



Clark County Department of Development Services
Building Division
4701 W. Russell Road
Las Vegas, NV 89118-2231

CLARK COUNTY COMBINED BOARD OF BUILDING APPEALS

MINUTES of January 26, 2010

MEMBERS PRESENT: Chairman Larry Nelson, P.E.
Brock Fraser
Ed Kittrell, Arch.
John A. Martin, Jr., P.E.
Rob Finnegan, P.E.
Robert Potter
Rocco Prock
Sam Palmer, P.E.

STAFF PRESENT: Ron Lynn, Development Services
Neil Burning, Development Services
Mike Hynes, Development Services
Gabrielle Schilling, Development Services

APPELLANTS PRESENT: Darren Petersen, Diamond Apex, LLC
Jim Rotlisberger, Ritchie Bros. Auctioneers
Steven A. Richardson, AIA, The Richardson Partnership, Inc.

A. Call to Order

The meeting was called to order at 2:00 p.m. by Chairman Larry Nelson, P.E. Chairman Nelson commented that this is a public meeting and at the end of the hearing we would open for any public comments.

1. Introductions were made around the table.
2. It was determined by Chairman Nelson that a quorum was present.

B. Appeals Hearing – Ritchie Brothers Auctioneers – Auction Shade Structure

Steven A. Richardson, AIA, of The Richardson Partner Group presented the case for his clients, Ritchie Bros. Auctioneers. He displayed a picture of the shade structure and explained that it has been classified as a “U” occupancy for two years now, except that four (4) times per year they hold auctions and are before the Combined Board of Appeals to request an exception to the “U” occupancy rating for those occasions when they are holding

the auctions, and they are requesting temporary approval for “A-3” occupancy for the purpose of providing shaded seating for bidders on the equipment. The shade structure has six (6) times the width required for exiting. It is situated over a pad of asphalt. The entire structure is sprinklered per Fire Department requirements. No vehicles are ever in the structure during the auctions. The property is in a remote location in Apex and is surrounded by BLM land. A set of plans, the letter requesting the hearing, and documentation of flame resistance from the State Fire Marshal were presented to members of the Board (please see attached). Portable bathrooms and wash basins would be on premises during each event.

Neil Burning, Manager of Plans Examination, presented Clark County’s point of view on the temporary occupancy request. As a “U” occupancy, the shade structure meets the code requirements. However, it does not meet the requirements of an “A-3” occupancy type, as it does not have a fire alarm system, cannot meet energy conservation requirements, and there is no lighting. However, there is a water source for the fire sprinkler system which pumps out 500 gallons per minute; it has no energy usage in it; and it is a low risk structure.

Director/Building Official Ron Lynn advised that the Building Official does not have the authority to sanction the occupancy use on a temporary basis. This case is similar to the Riverside Resort case whereby the Board can approve the request and can place qualifiers on use.

A motion was made by Bob Potter, seconded by Brock Frazer and unanimously passed by Board members to approve the temporary change in occupancy from “U” to “A-3” for four events per year with the following stipulations:

- The events shall be held during daylight hours only.
- Each event may not be longer in duration than two (2) days per incident.
- A minimum of ten (10) handicap accessible portable bathrooms must be provided.
- There shall be at least 10 spaces of seating for handicap accessibility during each event.
- There shall be a handicap accessible route from the parking lot.
- It is understood that bottled water will be provided during each event and that there will be another source of potable water on site.
- Portable wash basins shall be provided during each event.
- All conditions as listed in Items 1-14 of the applicant’s letter apply, with modifications as listed herein.

C. Receive Updates from Clark County Department of Development Services – Building Division

Development Services has experienced a high number of lay-offs recently, with an overall reduction in workforce of approximately 130 people, leaving the department with 268 people. We also had 6 voluntary retirements during this period. A new fund is being established for the Civil Division within the Public Works Department. The resort inspection program is generating approximately \$2 Million per year. Permit activity remains low. However, permit activity has been up in Laughlin for the past two years.

The department is saving money on the new construction at the Russell Road building. The cost went from \$41 Million to \$21 Million, and by piggy backing on other contracts we will be able to bring the cost down to \$19 Million. The Department of Environmental Protection may lease space from us at the new building and will provide us other income besides permit fees. It may also be possible for the department to lease space to the Fire Department. Other sources of income include application for \$74 Million in grants on energy conservation.

The new 2009 Clark County Building Administrative Code was adopted by the Board of County Commissioners on January 19, 2010 and will go into effect February 1, 2010. Meetings had been held prior to this with industry representatives.

All committee work on the new building I-codes has been completed but not yet presented to all building officials. A meeting will be held with Southern Nevada Homebuilders and Associated General Contractors. We are targeting July 6, 2010 for the adoption of the new building codes, depending upon public acceptance. The Energy Code will be adopted; the City of Las Vegas and City of Henderson have already adopted it. Due to funding, training is an issue for other jurisdictions and Clark County may train them for free, charging just for books.

EduCode, provided through the Southern Nevada Chapter ICC, will be held February 22-26, 2010 at the Orleans Hotel. In past years we have supported staff participation in multiple courses. This year the department is only allocating one class per person.

Development Services has added a new section with three components:

- one for complaint handling and tracking;
- one for life safety systems testing on all high rises every two years, which would include not only hotel casinos but condominiums as well; and
- one is a team to conduct walk-through inspections for resorts in our jurisdiction on an annual basis, the purpose being to help ensure public safety.

The Clark County Commission would like the department to expand the program to include other high rise buildings such as condo towers, etc. We will do life safety systems on all high rises, including residential.

Eventually, everything will be internet accessible. We are looking at setting up a stakeholders group to work out fields to be used for the search engine.

D. Public Comment

The meeting was open for public comment. No comments were forthcoming.

E. Set Next Meeting Date and Location

The next meeting, unless an appeal must be heard, will take place on July 16, 2010 at 3:00 p.m., to be held at the Clark County Department of Development Services offices located at 4701 W. Russell Road, Las Vegas, NV 89118, in Conference Room 101A.

F. Adjournment

The meeting was adjourned at approximately 3:15 p.m. by Chairman Nelson.

Respectfully submitted,

Ronald L. Lynn
Director/Building Official
Ex-Officio Member, Combined Board of Building Appeals

RLL:gjs

Attachments