS.

This document is a modified reprint of Clark County Code Chapter 22.02. It has been modified by removing the legal introductions. **IMPORTANT:** Only the Clark County Code is actual law. This document is only a reprint for the user's convenience. If there is a legal question, the Clark County Code, Chapter(s) 22.02 should be reviewed for the actual language as adopted by the Clark County Commission.

Amended Date 9/20/94; Effective Date: 11/01/94

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(Amended by Ord. 3941 in section 22.02.430)

## CLARK COUNTY DEVELOPMENT SERVICES

Inspections, Plans Check, & Permit Application Center (PAC)

4701 W. Russell Rd., Las Vegas, NV 89118

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A full-text copy of the Ordinances can be obtained from the Office of the County Clerk

[Information number (702) 455-4431]

**NEW CLARK COUNTY BUILDING ADMINISTRATIVE CODE**  
**EFFECTIVE DATE FEBRUARY 3, 2010**  
**With Amendments on Grading (October 2010)**  
**and Permit Fees (June 2011)**

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## Chapter 22.02

### BUILDING ADMINISTRATIVE CODE OF CLARK COUNTY

**22.02.005 Title.** Chapter 22.02 shall be known as the “Building Administrative Code of Clark County.” It may be cited as such or by the short title of “Administrative Code.” It is referenced herein as “this Chapter.”

**22.02. 010 Purpose.** The purpose of this Chapter is to provide the administrative rules and regulations for the administration and enforcement of the technical codes adopted by Clark County. These technical codes are set out generally in Titles 22, 24, and 25 of the Clark County Code.

The purpose of this Chapter and the technical codes is to provide appropriate design and construction regulations to safeguard life, health, property, and public welfare by regulating and controlling the permitting, design, construction, quality of materials, use and occupancy, location, and maintenance of buildings, service equipment, and structures in the jurisdiction of Clark County specifically regulated herein.

**22.02.015 Scope.** The provisions of this Chapter shall serve as the administrative, organizational, and enforcement rules and regulations for the technical codes, which regulate the site preparation, grading, construction, alteration, moving, enlargement, replacement, demolition, repair, use and occupancy of buildings, structures, signs, amusement and transportation systems, and building service equipment. (Amended 10-5-10 by Ord. #3899)

For the purposes of this Chapter, the term "equipment" or "systems" shall apply to any equipment or system regulated by the adopted technical codes. Where, in any specific case, different sections of the technical codes specify different materials, methods of construction, or other requirements, the most restrictive shall govern. Whenever the technical codes make reference to an Appendix chapter, the Appendix chapter shall not apply unless specifically adopted by Clark County. Where differences occur between provisions of this Chapter and the technical codes and standards, the provisions of this Chapter shall apply.

Exception: This Chapter does not apply to the following:

- (A) Facilities or installations within the jurisdiction which are owned and operated by a jurisdiction which invokes pre-emptive power such as the State of Nevada or the federal government.
- (B) Buildings, structures, or service equipment and installations directly used in utility generation or distribution which are installed on properly recorded easements belonging to water, gas, power, telephone, or other utility companies which are preemptively regulated and governed by the Nevada Public Service Commission, State of Nevada charter, or other public franchise. This does not include site preparation, grading, block walls, fences or habitable public areas such as offices, meeting rooms, and service counters. (Amended 10-5-10)

The Building Official checks for substantial compliance with the technical codes, but reviews and inspections performed by the Building Official pursuant to this Chapter do not create any guarantee or warranty that buildings, structures, or service equipment have been constructed in accordance with all provisions of the technical codes.

**22.02.020 Emergency Provisions.** In the event of a national, state, or local emergency declaration, the Building Official may waive or augment the provisions of this Chapter as needed during the periods of emergency to protect public safety.

**22.02.025 Copyright Acknowledgment.** Portions of this Chapter have been reproduced with permission from the 2006 and 2009 Editions of the International Building Code and subsequent supplements, copyrighted, and owned by the International Code Council, Inc.

**22.02.030 Application to Existing Buildings and Building Service Equipment.** Buildings, structures, and their building service equipment to which additions, alterations or repairs are made shall comply with all the requirements of the technical codes for new facilities, except as specifically provided in this Chapter.

**22.02.035 Definitions.** For the purposes of this Chapter, certain terms, phrases, words and their derivatives shall be construed as specified in this section. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used. Words used in the singular include the plural, and the plural, the singular. Words used in the masculine gender include the feminine, and the feminine the masculine.

**ADDITION** means an extension or increase in floor area or height of a building or structure.

**ALTER** or **ALTERATION** means any construction or renovation to an existing structure other than repair or addition.

**AMUSEMENT AND TRANSPORTATION SYSTEM** is any ride, device, building or structure which is used primarily for human entertainment and enjoyment, either moving or stationary. The final determination whether a ride, device, or structure shall be classified under this definition shall be made by the Building Official. For the purposes of this Chapter, slot machines, electronic gaming devices, pinball games, or electronic arcade games, and non-motorized playground equipment are not amusement and transportation systems.

**AMUSEMENT SYSTEM OR TRANSPORTATION SYSTEM PERMIT** means permits issued by the Building Official authorizing construction and installation of an ATS. At the Building Official's option, it may include in its scope any subsidiary permits for supporting or enclosing structures or buildings, associated structures, utility permits, and other building service equipment.

**APPROVED**, as to materials, types of construction, equipment and systems, refers to approval by the Building Official as the result of investigation and tests, or by reason of accepted principles or tests by recognized authorities, technical or scientific organizations.

**APPROVED AGENCY** is a Quality Assurance Agency that has been approved and listed by the Building Official pursuant to this Chapter.

**APPROVED CONSTRUCTION DOCUMENTS** are construction documents that have been reviewed and accepted for permit by the Building Official pursuant to this Chapter.

**APPROVED DESIGNATED RESIDENTIAL INSPECTOR** is a designated residential inspector who has been approved and listed by the Building Official pursuant to this Chapter.

**APPROVED FABRICATOR/MANUFACTURER** means a company that constructs or assembles standardized building components into assemblies in an approved manner based on submittal of specified documentation and successful periodic evaluation for conformance to standard operating procedures and tests such that the company is listed on the published Clark County Approved Fabricator/Manufacturer's List.

**APPROVED PRODUCTS** are products that are included on product listings from testing and listing agencies approved by the Building Official.

**APPROVED SPECIAL INSPECTOR** is a special inspector who has been approved and listed by the Building Official pursuant to this Chapter.

**AREA ACCEPTANCE REPORT** is a report to the Building Official that states that all required activities for special inspection item(s) are complete and acceptable for a portion of the permitted work.

**ATS** means "Amusement and Transportation System" as defined in this Chapter.

**BUILDING** means any structure used or intended for supporting or sheltering any use or occupancy.

**BUILDING CODE** means the Building Code of Clark County (22.04).

**BUILDING, EXISTING** means a building erected prior to the adoption of the currently adopted building code of Clark County, or one for which a legal, unexpired building permit has been issued by the Building Official.

**BUILDING OFFICIAL** means the designated County official who is charged with the administration and enforcement of this Chapter and the technical guidelines. Within this Chapter, the term "Building Official" may mean such employees who are appointed and authorized by the Building Official pursuant to NRS 278.570(2) to assist in the performance of the duties of his position.

**BUILDING SERVICE EQUIPMENT** refers to the plumbing, mechanical, electrical and elevator equipment including piping, wiring, fixtures and other accessories which provide potable water, sanitation, lighting, heating, ventilation, cooling, refrigeration, fire-fighting and transportation facilities essential for the habitable occupancy of the building or structure for its designated use and occupancy.

**CERTIFICATE OF OPERATION** means a document issued by the Building Official on an annual basis certifying that an Amusement and Transportation System (ATS) has been inspected and found to be in compliance with the manufacturer's requirements for operation and maintenance, the approved Operations and Maintenance Manual(s), approved plans and any other requirements of this Chapter. A current certificate of operation is required in order to operate an ATS.

**CONSTRUCTION DOCUMENTS** are plans, specifications, supporting calculations and other data prepared to describe the design, materials, physical characteristics, location, orientation, and scope of a proposed project necessary to obtain a permit.

**DANGEROUS BUILDINGS CODE** means the Abatement of Dangerous Buildings Code of Clark County (22.12).

**DEPARTMENT** means the Clark County Department of Development Services.

**DEFERRED SUBMITTALS** means those portions of the construction documents that are not submitted at the time of permit application and that are to be submitted to the Building Official within a specified time period. Deferral of any document must have prior approval of the Building Official. The responsible design professional shall list the deferred submittals on the construction documents at the time of permit application for review by the Building Official.

**DESIGN PROFESSIONAL** is an individual who is registered or licensed by the State of Nevada pursuant to NRS Chapters 623, 623A, or 625.

**DESIGNATED RESIDENTIAL INSPECTOR** is an individual who has specialized knowledge, training, experience and certification(s) for one or more of the construction systems subject to residential inspection.

**DEVICE** is a system or structure that may contain electrical, mechanical, and/or pyrotechnic effects that require specific safety features to protect the general public.

**DIVISION** means the Building Division within the Clark County Department of Development Services.

**ELECTRICAL CODE** means the Electrical Code of Clark County (25.04).

**GRADING** is the disturbance of land to include clearing vegetation, rough grading, stockpiling, excavation, filling, or altering the natural ground surface or its elevation. *(Added 10-5-10 by Ord. # 3899)*

**JURISDICTION**, as used in this Chapter, is the unincorporated area of Clark County.

**LIFE-SAFETY SYSTEMS** means, without limitation, electrical, plumbing, heating, ventilating, air conditioning, emergency lighting, audio and visual signals, fire sprinklers, smoke detectors, fire walls, and means of egress required by law for the protection of human life and safety.

**LISTED** and **LISTING** are terms referring to equipment and materials which are shown in a list published by an approved testing agency qualified and equipped for experimental testing and maintaining an adequate periodic inspection of current productions and whose listing states that the equipment complies with recognized safety standards.

**MAJOR MODIFICATION** of any Amusement and Transportation System (ATS) is any change in either the structural or operational characteristics of the ATS which will alter its performance from that specified in the manufacturer's design criteria including ride control software.

**MECHANICAL BULL** is an operator-controlled device, operated in such a manner that the intention is to cause the ejection of the rider.

**MECHANICAL CODE** means the Mechanical Code of Clark County (25.16).

**NATIONALLY RECOGNIZED BODY** is an organization that evaluates testing laboratories and inspection agencies as well as fabrication and manufacturing facilities that produce products and services in accordance with the technical codes. A listing or report is published which details the products and services evaluated and any conditions or limitations placed on their use. The listing or report is subject to acceptance by the Building Official.

**OCCUPANCY** means the purpose for which a building, or part thereof, is used or intended to be used. The term "occupancy" as used in this Chapter shall include the building, or part thereof, housing the intended use.

**OCCUPANT** means the person who resides in and/or has primary use of a building or a portion of a building.

**OWNER** means any person having a recorded legal or equitable interest in the property.

**PATRON** is a person who participates in an Amusement and Transportation System (ATS) whether paying or non-paying, including employees.

**PERMIT** means an official document or certificate issued by the Building Official authorizing performance of a specified activity.

**PERMIT APPLICANT** means the person to whom a permit is issued; also referenced as Permit Holder.

**PERMITTED WORK** means the work for which a permit is issued.

**PERSON** means a natural person, any form of business or social organization and any other nongovernmental legal entity including, but not limited to a corporation, partnership, association, trust or unincorporated organization. The term does not include a government, governmental agency, or political subdivision of a government.

**PLUMBING CODE** means the Plumbing Code of Clark County (25.08).

**PRIME AGENCY** is an approved agency that maintains employment of a qualified engineering manager.

**PRINCIPAL DESIGN PROFESSIONAL** is an architect registered pursuant to NRS Chapter 623 or a professional engineer licensed pursuant to NRS Chapter 625, who is responsible for the coordination of each aspect of the construction documents that are submitted to the Building Official for permit.

**PROHIBITED USE NOTICE** means a written document issued by the Building Official indicating non-compliance with the requirements of certification, installation, inspection, operation or any other portions of the Amusement and Transportation System (ATS) Code and further indicating that the ATS may not be operated for other than repairs, inspection, or testing.

**QUALITY ASSURANCE AGENCY (QAA)** means an organization that is in the business of providing inspection, testing and reporting services for the types of construction that are designated in the technical codes.

**QUALITY ASSURANCE AGENCY SPECIAL INSPECTION AGREEMENT** is an agreement between the owner and Building Official, issued with the permit that lists the types of construction required to be verified through a special inspection process. Additionally, the owner designates as part of the special inspection agreement a prime agency to provide special inspection and document results for the Building Official.

**QUALITY ASSURANCE AGENCY SINGLE-FAMILY RESIDENCE INSPECTION AGREEMENT** is an agreement between the owner and Building Official that is issued with the permit designating the approved quality assurance agency which shall provide the specified inspections and documentation for the Building Official.

**QUALITY SYSTEM AUDITOR** is a person with the requisite knowledge, skill and experience to evaluate the quality assurance and quality control operations of fabrication and manufacturing facilities.

**RECOGNIZED AGENCY** is a Quality Assurance Agency that maintains an accreditation through a nationally recognized body.

**RECOGNIZED FABRICATOR/MANUFACTURER** is a facility that is listed or maintains an evaluation report through a nationally recognized body. The evaluation report or listing is used to determine the acceptability of the quality control and quality assurance operations of the facility.

**REPAIR** means the reconstruction or renewal of any part of an existing building, structure, or building service equipment for the purpose of its maintenance.

**RESIDENTIAL CODE** means the Residential Code of Clark County (22.05).

**RESIDENTIAL INSPECTION PERSONNEL** are individuals employed by an approved Residential Inspection Agency and listed by Clark County as a residential inspector, a Quality Manager, or an Engineering Manager.

**REVIEWED AND ACCEPTED** when stamped on the construction documents by the Building Official means the documents have been reviewed for conformance to applicable codes and regulations and are accepted for permit.

**REVISION** means changes made to approved construction documents after they have been reviewed and accepted by the Building Official. Revisions must be submitted to the Building Official for approval as an amendment to the approved construction documents. Revisions which increase the original scope of work and original building valuation must be submitted as a new permit application.

**RIDE** means an Amusement Ride or Transportation Ride as defined in this Chapter.

**SHALL**, as used in this Chapter, is mandatory.

**SPECIAL INSPECTION** is a process of inspection, testing, and reporting by approved special inspectors to assure the Building Official that the construction of critical structural elements, materials, and life safety systems is being performed in accordance with the approved construction documents, this Chapter and the technical codes.

**SPECIAL INSPECTION CATEGORY** is a collection of inspection activities specified in the International Building Code (ICC) Subsections 1704.2 through 1704.14.

**SPECIAL INSPECTION PERSONNEL** are individuals employed by an approved Quality Assurance Agency and listed by Clark County as a special inspector, a technician, a laboratory supervisor, a laboratory director, a field supervisor, a Quality Manager, or an Engineering Manager.

**SPECIAL INSPECTOR** is an individual who has specialized knowledge, training, experience and certification(s) for one or more of the types of construction subject to special inspection.

**STRUCTURE** means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

**SUBCONTRACTED AGENCY** is an approved agency providing special inspection services through a prime agency.

**TECHNICAL CODES** are those codes adopted in Titles 22, 24, and 25 of the Clark County Code. Technical codes currently governed by this Chapter include the Building Code of Clark County (22.04), the Residential Code of Clark County (22.05), the Safety Standards for Existing Buildings (22.10), the Abatement of Dangerous Building Code of Clark County (22.12), the Amusement and Transportation Systems Code (22.16), the Swimming Pool, Spa, and Water Feature Code (22.20), Noise Attenuation Construction Standards (22.22), Water, Sewage and Other Utilities (Title 24), the Electrical Code of Clark County (25.04), the Plumbing Code of Clark County (25.08), the Building Water Conservation Code of Clark County (25.10), the Solar Energy Code (25.12), the Mechanical Code of Clark County (25.16), and the Energy Conservation Code of Clark County (25.20).

**TECHNICAL GUIDELINES** are the rules and regulations promulgated by the Building Official to carry out the purpose and provisions of this Chapter.

**TRANSPORTATION SYSTEM** means any moving apparatus which is primarily intended for transportation but may include entertainment and enjoyment while moving along, around, or over a fixed or restricted course. This includes people movers and monorails, as defined in Clark County Code, Chapter 5.04, for private property, linking of properties, or when included in a franchise agreement. The final determination as to whether an apparatus shall be classified under this definition shall be made by the Building Official. It shall not include automobiles, trucks, buses, surface trains or other transportation means when existing regulation by state or federal authorities would be in conflict with this Chapter.

**VALUATION** or **VALUE** for the purposes of this Chapter, shall include total value of work including materials and labor, grading, site development, electrical, gas, mechanical, plumbing, painting, finish work, roofing, fire protection, and any other permanent systems or equipment for which a permit is being issued. Applications for a building permit and its associated permanent systems and service equipment shall be accompanied by an estimated permit value. Final determination of permit valuation shall be set by the Building Official.

**WORK** as used in this Chapter means, without limitation, the construction, erection, installation, production, activity, manufacture, labor or operation that goes into the making of the proposed project that is the subject of the permit application.

#### **22.02.040 Additions, Alterations, or Repairs.**

- (A) General.** Buildings, structures and their building service equipment to which additions, alterations, and repairs are made shall comply with all the requirements of the technical codes for new facilities, except as specifically provided in this Chapter.
- (B) Additions, Alterations, or Repairs.** Additions, alterations, or repairs may be made to any building or its building service equipment without requiring the existing building or its building service equipment to comply with all the requirements of the technical codes, provided the addition, alteration, or repair conforms to that required for a new building or building service equipment. Additions, alterations, or repair shall not be made to an existing building or building service equipment which will cause the existing building or building service equipment to be in violation of any of the provisions of the technical codes, nor shall such additions, alterations, or repairs cause the existing building or building service equipment to become unsafe.

An unsafe condition shall be deemed to have been created if an addition, alteration, or repair:

- (1) Causes the existing building to become structurally unsafe;
- (2) Does not provide adequate means of egress in compliance with the provisions of the Building Code of Clark County;
- (3) Creates a fire hazard;
- (4) Reduces required fire resistance;
- (5) Causes building service equipment to become overloaded or exceed its rated capacity;
- (6) Creates a health hazard or, otherwise, creates conditions dangerous to human life and safety.

Any building so altered, which involves a change in use or occupancy, shall not exceed the height, number of stories, or area permitted by the Building Code of Clark County for new buildings. Any building plus new additions shall not exceed the height, number of stories, or area permitted by the Building Code for new buildings.

Additions and/or alterations shall not be made to an existing building or structure when such existing building or structure is not in full compliance with the provisions of the applicable building code in effect at the time of construction and the Safety Standards for Existing Buildings (22.10). Alterations or repairs to an existing building or structure which are nonstructural

and do not adversely affect a structural member or a part of the building or structure having required fire resistance may be made with the same materials of which the building or structure is constructed, subject to approval by the Building Official. The installation or replacement of glass shall be as required for new installations.

Minor additions, alterations and repairs to existing building service equipment installations may be made in accordance with the technical code in effect at the time the original installation was made, subject to approval of the Building Official, and provided such additions, alterations, and repairs will not cause the existing building service equipment to become unsafe, unsanitary, or overloaded.

**22.02.045 Existing Installations.** Building service equipment lawfully in existence at the time of the adoption of the technical codes may have its use, maintenance, or repair continued if such building service equipment is not within the scope of the Safety Standards for Existing Buildings (22.10), and the use, maintenance, or repair is in accordance with the original design and no hazard to life, health, or property has been created by such building service equipment.

#### **22.02. 050 Existing Occupancy.**

- (A) General.** The legal occupancy of any structure existing on the date of adoption of this Chapter shall be permitted to continue without change, except as is specifically covered in this Chapter, the Safety Standards for Existing Buildings (22.10), the adopted Fire Code of Clark County, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.
- (B) Change in Occupancy.** A new Certificate of Occupancy shall be required for any buildings, structures, or portions thereof when a change in occupancy is made. Buildings, structures, or portions thereof to which a change in occupancy is made shall comply with all the requirements of the currently adopted technical codes for such occupancy. A new building permit application is required for any change in occupancy. The permit application shall include three (3) copies of a complete code analysis, prepared by a design professional. A review of the code analysis will be performed by the Building Official to determine if additional work is required to meet the code requirements for the new occupancy. Hourly plan review fees will be charged for this investigation, as described in Section 22.02.430, Table 3-I. If additional work is required, permit fees and plan review fees will be charged, in addition to the investigation fee.

**22.02.055 Maintenance.** All buildings, structures, pools, spas, signs, and building service equipment, existing and new, and all parts thereof shall be maintained in a safe condition. All devices or safeguards which are required by the technical codes shall be maintained in conformance with the technical code under which installed. The owner or his

designated agent shall be responsible for the maintenance of buildings, structures, pools, spas, signs and their building service equipment. To determine compliance with this subsection, the Building Official may cause any structure to be reinspected.

**(A) Life-Safety System Testing.**

- (1) **General.** Buildings classified as high-rise buildings with a R-Occupancy by the Building Code of Clark County, including the podium and attached low-rise structures, shall be required to maintain the life-safety systems, including the automatic sprinkler system and/or alternative automatic fire extinguishing system, standpipe system, fire alarm and detection systems, smoke control system, emergency lighting, emergency power, emergency elevator operation, exit signage, smoke and heat vents and fire command center as designed for the building. The building owner shall be required to test the building life-safety systems in their entirety every two years. The life safety systems shall be tested under both normal and emergency power conditions. Detached low-rise structures with smoke control systems, including malls, parking garages, arenas, underground buildings and atriums, will not require this integrated test of the life-safety systems. The tests shall be performed by an approved Quality Assurance Agency for smoke control systems as listed by Clark County. Failure of any device or component of these systems shall be corrected and the system retested until the system performs without failure. The QAA shall submit their final report to the Building Official for review and acceptance. Failure to maintain the life-safety systems in a fully operational condition or failure to test the system within the designated time frame may result in revocation of the Certificate of Occupancy.
- (2) **Testing Commencement.** The owner of each high-rise building requiring testing shall be notified in writing by the Development Services Department and assigned a date to which the compliance testing is to be completed. Written notification shall be provided a minimum of six months prior to the compliance testing date.
- (3) **Fees.** An administrative fee of \$750 shall be paid at the time of the final system test performance report. Any required inspections performed during system testing or in evaluation of the system shall be charged at the hourly rate for Inspections noted in Table 3–I of this Chapter.

**(B) Licensed Resort Hotel Periodic Inspection.**

- (1) **General.** Buildings licensed as a business under Clark County Code Title 30 as a Resort Hotel shall be subject to periodic inspections to review existing building conditions and maintenance for building code safety

compliance. The periodic inspection shall be performed no more than once a year. The inspection shall include all areas within the resort hotel, including but not limited to guestrooms, corridors, service areas, stairways, kitchens, dining, areas, bars, casino areas, offices, stages and showrooms. Guestrooms will be inspected on each floor of each hotel, with a minimum of 20% of the total guestrooms to be inspected. Discrepancies noted during the inspection shall be submitted via written report to the property owner with a designated time frame for correction. Discrepancies requiring an applicable building permit shall be so noted. Failure to correct discrepancies within the designated time frame may result in issuance of a misdemeanor citation and/or revocation of the Certificate of Occupancy.

- (2) **Compliance Report.** Upon full approval of the periodic inspection, the Building Official shall sign and date a compliance inspection report. Upon payment of inspection and administrative fees in full, the report shall be released to the owner.
- (3) **Fees.** Time for performance of the periodic inspection will be charged at the hourly rate for Inspections noted in Table 3-I of this Chapter. An administrative fee of One Thousand Dollars (\$1,000.00) will be assessed for each annual inspection.

**22.02.060 Moved Buildings..** Buildings or structures moved into or within Clark County shall comply with the provisions of the technical codes for new buildings or structures. Required permits are to be obtained prior to demolition/removal and relocation of a building or structure to a new site.

- (A) **Requirements for Demolition Site** The owner is responsible to properly disconnect all utility services from the site of a moved building and remove any debris or building materials from the site on which the building stood. For this work, the owner shall obtain a demolition permit in accordance with this Chapter. Modular components may be determined as exempt from this requirement if the Building Official determines that they do not represent a significant portion of a completed building or structure.
- (B) **Requirements for New Site.** At the new site for the moved buildings, all work including construction of the foundation, installation of site utilities, site development and additions, alterations, or repairs made to the building or structure shall require a permit application, construction document approval and permit issuance. Such work shall be inspected and approved prior to use or occupancy of the building or structure in accordance with this Chapter and the technical codes.

**22.02.065 Temporary Buildings or Structures.**

- (A) **Temporary Structures.** Temporary buildings or structures such as reviewing stands, grandstands, sheds, and other miscellaneous structures shall not require a permit application, construction document approval or building permit issuance provided such structures are not erected or used for longer than six months.
- (B) **Temporary Structures for Pedestrian Protection.** Temporary structures such as canopies or fences used for the protection of the public during permitted construction may, when approved by the Building Official, continue in existence until such time as related construction is completed or protection is not required.

**22.02.070 Historic Buildings.** Repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use of a building, structure, or its building service equipment may be made without conformance to all the requirements of the technical codes when approved by the Building Official, provided:

- (A) The building or structure has been designated by official action of the legally constituted authority of this jurisdiction as having special historical or architectural significance.
- (B) Any unsafe conditions as described in this Chapter are corrected.
- (C) The restored building or structure and its building service equipment will be no more hazardous based on life safety, fire safety, and sanitation than the existing building.

**22.02.075 Alternate Materials and Methods of Construction.** The provisions of the technical codes are not intended to prevent the use of any material, design, or method of construction not specifically prescribed by the technical codes, provided such alternative has been approved by the Building Official. An alternative material, design, or method of construction may be approved, provided the Building Official finds the proposed alternate is satisfactory and complies with the intent of the technical codes and the proposed alternate is, at least, equivalent to that prescribed by the technical codes in suitability, strength, effectiveness, fire resistance, durability, performance, safety, and sanitation.

The Building Official shall require that sufficient evidence of proof be provided to substantiate any claims made. The Building Official may require that evidence or proof be submitted for review by the Combined Board of Building Appeals prior to an approval. Record of any action granting approval of an alternate shall be kept by the Department of Development Services as required by law.

The International Code Council Performance Code for Buildings and Facilities may be referenced as a guide for using alternate methods and materials.

Alternates are project-specific. Approval of an alternate for one project does not constitute approval of the alternate for any other project. Approval of an alternate is not a modification of the adopted codes and standards.

**22.02.080 Modifications.** Whenever there are practical difficulties in complying with the provisions of the technical codes, the Building Official shall have the authority to allow modifications to the codes on an individual case-by-case basis provided the Building Official first determines that strict compliance with the technical codes is impractical. No modification shall be granted which lessens requirements of the health, life safety, or structural integrity of the technical codes or the intent of those codes as determined by the Building Official. Record of the action granting the modification shall be kept by the Department of Development Services as required by law.

**22.02.085 Tests.** Whenever there is insufficient evidence of compliance with the provisions of the technical codes, or evidence that a material or method does not conform to the requirements of the technical codes, or in order to substantiate claims for alternate materials or methods, the Building Official shall have the authority to require tests at no cost to the County to provide verification of compliance. Test methods shall be as specified within the technical codes or by other recognized test standards. In the absence of recognized and/or accepted test methods, the Building Official shall approve the testing procedures. Tests shall be performed by an approved or recognized agency. Reports of such tests will be retained by the County as required by law.

**22.02.090 Conflicting Provisions.** Wherever conflicting provisions or requirements occur between this Chapter, the technical codes and other codes and laws, the most restrictive shall govern.

Where conflicts occur between the technical codes, those provisions providing the greater safety to life shall govern. In other conflicts where sanitation, life safety or fire safety are not involved, the most restrictive provisions shall govern.

When different sections of the technical codes specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.

In any situation in which a conflict may develop between the Zoning Ordinance of Clark County (Title 30 of the Clark County Code) and the technical codes or this Chapter relating to the location or height of buildings and/or structures, the most restrictive shall govern.

**22.02.095 Creation of Enforcement Agency.** The Clark County Board of Commissioners established the Department of Development Services under the direction of the Director of the Development Services Department who appoints the Building Official to carry out regulatory functions related to this Chapter and the technical codes.

### **22.02.100 Organization.**

- (A) **General.** Whenever the term or title "administrative authority," "responsible official," "director," "chief inspector," "code enforcement officer," or other similar designation is used herein or in any of the technical codes, it shall be construed to mean the Building Official. The Building Official is authorized and directed to enforce all the provisions of this Chapter and the technical codes and shall have the powers to prepare, sign, and serve misdemeanor citations pursuant to NRS 171.17751.

The Building Official shall have the power to render interpretations of this Chapter and the technical codes, and to adopt and enforce rules and regulations supplemental to this Chapter to carry out the provisions of this Chapter. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Chapter.

- (B) **Deputies.** In accordance with prescribed procedures and with the approval of the appointing authority, the Building Official may appoint and deputize technical officers, inspectors, and other employees as shall be authorized from time to time to carry out the functions of the Building Official.

**22.02.105 Enforcement - Right of Entry.** Whenever necessary to make an inspection to enforce any of the provisions of this Chapter and the technical codes, or whenever there is reasonable cause to believe that there exists in any uninhabited building, structure, ATS, or upon any unoccupied premises any condition or code violation which makes such building, structure, ATS, or premises unsafe, dangerous or hazardous, the Building Official may enter such building, structure, ATS, or premises at all reasonable times to inspect the same or to perform any duty imposed upon the Building Official by such codes; provided that if such building, structure, ATS, or premises be occupied, he shall first present proper credentials and demand entry; and if such building, structure, ATS, or premises be unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and demand entry. If entry is refused to a building, structure, ATS, or premises, the Building Official shall have recourse to every remedy provided by law to secure entry, including obtaining a warrant for entry and inspection.

**22.02.110 Enforcement -- Stop Work Orders.** Whenever any work is being done contrary to the provisions of this Chapter, section 22.02.510 (D), or the technical codes or to a permit issued or to other pertinent laws or regulations, including Chapter 24.40, the Building Official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the Building Official to proceed with the work. Whenever any work has been stopped for one or more of the reasons above, an investigative fee charged at an hourly inspection rate as listed in Table 3-I of this Chapter, shall be paid to the Building Division for investigation, supervisory costs, and record keeping before any work pertaining

to the stop work order can again commence. Any person who shall knowingly proceed to do construction-related work in violation of any stop work order shall be guilty of a misdemeanor.

**22.02.115 Enforcement -- Occupancy Violations.** Whenever any building or structure or building service equipment therein regulated by this Chapter and the technical codes is used contrary to the provisions of the technical codes, the Building Official may order such use discontinued by written notice served on any person causing such use to be continued. Such persons shall discontinue the use within the time prescribed by the Building Official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of such codes. Any person who shall knowingly proceed to occupy or use any building, structure, or building service equipment in violation of any written notice shall be guilty of a misdemeanor.

**22.02.120 Enforcement -- Authority to Disconnect Utilities.**

**(A) Emergency.** The Building Official shall have the authority to disconnect any utility service or energy supplied to any building, ATS, structure or building service equipment therein regulated by this Chapter or the technical codes in case of emergency, where necessary, to eliminate an immediate hazard to life or property. The Building Official shall, whenever possible, notify the serving utility, the owner, and the occupant of the building, ATS, structure or building service equipment of the decision to disconnect prior to taking such action, and shall notify such serving utility, owner and occupant of the building, ATS structure or building service equipment, in writing, of such disconnection immediately thereafter. Upon demand, the owner and/or occupant shall be granted an immediate post disconnect hearing by the Building Official.

**(B) Non-Emergency Disconnection.** The Building Official shall have the authority to disconnect any utility service or energy supplied to a building, ATS structure or building service equipment therein regulated by this Chapter or the technical codes where notification has been provided and where one or more codes are believed to be in violation therein.

Disconnection of utilities is authorized where an electric or natural gas service has been connected to a building, ATS, structure, mobile home, trailer or recreational vehicle which has not been approved for occupancy or operation at that site; or, where a permit for temporary power has expired and the electrical connection is still in use.

(1) **Notification.** The Building Official shall issue a notice and order directed to the owner of the building, ATS, structure, mobile home, trailer or recreational vehicle and the occupant thereof by personal service or certified mail (return receipt) and posting the entrance of such building, ATS, structure, mobile home, trailer, or recreational vehicle. If the Building Official is unable to notify the owner or occupant by personal service or

certified mail, the posting of the entrance of such building, ATS, structure, mobile home, trailer, or recreational vehicle shall be considered proper and sufficient notification. The notice and order shall contain:

- (a) The street address and a legal description sufficient for identification of the premises upon which the building or structure is located.
  - (b) A statement that the Building Official has determined one or more codes (to be specified in detail) to be in violation therein and that disconnection of utility service(s) or energy connections is authorized by this Chapter.
  - (c) A statement of the action to be taken as determined by the Building Official which may range from a voluntary disconnection on the part of the owner within a time certain to involuntary disconnection at a time certain if specific action is not accomplished, such as but not limited to application for a zone variance or removal of a mobile home, trailer, recreational vehicle, or other building, ATS, or structure.
  - (d) Statements advising that if the stated action to be taken by the owner is not accomplished within thirty (30) days from the date of service, the Building Official may order the utility to disconnect service, with the costs for such action to be borne by the owner. Responsibility for damages, losses, and liabilities consequent with the loss of power shall be borne by the owner and not Clark County or its employees.
  - (e) Statements advising (1) that any person having any record title or legal interest in the building, ATS, structure, mobile home, trailer or recreational vehicle may appeal from the notice and order to the Building Official within fifteen (15) days from the date of service of such notice and order; (2) that it is assumed that those referred to as having title or legal interest include the occupant; and (3) that failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter. If the owner or occupant can conclusively demonstrate the likelihood of loss of human life or serious health endangerment consequent to a loss of power to the site and, further, can conclusively demonstrate inability to provide alternate living arrangements for the endangered person, then the Building Official shall not order disconnection until such time as a final determination is made by the Building Official.
- (2) **Right of Appeal.** Any permit holder, owner or surety, who believes that no default as described above has occurred, may, within fifteen (15) days after date of service of the Notice and Order, apply in writing to the Building Official for an appeal. The Building Official shall process the hearing of the appeal. This hearing process constitutes the sole administrative recourse

provided. Failure to appeal within fifteen (15) days of the date of such Notice and Order will constitute a waiver of all right to an administrative hearing and determination in the matter.

- (3) **Enforcement.** After any Notice and Order of the Building Official made pursuant to this Chapter shall become final, no person to whom any such Notice and Order is directed shall fail, neglect, or refuse to obey any such Notice and Order. Any such person who fails to comply with any such Notice and Order is guilty of a misdemeanor. In addition, the Building Official shall post the building, ATS, structure, mobile home, trailer or recreational vehicle at each entrance thereto a Notice stating that the utility/energy connection (specify) will be disconnected on a specified date. Further, it shall be a misdemeanor to remove or deface the Notice or to interfere with the posting of the Notice or the disconnection of any utility under the provisions of this Chapter. Failure of a utility to obey the Order of the Building Official to disconnect services upon a written demand is a misdemeanor.
- (4) **Notice to the Serving Utility.** When utility service or energy to a such building, ATS, structure, mobile home, trailer or recreational vehicle is to be disconnected, a written notice of such disconnection and causes therefore shall be provided at least twenty-four (24) hours prior to such disconnection to the serving utility, the owner and the occupants of such building, structure, mobile home, trailer or recreational vehicle or premises.

**22.02.125 Authority to Condemn Building Service Equipment.** When the Building Official determines that any building service equipment regulated by the technical codes has become hazardous to life, health, property, or becomes unsanitary, the Building Official shall order in writing that such equipment either be removed or restored to a safe or sanitary condition. The written notice itself shall fix a time limit for compliance with such order. No person shall use or maintain defective building service equipment after receiving such notice.

When such equipment or installation is to be disconnected, a written notice of such disconnection and causes, therefore, shall be given at least 24 hours prior to the disconnection to the serving utility, the owner and occupant of such building, structure or premises.

When any building service equipment is maintained in violation of the technical codes and in violation of any notice issued pursuant to the provisions of this section, the Building Official shall institute any appropriate action to prevent, restrain, correct or abate the violation.

**22.02.130 Connections After Order to Disconnect.** No person shall make connections from any energy, fuel or power supply nor supply energy or fuel to any building service equipment which has been disconnected or ordered to be disconnected by the Building Official or the use of which has been ordered to be discontinued by the Building Official until the Building Official authorizes the reconnection and use of such equipment.

**22.02.135 Liability.** The Building Official, member of the Board of Appeals or employee charged with the enforcement of this Chapter and technical codes, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this Chapter and technical codes or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this Chapter and technical codes shall be defended by legal representative of the jurisdiction until the final termination of the proceedings, The Building Official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this Chapter and technical codes.

An approved final inspection, Temporary Certificate of Occupancy, Certificate of Occupancy, Certificate of Completion, or an Amusement and Transportation System (ATS) Certificate of Operation from the Building Division indicates the building, structure, ATS, or part thereof for which the approved final inspection was made or certificate was issued, was found by the Building Official at the time of certificate issuance or final inspection to be in substantial compliance with the provisions of this Chapter and the technical codes and do not create an express or implied warranty or guarantee.

**22.02.140 Cooperation of Other Officials and Officers.** The Building Official may request the assistance and cooperation of other officials of Clark County.

**22.02.145 Contracting For Services.** The Building Official may contract for plan review, engineering, permit-related and inspection services in accordance with Clark County purchasing procedures.

**22.02.146 Peer Review.** The Building Official may require the owner or the design professional acting as the owner's agent to engage an approved peer reviewer for plan review and engineering services purposes. The requirements for peer reviews are found in the Technical Guidelines.

**22.02.150 Unsafe Buildings, Structures, Amusements or Transportation Systems, Natural or Manmade Earthen Features, or Building Service Equipment.** All buildings, structures, ATS or earthen features regulated by this Chapter, Clark County Code Title 24 Chapter 24.40, and the technical codes which are structurally inadequate, or are geotechnically unstable, or have inadequate egress, or which constitute a fire or life safety hazard, or threaten the Las Vegas Valley Storm Sewer System, are for the purpose of this Chapter and the technical codes designated as unsafe.

Building service equipment regulated by this Chapter and the technical codes, which constitutes a fire, electrical or health hazard, or is otherwise dangerous to human life is, for the purpose of this Chapter, unsafe. Any use of buildings, ATS, structures or building service equipment constituting a hazard to safety, health or public welfare by reason of inadequate

maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this Chapter, an unsafe use.

Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in deteriorated condition or otherwise unable to sustain the design loads which are specified in the Building Code are hereby designated as unsafe building appendages.

Natural or manmade earthen features such as slopes, outcrops, or gravity retaining walls which have deteriorated and are unable to remain stable and threaten adjacent buildings or structures are hereby designated as unsafe.

All such unsafe buildings, rides/devices, structures or appendages, earthen features and building service equipment are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in The Abatement of Dangerous Building Code (22.12). As an alternative, the County may institute any other appropriate action to prevent, restrain, correct or abate the violation.

#### **22.02.155 Combined Board of Building Appeals.**

**(A) Purpose.** The Combined Board of Building Appeals is created to hear and decide appeals of determinations made by the Building Official relative to the application and interpretation of the technical codes.

**(B)** The Combined Board of Building Appeals is authorized to hear appeals relating to:

- (1) The Building Code of Clark County;
- (2) The Residential Code of Clark County;
- (3) The Electrical Code of Clark County;
- (4) The Mechanical Code of Clark County;
- (5) The Plumbing Code of Clark County;
- (6) The Uniform Housing Code of Clark County;
- (7) The Swimming Pool, Spa, and Water Feature Code of Clark County;
- (8) The Solar Code of Clark County;
- (9) The Energy Conservation Code of Clark County;
- (10) The Amusement and Transportation Systems Code of Clark County; and,
- (11) The Sign Code of Clark County.

Appeals relating to the Abatement of Dangerous Buildings Code of Clark County are subject to Chapter 11.06 of the Clark County Code.

The Combined Board of Building Appeals is authorized to review proposed alternate materials and methods of construction when the matter is referred to the Board by the Building Official pursuant to section 22.02.075 of this Chapter.

**(C) Members.** The members shall be qualified by training and experience to decide matters pertaining to building construction and building service equipment. The members shall not be employees of Clark County. The members of the Board shall consist of the following:

- (1) One (1) architect registered by the State of Nevada;
- (2) One (1) general contractor licensed by the State of Nevada;
- (3) One (1) professional civil or structural engineer licensed by the State of Nevada;
- (4) One (1) representative of the residential construction industry;
- (5) One (1) master electrician or qualified individual in an electrical category as defined in the Electrical Code of Clark County;
- (6) One (1) professional mechanical engineer licensed by the State of Nevada;
- (7) One (1) layperson; and,
- (8) One (1) representative of the amusement and transportation systems industry.

The members of the Combined Board of Building Appeals shall be appointed for terms of four years by the Board of County Commissioners and may be removed from office at any time by the Board of County Commissioners.

**(D) Procedures.** The Combined Board of Building Appeals shall adopt rules and procedures for conducting its investigations and hearings. A person (the appellant) who wishes to appeal a determination of the Building Official to the Board shall submit a written request for appeal to the Building Official. The Building Official shall provide to the appellant a copy of the guidelines for preparing appeals and a copy of the Board's rules and procedures. The appellant will be responsible to prepare a written appeal in compliance with the guidelines.

The Building Official will schedule a hearing before the Board. The Building Division may submit information and evidence in support of the Building Official's determination.

The Board shall issue a written decision based on the evidence presented at the hearing. The decision shall be signed by the Chairman of the Board, and shall be filed with the Building Official. A copy of the decision will be delivered to the appellant by U. S. certified mail.

**(E) Limitation and Scope of Authority.** The Combined Board of Building Appeals shall have no authority relative to interpretation of the administrative provisions of this Chapter or the administrative provisions of the technical codes nor shall the Board be empowered to waive requirements of either this Chapter or the technical codes.

**(F) Liability.** Neither the Combined Board of Building Appeals nor any member thereof shall be liable for, and the Board and each member thereof is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any good faith act or by reason of any good faith act or omission in the discharge of any duty specified herein. Any suit brought against the Board or any member thereof resulting from such act or omission performed by them as members of the Board in the performance of their duties shall be considered an act of Clark County and shall be subject to its liability insurance coverage.

**(G) Tests and Research.** Appellants shall cause to be made at their own expense any tests or research necessary to support their claims before the Combined Board of Building Appeals.

**22.02.160 Violations.** It shall be unlawful for any person to perform grading, erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building, ATS, structure or building service equipment or cause or permit the same to be done in violation of this Chapter, Chapter 24.40 or the technical codes. (Amended 10-5-10 by Ord. # 3899)

Any person violating any of the provisions of this Chapter, Chapter 24.40 or the technical codes shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of these provisions is committed, continued, or permitted, and upon conviction of any such violation, such person shall be punishable by a fine of not more than one thousand dollars (\$1,000.00), or by imprisonment for not more than six months, or by both such fine and imprisonment. Whenever, within these provisions, an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, the doing of any such act shall constitute a violation of this Chapter. Any day of any violation of this Chapter shall constitute a separate offense.

**22.02.165 Grading, Construction, or Installation Permits Required.** Any owner or authorized agent who intends to perform grading or construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building, structure, pool, spa, sign or ATS, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical

or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit(s). (Amended 10-5-10 by Ord. #3899)

**EXCEPTION:** This section does not apply to buildings, structures, or service equipment and installations directly used in utility generation or distribution which are installed on properly recorded easements belonging to water, gas, power, telephone, or other utility companies which are pre-emptively regulated and governed by the Nevada Public Service Commission, State of Nevada charter, or other public franchise. This exception does not apply to site preparation, block walls, fences, or habitable public areas, such as offices, meeting rooms, and service counters.

**22.02.170 Fire Sprinkler Requirements.** Fire sprinklers are required as follows:

- (A) Alternative Protection.** Alternative automatic fire-extinguishing systems complying with Section 1005 of the Clark County Fire Code shall be permitted in lieu of automatic sprinkler protection where recognized by the applicable standard and approved by the Fire Chief.
- (B) Residential Systems.** Unless specifically allowed by the Building Code, residential sprinkler systems installed in accordance with NFPA 13D or NFPA 13R shall not be recognized for the purposes of exceptions or reductions permitted by other requirements of the Building Code.
- (C) Additional Local Requirements.** The following local requirements are in addition to the requirements listed in Sections 1003.2.1 through 1003.2.15 of the Clark County Fire Code. Sprinkler systems installed to comply with this section, which are not required by other sections of the Building Code or Fire Code, may use any sprinkler substitution allowed by the Building Code or Fire Code.
  - (1) If any fire area in a building or structure is provided with fire sprinklers, whether required or not, all fire areas in the building or structure shall be provided with fire sprinklers.

**Exceptions:**

- (a) A fire area that is separated from other fire areas by fire walls as required by the Building Code.
  - (b) Special Hazard Areas may be fire-sprinklered without requiring additional fire sprinklers when approved by the Fire Chief.
- (2) A sprinkler system shall be provided in any building or structure 10,000 square feet or greater.

**Exceptions:**

- (a) Parking structures classified as open parking structures with no uses other than the parking of private vehicles.
  - (b) Buildings separated into areas 10,000 square feet or less by firewalls constructed in accordance with the Building Code.
- (3) An addition to any existing non-sprinklered building or structure which expands the total area to 10,000 square feet or greater shall conform to item #1 or #2 above.
- (4) All buildings which are erected in the State after January 19, 1984 and which are more than 55 feet above or below street level or more than two stories, including any additional height incurred by usable floor space within a building, above grade at any point, must be equipped throughout with an approved automatic sprinkler system.
- (D) Group A.** An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section. The automatic sprinkler system shall be provided throughout the floor area where the Group A occupancy is located, and in all floors between the Group A occupancy and the level of exit discharge.
- (E) Group A-1.** An automatic sprinkler system shall be provided throughout a fire area containing a Group A-1 occupancy where one of the following conditions exists:
- (1) The fire area exceeds 5,000 square feet.
  - (2) The fire area has an occupant load of 300 or more.
  - (3) The fire area is located on a floor other than the level of exit discharge
  - (4) The area contains a multi-theater complex.
- (F) Group A-2.** An automatic sprinkler system shall be provided throughout a fire area containing a Group A-2 occupancy where one of the following conditions exists:
- (1) The fire area exceeds 5,000 square feet.
  - (2) The fire area has an occupant load of 100 or more.
  - (3) The fire area is located on a floor other than the level of exit discharge.

**(G) Group A-3.** An automatic sprinkler system shall be provided throughout a fire area containing a Group A-3 occupancy where one of the following conditions exists:

- (1) The fire area exceeds 5,000 square feet.
- (2) The fire area has an occupant load of 300 or more.
- (3) The fire area is located on a floor other than the level of exit discharge.

**Exception:** Areas used exclusively as participant sports areas where the main floor area is located at the same level as the level of exit discharge of the main entrance and exit.

**(H) Group A-4.** An automatic sprinkler system shall be provided throughout a fire area containing a Group A-4 occupancy where one of the following conditions exists:

- (1) The fire area exceeds 5,000 square feet.
- (2) The fire area has an occupancy load of 300 or more.
- (3) The fire area is located on a floor other than the level of exit discharge.

**Exception:** Areas used exclusively as participant sport areas where the main floor area is located at the same level as the level of exit discharge of the main entrance and exit.

**(I) Group F-1.** An automatic sprinkler system shall be provided throughout all buildings where the fire area containing a Group F-1 occupancy exceeds 10,000 square feet, or where more than two stories in height, or where the combined fire area on all floors, including mezzanines, exceeds 10,000 square feet.

**(J) Group M.** An automatic sprinkler system shall be provided throughout buildings where the fire area containing a Group M occupancy exceeds 10,000 square feet, or where more than two stories in height, or where the combined fire area on all floors, including any mezzanines, exceeds 10,000 square feet.

**(K) Group R-3.** An automatic sprinkler system installed in accordance with Section 1003.1.2 shall be provided throughout buildings with a Group R-3 fire area when fire department access or available fire flow dictate the need for such systems.

**(L) Group R-4.** An automatic sprinkler system installed in accordance with Section 1003.1.2 shall be provided throughout buildings with a Group R-4 fire area.

- (M) Group S-1.** An automatic sprinkler system shall be provided throughout all buildings where the fire area containing a Group S-1 occupancy exceeds 10,000 square feet, or where more than two stories in height, or where the combined fire area on all floors, including mezzanines, exceeds 10,000 square feet.
- (N) Repair Garages.** An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with the Building Code as follows:
- (1) All buildings with a fire area containing a repair garage exceeding 10,000 square feet.
  - (2) All buildings with a repair garage in the basement.
  - (3) Buildings in which repair work includes release of fuels, welding or open flame operations, or other similar activities, with a fire area exceeding 3,000 square feet.
  - (4) All buildings in which auto body repair and restoration work is performed, or where similar operations are performed that may pose a deflagration hazard or a hazard from accelerated burning.
- (O) Mini Storage Facilities.** An automatic sprinkler system shall be provided throughout all buildings used as mini storage where the fire area exceeds 2,500 square feet which is not separated by firewalls constructed in accordance with the Building Code.
- (P) Group S-2.** An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with the Building Code or where located beneath other groups.
- (Q) Commercial Parking Garages.** An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses where the fire area exceeds 5,000 square feet.

**22.02.175 Ride Permit Required.** No person shall construct or install any Amusement and Transportation System (ATS) until it has been issued an ATS Permit for construction or installation. After the ATS has passed all required inspections and an ATS Certificate of Operation is issued, then it may operate. An ATS which is to be relocated or scheduled for a major modification must be approved for issue of a new ATS Permit for construction or installation prior to the work performance.

Possession of the required permits for construction or installation of an ATS shall not be construed in themselves to give the owner of an ATS the right to operate the ATS.

**22.02.180 Explosive Demolitions.** A contractor using explosive devices or materials shall comply with the demolition technical guidelines and be issued an Explosive Demolition Permit prior to commencing the demolition.

**22.02.185 Work or Apparatus Exempted from Permit Requirements.** Exemption from the permit requirements of this Chapter does not authorize any work to be done in violation of the provisions of this Chapter, the technical codes, or any other laws of Clark County.

**22.02.190 Building Permit Exemptions.** A building permit shall not be required for the work as listed in the following:

- (A) One-story detached accessory buildings in conjunction with a single family dwelling used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet;
- (B) Oil derricks;
- (C) Movable cases, counters and partitions not over 5 feet 9 inches high;
- (D) Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed two to one;
- (E) Walks and driveways not more than 30 inches above grade and not over any basement or story below;
- (F) Platforms not more than 30 inches in height above grade in conjunction with a single family dwelling;
- (G) Painting, papering, paneling, floor coverings, cabinets, moldings, countertops, and similar finish work;
- (H) Structures, booths, sets, and scenery used for motion picture, conventions, television shows, theater shows, special events, and similar temporary uses;
- (I) Window awnings supported by an exterior wall of Group R, Division 3, and Group U, Occupancies when projecting not more than 54 inches;
- (J) A storable swimming or wading pool as defined in the Swimming Pool, Spa and Water Features Code of Clark County which is accessory to a single-family dwelling and in which the pool walls are entirely above the adjacent grade;
- (K) Fences in rear yards without permanent foundations not over four feet in height;
- (L) Fences and retaining walls not over twenty-four inches (24") in height at any location;

- (M)** Flammable or combustible pre-fabricated liquid storage tanks regulated by the Clark County Fire Department in accordance with the Uniform Fire Code or other adopted regulations or ordinances;
- (N)** Storage sheds and project offices including construction trailers on an active construction project;
- (O)** Livestock shade structures open on one side and not more than 1,500 sq. feet in area;
- (P)** Non-motorized playground equipment;
- (Q)** Storage racks less than or equal to 8 feet (2,438 mm) in height;
- (R)** Portable spas, accessory to a single family residence with all heating and circulating equipment integral to the manufactured product;
- (S)** Minor repair of interior or exterior lath provided:
  - (1) no framing needs replacement or repair; and
  - (2) the repaired area of lath does not exceed 30 square feet in area; and
  - (3) the area of repair is not a fire-resistance-rated assembly comprised of more than one layer of wall board or any special material(s) necessary to maintain the required fire-resistance rating of the assembly (i.e. fire-stopping of penetrations);
- (T)** Replacement of roofing materials, other than tile roofing, provided no structural components are repaired or replaced and provided no more than 64 square feet of roof sheathing is replaced;
- (U)** Structures containing technical service equipment used for meteorological sampling or air quality sampling and testing by local, state or federal government agencies provided the structure does not exceed 240 square feet in area;
- (V)** Replacement of exterior or interior doors, hinges, hardware and decorative trim in R-3 residences, R-2 dwelling units and R-1 sleeping rooms, provided the following conditions are met:
  - (1) The replacement door is of the same size and type.
  - (2) The replacement door does not require any modification to existing wall framing.

- (3) The existing door is not a component of a fire-resistive rated construction element.
- (W)** Replacement of exterior or interior window glazing in R-3 residences, R-2 dwelling units and R-1 sleeping rooms, provided the following conditions are met:
  - (1) The replacement window glazing is of the same size, type and thickness.
  - (2) The replacement glazing does not require any modification to existing wall framing or window frames.
  - (3) The existing glazing is not a component of a fire-resistive rated construction element.
  - (4) The existing glazing is not required to be safety-glazed.

**22.02.195 Plumbing Permit Exemptions.** A plumbing permit shall not be required for the work as listed in the following:

- (A)** The stopping of leaks in drains, soil, waste or vent pipe, provided, however, that should any concealed trap, drainpipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this Chapter.
- (B)** The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, or for the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
- (C)** Lift stations, septic tanks, and package plants regulated by the appropriate serving sanitation utility.
- (D)** Automatic fire sprinkler systems (NOTE: These systems are regulated by the Clark County Fire Department.)
- (E)** Piping for dry chemical extinguishing system serving Type I commercial hoods.
- (F)** Gas tanks buried or above ground which are regulated and inspected by the Clark County Fire Department or the State of Nevada, but not including tanks fabricated on-site.
- (G)** Replacement of plumbing fixtures in the same location with a similar fixture and materials provided no work is done other than the replacement of the fixture, the tail piece and/or the trap and provided the work does not penetrate fire-resistive rated construction, including a fire-resistive rated concrete slab.

**22.02.200 Electrical Permit Exemptions.** An electrical permit shall not be required for the work as listed in the following:

- (A) Installations under the exclusive control of electric utilities governed by the State of Nevada Public Service Commission for the purpose of communication or metering; or for the generation, control, transformation, transmission and distribution of electric energy located in buildings used exclusively by utilities for such purposes or located outdoors on property owned or leased by the utility or on public highways, streets, roads, etc. or outdoors by established rights on private property.
- (B) Portable motors or other portable appliances having an approved listing for use by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Electrical Code.

**EXCEPTION:** A unit which would otherwise be exempt from permit requirements as a portable heating appliance or portable heating-cooling appliance shall be required to be permitted if it provides minimum heating under the Building Code of Clark County.

- (C) Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
- (D) Temporary decorative lighting.
- (E) Repair or replacement of current-carrying parts of any switch, contactor or control device.
- (F) Replacement of attachment plug receptacles, but not the outlet box.
- (G) Repair or replacement of any over current device of the required capacity in the same location.
- (H) Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
- (I) Taping or wrapping of joints and splices.
- (J) Removal of electrical wiring and outline lighting.
- (K) Temporary wiring for experimental purposes in suitable experimental laboratories.
- (L) The wiring for temporary theater, motion picture, or television stage sets.

- (M) Wiring outside of buildings installed by licensed and franchised cable television, telephone, or buried cable installers.
- (N) Power-limited wiring of 50 volts or less in or associated with single-family dwellings.
- (O) Exposed surface-mounted power-limited wiring.
- (P) Replacement of lighting fixtures in single family residences, dwelling units, guest rooms and guest suites as defined in the NEC.
- (Q) Installing low voltage devices and data links.
- (R) Replacement of Variable Frequency Drive (VFD) units up to 50 HP or 100 amperes and not part of a smoke control system.

**22.02.205 Mechanical Permit Exemptions.** A mechanical permit shall not be required for the work as listed in the following:

- (A) Any portable heating appliance.
 

**EXCEPTION:** A unit which would otherwise be exempt from permit requirements as a portable heating appliance shall be required to be permitted if it provides minimum heating under the Building Code of Clark County.
- (B) Any portable ventilating equipment.
- (C) Any portable cooling unit.
- (D) Any portable evaporative cooler.
- (E) Any closed system of steam, hot or chilled water piping within any heating or cooling equipment regulated by the Mechanical Code.
- (F) Replacement of any component part of assembly of an appliance which does not alter its original approval and complies with other applicable requirements of the technical codes.
- (G) Any refrigerating equipment which is part of the equipment for which a permit has been issued pursuant to the requirements of the technical codes.
- (H) Any unit refrigerating system as defined in the Mechanical Code.
- (I) Replacement of compressors of the same rating.
- (J) Any piping that is part of a manufacturing process.

**22.02.207 Grading Permit Exemptions.** A grading permit shall not be required for work as listed in the following:

- (A) Grading associated with agriculture within districts approved for agriculture.  
(Amended 10-5-10 by Ord. #3899)
- (B) Excavation for construction of a structure permitted under this code.
- (C) Cemetery graves.
- (D) Refuse disposal sites controlled by other regulations.
- (E) Excavations for wells or trenches for utilities.
- (F) Mining, quarrying, excavation, processing or stockpiling rock, sand, gravel, aggregate or clay controlled by other regulatory agencies provided such operations do not affect the lateral support of, or significantly increase stresses in soil on adjoining properties.
- (G) Exploratory excavations performed under the direction of a registered design professional.

**22.02.210 Sign Construction Permit Exemptions.** A sign construction permit shall not be required for work as listed in the following:

- (A) Signs regulated by other codes, which are mobile or portable.
- (B) The changing of advertising copy or message on painted or printed sign theater marquees and similar signs specifically designed for use of replaceable copy. Electric signs shall not be included in this exemption.
- (C) Maintenance activities to include only painting, repainting, exact replacement with approved flashers, lamps, bulbs, ballasts, neon tubing, starters, neon transformers, wire or computer components, cleaning or changing the copy unless a structural change is made.
- (D) Memorial signs or tablets, names of buildings, and date of erection when cut into any masonry surface or when constructed of bronze or other noncombustible materials.
- (E) Temporary signs for on-premises use as defined in Clark County Code Title 30 which are 300 square feet or less in area.
- (F) Construction signs of 32 square feet or less.

- (G) Holiday decorations.
- (H) Political signs.
- (I) Nameplates of 4 square feet or less.
- (J) Public signs or notices, or any sign relating to an emergency.

**22.02.215 Amusement and Transportation System Permit and Certificate of Operation Exemptions.** Neither ATS Permits nor ATS Operation Certificates shall be required for the exempted apparatus listed below. Exemptions from the ATS Permit and ATS Certificate of Operation requirements of this Chapter shall not be deemed to grant authorization for any work to be done or ATS to be operated in violation of the provisions of the technical codes or any other laws or ordinances of Clark County.

- (A) Non-motorized playground equipment.
- (B) Shows performed on stages which have been designed for such events.
- (C) Any ATS which is relocated on a regular basis, with or without disassembly, and operated for periods of less than thirty (30) days in any single property, such as, but not limited to, fair or carnival ATS.
- (D) ATS installed at single-family residential private property for the exclusive use of the owner and non-paying guests.
- (E) Repairs or minor modifications to an existing ATS operating under a valid ATS Certificate of Operation shall not require a permit under the provisions of this section.
- (F) Mechanical bulls.
- (G) Non-motorized climbing wall.
- (H) Inflatable slides and bounce structures.
- (I) Components of Water slides regulated by the Clark County Health District.
- (J) Attractions as defined by the Amusement and Transportation Code.

**22.02.220 Application for Grading, Construction, or Installation Permit.** To obtain a grading, construction or installation permit, the applicant shall first file an application in writing on a form furnished by the Building Official for that purpose. Every such application shall:

- (A) Identify and describe the work to be covered by the permit for which application is made;
- (B) Describe the land on which the proposed work is to be done by legal description, parcel number, street address, or similar description that will readily identify and definitely locate the proposed work;
- (C) Indicate the use or occupancy for which the proposed work is intended;
- (D) Be accompanied by construction documents as required in this Chapter;
- (E) State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building;
- (F) Be signed by the permit applicant or an authorized agent;
- (G) Applications for permits for public swimming and wading pools, spas and commercial kitchens shall have the prior written approval of the Clark County Health District and Sanitation District, together with construction documents in duplicate;
- (H) Reference all applicable technical codes, standards and ordinances which regulate the design, site preparation, construction, alteration, moving, demolition, repair, use and occupancy of buildings, structures, signs, amusement and transportation systems, swimming pools, spas and water features, system operations and maintenance procedures, and building service equipment;
- (I) Include a functional description of any computer software used in the operation of an ATS. The description shall include methods to validate changes to the original installation and effects on the operational characteristics; and
- (J) Provide such other data and information as may be required by the Building Official. (Amended 10-5-10 by Ord. # 3899)

### **22.02.222 Annual Facility Permit**

- (A) **General.** In lieu of an individual permit for each new alteration to an already approved building, electric, mechanical, and/or plumbing installation, an annual permit may be issued upon application to any person regularly employing one or more qualified trade persons in the building and its premises owned or operated by the permit applicant. The annual permit shall be issued to a person who holds a valid and active Nevada State Contractors License covering the scope of work authorized by the permit and who holds a valid and active Clark County business license. The permit shall be valid for one calendar year from the date of issuance.

**(B) Qualifying Projects.** Annual Facility Permits may be issued for a building listed below:

- (1) A building classified as a high-rise building with a R-Occupancy by the Building Code of Clark County;
- (2) A building licensed as a Resort Hotel under Title 30 of the Clark County Code; or
- (3) Other buildings as deemed appropriate by the Building Official.

**(C) Records.** The permit holder shall keep a detailed record of alterations made under the permit, required inspections, and inspection approvals. The Building Official shall have access to such records at any time.

**(D) Fees.** The permit issuance fee shall be \$50.00. The inspection fees for the Annual Facility Permit shall be charged at the hourly rate as indicated in Table 3-I. A deposit of \$10,000 is required at time of permit application for the hourly inspection fees associated to the permit. The permit holder shall maintain a minimum deposit balance of \$2,000. A balance that is unused upon the expiration of the permit may be returned to the permit holder, or may be applied to a subsequent Annual Facility Permit.

**(E) Work.** The work that may be authorized under the Annual Facility Permit shall be limited to interior work specified below. All work that may be concealed must receive an approved inspection before the work is concealed. Inspections for all other work must be made within 72 hours after the work is performed.

- (1) Adding walls to subdivide existing offices.
- (2) Enclosing a doorway separating offices.
- (3) Replacement of grid or drywall ceilings not more than 400 square feet in area.
- (4) Replace or relocate electric devices or lighting fixtures, including necessary conduit.
- (5) Adding no more than 10 new electrical receptacles or lighting fixtures including necessary conduit.
- (6) Installation of conduit for low voltage wiring or low-voltage wiring installed within concealed spaces under the provisions of the SNA to NEC 300.1 (D) Exception No. 4.
- (7) Relocating power and data for slot banks on casino floors thru an existing in-floor duct system.

- (8) Replace like-for-like HVAC units.
- (9) Relocate diffusers and ductwork not associated with a smoke management system.
- (10) Adding no more than 15' of ductwork for conditioned air only, within the same space.
- (11) Replace like-for-like appliances such as water heaters.
- (12) Emergency repair(s) to building service equipment to maintain essential service for the occupants.
- (13) Replace or repair of fire-rated doors and/or hardware with an inspection within 48 hours of the work performed.
- (14) Repair or replace no more than 160 square feet of drywall with an equivalent thickness and grade, maintaining fire-resistive rating consistent with the adjacent construction. Wall or ceiling assemblies having a fire-resistive-rating greater than one hour shall have additional inspections, as necessary, to assure construction in accordance with the listed assembly detail.
- (15) Removal of non-structural and non-bearing office partition walls and termination of any utilities within or attached to such walls, not to exceed 400 square feet of wall area. The walls are required to be non-rated and not passive smoke barriers or a portion thereof. Removal of the walls shall not cause a change of occupancy classification.
- (16) Installation, modification or removal of non-combustible interior security fencing that does not obstruct or restrict required egress or accessibility routing.
- (17) Other construction work determined by the Building Official to be of a sufficiently minor nature as to be appropriately within the scope of this permit.

**22.02. 225 Application for Amusement and Transportation System Permit.** To obtain an Amusement and Transportation System (ATS) Permit for an amusement and transportation system, the Owner/Operator shall file an application in writing on a form furnished by the Building Official for that purpose. A group of identical ATS's may, at the Building Official's option, be part of a group application, but shall be individually permitted. Every application shall be accompanied by all required reports, plans, calculations, specifications, data, manuals, fees, and other items required by the Building Official.

**22.02. 230 Submittal of Construction Documents.** Construction documents shall be submitted in three or more sets with each application for a permit. Construction documents shall be prepared by a design professional or by a person who qualifies for an

exemption pursuant to NRS Chapters 623, 623A, 624, or 625. The Building Official may require persons claiming the design exemption to demonstrate their qualifications for the exemption.

Construction documents must contain the name and signature of the design professional, contractor, or owner of residential property who prepared the document or under whose direct supervision the document was prepared, and must conform to this Chapter, the technical codes, and applicable zoning regulations. The signature of the design professional, contractor, or owner of residential property who prepared the document, or under whose direct supervision the document was prepared, shall represent that the person takes responsibility for the content of the construction documents.

The Building Official may require construction documents to be prepared, stamped, and signed by a design professional. Computer-generated calculations shall include a complete description of the mathematical model used in the design, program identification, input data, program application/limitation, and final results. A program description (user's manual) may be required to be submitted. Technical reports, calculations, and plans may be required to be submitted in an electronic format as specified by the Building Official.

A principal design professional shall be designated for any project that requires multiple disciplines (i.e., architectural, structural, mechanical, electrical, etc.). The principal design professional shall be responsible for the coordination of each aspect of the construction documents. The design professional in responsible charge of the design work shall specify in the construction documents all special inspection.

#### **EXCEPTIONS:**

- 1) The Building Official may accept deferred submittals.
- 2) The Building Official may waive the submission of plans, calculations, special and structural inspection requirements, etc., if the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this Chapter.

#### **22.02.235 Information on Plans and Specifications.**

- (A) General.** Plans shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the technical codes and all relevant laws, ordinances, rules, and regulations. At the option of the Building Official, otherwise code-compliant plans for complex projects may require additional detailing to better enable proper field inspections. All construction documents shall be of sufficient quality to be readable after they are reproduced from microfilm and/or electronic scanning. All revisions shall be identified with a delta symbol and clouded on the drawings or resubmitted as a new project.

Revisions completed the same date shall have the same delta symbol letter or number. It shall be the responsibility of the principal design professional to notify the Building Official, permit applicant, and Prime Agency of any and all changes throughout the project and provide revised construction documents prior to the commencement of work.

- (B) General Commercial Work.** Prior to the issuance of applicable construction permits, applicants for permit for buildings or portions of buildings used for all occupancies except single-family dwellings shall provide the following plans to the Building Official unless exempted by the Building Official:
- (1) **Master Exit Plan.** This plan shall be to scale and show sufficient detail to allow evaluation of exiting facilities required by the Building Code of Clark County;
  - (2) **Natural Gas Plan.** This plan shall show the location of all natural gas system meters, shut-off valves and areas served;
  - (3) **Electrical Plan.** This plan shall show the location of main and secondary electrical power distribution centers and areas served;
  - (4) **Sprinkler Plan.** This plan shall show the location of areas served by automatic sprinkler systems, standpipes (Class I, II or III), and the location of the primary control valves and their locations in the building; and
  - (5) **Fire Protection Report.** This report shall be required for all facilities with complex fire protection aspects, including high-rise buildings, covered mall buildings, atriums, hospitals, some amusement buildings, facilities with fire effects, and other facilities as determined by the Building Official. This report shall describe the active and passive fire protection features of the facility and shall describe how the different fire-protection aspects interrelate to provide the level of protection intended by the code. This report shall address any unique and/or interpretive fire-protection aspects of the facility.
- (C) Commercial Electrical and Fire Alarm.** Each application for a permit to install electrical wiring shall have attached thereto drawings showing in detail the riser diagram, proposed materials and method for installation of the wiring and apparatus, manufacturer's name and part number of each component comprising over current series-rated combination devices, and complete load calculations in accordance with the Electrical Code of Clark County. When required by the Building Official, these drawings shall be prepared under the supervision of, and certified by, an electrical engineer, licensed in the State of Nevada, who is well versed in the rules and regulations contained in the Electrical Code of Clark County. Modification of design shall require re-approval by the Building Official.

**(D) Commercial Plumbing.** Each application to install plumbing in all occupancies other than single-family dwellings shall have attached thereto a drawing showing in detail the proposed materials and method to be used for installation of fixtures and piping, including calculations where applicable. When required by the Building Official, these drawings shall be prepared under the supervision of, and certified by, a mechanical engineer, licensed in the State of Nevada, who is well versed in the rules and regulations contained in the Plumbing Code of Clark County. Modifications of design shall require the re-approval by the Building Official.

Plumbing permit applications for single-family dwellings shall have attached thereto plans showing the fixture layout, and fuel gas piping.

**(E) Commercial Mechanical.** Each application to install a mechanical system in all occupancies other than single-family dwellings shall have attached thereto a drawing showing in detail the proposed materials and method to be used for installation of the mechanical system, including calculations where applicable. When required by the Building Official, these drawings shall be prepared under the supervision of, and certified by, a mechanical engineer, licensed in the State of Nevada, who is well versed in the rules and regulations contained in the Mechanical Code of Clark County. Modifications of design shall require the re-approval by the Building Official.

**(F) Swimming Pools/Spas.** Plot plans for swimming pools or spas shall be drawn to a minimum scale of one-eighth inch to the foot. The scale used shall be indicated on the plot plan. The plot plan shall include but not be limited to the following information:

- (1) A north arrow;
- (2) The location(s), type of material and height of access barriers;
- (3) For private pools/spas, the applicable location, material, height, device, and/or listing of the safety feature selected to comply with Section 700 (D) of the Swimming Pool, Spa, and Water Features Code;
- (4) Property lines and all known utility or other easements;
- (5) Drainage information showing pool deck drainage;
- (6) Location and specifications of pool/spa equipment including heating, circulating, filtering, and water-handling equipment;
- (7) Location and specifications of decking, stairs, steps, ladders and underwater lighting fixtures;

- (8) Dimensions, materials, and methods of construction of proposed pool or spa;
- (9) All existing structures on the same property or parcel of land within twenty feet of any portion of the proposed pool and/or spa; and
- (10) Location and distance from any septic system components, leach field and lines.

Pool and spa applications shall also include a structural plan prepared by a civil or structural engineer or architect, licensed or registered in the State of Nevada, who shall sign the plan with an original signature and affix his stamp. The structural plan shall include the soil-bearing capacity, landfill characteristics, reinforcing steel placement, steel diameter, steel specifications, steel thickness, steel strength, method of attachment, and concrete specifications. An approved standard plan may be used. The Building Official may require any pool application to be accompanied by a soils report from a Nevada licensed Civil Engineer. All manufactured pools or spas must be listed by an Approved Agency or recognized agency and shall be installed in accordance with the manufacturer's installation recommendations.

**22.02.240 Design Provisions For Use With the International Building Code.** The most recent editions of referenced codes and standards shall be permitted for use with the Building Code of Clark County.

**22.02.242 Referenced Standards.**

- (A) Technical guidelines promulgated by the Building Official shall serve as reference standards as provided for in this Chapter.
- (B) Standards referenced in the technical codes shall be adopted into, and considered part of, the technical code to the prescribed extent of each reference.

**22.02.245 Contractor Licensing.** All permits regulated by Title 22 and Title 25 shall be issued only to contractors who hold a valid and active Nevada State Contractors License covering the scope of work authorized by the permit and who hold a valid and active Clark County business license as required by Title 6 of the Clark County Code.

Plumbing, electrical, and mechanical permits will be issued only to properly licensed specialty contractors who hold a valid and active C-1, C-2 or C-21 license issued by the State of Nevada authorizing the appropriate scope of work covered by the permit.

**EXCEPTION:** The requirements of this section do not apply to persons who are exempted pursuant to Nevada Revised Statutes 624.031 or by Section 22.02.265 of this Chapter.

**22.02. 250 Contractor's Responsibilities.** Each contractor to whom a permit is issued pursuant to this Chapter shall have the following responsibilities:

**(A) Duties.** Each contractor possessing an appropriate and valid master or qualified individual certification, or employing an individual who possesses either the master or qualified individual certification, shall at all times be responsible for the proper supervision and inspection of the work and to perform the work in compliance with the approved construction documents and technical codes.

**(B) Competent Employees.** No person shall engage in the installation, alteration, or construction of any work, devices, fixtures, appliances or equipment inside or outside of any building without possessing the appropriate category of business license and possessing or employing an individual with the appropriate master or qualified person certification as required by this section and issued or approved by Clark County. The contractor is responsible to hire competent employees to perform all work.

**(1) Master or Qualified Employees.** The contractor is responsible to employ at least one master or qualified individual of the appropriate category to perform the duties of a master or qualified individual for permits involving electrical, plumbing, wood framing or mechanical work. Upon written request by the Building Official, the contractor shall provide a written listing of master plumber(s), master electrician(s), plumbing qualified individuals, electrical qualified individuals, mechanical qualified individuals, wood framing qualified individuals and other employees with their respective certification qualification control numbers and issuing agency, by each job or permit in effect. (Amended 10-5-10 by Ord. #3899)

**(2) Supervision On-site.** For every building construction job site, at which there is plumbing, electrical or wood framing work or mechanical work of residential or light frame construction being performed under a permitted scope of work, the contractor shall have one or more of the following persons present during work hours in a supervisory capacity for the permitted work:

(a) Plumbing Work

- (1) A master plumber or plumbing qualified individual; or,
- (2) A journeyman plumber.

(b) Electrical Work

- (1) A master electrician or electrical qualified individual; or,
- (2) A journeyman electrician.

(c) Mechanical Work (Amended 10-5-10)

- (1) A mechanical qualified individual;
- (2) A journeyman HVAC mechanic.

(d) Wood Framing Work

(1) A journeyman wood framer

**22.02.255 Journeyman Plumber, Journeyman Electrician, Journeyman HVAC Mechanic and Journeyman Wood Framer**

- (A) General.** A journeyman is an individual who has qualifications and demonstrated the skills to perform independent work in the designated construction trade and to supervise lesser qualified individuals. The individual has taken and passed the appropriate journeyman examination accepted by the Building Official. Such examination shall be designed for the purpose of establishing qualifications to perform the work of a journeyman plumber or journeyman electrician, journeyman HVAC mechanic, or journeyman wood framer.
- (B) Duration.** Journeyman certificates are renewable and valid only for the time period of issuance unless revoked, suspended, or otherwise restricted by the Building Official or the independent testing agency.
- (C) Equivalency.** An individual holding a valid, current certificate of journeyman 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. The individual shall be required to present verifiable proof of a current certificate of the issuing agency to obtain a Clark County certificate with photo identification at his or her expense.
- (D) Plumbing Experience Requirement.** Each individual submitting an application to participate in the Clark County journeyman plumbing examination shall provide verifiable proof of a minimum of three (3) years of substantiated field experience in the trade of plumbing.

Each individual before submitting application to participate in the Clark County masters plumbing examination shall provide verifiable proof of a minimum of four (4) years of substantiated field experience in the trade of plumbing with a minimum of one (1) year as a plumbing field supervisor.

No person shall submit an application for the Clark County masters test without showing proof of holding a certificate as a journeyman plumber.

Related field experience can be verified by a certified letter from a plumbing contracting firm and payroll records.

## **22.02.260 Master, Qualified Individual, and Journeyman.**

**(A) General.** A master plumber, master electrician, qualified individual, journeyman plumber, journeyman electrician, journeyman HVAC mechanic, or journeyman wood framer are individuals who have demonstrated competency to lay out, inspect, install and supervise all aspects of plumbing, electrical, wood framing or mechanical work in one or more categories of the trade as noted in the following:

- (1) Master Plumber – All aspects of plumbing work;
- (2) Journeyman Plumber – All aspects of plumbing work;
- (3) Journeyman Plumbing Specialty – Plumbing work of residential swimming pools, spas, and fountains;
- (4) Master Electrician – All aspects of electrical work;
- (5) Journeyman Electrician – All aspects of electrical work;
- (6) Journeyman Residential Electrician – Electrical work involving electrical systems in and associated with one and two-family dwellings, including swimming pools;
- (7) Journeyman Sign Electrician – Electrical work involving electrical-discharge lighting, neon tubing, neon skeleton tubing, and signs;
- (8) Technician – Work involving commercial sound, radio, television and low voltage control systems;
- (9) Journeyman HVAC Mechanic – All aspects of mechanical work; mechanical work of residential and light frame construction (Amended 10-5-10by Ord. #3899);
- (10) Journeyman Wood Framer – Wood frame construction work.

**(B) Duties.** A master or qualified individual employed by a contractor pursuant to section 22.02.250 is responsible to the contractor for the quality of the work, code conformance, workmanship, legal requirements, and all provisions of this chapter and the technical codes and has the following responsibilities.

- (1) **Supervision and Inspection.** The master or qualified individual has responsibility to:
  - (a) Supervise and inspect the work performed pursuant to the scope of the permit and the approved construction documents;

(b) Verify the work meets all the requirements of this Chapter and the technical codes; and,

(c) Ensure that the work is performed to recognized industry standards.

- (2) **Construction Document Preparation.** When construction documents are not prepared by a design professional, the master or qualified individual is responsible for the correctness of the construction documents in conformance to this Chapter and the technical codes.

This includes all documents submitted to the Building Official for review and acceptance prior to issue of a permit or submitted to the Building Official for review and acceptance of a revision to approved construction documents. Construction documents prepared by a design professional shall be stamped, dated and signed by that person. Construction documents prepared by a master or a qualified individual shall be signed by that person and specify a master's or a qualified individual's registration number.

- (3) **Pre-Testing Required.** The master or qualified individual is responsible to ensure that all required life safety systems provided in any building are pre-tested and in proper working order prior to making inspection requests to the Building Official.

(C) **Certification.** A certification issued by a third party agency in compliance with the following standards and maintained in current standing by renewal of the certification shall be recognized by the Building Official as meeting the technical requirements required in the duties of a master or qualified individual stated above:

- (1) A master plumber, electrician, neon electrician, or technician who was previously tested and certified under the Clark County Joint Board of Plumbing and Clark County Joint Board of Electrical Examiners program prior to July 1, 1985.
- (2) A plumbing or electrical qualified individual who, after July 1, 1985 has taken and passed the qualification examination of the Nevada State Contractor's Board (or its authorized third-party testing agency) for one or more categories of plumbing or electrical contracting.
- (3) Clark County accepts plumbing and electrical qualified individuals who have been tested and certified by the Nevada State Contractor's Board as being competent to perform duties identified in the Plumbing or Electrical Code of Clark County to the extent of this qualification. This means that a plumbing or electrical qualified individual shall be verified as competent in the specific area of plumbing or electrical work requested in the permit.

- (D) **Renewal of Certificates.** Every master, journeyman, and qualified individual is responsible to ensure that their certifications are maintained in current active status in accordance with the requirements of the third-party testing agency accepted by Clark County and to renew as required.
- (E) **Condition, Revocation and Suspension** The Building Official is authorized to condition, revoke or suspend a certificate issued to an individual for the categories of master plumber, journeyman plumber, journeyman plumbing specialty, master electrician, journeyman electrician, journeyman residential electrician, journeyman sign electrician, technician, journeyman HVAC mechanic or journeyman wood framer for failure to comply with the conditions or requirements of the certificate category. Revocation or suspension shall be for a period to be determined by the Building Official. The Building Official may require an individual to retest at the end of a suspension or for evaluation prior to revocation or suspension.

A master or qualified individual found not to meet the qualification standard of the Nevada State Contractor's Board for a qualified individual in any of the appropriate contractor's classification shall not be recognized as certified, until the individual meets the standards of certification by reexamination. Failure of the master or qualified individual to comply with the provisions of the Clark County Code shall be grounds for revoking the certification.

The Building Official is authorized to establish procedures to carry out the provisions of this Subsection. Such procedures may include informal resolution and voluntary compliance by the certified master plumber, journeyman plumber, journeyman plumbing specialty, master electrician, journeyman electrician, journeyman residential electrician, journeyman sign electrician, technician, journeyman HVAC mechanic or journeyman wood framer.

An action to condition, revoke or suspend a certificate pursuant to this Subsection may be appealed as prescribed in Section 22.02.560 of this Chapter.

**22.02.265 Homeowner - Permit Applicant.** A homeowner may be issued a permit for work regulated by this Chapter for a single-family dwelling used exclusively by the homeowner as a residence, provided that:

- (A) The homeowner has been granted an exemption to the contractor licensing requirements of NRS Chapter 624 pursuant to NRS 624.031 (4);
- (B) The homeowner is the bona fide owner of the real property on which the residential structure or accessory building is to be built or improved;
- (C) The residential structure is or shall be occupied by the homeowner;

- (D) The homeowner applies for and obtains the appropriate permits for the installation of any building equipment; and,
- (E) The homeowner-permit applicant shall sign the permit application and the “Owner/Builder” Statement pursuant to NRS 278.573 acknowledging the homeowner’s responsibilities as the permit applicant to supervise the work and to comply with all applicable laws, ordinances, building codes and zoning regulations.

**22.02.270 Manufactured Housing Permits.** Manufactured housing permits will only be issued to persons appropriately licensed by the State of Nevada to perform the scope of work covered by the permit being issued.

Separate construction permits for work involving building, plumbing, electrical, mechanical scopes of work may be required.

**22.02.275 Manufactured Housing Submittal Requirements, Fees and Occupancy.**

**(A) Submittal Requirements.** Applications and submittals for Manufactured Housing Installation Permits shall comply with Sections 22.02.220, 22.02.230, 22.02.235, and 22.02.295 of this Chapter.

**(B) Installation and Permit Requirements**

- (1) Installation of manufactured housing built to HUD standards shall be approved by, and comply with the State of Nevada, Division of Manufactured Housing Regulations and Manufacturer’s Installation Instructions and Standards.
- (2) A manufactured home may be located on a permanent foundation permitted by the Building Official. Submittal requirements for the foundation system shall be the same as those required for site built construction.
- (3) All building, zoning, public works, and other applicable approvals shall be acquired prior to issuance of a Manufactured Housing Permit.

**(C) Fees**

- (1) Manufactured Housing Site permit fees for all manufactured housing for residential uses, not including pre-fabricated components, shall be One Hundred Twenty Five Dollars (\$125.00). Separate permit fees for building, plumbing, electrical, and mechanical aspects of work not directly part of the installation are in addition to the One Hundred Twenty Five Dollars (\$125.00) fee.
- (2) The manufactured housing installation permit fee shall be One Hundred Twenty Five Dollars (\$125.00).

NOTE: This fee is only charged if installation inspection has been delegated to Clark County pursuant to a Memorandum of Agreement between Clark County and the State of Nevada, Manufactured Housing Division.

**(D) Occupancy.** It is unlawful to occupy any manufactured home that has not received Clark County approval for placement, inspection, approval of all applicable construction permits, and issuance of a Certificate of Occupancy.

#### **22.02.280 Manufactured Housing as a Conditional or Temporary Use.**

**(A) Caretaker/Security Uses.** A manufactured home may be used as quarters for a caretaker or security, in conjunction with a commercial or industrial use, if approved as a conditional use in accordance with Title 30 of the Clark County Code.

**(B) Temporary Residence.** A manufactured home may be used as a temporary residence during construction of a permanent residence under the following conditions:

- (1) The manufactured home shall not be placed on the property prior to the issuance of a building permit for a permanent residence on the property.
- (2) The owner of the property shall comply with the Manufactured Housing Permit Requirements.
  - (a) Applications. Applications and submittals for Manufactured Housing permits shall comply with Section 22.02.235(A) of this Chapter.
  - (b) Permits. Permits shall not be issued prior to issuance of a building permit for a permanent residence on the property.
  - (c) Fees. Manufactured Housing Permit fees for all manufactured housing for conditional or temporary residential uses, not including pre-fabricated components, shall be One Hundred Twenty Five Dollars (\$125.00). Separate permit fees for building, plumbing, electrical, and mechanical aspects of work not directly part of the installation are in addition to the One Hundred Twenty Five Dollars (\$125.00) installation fee.
  - (d) Occupancy. It is unlawful to occupy a manufactured home under a conditional use or temporary use that has not received Clark County approval for placement, inspection, and approval of all applicable construction permits.

## **22.02. 285 Modular Commercial Permits, Submittal Requirements, and Fees.**

### **(A) Submittal Requirements.**

- (1) Applications and submittals for Modular Commercial Permits shall comply with Sections 22.02.220, 22.02.230, 22.02.235, and 22.02.295 of this Chapter.
- (2) Modular commercial buildings shall be constructed to the standards and requirements of the Building Code of Clark County (22.04).

**(B) Fees.** Fees shall be calculated pursuant to Section 22.02.345 of this Chapter.

**22.02.290 Mobile Home/Manufactured Housing Parks.** Mobile home/manufactured housing parks shall be constructed and maintained in conformance with all applicable land use codes and with the Clark County Building (22.04), Electrical (25.04), Plumbing (25.08), Mechanical (25.16) codes.

**22.02.295 Building Permit Issuance.** The permit application and construction documents filed by an applicant for permits shall be reviewed by the Building Official. The construction documents may be reviewed by other departments of Clark County for conformance with applicable laws. The Building Official shall require the application for permit to include verification of applicable services, including but not limited to, water and sewer, prior to the issuance of permits. As a prerequisite to obtaining a permit all permit fees and any residential construction tax, Multiple Species Habitat Conservation Plan mitigation fee, and transportation tax must be paid prior to issuance. When the Building Official finds that the work described in an application for a permit and the construction documents filed with it conform to the requirements of this Chapter, the technical codes and other pertinent laws and regulations, the Building Official shall endorse in writing or stamp the construction documents- "REVIEWED AND ACCEPTED".

Approved construction documents shall not be changed, modified, or altered without authorization from the Building Official. All work regulated by this Chapter shall be done in accordance with the approved construction documents. Upon identification and verification of appropriate licensing of a contractor and the payment of fees pursuant to this Chapter, a permit shall be issued to the contractor for the work described.

The Building Official may issue a permit for the construction of part of a building, structure or building service equipment before the construction documents for the entire building, structure or building service equipment have been submitted or accepted, provided the construction documents submitted with the permit application show compliance with the requirements of this Chapter and the technical codes. Issuance of the permit does not assure that a permit for the entire building, structure, or building service equipment will be approved. The permit applicant shall proceed at his own risk. Note: See below: "Phased Design and Construction."

### **22.02.300 Phased Design and Construction.**

**(A) General.** The Building Official may authorize projects to be constructed using a phased design and construction approach. However, such authorization must be obtained prior to submission of construction documents. Final authorization of projects to be constructed using a phased design and construction approach shall be determined by the Building Official.

**(B) Application.** The applicant shall furnish all information as may be required by the Building Official, including the following:

- (1) Proposed Phased Design Schedule;
- (2) Description of the project including preliminary code analysis, conceptual fire protection report, building elevations, floor plans, foundation/structural plans, building cross-sections, electrical plans, mechanical plans and plumbing plans;
- (3) Site Plans, detailed descriptions of the land by parcel(s) on which the project is to be built;
- (4) The status of applicant's actions to obtain appropriate land use approval;
- (5) Proposed design and construction schedule outlining time-phases of the project;
- (6) A detailed description of each proposed design phase showing what scope of work is to be included in each design phase;
- (7) The name of the person who will be responsible for coordinating the phased design agreement, phased design permit applications, phased design revisions, correspondence, and meetings between the applicant's organization and the department; ,
- (8) The name of the principal design professional for the project.

**(C) Procedure.** All submittals to the Building Official shall be accompanied by a letter of transmittal listing the documents, describing their contents and stating the purpose of the transmittal. All documents resubmitted which have been revised or changed in whole or part shall contain a revision date and an indication of the type and location of revisions or changes made. Significant revisions or changes to the documents shall be made in an identical manner of delineation as the original submitted documents.

**22.02.305 Combination Permit.** The Building Official may issue a single permit incorporating any combination of the multiple scopes of work governed by one or more of the various technical codes.

To obtain a combination permit, the applicant shall complete and file with the Building Official a permit application on a form furnished by the department for that purpose and shall submit with the application all construction documents required by the Building Official in Sections 22.02.220 22.02.230 and 22.02.235 of this Chapter. Prior to issuing a combination permit, the Building Official shall require the identification and verification of appropriate licensing of contractors.

When inspections proceed simultaneously, the Building Official may issue a single permit incorporating several scopes of work governed by one or more of the technical codes; for example, a single permit may be issued for a pool with attached spa which includes the building, electrical and plumbing scopes of work.

**22.02.310 Retention of Plans.** Upon issuance of a permit one set of approved construction documents shall be returned to the applicant and shall be kept on the site of the permitted work at all times during which the permitted work is in progress. One set of approved construction documents of sufficient quality to be readable after they are reproduced from microfilm and/or electronic scanning, shall be retained by the Building Official until final approval of the permitted work or for the period required for retention of public records.

**22.02.315 Validity of Permit.** The issuance of a permit or acceptance of construction documents shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Chapter or the technical codes, or of any other Clark County codes.

Permits purporting to give authority to violate or waive the provisions of this Chapter or of other Clark County codes shall not be valid. The issuance of a permit based upon approved construction documents shall not prevent the Building Official from thereafter requiring the correction of errors in the construction documents or from issuing a notice of violation or stop work orders when work is not in compliance with approved construction documents, this Chapter, or the technical codes.

**22.02.320 Expiration of Permits.** Every permit issued by the Building Official shall become invalid, (1) unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or (2) if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Building Official is authorized to grant in writing one or more extensions of time for periods not more than 180 days each. The permit applicant shall request the extension in writing and shall establish good cause for the delay in the progress of the work. One extension only may be granted if an adoption of an updated edition of a technical code that regulates the work is adopted after the date of permit issuance.

## **EXCEPTIONS:**

1. Structures located at elevations above 5000 feet are granted 365 days to commence work or suspend work before the permit shall expire.
2. Large commercial construction project with a construction schedule for individual buildings that exceed one and one-half year and the project's valuation exceeds Fifty Million Dollars may be submitted as a phased design in accordance with this Chapter. An approved phased design application shall not be required to meet the 180 day time periods. The Building Official has final approval authority of phased design applications.

**22.02.325 Renewal of Permits.** Before work can be recommenced, upon the expiration of a permit, a permit renewal shall be obtained, and the fee, therefore, shall be one half the amount required for an initial permit for such work, provided no changes have been made or will be made in the original approved construction documents. The permit(s) will be re-examined to ensure accordance with Sections 22.02.220 through 22.02.235, including verification of water and sanitation service, and provided further that not more than one year has passed since the last approved inspection or since the issue date of the permit(s). A construction permit can be renewed only one time and for a period of time not to exceed 180 days.

After one year (365 days) following the last approved inspection or since the issue date of the permit(s), the permit applicant must file an application for new permit(s) in accordance with Sections 22.02.220 through 22.02.235, including a new verification of water and sanitation service and pay full department fees as applicable. After expiration, construction documents submitted for review may be returned to the applicant or destroyed by the Building Official.

**EXCEPTION:** Billboard Signs and Cellular Tower Sites. Permits that have expired pursuant to this section shall not be renewed. The applicant must file for a new permit.

**22.02.330 Suspension or Revocation of Permits.** The Building Official is authorized to suspend or revoke a permit issued under the provisions of this Chapter and the technical codes whenever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any code or regulation or any of the provisions of this Chapter.

A permit may be revoked when the work authorized by such permit is determined to be unsafe by the Building Official.

**22.02.335 Express Plan Processing.** The Building Official may establish an express plan review program with rules and regulations, subject to workload and staff availability for providing express services without adversely impacting normal plan review activities. Additional fees shall be charged for express plan review services as established in Section 22.02 345 (E).

**22.02.340 Fees - General.** Fees shall be assessed in accordance with the provisions of either the specific fees set forth or shall be charged as set forth in the fee schedules of this Chapter. Payment of either one does not preclude other fee requirements.

A permit shall not be valid until the fees prescribed in this Chapter have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

Employing or using a Quality Assurance Agency or Designated Residential Inspector does not preclude or waive permit, plans exam, or other relevant fees set forth in this Chapter.

**22.02.345 Permit and Plan Review Fees.** The fees for issuance and plan review of each type of permit shall be as set forth in items A through V of this section. When construction documents are required to be submitted by this Chapter, a plan review fee shall be paid at the time of submitting construction documents for review. All specified plan review fees are separate fees and are in addition to the permit fees. Where a technical code has been adopted by Clark County for which no fee schedule is shown in this Chapter, the fee required shall be in accordance with the schedule established by the Board of County Commissioners.

EXCEPTION: These fees may be adjusted administratively to comply with NRS 354.59891 when so advised by the Building Enterprise Fund Advisory Committee created in NRS 354.59893, but not to exceed the amounts set forth in items A through V of this section. The Building Official may accept credit and debit cards for payment of fees. When payment is made with a credit or debit card, the Building Official may add the financial institution's convenience fee to the fees paid by the credit or debit card.

**(A) Building and Swimming Pool/Spa Permit Fee.** The applicant for a building permit or swimming pool/spa permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of the work including materials and labor, grading and site development, electrical, gas, mechanical, plumbing, painting, finish work, roofing, fire systems, and any other permanent systems or equipment for which the permit is being issued. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final permit valuation shall be set by the Building Official. The final permit valuation shall be applied to Table 3-A of this Chapter to determine applicable fees.

**(B) Building Plan Review Fees.** The plan review fee for buildings, structures, or swimming pools/spas shall be sixty-five percent (65%) of the building permit fee. The plan review fee includes the initial plan review and one (1) subsequent plan review for any necessary plan corrections. Any additional plan reviews required will be charged hourly, as described in Section 22.02.430, Table 3-I. The building plan review fee shall not be charged when a plan review is not performed.

- (C) **Zoning Plan Review Fees.** The zoning plan review fee for buildings, structures, grading, or swimming pools/spas shall be ten percent (10%) of the permit fee. The zoning plan review fee shall not be charged when a “major project fee” is collected pursuant to Clark County Code Title 30.
- (D) **Phased Design and Construction Plan Review Fee.** The building plan review fee for Phased Design and Construction projects shall be eighty percent (80%) of the building permit fee determined as set forth in Section 22.02.345 (A). Electrical, Fire Alarm, plumbing, and mechanical plan review fees shall be thirty five percent (35%) of this applicable building permit fee. The phased design and construction plan review fee shall be paid at the time of submitting the construction documents for review. The phased design and construction plan review fee replaces the standard plan review fee; both shall not be charged for the same work.
- (E) **Express Processing Plan Review Fee.** The plan review fee for express review plan processing shall be four (4) times the normal Building and Zoning plan review fees.

The Express processing plan review fee shall be paid in the following manner:

- (1) One half of the express building plan and review fee is due upon approval of the Express Plan Review Application and Schedule.
- (2) The remaining one half of the express building and plan review fee is due upon the completion of the express plan review and prior to issuing the corresponding building permit(s).
- (3) If the building or zoning plan review is not completed in the time frames established in the Express Plan Review Application and Schedule, the applicant will not be required to pay the remaining balance of the express building plan review fee or the zoning plan review fee.

**(F) In-Facility Plan Review**

- (1) **Program.** An In-Facility program application is required and must be approved by the Building Official. This program is limited to building plan review services only. All permits which require zoning review must be approved by zoning prior to permit issue.
- (2) **Fees.** In-Facility plan review fees shall be three (3) times the normal building plan review fees. This fee includes all basic plan review services, process management, pre-application consultations, and any other design professional consultation necessary for the building plan review. Plan reviews of deferred submittals or revisions to the approved construction plans shall be at three (3) times the normal hourly fee as described in Table

3-I of this Chapter; or at the negotiated rate approved by the Building Official for services provided by a contracted agency; or at the contract rate as approved by the Clark County Board of Commissioners for services provided by a contracted agency.

**(G) Electrical, Fire Alarm, Plumbing, and Mechanical Permit Fees.** Permit fees for electrical, fire alarm, plumbing, and mechanical permits shall be determined by the greater one of the following methods:

- (1) Projects for which the electrical, fire alarm, mechanical, and plumbing work is associated with an existing building permit, the electrical or fire alarm permit fee shall be 18% of the building permit fee, plus an issuance fee of \$60.00. The plumbing permit fee shall be 16.5% of the building permit fee, plus an issuance fee of \$60.00. The mechanical permit fee shall be 15% of the building permit fee, plus an issuance of \$60.00.
- (2) Applying the total verified contract price for the work to be covered by the permit to Table 3-A of this Chapter plus an issuance fee of sixty dollars (\$60.00) for each permit type.
- (3) Electrical and fire alarm, mechanical and plumbing permit fees may also be determined using Tables 3-B through 3-D of this Chapter, respectively.

**(H) Electrical, Fire Alarm, Plumbing, and Mechanical Plan Review Fees.** The plan review fee for electrical, fire alarm, plumbing, and mechanical permits shall be equal to twenty-five percent (25%) of the total permit fee as determined by Section 22.02.345(G). The plan review fee for electrical, fire alarm, plumbing, and mechanical work will not be charged when the plan review is not performed.

When electrical, fire alarm, plumbing or mechanical permit applications are submitted individually and not associated with an existing building permit, the plan review fee shall be thirty-five percent (35%) of the permit fee as determined by Section 22.02.345 (G).

**(I) Sign Construction Permit Fees.** Sign construction permit fees shall be determined by applying the total project valuation validated by a written contract or as calculated by the Building Official to Table 3-J of this Chapter. The value to be used shall include total contract value of the work including materials and labor, electrical, gas, mechanical, plumbing, painting, finish work, roofing, fire systems, and any other permanent systems or equipment for which the permit is being issued. Final building permit valuation shall be as determined by the Building Official.

**(J) Sign Construction Plan Review Fee.** The plan review fee for sign construction permits shall be 65% of the total sign construction permit fee. The sign

construction plan review fee shall not be charged when a plan review is not performed.

- (K) Grading Permit Fee.** Grading permit fees shall be determined by applying the total number of cubic yards of grading to Table 3-F of this Chapter.
- (L) Grading Plan Review Fee.** The grading plan review fee shall be as set forth in Table 3-E of this Chapter.
- (M) Amusement and Transportation System Permit Fees.** Amusement and Transportation System (ATS) permit fees shall be determined by applying the total ATS valuation to Table 3-G of this Chapter. The value used shall be the verified contract price for the ATS as installed, plus associated structures, components, and systems not covered under the scope of work by other permits.
- (N) Amusement and Transportation System Plan Review Fee.** The Amusement and Transportation System (ATS) plan review fee shall be at the hourly plan review rate in Table 3-I of this Chapter, up to a maximum of sixty five percent (65%) of the ATS permit fee as determined by Table 3-G of this Chapter. Review and approval of owner/operator's "Operations and Maintenance Manual(s)" information and any other documentation required by this Chapter, other than construction permit information, shall be at the hourly plan review rate in Table 3-I of this Chapter with a maximum of Two Thousand Five Hundred Dollars (\$2,500).
- (O) Demolition Permit Fee.** The fee for a demolition permit shall be determined by applying the verified contract price of the demolition to Table 3-A.
- (P) Combination Permit Fee.** The combination permit fee shall be equal to the sum of the applicable permit fees for building, electrical, plumbing, and mechanical permits as if calculated individually pursuant to Section 22.02.345(A) and (G).
- (Q) Combination Plan Review Fee.** The plan review fee for a combination permit shall be equal to the sum of the applicable plan review fees for building, electrical, plumbing, and mechanical permits as if calculated individually pursuant to Section 22.02.345(B) and (H).
- (R) Residential Subdivision Plan Review Fee.** The plan review fee for a residential subdivision plan or model changes shall be at the hourly plan review rate in Table 3-I of this Chapter.
- (S) Review of Alternative Materials, Methods, Modifications, and Testing Fee.** The fee for reviewing submissions or proposals for Alternative Materials and Methods of Construction pursuant to 22.02.075; Modifications pursuant to

22.02.080; and Tests pursuant to 22.02.085 shall be at the hourly plan review rate in Table 3-I of this Chapter

- (T) **Fire Protection Reports and Master Egress Plans Fee.** The fee for reviewing submissions or proposals for Fire Protection Reports and Master Egress Plans shall be determined by valuation in accordance with Table 3-K of this Chapter.
- (U) **Plan Revisions, Deferred Submittals and Non-Compliance Report Plan Review Fee.** All plan review fees for plan revisions, Quality Assurance Agreement revisions, Non-Compliance Report (NCR) reviews and deferred submittals shall be at the hourly plan review rate in Table 3-I of this Chapter; or at the negotiated rate approved by the Building Official for services provided by a contracted agency; or at the contract rate as approved by the Clark County Board of Commissioners for services provided by a contracted agency.
- (V) **Storm Sewer System Inspection Fee.** The fee for inspection of Storm Sewer Systems shall be determined by acreage to be graded in accordance with Table 3-L of this Chapter.

**22.02.350 Expiration of Plan Review.** Applications for which no permit is issued within 180 days following the date of approval or applications in which the applicant has failed to meet the specific requirements of plan review within 180 days from date of submittal, shall expire by limitation, and construction documents submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding 180 days upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once unless the delay has been caused by another county department or state agency due to circumstances beyond the control of the applicant. Written explanation and verification shall be required. In order to renew action on an application after expiration, the applicant shall resubmit construction documents and pay a new plan review fee.

**EXCEPTION:** If there has been a significant design change or change in the technical codes, the application must be resubmitted and a new plan review fee shall be charged to renew action on an expired application.

**22.02.355 Records Research and Reproduction Fees.** Records research and reproduction of construction documents shall be in accordance with the following fee schedule:

Document	8-1/2 x 11	\$1.00 \$0.50	each page for first 10 pages each page thereafter of the same document
Document copy	11 x 14	\$2.00	per page
Document copy	D or E size plans	\$4.00	per page
Certification		\$2.00	per page
Research and document assembly		\$40.00	per hour, ½ hour minimum billed to next ½ hour
CD's		\$50.00	per CD, plus 1.00 per each document. Fee includes preparation time and up to ½ hour

**22.02.357 Address Change Request Fees.** An address change may be requested for any address previously assigned. The address change fee for residential and commercial address change requests shall be at the hourly plan review rate in Table 3-I of this Chapter. This fee shall accompany the request. No refunds will be granted once the review of the address change request has started or if the address change request is denied.

**EXEMPTIONS:**

- (1) Address change requests made by Local, State, or Federal Governmental agencies.
- (2) Corrections to an address requested by the property owner if the address assigned to the property does not fall within the proper range of the Clark County Addressing Grid or the Addressing Grid established for their property location.

**22.02.360 Work Without a Permit.**

**(A) Investigation.** Whenever any work for which a permit is required by this Chapter has been commenced without first obtaining a permit or exceeds the scope of a valid permit, a special investigation shall be made before a permit may be issued for such work.

**(B) Fee.** In order to obtain a permit to commence work, the following fees must be paid.

- (1) Permit Fee. The appropriate permits shall be acquired and fees paid.
- (2) Work Without a Permit Fee. In addition to the permit fee(s), a fee equal to the permit fee(s) shall be paid not to exceed \$4,000 for residential construction and \$50,000 for all other types of construction.
- (3) Investigation Fee. An investigation fee shall be assessed at two times the hourly inspection rate as listed in Table 3-I of this Chapter for work which was commenced without permit prior to November 16, 2009 and three times the hourly inspection rate as listed in Table 3-I of this Chapter for work commenced without permit on or after November 16, 2009.
- (4) The payment of these fees shall not exempt any person from compliance with all other provisions of this Chapter and the technical codes nor from any penalty prescribed by law.

**(C) Voluntary Disclosure.** For voluntary disclosure of work without a permit, the Building Official may reduce the fees as follows:

- (1) For voluntary disclosure which occurs within 90 days of the effective date of this ordinance or within 90 days of a Certificate of Occupancy or receiving ownership of the property, the Building Official may waive the fees in 22.02.360(B)(2).

**Exception:** R-3 occupancies and their accessory structures as defined in the Building Code are exempt from the 90-day limit.

- (2) For all voluntary disclosures the Building Official may reduce the hourly rate charged in 22.02.360(B)(3) to the hourly inspection rate in Table 3-I of this Chapter.
- (3) For unpermitted work performed by a previous owner, the 90-day period for voluntary disclosures under this subsection does not begin to run until the current owner knows, or in the exercise of reasonable diligence, should have known that work has been performed without a permit in violation of this chapter. For this paragraph, an owner is deemed to have the same knowledge as its employees or contractors charged with the responsibility of performing the work at issue.

**22.02.365 Other Inspections and Fees.** An existing building or structure which is not covered by an existing valid building permit may be inspected by the Building Official at the owner's or other interested party's request upon payment of the appropriate fee. This service shall be available at the option of the Building Official at the hourly inspection rate as listed in Table 3-I of this Chapter.

**22.02.370 Fees for Temporary or Partial Certificates of Use or Occupancy.** The fee for issuance of a Temporary or Partial Certificate of Use or Occupancy is one hundred twenty-five dollars (\$125.00) per certificate. If additional inspection(s) are required prior to the issuance of the temporary or partial certificate, all costs of such inspection(s) shall be paid by the applicant at the hourly inspection rate as listed in Table 3-I of this Chapter. If the Temporary Certificate of Occupancy is not issued within 30 days from the application date, the TCO request becomes null and void and a new application will be required.

**22.02.375 Witness Fee.** Time spent in preparation for and/or in deposition or as an expert witness shall be reimbursed at the hourly rates listed in Table 3-I of this Chapter. The fee for the Building Official and managers within the department shall be twice the hourly rates so indicated.

**22.02.380 Fee Refunds.** The Building Official may authorize the refunding of any fee imposed by this Chapter, which was erroneously paid or collected. The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permit holder not later than 180 days after the date of fee payment. Limits placed on refunds include:

- (A) not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this Chapter; and,
- (B) not more than 80 percent of the plan review fee when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done; or,
- (C) The Building Official may authorize credit towards the purchase of replacement permits for work destroyed during construction by a natural or manmade catastrophe of up to one half of the original permit fee paid. The amount of the credit shall be pro-rated based on the number of required inspections completed before destruction.

**22.02.383 Travel Expenses Related to Listing of a Quality Assurance Agency or Fabrication Facility**

- (A) **General.** Travel expenses incurred to provide the inspection for listing of a fabrication facility or quality assurance agency shall be prepaid by the applicant or invoiced to the applicant.
- (C) **Expenses.** The following travel related expenses when incurred shall be paid by the applicant.
  - (1) Lodging and meals for the direct expense incurred.
  - (2) Inspector time while travelling at the hourly inspection fees listed in Table 3-I of this Chapter.

- (3) Air travel for the direct expense incurred.
- (4) Rental cars for the direct expense incurred.
- (5) Mileage for use of county- owned vehicles beyond the Las Vegas Valley at the established Clark County rate.

**22.02. 385 Listing Fees.** The listing fees for Fabricator/Manufacturer and Quality Assurance Agencies are as follows:

**(A) Fabricator/Manufacturer.** The fee for the initial listing of a Fabricator/Manufacturer by the Building Official shall be Eight Hundred Dollars (\$800.00). The fee for annual renewal shall be Five Hundred Seventy Five Dollars (\$575.00). Failure to pay a listing fee within 45 days of the expiration date of the listing will result in removal from the approved list. Re-application for listing shall be treated as a new application. Listing fees may be waived for a recognized fabricator/manufacturer.

The fee for a one-time permit-specific approval of a Fabricator/Manufacturer by the Building Official shall be Three Hundred Sixty Dollars (\$360.00).

**(B) Quality Assurance Agency, designated residential inspector, special inspector listing, and other associated fees shall be as follows:**

- (1) The fee for initial listing of a Quality Assurance Agency by the Building Official shall be One Thousand Dollars (\$1,000.00). Audit fees are not included as part of the listing fee. This audit fee is listed below.
  - (a) The fee for annual renewal shall be Four Hundred and Twenty dollars (\$420.00)
  - (b) The fees for an audit of an agency's facility or equipment shall be at the inspection hourly rate listed in Table 3-I of this Chapter.
  - (c) The fee for a one-time permit-specific approval of an agency to perform special inspection activities shall be Three Hundred Sixty Dollars (\$360.00). An agency is allowed a single one-time approval, after which the agency must apply for initial listing as a Quality Assurance Agency with the Building Official.
- (2) The fee for initial listing of special inspection personnel, residential inspection personnel or a fabrication shop inspector is One Hundred Twenty Dollars (\$120.00).
  - (a) The fee for processing additional approval requests for simplification inspection personnel is One Hundred Twenty Dollars (\$120.00) due at time of request.

- (b) The fee for annual renewal and certification verification is Sixty Dollars (\$60.00) per listed inspector. This fee is processed during the annual renewal of the agency.
  - (c) The fee for conducting an interview for initial approval of an inspection category for special inspection personnel shall be One Hundred Eighty Dollars (\$180.00).
- (3) The review of Quality System Manual (QSM) revisions outside of the annual renewal period shall be charged at the hourly inspection rate as listed in Table 3-I. .
  - (4) The fee for processing approval requests in accordance with Section 22.02.510 (C) shall be charged at the hourly inspection rate as listed in Table 3-I .
  - (5) The fee for each Earthwork Construction Program examination, administered by CCDDS-BD, shall be charged at the hourly inspection rate as listed in Table 3-I of this Chapter .
  - (6) Failure to pay a listing fee within 45 days of the expiration date of the listing will result in removal from the approved list. Re-application for listing shall be treated as a new application. Listing fees may be waived for recognized agencies.
- (C) Quality Systems Auditor.** The fee for the initial listing of a Quality Systems Auditor by the Building Official shall be One Hundred Twenty Dollars (\$120.00) per listed person. The fee for annual renewal shall be One Hundred Twenty Dollars (\$120.00) per listed person.

**22.02.390 Table 3-A Permit Fees Based On Valuation**

Total Valuation	Fee Calculation
\$1 to \$500	\$60.00
\$501 to \$2,000	\$60.00 for the first \$500.00 plus \$1.87 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001 to \$25,000	\$88.10 for the first \$2,000.00 plus \$8.19 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001 to \$50,000	\$276.47 for the first \$25,000.00 plus \$5.25 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001 to \$100,000	\$407.72 for the first \$50,000.00 plus \$3.78 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001 and up	\$596.72 for the first \$100,000.00 plus \$3.26 for each additional \$1,000.00 or fraction thereof.
<p>Contract valuations supplied by the applicant shall be utilized by the Building Official. The Building Official reserves the option of requesting appropriate additional documentation of contract valuations supplied by the applicant. Final building permit valuations shall be set by the Building Official.</p>	

**22.02.395 Table 3-B Electrical Permit Fees**

<b>Permit Issuance</b> For Issuing permit .....	\$60.00
<b>UNIT FEE SCHEDULE</b> (Note: the following do not include permit issuance fee.)	
<b>General lighting outlets, receptacles outlets, and switches, each</b> .....	\$.55
(Note: For multi-outlet assemblies, each 5 feet or fraction thereof may be considered as one outlet.)	
<b>For Area Lighting</b>	
First 3,000 watts .....	\$11.50
For each additional 1,000 watts .....	\$ 4.35
<b>Appliances up to 1 horsepower (HP), kilowatt (KW) or kilovolt-ampere (KV) in rating.</b> For outlets, appliances, including wall-mounted electric ovens; counter-mounted cooking tops; electric ranges; self-contained plug-in air conditioners; space heaters; food waste grinders; dishwashers; washing machines; water heaters; clothes dryers; blast coil heaters; or other similar appliances, each .....	
	\$ 1.00
<b>Appliances - 1 Horsepower, kilowatt, or kilovolt-ampere in rating, or greater.</b> For motors; generators; transformers; self-contained factory wire appliances; medical and dental devices; food, beverage, and ice-cream machines; laundry machines; rectifiers; converters; capacitors; industrial heating, air conditioners and heat pumps; cooking or baking equipment; or other similar appliance, each .....	
	\$ 4.35
<b>Busways</b>	
For trolley and plug-in-type busways, each 100 feet or fraction thereof .....	\$ 4.35
<b>Services</b>	
For each temporary power pole or service .....	\$ 8.75
For services of not over 200 amperes in rating, each, including first meter .....	\$ 8.75
For service over 200 amperes in rating, but less than 600 amperes, including first meter .....	\$18.40
For service over 600 amperes or more, but less than 1,200 amperes, in rating or higher, including first meter socket .....	\$36.20
For services 1,200 amperes in rating or higher, including first meter socket .....	\$72.40
For each individual meter socket .....	\$.75
For each subpanel or distribution board .....	\$ 4.35
For each recreational mobile home or vehicle space.....	\$ 4.35
<b>Communication Systems</b>	
Telecommunication system, new or co-located, each.....	\$425.00
<b>Power Limited</b>	
For signals, alarms, or television outlets, control panels, telephones, switchboards, each .....	\$ .45
Fees for projects not specified in this schedule shall be determined by the Building Official by applying the total value of the scope of work being performed to Table 3-A of this Chapter.	
Contract valuations supplied by the applicant will be utilized by the Building Official. The Building Official reserves the option of requesting appropriate additional documentation of contract valuations supplied by the applicant.	

**22.02.400 Table 3-C Mechanical Permit Fees**

**Permit Issuance**

- 1. For the issuance of each permit .....\$ \$60.00

**Unit Fee Schedule**

- 1. Install/Relocate all furnaces up to 100,000 BTU/hr (including ducts) .....\$ 9.20
- 2. Install/Relocate all furnaces over 100,000 BTU/hr (including ducts) .....\$10.90
- 3. Duct work only, on existing units (per register) .....\$ 1.15
- 4. Repair/Alter/Add heating or cooling or evaporative appliance (including controls) .....\$ 8.75
- 5. Install/Relocate boiler, compressor, or heat pump up to 3 HP or 100,000 BTU/hr..... \$ 8.75
- 6. Install/Relocate boiler, compressor, or heat pump more than 3 HP, but less than 15 HP or 500,000 BTU/hr .....\$16.00
- 7. Install/Relocate boiler, compressor, or heat pump more than 15 HP, but less than 30 HP or 1,000,000 BTU/hr .....\$21.70
- 8. Install/Relocate boiler, compressor, or heat pump more than 30 HP, but less than 50 HP or 1,750,000 BTU/hr .....\$32.70
- 9. Install/Relocate boiler, compressor, or heat pump more than 50 HP or 1,750,000 BTU/hr .....\$54.40
- 10. Evaporative cooler other than portable .....\$ 6.55
- 11. Ventilation systems not a portion of any HVAC system under permit (including bath and kitchen) .....\$ 6.55
- 12. Mechanical exhaust hood and ducts.....\$ 6.55
- 13. Fire or smoke damper not part of existing system .....\$ 4.35
- 14. Appliance or equipment not listed above or no other fee listed .....\$ 6.55
- 15. Install/Relocate appliance vent (not included in appliance permit).....\$ 4.35
- 16. Gas line, per appliance Single-Family and Commercial .....\$ 8.75
- 17. Gas line, medium pressure, per appliance .....\$17.35

Fees for projects not specified in this schedule shall be determined by the Building Official by applying the total contract value of the scope of work being performed to Table 3-A of this Chapter.

Contract valuations supplied by the applicant will be utilized by the Building Official. The Building Official reserves the option of requesting additional appropriate documentation of contract valuations supplied by the applicant.

**22.02.405 Table 3-D Plumbing Permit Fees**

<b>Residential Water Heaters and Water Softeners</b> (Includes permit issuance fee).....\$60.00	
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<b>Permit Issuance</b>	
For the issuance of each permit .....	\$60.00
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<b>System Fee Schedule (in addition to above)</b>	
1. Residential water distribution systems	
Single-family dwelling .....	\$ 8.75
Multi-family dwelling .....	\$10.90
Plus each dwelling unit .....	\$ 4.35
2. Commercial water distribution systems Per Floor .....	
Plus each unit (leased space or office) .....	\$ 4.35
Plus each unit (leased space or office) .....	\$ 2.85
3. Hotel or motel water distribution systems	
Each building .....	\$11.50
Plus each unit .....	\$ 4.35
4. Trailer/RV Park water distribution systems	
For each system .....	\$43.50
Plus each space .....	\$ 2.85
5. Irrigation water distribution system .....	
	\$11.50
<hr/>	
<b>Unit Fee Schedule (in addition to issuance and system fees)</b>	
1. Except as specified below, each plumbing fixture or trap .....	
	\$ 2.85
2. For each building sewer (new, replace, modify) .....	
	\$14.50
3. For each trailer/RV trap or hookup .....	
	\$ 7.25
4. Grease or sand interceptor .....	
	\$ 2.85
5. For each water softener (permanent connection).....	
	\$ 2.85
6. For each swimming pool	
Private or wading pool (including spa) .....	\$29.00
Public .....	\$43.50
7. For each spa - preformed (private).....	
	\$14.50
For each spa - preformed (commercial).....	\$29.00
8. For each fuel piping system	
Single-family dwelling .....	\$ 8.75
Multi-family dwelling .....	\$14.50
Plus each dwelling unit .....	\$ 2.85
9. Each commercial fuel piping system	
Per floor .....	\$ 8.75
Plus each unit (leased space or office) .....	\$ 8.75
10. Medium pressure gas system .....	
	\$17.25
11. Each gas appliance .....	
	\$ 2.85
12. Standby emergency (generating engines), each .....	
	\$ 7.25
13. Steam boiler, each .....	
	\$ 7.25
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Fees for projects not specified in this schedule shall be determined by the Building Official by applying the total value of the scope of work being performed to Table 3-A of this Chapter.	
Contract valuations supplied by the applicant will be utilized by the Building Official. The Building Official reserves the option of requesting appropriate additional documentation of contract valuations supplied by the applicant.	

**22.02. 410 Table 3-E Grading Plan Review Fees <sup>1</sup>**

50 Cubic yards or less .....	No fee
51 to 100 cubic yards .....	\$ 18.00
101 to 1,000 cubic yards .....	\$ 27.10
1,001 to 10,000 cubic yards .....	\$ 36.20
10,001 to 100,000 cubic yard: \$36.20 for the first 10,000 cubic yards, plus \$18.40 for each additional 10,000 cubic yards or fraction thereof.	
100,001 to 200,000 cubic yard: \$201.80 for the first 100,000 cubic yards, plus \$10.90 for each additional 10,000 cubic yards or fraction thereof.	
200,001 cubic yards or more: \$310.80 for the first 200,000 cubic yards, plus \$5.40 for each additional 10,000 cubic yards or fraction thereof.	

<sup>1</sup>. The total cubic yardage is determined by adding the excavation and the fill.

**22.02. 415 Table 3-F Grading Permit Fees <sup>1</sup>**

50 cubic yards or less .....	\$18.00
51 to 100 cubic yards .....	\$27.10
101 to 1,000 cubic yards: \$27.10 for the first 100 cubic yards, plus \$13.60 for each additional 100 cubic yards or fraction thereof.	
1,001 to 10,000 cubic yards: \$149.50 for the first 1,000 cubic yards, plus \$11.70 for each additional 1,000 cubic yards or fraction thereof.	
10,001 to 100,000 cubic yards: \$254.80 for the first 10,000 cubic yards, plus \$48.90 for each additional 10,000 cubic yards or fraction thereof.	
100,001 cubic yards or more: \$694.90 for the first 100,000 cubic yards, plus \$27.10 for each additional 10,000 cubic yards or fraction thereof.	

<sup>1</sup>. The total cubic yardage is determined by adding the excavation and the fill.

**22.02. 420 Table 3-G Amusement and Transportation System Fees.**

TABLE 3-G "AMUSEMENT AND TRANSPORTATION SYSTEM PERMIT FEES"	
Total Valuation	Fee Calculation
\$1.00 to \$2,000.00	\$60.00
\$2,001.00 to \$50,000.00	\$60.00 for the first \$2,000 plus \$3.20 for each additional \$1,000 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$500,000.00	\$213.60 for the first \$50,000 plus \$1.93 for each additional \$1,000 or fraction thereof, to and including \$500,000.00
\$500,001 and up	\$1082.10 for the first \$500,000.00 plus \$1.80 for each additional \$1,000.00 or fraction thereof.

ATS Permit fees based on valuation shall use the declared valuation shown on the application for permit; however, the Building Official may challenge the declared valuation and the applicant must provide conclusive proof of the correctness of the figure. The value used shall be the verified contract price for the ATS as installed plus associated structures, components, and systems unless they are covered by other permits.

NOTE: Fees for permits under the technical codes are in addition to the fees for **Amusement and Transportation System** Permits.

**2. Monitoring Fee.**  
The Monitoring Inspection Fee for ATS Certificate of Operation shall be charged at the hourly inspection rate as listed in Table 3-I of this Chapter.

**22.02. 425 Table 3-H Administrative and Investigative Fees**

Table 3-H ADMINISTRATIVE and INVESTIGATIVE FEES		
APPROVED QUALITY ASSURANCE AGENCY	APPROVED FABRICATOR/ MANUFACTURER	APPROVED PERSONNEL
Performance of Designated Residential inspection or Special Inspection activities on a site without an appropriate permit. Section 22.02.360  \$500.00 each occurrence.	Failure to perform necessary inspection activities.  \$500.00 each occurrence.	Performance of Designated Residential inspection or Special Inspection activities on a site without an appropriate permit. Section 22.02.360  \$500.00 each occurrence.
Performance of Designated Residential inspection or Special Inspection activities by an unapproved person. Section 22.02.520  \$500.00 each occurrence.	Failure to document inspection activities.  \$300.00 each occurrence.	Performance of Designated Residential Inspection or Special Inspection activities when not approved for inspection items. Section 22.02.508 or 22.02.520  \$500.00 each occurrence.
Failure of agency to perform designated residential inspections or necessary special inspection activities. Section 22.02.525  \$250.00 each occurrence.	Subcontracting fabrication activities to an unapproved fabricator/manufacturer.  \$500.00 each occurrence.	Failure to comply with the adopted Technical Codes, referenced Standards, Technical Guidelines, and/or Administrative Code Section 22.02.510 thru Section 22.02.530  \$500.00 each occurrence.
Failure of agency to document designated residential inspections or special inspection activities. Section 22.02.525  \$250.00 each occurrence.	Failure to comply with the adopted Technical Codes, referenced Standards, Technical Guidelines, and/or Administrative Code Section 22.02.510 thru Section 22.02.535  \$300.00 each occurrence.	

Table 3-H ADMINISTRATIVE and INVESTIGATIVE FEES (continuation)		
APPROVED QUALITY ASSURANCE AGENCY	APPROVED FABRICATOR/ MANUFACTURER	APPROVED PERSONNEL
Failure of agency to file a notification of commencement of special inspection activities. Section 22.02.525  \$250.00 each occurrence.		
Failure to comply with the adopted Technical Codes, referenced standards, Technical Guidelines, and/or Administrative Code. Section 22.02.510 thru Section 22.02.530  \$250.00 each occurrence.		

**22.02. 430 Table 3-I Other Plans Examination, Inspections, and Miscellaneous Fees.**

<p>The following fees* are for services listed below:</p> <ol style="list-style-type: none"> <li>1. Inspections or plan review outside of normal business hours .....\$105.00 /hour. (minimum three hour charge for inspections which are not contiguous with the normal work day).</li> <li>2. Re-inspection fees ..... \$105.00 each.</li> <li>3. Inspections or service for which no fee is specifically indicated ..... \$105.00/hour</li> <li>4. Additional plan reviews, as necessary.....\$105.00/hour</li> <li>5. Where the costs associated with contracted plan review services or for component listing exceed the fee calculated herein, the excess cost of such services shall be charged to the permit applicant.</li> <li>6. Review for approval of unlisted components.....\$105.00/hour</li> </ol> <p>* Unless otherwise specified, all hourly charges will be assessed to the closest one-half hour.</p>
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**Effective June 6, 2011, the following fees\* are for services listed below:**

1. Inspections or plan review outside of normal business hours .....\$110.00 /hour.  
(minimum three hour charge for inspections which are not contiguous with the normal work day).
2. Re-inspection fees ..... \$110.00 each.
3. Inspections or service for which no fee is specifically indicated ..... \$110.00/hour
4. Additional plan reviews, as necessary..... \$110.00/hour
5. Where the costs associated with contracted plan review services or for component listing exceed the fee calculated herein, the excess cost of such services shall be charged to the permit applicant.
6. Review for approval of unlisted components .....\$110.00/hour
7. Business License Inspections..... \$110.00/hour

\* Unless otherwise specified, all hourly charges will be assessed to the closest one-half hour.

**2.02. 431 Table 3-J Sign Construction Permit Fees**

\$0 to \$500.....	\$60.00 valuation
\$501 to \$35,000 .....	\$300.00 valuation
\$35,001 to \$100,000 .....	\$500.00 valuation
\$100,001 and above .....	Calculated using Table 3-A of this Chapter

**22.02.432 Table 3-K Fire Protection & Master Egress Plan Review Fees\***

\$0 to \$50 million .....	No fee
\$50 million to \$500 million .....	\$7,500.00 valuation
Greater than \$500 million, less than \$1 billion .....	\$8,500.00 valuation
Greater than \$1 billion less than \$2 billion .....	\$9,500.00 valuation
Greater than \$2 billion less than \$3 billion.....	\$11,500.00 valuation
Greater than \$3 billion.....	..\$15,000.00 valuation

\* These plan review fees shall be applied to the architectural building plan review fees upon permit application.

**22.02. 433 Table 3-L Storm Sewer Inspection Fees**

0 to 1.0	Acre .....	\$0.00
1.1 to 10.0	Acres .....	\$300.00
10.1 to 30.0	Acres .....	\$600.00
30.1	Acres and above .....	\$1,000.00

The Storm Sewer Inspection Fee shall be assessed in conjunction with a grading permit for the purposes of storm sewer inspections as required by Chapter 24.40 of this code.

**22.02.435 Inspections.** Work for which a permit is required shall be subject to inspection by the Building Official and such work shall remain accessible and exposed for inspection purposes until approved. In addition, certain types of work shall have continuous inspection as determined by the Building Official. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this Chapter or of other codes or regulations of Clark County. Inspections purporting to give authority to violate or waive the provisions of this Chapter or of other codes or regulations of Clark County shall not be valid.

A survey of the lot may be required by the Building Official to verify that the site grading is constructed in conformance with approved construction documents and that structures or portion of structures are located in accordance with approved construction documents.

**22.02.440 Inspection Access.** It shall be the duty of the permit applicant to provide access to and means for proper inspection of the work. The permit applicant shall cause the work to be exposed for inspection purposes until approved by the Building Official. Neither the Building Official nor Clark County shall be liable for expenses entailed in the removal or replacement of any material required to allow inspection.

**22.02.445 Inspection Requests.** It shall be the duty of the permit applicant to notify the Building Official that the work is ready for inspection. Requests for inspection shall be filed at least one working day before such inspection is desired.

**22.02.450 Inspection Record Card, Permit, and Approved Plans.** Work for which a permit is required shall not be commenced until the permit applicant has made available an inspection record card, approved permit, and approved construction documents on the premises and in such a position as to allow the Building Official convenient access and use. These items shall be maintained in such location by the permit applicant until final approval has been granted by the Building Official.

**22.02.455 Approval Required.** All work for which a permit is required shall not be done beyond the stage indicated in each successive inspection without first obtaining the approval of the Building Official. The Building Official, upon notification, shall make the requested inspections and shall either indicate that portion of the work is satisfactory as

completed or shall notify the permit holder or his agent wherein the work fails to comply with this Chapter. Any portions which do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official.

There shall be a final inspection and approval on all work when completed and ready for occupancy and use. Operation of life safety systems shall be demonstrated to the inspector when required.

**22.02.460 Required Building Inspections.** The Building Official, upon receipt of an inspection request, shall make the following inspections:

**(A) Footing and Foundation Inspection:** To be performed after excavations for footings are complete and any required reinforcing steel, structural embeds, grounding electrodes, piping and other equipment required by plans or code are in place before concrete is placed. For concrete foundations, any required forms shall be in place prior to inspection. When required, a Pad Certification Report shall be accepted by the Building Official prior to performance of this inspection.

**(B) Concrete Slab and Under-Floor Inspection:** To be performed after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

**(C) Frame Inspection:** When inspection or testing is specified on an inspection agreement, an area acceptance report shall be provided and accepted prior to inspection by the county inspector.

(1) For wood and light gauge metal construction:

To be performed after the roof sheathing, all framing, fire blocking and bracing are in place and all pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, and mechanical inspections are approved.

(2) For concrete, steel and masonry construction:

To be performed after all structural elements required by the approved construction documents and technical codes are in place and structural connections completed. This is to include reinforcing steel, structural steel, concrete, masonry, grout, mortar, and all structural connections.

**(D) Lath and/or Wall Board Inspection:** To be performed after all lathing and wallboard or gypsum board, interior and exterior, is in place but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

- (E) **Fire-and Smoke-Resistant Penetrations:** Protection of joints and penetrations in fire-resistance rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.
- (F) **Final Inspection:** To be performed after all work authorized by the building permit and approved construction documents is completed.

**22.02.465 Required Building Service Equipment Inspections.**

- (A) **General.** All building service equipment for which a permit is required by this Chapter or the technical codes shall be inspected by the Building Official. No portion of any building service equipment shall be concealed until inspected and approved. When the installation of any building service equipment is complete, a final inspection shall be performed. Building service equipment regulated by the technical codes shall not be connected to the water, fuel or power supply or sewer system until authorized by the Building Official.
- (B) **Replacement of Building Service Equipment.** Building service equipment installed to replace existing building service equipment which is serving an occupied portion of the building may be operated if a request for inspection of that replacement equipment has been filed with the Building Official not more than 48 hours after such replacement work was completed and before any portion of the building service equipment is concealed.
- (C) **Performance Verification.** Prior to final inspection of the building, the appropriate permit applicant is responsible to test all components of the fire and life-safety systems and verify their proper operation.

Upon completion of all component testing, the general contractor shall perform an overall life safety system test. The system test program shall be submitted to the Building Official prior to system testing. The system test shall be witnessed by the Building Official.

**22.02.470 Required Pool/Spa Inspections.**

- (A) **Concrete Construction.** The Building Official, upon receipt of an inspection request, shall perform the following inspections of pools and spas constructed of concrete:
  - (1) **First Inspection.** To be performed when excavation and reinforcing steel are complete with required shell bonding, piping, electrical conduit and light shells installed and stubbed out. Piping shall have a pressure test in accordance with the Pool Code.
  - (2) **Pre-Plaster Inspection.** To be performed when all underground and rough inspections are approved, bonding is complete, plumbing is complete and the

final plumbing inspection is approved. All electrical equipment shall be installed and conductors terminated. Dead fronts are to be labeled and access barrier complete. Additionally, for private pools and spas, all safety requirements (alarms or secondary barrier) are complete and operational.

- (3) Final Inspection. To be performed when the pool and site drainage are complete. All electrical shall be complete and the GFCI accessible and operational. The pool/spa shall not be used until an approved final inspection has been completed.

**(B) Manufactured Pools and Spas.** The Building Official, upon receipt of an inspection request, shall perform the following inspections of manufactured pools and spas:

- (1) First Inspection. To be performed when excavation is complete with pool in place and bonding and access barrier complete. All plumbing piping shall be installed, including gas piping. Piping shall have a pressure test in accordance with the Pool Code. Additionally, for private pools and spas, all safety requirements (alarms or secondary barrier) are complete and operational.
- (2) Pre-Deck Inspection. To be performed when soil is prepared for deck. Reinforcement, if required per ES Report, shall be installed and bonded. Plumbing and electrical equipment shall be installed, with all piping and conduit complete, conductors terminated and dead fronts labeled.
- (3) Final Inspection. To be performed when pool and site drainage are complete. All electrical shall be complete and the GFCI is accessible and operational. The pool/spa shall not be used until an approved final inspection has been completed.

**22.02.475 Required Electrical Inspections.** The Building Official, upon receipt of an inspection request, shall make the following electrical inspections.

**(A) UFER (Concrete-Encased Electrode) Inspection:** To be performed before building foundation inspection and prior to foundation being poured. To be installed per the Building Division Technical Guidelines and the Electrical Code of Clark County.

**(B) Underground Electrical Inspection:** To be performed before the building concrete slab or under-floor inspection. Inspection to be performed after all in-slab or under-floor building service equipment items are in place but before any concrete is poured or floor sheathing is installed, including the subfloor.

**(C) Rough Electrical Inspection:** To be performed before the building framing inspection and after the initial installation of the electrical equipment and conduit or wiring.

- (D) **Other Electrical Inspections:** Depending on the type of electrical installation, inspection of additional elements may be required at the option of the Building Official.
- (E) **Final Electrical Inspection:** A final electrical inspection is required when the work is completed, but prior to use or occupancy.

**22.02. 480 Required Plumbing Inspections.** The Building Official, upon receipt of an inspection request, shall make the following plumbing inspections:

- (A) **On-Site Sewer Inspection:** To be performed after all underground on-site sewer piping is installed, including manholes and cleanouts. Pipe shall be tested with water from the lowest to the highest point. For the purposes of this section, on-site sewers shall be the portion(s) of the sewer system under the jurisdiction of and permitted by the Building Official.
- (B) **Plumbing Underground Inspection:** To be performed after all underground drain, waste, vent and water piping is installed and tested.
- (C) **Plumbing Rough Inspection:** To be performed after all portions of the above floor drain, waste, vent and water piping systems are installed and tested. Systems shall be tested with water.
- (D) **Plumbing Final Inspection:** To be performed after all fixtures are in place and connected to the drain, waste, vent and potable water systems.

**22.02. 485 Required Mechanical Inspections.** The Building Official, upon receipt of an inspection request, shall make the following mechanical inspections:

- (A) **Mechanical Rough Inspection:** To be performed after all HVAC and exhaust duct systems are installed, securely fastened and supported in place. Fire and smoke dampers shall be installed to manufacturer's listing requirements.
- (B) **Mechanical Final Inspection:** To be performed after all HVAC equipment is in place and ductwork, gas lines, and Freon lines are installed. Register grills shall be installed.
- (C) **Testing of Equipment.** Refer to the Mechanical Code of Clark County for tests required as part of certain inspection procedures.

**22.02.490 Inspections of Amusement and Transportation System.** All Amusement and Transportation Systems shall be inspected in accordance with the requirements of the technical codes, the approved Operations and Maintenance Manual(s), and any special requirements of the permit(s) for that specific ATS.

The installing contractor or manufacturer is responsible to obtain all required inspection and testing services and furnish an Inspection and/or Testing Report to the Building Official for each ATS for its initial installation on a site. Thereafter, the Owner/Operator is responsible to obtain all required inspection and/or testing services and furnish an Inspection and/or Testing Report to the Building Official for each ATS when required by the approved Operations and Maintenance Manual(s). Reports of inspection and/or testing, as required, shall be made by an Approved Quality Assurance Agency.

Reports that indicate non-compliance with approved documents such as the Operation and Maintenance Manual(s) shall require a re-inspection and written report of compliance before a renewal ATS Certificate of Operation will be issued.

In addition, the Building Official may perform unannounced monitoring inspections for the purpose of determining operational compliance with the approved Operation and Maintenance Manual(s). The Owner/Operator shall bear the cost of one unannounced monitoring inspection visit at the rates in Table 3-G not to exceed one visit per ATS per year.

Any additional monitoring inspections due to non-compliance reports or deficiencies found will be also charged to the Owner/Operator.

**22.02.492 Storm Sewer System Inspections.** Storm Sewer System inspection shall be in accordance with Title 24, Chapter 24.40 and shall be limited to permitted construction sites and projects, including grading. Inspections are to determine compliance with the "Las Vegas Valley Construction Site Best Management Practices Guidance Manual" specified for the permitted construction site. Enforcement shall be in accordance with this Chapter and Title 24, Chapter 24.40.

**22.02.495 Reinspections.**

- (A)** A reinspection fee may be assessed for each inspection or reinspection of work if any one of the following conditions occurs:
- (1) Work for which inspection is requested is not complete.
  - (2) Corrections identified in a previous inspection are not complete.
  - (3) Inspection record card, permit, or approved plans are not available on-site.
  - (4) Access to work is not provided or is restricted.
  - (5) Work for which inspection has been requested has been covered.
  - (6) Work which requires inspection prior to the requested inspection has not been approved.

- (B) This subsection is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of the technical codes, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

To obtain a reinspection, the applicant shall request a reinspection for a specific scope of work covered by the permit, and pay the reinspection fee in accordance with the adopted fee schedule.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

**22.02.500 Other Inspections.** In addition to the inspections specified above, the Building Official may require other inspections of any work to ascertain compliance with this Chapter and the technical codes.

**22.02.505 Additional Inspections.** In addition to the inspections specified elsewhere, other types of inspection may be performed by the Building Official. In situations wherein the applicant for a permit requests that the Building Official assign one or more inspectors from the various employee classifications to be available on-site to perform inspections on call, or if the Building Official determines that such extraordinary inspection services are required for any reason, then the applicant shall, as a condition of the granting of the permit, pay all costs, both direct and indirect, of providing such services. The Building Official is not required to provide such service if sufficient staff is not available to perform inspection on other current active permits. The Building Official may invoice the applicant for such services either prior to, during, or after the provision of such services. An agreement setting forth conditions of such additional inspection service may be required by the Building Official.

**22.02.506 Inspection Agencies.** The Building Official is authorized to accept reports from approved inspection agencies, provided such agencies satisfy the requirements as to qualifications, licensing and reliability.

**22.02.507 Inspections of a Single-Family Residence by an Approved Agency.**

- (A) **General.** A single-family residence classified for use as an IBC Group R-3 occupancy or an IRC Dwelling Unit and accessory structures to the residence located on the same property may have inspections performed by an approved Quality Assurance Agency, as directed by the Building Official.

Inspections of the residence and accessory structure(s) conducted by an approved Quality Assurance Agency shall be performed as provided in this Chapter. Methods for complying with the requirements shall be found in the technical guidelines.

**(B) Inspection Service and Agreement.** The owner or the design professional acting as the owner's agent shall employ an approved Quality Assurance Agency. The Agency shall provide inspections in accordance with this Chapter and the technical codes. No changes of the approved Agency shall be made without approval of the Building Official.

An owner shall select an approved Quality Assurance Agency to perform the inspections as specified in a Single Family Residence Inspection Agreement. This agreement shall be executed prior to permit issuance by the owner or owner's agent, the designated approved Agency and the Building Official.

**(C) Stop Work Order.** The Building Official may order the work to be stopped when it is determined that a designated residential inspector is failing to properly perform inspection services, or that an unapproved person performed or is performing the specified inspection services. Work may resume upon written agreement between the approved Agency and the Building Official.

The Building Official may order the work to be stopped when it is determined that the owner or owner's agent has changed the approved Quality Assurance Agency documented in the Single Family Residence Inspection Agreement. Work may resume upon execution of a new Single Family Residence Inspection Agreement and a compliance report or evidence that the work completed prior to the Agency change complies with the applicable technical codes and approved construction documents.

**(D) Inspection Requests.** Inspection requests shall be coordinated between the designated approved Agency and the permit applicant. The permit applicant is responsible to establish and maintain communication with the designated residential inspector throughout the construction process. The permit applicant shall provide sufficient notice to the approved Agency to schedule inspection services. Construction is subject to stop work order for failure to establish and maintain the inspection process. It is the responsibility of the permit applicant to ensure the approved Agency has the most current set of approved construction documents.

**22.02.508 Approved Designated Residential Inspector.** To qualify as an approved designated residential inspector, an individual must demonstrate competence as a residential inspector to the satisfaction of the Building Official, achieve and maintain national certifications(s) and meet the requirements of the technical guidelines and Nevada State regulations, and shall satisfactorily complete a course approved by the Building Division of the Department of Development Services regarding the relevant locally adopted code amendments. The Building Official shall maintain a list of approved designated residential inspectors. Only approved designated residential inspectors may perform inspections of single-family residences under a Single Family Residence Inspection Agreement within this jurisdiction.

## **22.02.510 Special Inspections.**

- (A) General.** In addition to the inspections required elsewhere in this Chapter, certain types of work shall have special inspections. The special inspections shall be conducted by the Building Official or by an approved Quality Assurance Agency, as directed by the Building Official.

Special inspections conducted by an approved Quality Assurance Agency shall be performed as provided in this Chapter. Methods for complying with special inspection requirements are found in the Technical Guidelines.

- (B) Special Inspections by an Approved Agency.** When special inspections by an Approved Agency are required, the owner or the design professional acting as the owner's agent shall employ a Prime Agency. The Prime Agency shall provide special inspections in accordance with the special inspection agreement and as required by the technical codes. No changes of the Prime Agency shall be made without approval of the Building Official.

Projects designated by the Building Official as requiring special inspection by an approved Quality Assurance Agency shall not be issued a permit until the Special Inspection Agreement is executed by the owner, or owner's agent, the designated Prime Agency, and the Building Official.

### **(C) Special Inspection by Other Than A Prime Agency**

Upon approval by the Building Official, other persons may provide special inspection(s) in the following cases:

- (1) Where the required special inspection is to be performed by the design professional responsible for the construction documents as approved by the Building Official pursuant to this Chapter; or
- (2) Where, in the opinion of the Building Official, the nature of the work requires inspection by a person having certain technical knowledge and skill to inspect and test a specialized type of work for which the Prime Agency may not be qualified or authorized to inspect. In such cases, the Building Official may approve other persons to perform the required special inspection.

The person acting pursuant to this section accepts all duties and responsibilities of a quality assurance agency including reporting requirements.

**(D) Stop Work Order**

- (1) If the Building Official determines that an approved special inspector is failing to properly perform special inspection services, or that an unapproved special inspector performed, or is performing, special inspection services, the Building Official may order the work to be stopped. Work may resume upon written agreement between the Quality Control Manager of the Quality Assurance Agency and the Building Official.
- (2) If the Building Official determines that the owner has made changes to the prime agency without prior approval after the work has commenced, the Building Official may order the work to be stopped. Work may resume upon submittal of a compliance report or evidence that the work completed prior to the agency change complies with the approved construction documents.

**(E) Subcontracted Inspection.** The Prime Agency designated on the special inspection agreement may subcontract special inspection services to other approved agencies. The prime agency is responsible for overall coordination and issuance of the final report. The Prime Agency and the subcontracted agency shall notify the Building Official in writing. The written notification shall identify the Prime Agency, the subcontracted agency, and the division of scope of work prior to commencement of the work. The engineering manager of the Prime Agency shall provide a written declaration that they are in responsible charge of all subcontracted special inspections. The Prime Agency is responsible for notifying the Building Official in writing of any changes in the designated subcontracted agencies.

**(F) Waiver of Special Inspection.** The Building Official may waive the requirement for the employment of an Approved Quality Assurance Agency where the inspection is to be performed by County staff, or when the work is performed at the facility of an approved fabricator /manufacturer.

**(G) Special Inspection Requests.** Special inspection requests shall be coordinated between the designated prime agency and the contractor. The permit applicant is responsible to establish and maintain communication with the special inspectors throughout the construction process. The permit applicant shall provide sufficient notice to the prime agency to schedule special inspection services. Construction is subject to stop work for failure to establish and maintain the required special inspection process. The permit applicant shall verify that the prime agency has the most current set of approved construction documents.

**22.02.515 Types of Work Requiring Special Inspection.** Special inspection shall be as required by the technical codes and referenced standards.

**22.02.520 Approved Special Inspection Personnel**

**(A) Qualification.** Special inspection personnel, fabrication shop inspectors, or quality systems auditors must demonstrate competence to the satisfaction of the Building Official, achieve and maintain national certification(s), as required and meet the requirements of the Technical Guidelines. The Building Official shall maintain a list of approved special inspection personnel, fabrication shop inspectors, and quality systems auditors. Only approved special inspection personnel may perform special inspections in this jurisdiction.

The approved special inspection personnel shall be employed by an approved Quality Assurance Agency, a design professional approved to perform special inspections, or the Building Official.

**(B) Grounds for Disapproval.** Previously approved special inspection personnel, fabrication shop inspectors, or quality systems auditors may be denied an approval status based on enforcement actions. Enforcement actions are defined as one or more notices of violation issued within one year prior to the date of the approval request. See 22.02.540 C for a conditional approval process.

**22.02.525 Duties and Responsibilities of the Quality Assurance Agency, Designated Residential Inspector and Special Inspector.**

**(A) General.** Approved designated residential inspectors, approved special inspectors and approved agencies shall perform all duties imposed through this Chapter, the technical codes, and the technical guidelines.

(1) The designated residential inspector shall inspect single-family residential construction as identified in the Single Family Residence Inspection Agreement for conformance with the approved construction documents and the technical codes.

The designated residential inspector shall write a non-compliance report when approved construction documents or the permit are not available on the job site at the time of inspection. The inspector shall immediately notify the contractor and shall maintain a copy of the non-compliance report on the job.

The designated residential inspector shall immediately notify the contractor in writing of work which is in non-conformance to the approved construction documents or other violations of the technical codes. The inspector shall maintain a copy of the non-compliance report on the job.

- (2) The approved special inspector shall inspect the types of work identified in the Special Inspection Agreement for conformance with the approved construction documents and the technical codes. The approved special inspector shall report to the job sufficiently in advance of the commencement of work to become familiarized with the approved construction documents. The approved special inspector shall write a non-compliance report when approved construction documents or the permit are not available on the premises at the time of the inspection. The special inspector shall immediately notify the contractor and shall immediately submit a copy of the non-compliance report directly to the Building Official.
- (3) The approved agencies shall notify the Building Official of commencement of special inspection activities on a project. Notification shall be done through the filing of a Project Startup & Notification form (Form 803).

## **(B) Reports**

- (1) **Inspection Job Card by Designated Residential Inspector.** The designated residential inspector shall record all inspection activities on the Inspection Job Card and Job History record. The job card and job history record shall be maintained with the permit and approved construction documents on the job site.
- (2) **Daily Report by Special Inspector.** The approved special inspector shall write daily report(s) and provide, as directed by the Building Official such other information as may be required within the scope of the special inspector's duties. The approved special inspector shall furnish inspection reports as required by the technical guidelines. The approved special inspector shall immediately notify the contractor and the Building Official in writing of non-conformance to the approved construction documents, or other violations of the technical codes within the scope of their special inspection activities. Notification shall be within 24 hours and may be accomplished by fax.

All daily reports prepared by a special inspector pursuant to this Chapter and the technical guidelines are the property of Clark County and shall be made available upon request by the Building Official.

### **(3) Final Reports**

- (a) **Single Family Residence Inspection Agreement.** The approved agency shall submit a final report to the Building Official stating all specified inspections of the residence were completed, documented, and found to be in compliance with the approved construction documents and the technical codes. Final reports shall not be submitted to the Building

Official until all non-compliances have been cleared. Final reports shall include non-compliance reports with dates of corrective action approval and completed job card and job history record.

Final reports must be reviewed by and have an original signature and be stamped with the seal of a Nevada Licensed Professional Engineer or Registered Architect. The stamp and original signature shall be on a cover letter which certifies the specified inspections were completed, or exceptions taken and documented as being acceptable to the Building Official.

- (b) Special Inspection Agreement. The Prime Agency shall submit a final report to the Building Official stating all work requiring special inspection was inspected, reported, and found to be in compliance with the approved construction documents and the technical codes. Final reports shall not be submitted to the Building Official until all non-compliances have been cleared or exceptions taken and documented as being acceptable to the Building Official. Final reports shall include all inspection, testing, and related engineer-signed reports.

Final reports must be reviewed by and have an original signature and be stamped with the seal of a Nevada Licensed Professional Engineer or Registered Architect. The stamp and original signature shall be on a cover letter which certifies the required special inspections were completed, or exceptions taken and documented as being acceptable to the Building Official.

Final reports requiring more than two reviews shall be charged fees for the additional reviews shall be charged on an hourly basis in accordance with Table 3-I.

- (C) Maintenance of Records.** Approved agencies shall maintain records of all inspection reports, laboratory test results, and other documents generated during the performance of inspections, material testing, and other related activities on a project. Those records shall be maintained by the approved agencies for a period specified by the applicable referenced standards, but not less than two years from the date the final reports were documented as approved.

## **22.02. 530 Quality Assurance Agency.**

- (A) Approval by the Building Official.** To perform residential or special inspections as set forth in the technical codes, a Quality Assurance Agency must be approved by the Building Official, who shall maintain a list of approved Quality Assurance Agencies.

The Building Official shall establish rules and regulations for approval and listing as well as for the conduct of any approved agency. Rules and regulations for the approval and listing requirements shall be contained in technical guidelines.

- (B) Employment of Inspectors.** The approved Quality Assurance Agency is responsible to employ only approved designated residential inspectors for residential inspection work and special inspectors for work requiring special inspection pursuant to the technical codes.

- (C) Quality Management.** The Quality Assurance Agency shall employ at all times a quality control manager to carry out supervision and technical responsibilities. The quality control manager shall possess appropriate education, certifications, and experience. The Quality Assurance Agency is responsible to notify the Building Official within 14 days of any changes in the designated quality control manager. Failure to do so shall result in the immediate forfeiture of its approval status.

The Quality Assurance Agency, through its quality control manager, is responsible to the Building Official for:

- (1) Hiring and training of qualified inspectors and testing technicians;
- (2) Supervision of inspectors;
- (3) The filing of accurate and complete reports based upon actual inspection and testing results;
- (4) In-house distribution and application of technical guidelines;
- (5) Supervising and documenting the internal audit and in-house training program.

- (D) Engineering Management:** The Prime Agency shall employ a Nevada licensed Professional Engineer or Registered Architect as an engineering manager, who shall be in responsible charge and accountable to the Building Official for technical processes used to verify compliance with approved construction documents and the technical codes. Failure to do so shall result in the immediate forfeiture of its approval status.

The Prime Agency, through its engineering manager, is responsible to the Building Official for:

- (1) Directing the operations of testing and inspections;
  - (2) Certifying the inspection and testing process for all projects which require inspections;
  - (3) Supervision and performing a review that inspections are performed pursuant to the approved construction documents and the technical codes and within the scope of the permit;
  - (4) Directing and reviewing the internal audit and in-house training program.
- (E) Errors and Omission Insurance.** Quality Assurance Agencies shall maintain errors and omission insurance in an amount of not less than one million dollars.
- (F) Conflict of Interest.** Quality Assurance Agencies shall conform to the Conflict of Interest Technical Guidelines.
- (G) Ethics Training.** Quality Assurance Agency personnel required to be listed by the Building Official pursuant to Sections 22.02.507 and 22.02.520 (A) shall attend approved training on the topic of ethics and professional responsibility on annual basis. As a minimum this training shall be not less than 0.40 continuing education units. Methods for complying with this training requirement are provided in the technical guidelines.

**22.02.535 Approved Fabricator/Manufacturer.**

- (A)** To perform the work identified in this section, fabricators/manufacturers must be approved by the Building Official, who shall maintain a list of approved fabricators/manufacturers. Approved Fabricator/Manufacturer shall perform all duties imposed through this Chapter, the technical codes, and the technical guidelines.
- (B) Approval Required.** Approval is required for the following fabricated or manufactured products and systems:
- (1) Engineered structural wood products;
  - (2) Engineered structural metal products and assemblies;
  - (3) Structural metal Storage Racks over eight (8) feet in height;
  - (4) Metal stairs, balconies, and assemblies;
  - (5) Engineered Metal Canopies;

- (6) Amusement and Transportation Systems;
- (7) Pre-cast and/or Pre-stressed Concrete Product;
- (8) Ready Mixed Concrete;
- (9) Exterior Insulation and Finish Systems;
- (10) Panelized Wall Systems;
- (11) Other products or systems as the Building Official may designate.

**(C) Requirements for Approval.** Each fabricator/manufacturer shall apply for approval using forms obtained from the Building Official and pay the fees as provided for in this Chapter. General approval requirements are listed below with additional detail provided in the technical guidelines.

- (1) Verification of the fabricator/manufacturer quality control capabilities, equipment and personnel as outlined in the fabrication procedural manual.
- (2) Periodic inspections of the fabricator/manufacturer shall be conducted to monitor the effectiveness of the quality control program.
- (3) It shall be the responsibility of the quality assurance agency to notify the Building Official in writing of any change to the procedural manual.
- (4) An approved fabricator/manufacturer shall have an established written quality control program. The quality control program shall verify fabrication compliance to the technical codes. The quality control program, through inspection and testing processes, shall provide documentation sufficient to meet the intent of the special inspection requirements of this Chapter.
- (5) Conditional approval requirements are detailed in the technical guidelines. The conditional approval allows for the initial listing of a fabricator/manufacturer which has met minimum requirements equivalent to those contained in the technical guidelines. A conditional approval may also be provided for approved fabricators/manufactures which need time to resolve findings identified and reported as part of the auditing process.

**(D) Requirements for a Permit-Specific Approval.** A fabricator/manufacturer may apply for approval for a single project. The fabricator/ manufacturer shall apply for approval using forms obtained from the Building Official and pay the fees as provided for in this Chapter. The fabricator/manufacturer must be qualified as specified in the technical guidelines.

#### **22.02.540 Condition, Suspension or Revocation of Approval.**

- (A) Administration.** The Building Official is authorized to condition, suspend or revoke the approved status of any Approved Agency, Approved Designated Residential Inspector, Approved Fabricator/Manufacturer, or Approved Special Inspector who has been approved and listed pursuant to this Chapter.

Grounds to condition, suspend or revoke the approved status are: incompetence; conflict of interest; willful or negligent failure to inspect the work; failure to establish and maintain job site supervision; failure to report non-compliances; violations of approved construction documents, technical codes or technical guidelines; or any other failure to perform the duties designated in this Chapter or the technical codes for an Approved Agency, Approved Designated Residential Inspector, Approved Fabricator/Manufacturer, or Approved Special Inspector.

- (B) Procedures.** The Building Official is authorized to establish procedures to carry out the provisions of this Section and to identify and resolve problems that interfere with the proper functions of the designated residential inspection or the special inspection processes. Such procedures may include informal resolution and voluntary compliance by the residential inspection personnel, special inspection personnel, quality assurance agency, or fabricator.

An action to condition, suspend, or revoke an approval pursuant to this Section may be appealed as prescribed in Section 22.02.560 of this Chapter.

- (C) Restoration of Approved Status.** The Building Official is authorized to restore approved status to a designated residential inspector, special inspector, quality assurance agency or fabricator whose approval has been conditioned, suspended or revoked upon satisfactory demonstration, as determined by the Building Official, that the designated residential inspector, special inspector, quality assurance agency, or fabricator is qualified and has resolved the issue or issues that prompted the condition, suspension or revocations of its approved status.

The Building Official may require a designated residential inspector, special inspector, quality assurance agency, or fabricator whose approval status has been conditioned, suspended or revoked to re-qualify for approval pursuant to the requirements of this Chapter for an initial approval.

The Building Official may impose such other conditions as are reasonable to assure that the designated residential inspector, special inspector, quality assurance agency or fabricator is qualified and has resolved the issue or issues that that prompted the condition, suspension or revocation of its approved status.

- (D) Automatic Revocation.** The approval of a designated residential inspector, special inspector, quality assurance agency, or fabricator shall be automatically revoked for the following causes:

<b>CAUSES FOR AUTOMATIC REVOCATION</b>		
<b>APPROVED QUALITY ASSURANCE AGENCY</b>	<b>APPROVED FABRICATOR/ MANUFACTURER</b>	<b>APPROVED RESIDENTIAL INSPECTION PERSONNEL OR SPECIAL INSPECTION PERSONNEL</b>
Failure to pay renewal fee within 45 days of renewal date.	Failure to pay renewal fee within 45 days of renewal date.	Failure to pay renewal fee within 45 days of renewal date.
Failure to document internal quality control audits.	Failure to submit the required quality control document as a condition of renewal.	Failure to maintain certifications for specific approvals in accordance with the Technical Guidelines.
Failure to pay administrative and investigative fees within 45 days of assessment.	Failure to pay administrative and investigative fees within 45 days of assessment.	Failure to pay administrative and investigative fees within 45 days of assessment.
Failure to employ a quality control manager.		Failure to comply with the requirements or conditions of the certificate category.
Failure of a prime agency to employ an engineering manager.		
Failure to submit required annual renewal documents within 45 days of renewal date.	Failure to submit required annual renewal documents within 45 days of renewal date.	Failure to submit required annual renewal documents within 45 days of renewal date.
Failure to comply with conditions placed on approval as prescribed in Sections 22.02.540 (C) or 22.02.540 (D).	Failure to comply with conditions placed on approval as prescribed in Sections 22.02.540 (C) or 22.02.540 (D).	Failure to comply with conditions placed on approval as prescribed in Sections 22.02.540 (C) or 22.02.540 (D).
Failure to submit resolved documented deficiencies in annual renewal documents within 90 days of renewal date.	Failure to submit resolved documented deficiencies in annual renewal documents within 90 days of renewal date.	Failure to submit resolved documented deficiencies in annual renewal documents within 90 days of renewal date.

Re-application for approval shall be treated as a new application.

- (E) **Fees.** In addition to other fees that may be imposed pursuant to this Chapter, the Building Official is authorized to impose the administrative and investigative fees shown in Table 3-H of this Chapter.

#### **22.02. 545 Connection Approval.**

- (A) **Energy Connections.** No person shall make connections from a source of energy, fuel or power to any building service equipment which is regulated by the technical codes and for which a permit is required by this Chapter, until approved by the Building Official.
- (B) **Temporary Connections.** The Building Official may authorize the temporary connection of the building service equipment to the source of energy, fuel or power for the purpose of testing building service equipment, or for use under a temporary Certificate of Use or Occupancy.

#### **22.02. 550 Occupancy Authorization.**

- (A) **Certificate of Occupancy.** No building or structure for which a Certificate of Occupancy is required under Clark County Code Title 30 shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy thereof as provided herein. The Certificate of Occupancy creates no warranty or guarantee either expressed or implied. Other than as required in this Section or by adopted conditions of approval of the Board of County Commissioners, the issue or non-issue of the Certificate of Occupancy shall not be impaired by other Titles or contracts. A Final Inspection shall be considered to be equivalent to the Certificate of Occupancy for any building classified in occupancy group U.
- (B) **Certificate of Completion.** A building or structure which is constructed as a “shell” and not intended for occupancy until a Certificate of Occupancy is issued by the Building Official may be issued a Certificate of Completion.
- (C) **Change in Use.** Changes in the character or use of a building shall not be made except as specified in the Building Code of Clark County.
- (D) **Issue of Certificate.** After an approved final inspection, the Building Official shall issue a Certificate of Occupancy, or a Certificate of Completion within three working days. The Building Official shall not approve a final inspection or issue a temporary Certificate of Use or Occupancy for any building classified in occupancy group A, B, E, F, H, I, M or R under the Building Code until:
- (1) Receiving verification from the sewage disposal authority and the water purveyor that all off-site and on-site sewer and water facilities necessary for

the permitted use or occupancy have been accepted by the authority having jurisdiction, respectively, if such building or structure is to be served by either or both sewer and water.

- (E) **Temporary or Partial Certificate.** If the Building Official finds that no substantial hazard will result from occupancy of any building or portion thereof, the Building Official may issue a temporary or partial Certificate of Occupancy for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure.
- (F) **Posting.** The Certificate of Occupancy for building's classified in occupancy groups A, B, E, F, H I, M or R shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.
- (G) **Revocation.** The Building Official may, in writing, suspend or revoke a Certificate of Occupancy, or a Certificate of Completion issued under the provisions of this Chapter whenever the certificate is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this Chapter.
- (H) **Certificate Contents.** The certificate, upon issue, shall contain the following information:
  - (1) The building permit number;
  - (2) The address of the building;
  - (3) The name of the owner;
  - (4) A description of that portion of the building for which the certificate is issued;
  - (5) A statement that the described portion of the building complies with the requirements of this Chapter, the technical codes for the group and division of occupancy and the use for which the proposed occupancy is classified; and,
  - (6) The name of the building official.

## **22.02. 555 Amusement and Transportation System Certificate of Operation.**

- (A) General.** A valid ATS Certificate of Operation is required for the operation of an ATS after the ATS's initial installation. Each ATS must have an individually issued Certificate of Operation.
- (B) Initial Amusement and Transportation System Certificate of Operation.** After the ATS Permit is finalled and all requirements for operation are completed satisfactorily, the Building Official shall issue the initial ATS Certificate of Operation for the ATS. No additional application or fees are required for the initial ATS Certificate of Operation Certificate.
- (C) Expiration.** An ATS Certificate of Operation expires one year from its issue date. Prior to expiration, the Owner/Operator is responsible to make an application to the Building Official for renewal of the ATS Operation Certificate in accordance with the requirements of this Chapter and the technical codes. No ATS Certificate of Operation shall be renewed or extended without meeting all requirements of both the Amusement and Transportation Code and this Chapter. No ATS shall be used or operated with an expired Certificate of Operation.
- (D) Application for Renewal.** To obtain a renewal of the ATS Certificate of Operation for an ATS, the Owner/Operator shall file an application no less than 30 days prior to the certificate expiration. A group of ATS's may, at the Building Official's option, be part of a group application, but shall have individual certificates issued. Every application for renewal shall be accompanied by all required inspection reports, fees, and other items required by the Building Official.

Third-party inspection and/or testing shall be performed in accordance with the requirements of the approved Operations and Maintenance Manual(s) for all ATS's governed by this section. Any such inspection and/or testing reports issued since the last monitoring inspection or initial installation of the ATS, whichever is more recent, shall be provided to the Building Official at the time of application for a renewal of the ATS Certificate of Operation. The ATS Certificate of Operation shall be issued only after a third party inspection report is submitted and approved, a department monitoring inspection is satisfactorily completed and all fees are paid.

- (E) Revocation.** The Building Official may, in writing, revoke or suspend the ATS Certificate of Operation when it is issued in error or on the basis of incorrect information supplied, or the ATS is in violation of any ordinance or regulation or any of the provisions of this Chapter or the Amusement and Transportation Code.
- (F) Posting and display.** The ATS Certificate of Operation shall be posted on the ATS or the permit may be posted in an alternate location near the ATS when

approved by the Building Official. In that case, a notice must be placed on the ATS indicating the actual location of the ATS Certificate of Operation.

### **22.02.560 Appeal Procedures**

- (A)** Allegations of facts that, if true, would constitute grounds to condition, suspend or revoke a certificate or approval pursuant to Sections 22.02.260 or 22.02.540 of this Chapter may be appealed in writing to the Building Official. Documents supporting the allegations shall be submitted to the Building Official with the written appeal. Pages of the supporting documents shall be numbered and indexed, and shall include references to the allegations to which they relate.
- (B)** Persons who elect to appeal pursuant to Sections 22.02.260(E) or 22.02.540(B) of this Chapter shall submit a written notice of appeal to the Building Official.
- (C)** Upon receipt of an appeal and supporting documents pursuant to subsection A of this Section, or a notice of appeal pursuant to subsection B of this Section, the Building Official is authorized to designate a hearing officer to conduct an investigation of the allegations that are the basis of the appeal.
- (D)** The holder of the certificate or approval and the Department may be represented by counsel.
- (E)** The Building Official is authorized to establish procedures to carry out the provisions of this Section. At a minimum, the procedures shall provide for notice to the holder of the certificate or approval of the allegations and supporting documents, and an opportunity to respond to the allegations and to provide documents in support. The procedures may include conferences with counsel to discuss the issues and possible resolution of the appeal.
- (F)** The hearing officer designated pursuant to this Section shall review the written allegations and supporting documents, and the responses of the holder of the certificate or approval. The hearing officer shall conduct such investigation as is necessary to ascertain the facts of the matter. The hearing officer may, without limitation:
  - (1) Establish procedures and a schedule, consistent with the procedures established by the Building Official, to conduct the investigation;
  - (2) Conduct pre-hearing conferences with counsel for the parties to discuss matters of procedure and evidence;
  - (3) Direct the parties to provide additional documents;
  - (4) Conduct hearings to receive testimony of witnesses;

- (5) Receive written and oral arguments from counsel for the parties
- (G)** Upon completion of the investigation, the hearing officer shall prepare a report to the Building Official. The report shall consist of findings of fact, conclusions, and recommendations for appropriate remedies consistent with this Chapter. The hearing officer shall sign and deliver the report to the Building Official. The Building Official shall send notice and a copy of the report by certified mail to the holder of the certificate or approval, and to the employer, if applicable, of the holder of the certificate or approval.
- (H)** The holder of the certificate or approval may dispute the findings, conclusions and recommendations of the hearing officer by serving written notice to the Building Official not later than 10 calendar days after notice of the hearing officer's report is mailed to the holder of the certificate or approval. The notice of dispute shall outline the points of contention and shall identify the evidence in the record that supports the contention. Failure to file a timely notice of dispute shall be a waiver of further administrative remedy.
- (I)** Upon receipt of a notice of dispute, the Building Official shall establish a schedule, consistent with established procedures, to consider the contentions.
- (J)** The Building Official may accept, modify, or reject the hearing officer's report, or any part of the report.
- (K)** Upon the completion of his review of the hearing officer's report and of any points raised in dispute to the hearing officer's report, the Building Official shall prepare a final report consisting of findings of fact, conclusions, and remedies. The remedies shall become effective upon the date the final report is signed by the Building Official and served by certified mail on the holder of the certificate or approval. The date of the final report shall be not less than 10 calendar days after notice of the hearing officer's report is mailed to the holder of the certificate or approval.

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