



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 10, 2012

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. (By Telephone)

STAFF PRESENT: Ron Lynn, Development Services
Greg Franklin, Development Services
Kevin McOsker, Development Services
Neil Burning, Development Services
Gabrielle Schilling, Development Services

APPELLANTS PRESENT: Bill Ham, MGM Resorts
Jeff Grove, Rolf Jensen & Associates

A. Call to Order

The meeting was called to order at 1:02 p.m. by Chairman Larry Nelson, P.E.

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

B. Public Comment.

No public was present and there was no public comment.

C. Approval of Minutes.

There were no minutes, as there was no quorum for the last meeting.

Note: It was requested that items be taken out of order to allow the appellants the opportunity to present their case prior to updates from the Department.

E. MGM Floor Sinks.

During an annual resort inspection, discrepancies were noted by Clark County which identified the floor sink penetrations as non-compliant to fire stopping requirements. Bill Ham, Sr. Vice President of Construction for MGM Resorts, appealed the findings of the Annual Resort Inspection Program team and asked if there was a way to create an equivalency to UBC Section 710.3. The floor sinks were installed at time of construction in 1998, under the adopted provision of the 1994 Uniform Building Code. Mr. Ham explained that the sinks were installed in accordance with accepted practice at the time, which was to seal the sink perimeter with approved fire caulking. He requested the floor sinks be allowed to remain without retrofit of penetration sealant for all existing installations, given that the potential of fire breach was very minimal and the cost of retrofitting the floor sink penetrations would be prohibitive and a hardship to MGM Resorts. Jeff Grove, Fire Protection Engineer with Rolf Jensen & Associates, demonstrated that the methodology used to seal and protect the floor assembly penetration was in compliance with the requirements of the building code enforced at the time of building permit and construction. Mr. Grove pointed out the penetrating floor sinks are constructed of non-combustible materials and have overall dimensions of approximately 11 inches by 11 inches with an 8-inch total depth. The sink then reduces in overall width to couple with the 3-inch drain pipe which extends below the concrete floor assembly. At the edge of the floor slab adjacent to the penetrating sink, this joint is filled with a material which will prevent the passage of flame and hot gasses sufficient to ignite cotton waste when subject to UBC Standard 7-1 time-temperature fire conditions under a minimum positive pressure differential of 0.01 inch water column at the location of the penetration for the time period at least equal to the fire-resistance rating of the floor assembly. Given that the amount of the sealant applied meets the required thickness of the material manufacturer to provide a minimum 1-1/2 hour fire resistance rating, the intent of UBC Section 710.3 Exception 6 has been met.

Board members openly discussed the required code application regarding penetrations, possible fire and smoke concerns, sink locations, and fully compliant installations under current code provisions. Questions were addressed to Clark County and Mr. Grove regarding the installations and the specifics related to non-compliance and performance during a fire event. Mr. Grove expressed his opinion of the installations as being a safe installation and Mr. Ham again expressed the minimal number of installations within the overall building, the remote accessibility and significant cost related to retrofit.

Clarification was requested as to whether this method would be permitted in any remodel or new work. Mr. Lynn noted that any new work would be required to be constructed to the current code.

A motion was made to allow the assembly as it was constructed. The motion was seconded, there were seven ayes and one nay with the comment that the member did not feel it is safe.

- D. Receive updates from Clark County Department of Development Services-Building Division. Revenues have gone down but expenses have gone down more, and we are losing money at a much slower rate. In November 2011, the department was in the black. Zoning will be transferred back to the Comprehensive Planning Department, but there will be zoning

stations at the Russell Road office also. The purpose for this transfer is to further reduce department expenses. The department will be renamed the Building Department again for clarity. There are some big projects which will be coming in. Some projects have been decommissioned and it is hoped to commission many of them again. There are still nearly 60,000 foreclosed homes. While the casino industry is hiring, it will be lower cost homes going in. There are a number of people who walked away from their homes due to the economy.

F. Riverside Resort. The Riverside Resort is looking to build permanent toilets on the roof of the garage for special events held on the roof. There will be a meeting on this issue on Thursday, January 26, 2012. This may become an appeals hearing in the future.

G. Public Comment.
No public comments were forthcoming.

H. Set Next Meeting Date and Location
Unless there is an appeal to be heard, the next meeting will take place approximately six months from the date of this meeting, in July 2012. The meeting will be held at the Clark County Department of Development Services offices located at 4701 W. Russell Road, Las Vegas, NV 89118, in Conference Room 1116a. Gabrielle Schilling will coordinate dates with members of the Board.

I. Adjournment
The meeting was adjourned at approximately 2:12 p.m. by Chairman Nelson.

Respectfully submitted,

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

RLL:gjs

Attachments