



2018 CLARK COUNTY BUILDING ADMINISTRATIVE CODE

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

(Amended by Ord. 1622 in Sections: 22.02.060, 320, 430, 455, 460, 465, 490, 520, 530, 550, 560, 570, 590, 600, 610, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720.)

Amended Date 2/21/95; Effective Date 3/20/95

(Amended by Ord. 1650 in Sections: 22.02.110, 350, 600, 650, 660, 680, 690, 700, 880 through 950, and 990.)

Amended Date 2/6/96; Effective Date 2/20/96

(Amended by Ord. 1772 in Sections: 22.02.405 and 520.)

Amended Date 8/20/96; Effective 9/3/96

(Amended by Ord. 1875 in Sections: 22.02.450, 455, 456, 457, 458, and 459.)

Amended Date 5/20/97; Effective Date 6/3/97

(Amended by Ord. 1960 in Sections: 22.02.435.)

Amended Date 11/2/99; Effective Date 11/16/99

(Amended by Ord. 2386 in Sections: 22.02.030, 040, 110, 280, 300, 330, 350, 385, 390, 400, 420, 430, 436, 520, 550, 570, 630, 650, 660, 670, 680, 690, 700, 710, 715, 720, 870, 880, 890, 900, 910, 920, 930, 940, 950, 980.)

Amended Date 10/16/01; Effective Date 10/30/01

(Amended by Ord. 2669 in Sections: 22.02.030.)

Amended Date 2/3/04; Effective Date 4/5/04

(Amended by Ord. 3025. All Sections have been renumbered.)

Amended Date 8/16/05; Effective Date 8/30/05

(Amended by Ord. 3277 in Sections: 22.02.015, 035, 040, 060, 065, 075, 085, 135, 155, 165, 192, 235, 242, 260, 265, 275, 282, 295, 325, 340, 345, 380, 506, 507, 525, 530, 535, 540, 560)

Amended Date 4-3-07; Effective Date 7-1-07.

(Amended by Ord. 3509 in Section 22.02.345, Exception.)

Amended Date 4-1-08; Effective Date 4-15-08

(Amended by Ord. 3618 in Sections: 22.02.035, 040, 050, 055, 065, 075, 146, 165, 170, 190, 195, 200, 205, 207, 210, 215, 235, 240, 345, 357, 360, 670, 385, 425, 430, 460, 470, 480, 510, 520, 525, 530, 535, 540, 550, 560.)

Amended Date 5-24-08; Effective Date 6-3-08

(Amended by Ord. 3642 in Section 22.023.360.)

Amended Date 1-19-10; Effective Date 2-2-10

(Amended by Ord. 3845 in Sections: 22.02.025, 035, 050, 055, 110, 150, 160, 170, 190, 195, 200, 205, 207, 210, 222, 230, 235, 250, 255, 060, 295, 300, 315, 320, 330, 340, 345, 357, 360, 365, 370, 375, 380, 383, 385, 390, 395, 400, 405, 420, 425, 430, 431, 432, 433, 435, 440, 445, 450, 455, 460, 470, 492, 500, 506, 507, 508, 525, 530, 535, 540, 550, 560.)

Amended Date 9-7-10; Effective 10-5-10.

(Amended by Ord. 3899 in Sections: 015, 035, 160, 165, 207, 220, 250, 260.)

Amended Date 3-15-11; Effective 6-6-11 (Amended

by Ord. 3941 in Section: 430)

Amended Date 6-17-14; Effective 7-7-14

(Amended by Ord. 4222 in Sections: 22.02.010, 011, 025, 035, 050, 066, 148, 150, 170, 190, 195, 200, 205, 210, 222, 232, 250, 295, 300, 345, 360, 365, 385, 425, 460, 500, 510, 530, 555.)

Amended Date 1-22-19; Effective 2-6-19

(Amended by Ord. 4663 in Sections: 22.02.010, 015, 025, 030, 035, 040, 055, 065, 067, 068, 072, 075, 080, 095, 120, 155, 170, 190, 200, 207, 215, 220, 222, 235, 245, 250, 255, 260, 270, 295, 320, 325, 327, 328, 345, 355, 357, 360, 380, 385, 390, 395, 400, 405, 415, 420, 425, 430, 431, 432, 435, 490, 500, 507, 508, 510, 525, 540.)

Clark County Department of Building

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

**A full-text copy of the Ordinances can be obtained from the Office of the County Clerk
[Information number (702) 455-4431]**

FOREWORD

The Clark County Board of Commissioners has adopted this ordinance as a further demonstration of their commitment to the public for safe buildings and structures through construction code standards. The members of the Board of Commissioners at the time of adoption are:

Marilyn Kirkpatrick, Chairman

Lawrence Weekly, Vice Chairman

Michael Naft

Larry Brown

Tick Segerblom

Justin Jones

James B. Gibson

Clark County Officials include:

Yolanda King, County Manager

Randy Tarr, Assistant County Manager

Jerry Stueve, P.E., Director & Building/Fire Code Official, Department of Building & Fire Prevention

Sam Palmer, P.E., Assistant Director, Department of Building & Fire Prevention

Girard Page, Fire Marshal, Department of Building & Fire Prevention

The following ordinance was approved by a majority vote of Clark County Commissioners on January 22, 2019, with an effective date of February 6, 2019.

BILL NO. 1-17-19-1

SUMMARY - An ordinance to amend Title 22 by deleting Chapter 22.02 in its entirety; adopting a new Chapter 22.02 entitled the Building Administrative Code of Clark County;; and other matters properly relating thereto.

ORDINANCE NO. 4663

AN ORDINANCE TO AMEND TITLE 22 BY DELETING CHAPTER 22.02 IN ITS ENTIRETY; ADOPTING A NEW CHAPTER 22.02 ENTITLED THE BUILDING ADMINISTRATIVE CODE OF CLARK COUNTY; PROVIDING PENALTIES FOR VIOLATIONS THEREOF; AND OTHER MATTERS PROPERLY RELATING THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Title 22, Chapter 22.02, of the Clark County Code is deleted in its entirety.

SECTION 2. Title 22, Chapter 22.02 is adopted to read as follows:

CLARK COUNTY BUILDING ADMINISTRATIVE CODE

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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 the *technical codes* is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide a reasonable level safety to firefighters and emergency responders during emergency operations.

22.02.011 Italicized Terms. Terms selected as definitions in this Chapter are italicized where they appear in the text. The terms selected have definitions which the user should read carefully to facilitate better understanding of this Chapter.

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 Utilities Commission, State of Nevada charter, or other public franchise, including but not limited to the Las Vegas Valley Water District, Southern Nevada Water Authority, Clark County Water Reclamation District, NV Energy and Southwest Gas. This does not include site preparation, grading, block walls, *fences*, implosions, or habitable public areas such as offices, meeting rooms, and service counters.

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 from the 2009, 2012, and 2018 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 by the Existing *Building Code* (22.11) of Clark County and 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.

AGENCY INSPECTION AGREEMENT is an agreement between the owner or owners' representative and *Building Official*, issued with the permit that lists the types of construction required to be verified through a special inspection process. The owner shall designate a prime agency to provide special inspection and document results for the *Building Official*.

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

AMUSEMENT AND TRANSPORTATION SYSTEM is any ride, device, attraction, 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 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.

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 person 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 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 inspection and testing activities 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 Clark 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 Written, graphic and pictorial documents prepared or assembled for describing the design, location and physical characteristics of the elements of a project necessary for obtaining a *building* permit.

CONSTRUCTION VALUATION or **VALUE**, 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.

CUSTOMER DRIVEN CONSULTANT SERVICES means a program that provides an alternate to plan review process(es) by the *Department* and replaced by a firm meeting the requirements of the Technical Guidelines and *approved* by the *Department*.

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

DEPARTMENT means the Clark County Department of Building and Fire Prevention.

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.

DEVICE. A unit of an electrical system that carries or controls electric energy as its principal function.

FAB-S AGENCY is a quality agency with primary responsibility to perform 3rd Party Visual Inspection, Quality System Auditing and Nondestructive Testing of fabricated steel structural components in a steel fabrication facility. The FAB-S Agency is not required to employ an engineering manager.

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

FENCE means a structure erected for purposes of enclosure, division of property or decoration. Type A fences are constructed of materials such as wrought iron, wire, chain link, decorative metal, wood, screen, vinyl, plastic, etc. Type B fences are constructed of materials such as stone, brick, masonry, concrete or other similar permanent material.

GRADING is the disturbance of land to include clearing vegetation, rough grading, stockpiling, excavation, filling, or altering the natural ground surface or its elevation.

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.

PERMIT NOW is a program that provides an alternate to plan review process(es) by the *Department* and replaced by a Registered *Design Professional* meeting the requirements of the Technical Guidelines and approved by the *Department*.

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).

PORTABLE SPA means portable vessels 48 inches (1220 mm) or less in designed water depth which are drained and filled daily.

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 AGENCY (QA) means an organization that provides inspection, testing and reporting services for the types of construction that are designated in the technical codes.

QUALITY ASSURANCE is the monitoring, inspection and testing performed by a person independent of the quality control functions to confirm materials and work meet the requirements of the *approved construction documents* and referenced standards.

QUALITY ASSURANCE AGENCY (QAA) is a quality agency providing reporting for the benefit of the owner and building official.

QUALITY PERSONNEL are those individuals working for an *approved agency* or a third party plan review service.

RECOGNIZED AGENCY is a Quality 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).

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 Chapter 17 of the International *Building Code*.

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 a quality agency providing *quality assurance* or quality control 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 Existing *Building Code* of Clark County (22.11), the Abatement of *Dangerous Building Code* of Clark County (22.12), the *Amusement and Transportation Systems Code* (22.16), the Swimming Pool and Spa Code (22.20), International Swimming Pool and Spa and Water Feature Code, 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.

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; or
- (6) Is insanitary or 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 Existing *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 Existing *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.

Repairs of buildings or structures damaged as a result of a fire, natural disaster or vehicular accident shall meet the requirements of the Existing Building Code of Clark County as a Level 3 Alteration, when the damage is significant, as determined by the Building Official.

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, insanitary, 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 re-inspected.

(A) **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. 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 and meet all of the following criteria:

1. single story
2. total *occupant* load of 1,000 *persons* or less
3. covering a maximum area of 7,500 square feet

Exception: Temporary Building or *Structure* that are connected to and receives structural support from an existing building or *structure*.

22.02.066 Safeguards During Construction. *Structures* such as pedestrian walkways, covered walkways, railings, barriers 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.

22.02.067 Interior Temperature in Dwelling Units. All dwelling units, as defined in the International *Building Code (IBC)* and International *Residential Code (IRC)*, with a *permit* issuance date for construction or *alteration*, after February 3, 2019, *shall* be equipped with active or passive heating/cooling systems.

- (A) One and two-family dwellings that are designed in accordance with the *IRC shall* also comply with the International Energy Conservation Guide and Air Conditioning Contractors of America, Manual J – Residential Load Calculation, including Appendix 2. The drawings submitted for *permit* in accordance with the provisions of this paragraph A must include a statement of compliance with this requirement by either the *design professional* or mechanical contractor.
- (B) Dwelling units, except one and two-family dwellings, *shall* be designed in a manner such that an interior temperature can be maintained between 68°F and 85°F, by the use of active or passive heating or cooling systems. A Certificate of Compliance certifying that the design meets the requirements of the section and applicable *building codes* must be sealed and signed by a Nevada Registered *Design Professional* and submitted to the Clark County *Department of Building and Fire Prevention* as a part of the *permit* submittal package.

1. As used in this Section, an active heating/cooling system refers to any heating or cooling system that requires a non-naturally occurring heating or cooling source in order to adjust the temperature in a space.
2. As used in this Section, a passive heating/cooling system refers to any heating or cooling system that does not introduce a non-naturally occurring heating or cooling source in order to adjust the temperature in a space.

Exemptions: Dwelling units that have active heating and cooling systems installed under a *permit* issued prior to February 3, 2019.

22.02.068 Exterior Balconies and Elevated Walking Surfaces.

The provisions of International *Building Code* (IBC) Section 107.2.5 exterior balcony and elevated walking surfaces and the IBC Section 110.3.6 Weather exposed balcony and walking surface are incorporated into the *Building Code* of Clark County (22.04) by this reference.

The provisions of International Existing *Building Code* (IEBC) Section 106.2.5 exterior balcony and elevated walking surfaces and the IEBC Section 109.3.6 Weather exposed balcony and walking surface are incorporated into the Existing *Building Code* of Clark County (22.11) by this reference.

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.

22.02.072 Care Facilities within Dwellings. Care facilities for 10 or fewer *persons* that are within a single-family dwelling are permitted to comply with the *International Residential Code*.

- (A) In facilities that have three or more residents who have difficulty perceiving danger or moving to safety in the event of a fire, the facility must be equipped with a NFPA 13R fire sprinkler system.

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 Building and Fire Prevention 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 Building and Fire Prevention 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 Building and Fire Prevention* under the direction of the Director of the *Department of Building and Fire Prevention* 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*, or manufactured *structure* 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*, or manufactured *structure* 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*, or manufactured *structure* 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*, or manufactured *structure* 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 the 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) calendar 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) calendar 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, or manufactured structure* 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, or manufactured structure* 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 insanitary, 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 and Order of such disconnection and causes, *shall* be given to the *owner* and *occupant* of such building, *structure, or premises* at least 24 hours prior to the disconnection to the serving utility.

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*.

22.02.148 Alternative Plan Review. The *Building Official* is authorized to establish programs to allow for third party plan review or plan review by a *design professional* in lieu of plan examination by the *Building Official*. The requirements for qualification and continued participation are specified in the *technical guidelines*. Listing and administrative fees are specified herein.

22.02.150 Unsafe Buildings, Structures, or Appendages, 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 dangerous 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 *Swimming Pool and Spa, Code* of Clark County;
- (7) The *Energy Conservation Code* of Clark County;
- (8) The *Amusement and Transportation Systems Code* of Clark County; and,
- (9) The *Sign Code* of Clark County.
- (10) The Existing *Building 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 Nevada Public Utilities Commission, State of Nevada charter, or other public franchise, including but not limited to the Las Vegas Valley Water District, Southern Nevada Water Authority, Clark County Water Reclamation District, NV Energy and Southwest Gas. This exception does not apply to site preparation, block walls, *fences*, or habitable public areas, such as offices, meeting rooms, and service counters.

22.02.175 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 non-occupiable space , provided the floor area does not exceed 200 square feet; and no electrical, mechanical or plumbing is to be installed.
- (B) Oil derricks;
- (C) Movable cases, counters and non-fixed 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) Temporary *structures*, booths, sets, and scenery used for motion picture, conventions, television shows, theater shows, special events.;
- (I) Window awnings supported by an exterior wall of Group R3, Group U, Occupancies and *structures* constructed under the *Residential Code* of Clark County when projecting not more than 54 inches;
- (J) On-ground storable pool as defined in the Swimming Pool, and Spa 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) Type A fencing not over 6 feet high and not part of a pool barrier.
- (L) Type B fencing including retaining walls not over 24 inches 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 International 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 a minimum of one side and not more than 1,500 sq. feet in area;
- (P) Non-motorized playground equipment when installed outdoors;
- (Q) Storage racks and/or shelving less than or equal to 8 feet in height; measured at highest possible shelf location.
- (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/drywall provided:
 - (1) no framing needs replacement or *repair*; and
 - (2) the repaired area of lath/drywall 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 on each side 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 roof covering 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, 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 and frame only, provided the following conditions are met:
 - (1) The replacement window glazing and frame is of the same size, type and thickness.

- (2) The replacement glazing and frame does not require any modification to existing wall construction.
- (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.
- (X) Minor demolition *work* restored to the previously permitted condition.
- (Y) *Repair* of less than 32 sq. ft. of stone or brick veneer when the damage is less than 6' above adjacent grade.
- (Z) *Repair* of block walls 6' in height or less and the *repair* is no greater in length than 20 linear feet.
- (AA) *Work* required to render a building or *structure* stable following damage from fire, wind, water, vehicle impact, or other causes and to clear the site of damaged materials to allow inspection to ascertain the scope of required *repairs*, when authorized by the *Building Official*.

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 concealed piping.
- (C) Lift stations, septic tanks, and package plants regulated by the appropriate serving sanitation utility.
- (D) Automatic fire sprinkler systems not part of or connected to the domestic water system. Automatic fire sprinklers are regulated by the Clark County Fire Prevention Bureau.
- (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 Prevention Bureau and/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 Utilities 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.
- (S) Power limited class 2 & 3 wiring not part of a fire warning system, control wiring for emergency power systems, or smoke control systems.

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*.

Exception: A building *permit shall* be required when seismic supports are required to be installed as part of the system.
- (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*.
- (H) Landscaping or landscape maintenance activities that do not *alter* drainage or create a final condition which is in conflict with an *approved grading plan*. *Work* performed under this exemption *shall* not create a conflict with Clark County Title 30 landscaping requirements.

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.
- (K) Adhered Vinyl Signage

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 *shall* be classified by and meet the requirements of Title 22, Chapter 22.16, the *Amusement and Transportation System 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) Indicate the total cut and fill quantities, in cubic yards, of acreage being disturbed, on the *grading plans*. The quantities *shall* be separated into on-site and offsite disturbed acreage.
- (G) Submit a completed, sealed and signed, by a Nevada Registered Design Professional, a Land Disturbance Form that states the quantity of land to be disturbed, separated into on-site and offsite quantities.
- (H) Be signed by the *permit* applicant or an authorized agent;
- (I) 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;
- (J) 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*;

- (K) 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
- (L) 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, along with their associated ancillary *structure*;
 - (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 and annual re-issuance 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. May require separate fire sprinkler/alarm permit.
- (2) Enclosing a doorway separating offices.
- (3) Replacement of grid or drywall ceilings not more than 1,500 square feet in area.
- (4) Replace or relocate electric *devices* or lighting fixtures, including necessary conduit and wiring.
- (5) Adding no more than 10 new electrical receptacles or lighting fixtures including necessary conduit and wiring.
- (6) Relocating power and data for slot banks on casino floors thru an existing in-floor duct system.
- (7) Replace like-for-like HVAC units.
- (8) Relocate diffusers and ductwork not associated with a smoke management system.
- (9) *Repair*/Replacement or *addition* of no more than 45' of ductwork for conditioned air only, within the same space.
- (10) Replace like-for-like appliances such as water heaters.
- (11) Emergency *repair(s)* to *building service equipment* to maintain essential service for the *occupants*.
- (12) Replace or *repair* of fire-rated doors and/or hardware with an inspection within 48 hours of the *work* performed.
- (13) *Repair* or replace no more than 320 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.
- (14) 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.

- (15) Installation, modification or removal of non-combustible interior security fencing that does not obstruct or restrict required egress or accessibility routing.
- (16) The *repair*/replacement of up to 45' of DWV and supply piping with piping of the same size and material.
- (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) **Building Plans.** Each application for a *permit* to construct a building or portion of a building *shall* have attached thereto drawings and/or supporting documentation showing in detail the *work* proposed. Plans submitted to the *Building Official* must of sufficient nature to clearly show the project in its entirety with emphasis on structural integrity, including calculations to support said integrity; life safety assurance; architectural barriers; *building code* compliance; energy code compliance; definition of scope of *work*, including a code analysis, and zoning compliance. Modification of design *shall* require re-approval by the *Building Official*. All new buildings *shall* include the installation of a KNOX Rapid Entry System. The location of the KNOX Rapid Entry System *shall* be located, in order of preference: at the Fire Command Center (when equipped); Fire Sprinkler Riser (when equipped); or at the

Main Entrance to the *structure*.

- (2) **Master Exit Plan.** This plan *shall* be to scale and show sufficient detail to allow evaluation of egress facilities required by the *Building Code* of Clark County;
 - (3) **Natural Gas Plan.** This plan *shall* show the location of all natural gas system meters, shut-off valves and areas served;
 - (4) **Electrical Plan.** This plan *shall* show the location of main and secondary electrical power distribution centers and areas served;
 - (5) **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
 - (6) **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, marijuana cultivation, extraction, and production facilities, 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.** 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*.

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;

- (A) *Persons* who are exempted pursuant to Nevada Revised Statutes 624.031 or by Section 22.02.265 of this Chapter.
- (B) *ATS permits* or the yearly *ATS Certificate of Operation*.

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; or,
 - (2) A journeyman HVAC mechanic.
 - (d) Wood Framing *Work*
 - (1) A journeyman wood framer

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.

Any *structure* attached to the manufactured house is required to obtain authorization/*permit* from the State Manufactured Housing *Department*. This includes, but is not limited to, shades, car *structures*, ramps, sheds, etc. Any detached *structure* to be installed on the property shall comply with all the requirements of the *technical codes* required for a new building or *structure*.

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* or Certificate of Completion.

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), and 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 other applicable development fees, including but not limited to, residential construction tax, Multiple Species Habitat Conservation Plan mitigation fee, transportation tax, state water usage fee, Public Facilities needs assessment, and traffic mitigation fees, must be paid at time of *permit* 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."

An *inspection agreement* between the *Building Official* and the *Owner* or *Owner's* representative may be required on *permits*. When required, the *Owner* or *Owner's* representative shall designate a *prime agency* to provide *special inspections* and document the results for the *Building Official*.

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 *Permit Application Submittal Schedule*;
 - (2) Description of the project
 - (3) 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) 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*; ,
 - (6) The name of the *design professional* for the project.

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, as evidenced by obtaining an *approved* inspection. 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 prior to the expiration of the *permit* which will include a \$55 processing fee 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. Annual facility *permits* and *permits* for billboard and temporary signs, stockpile, temporary power poles, ATS and cellular towers are not eligible for extension and new *permit* application submission required.
3. 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.

4. Temporary *permits shall* expire on the date or the end of the duration specified noted on the *permit*.

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 and 22.02.235, including verification of water and sanitation service. Renewal of a *permit* issued prior to the current code cycle will only be allowed when authorized by the *Building Official*.

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 *permit* fees as applicable. After expiration, *construction documents* submitted for review may be returned to the applicant or destroyed by the *Building Official*.

Exception: Annual facility *permits* and *permits* for billboard and temporary signs, stockpile, temporary power poles, ATS and cellular towers are not eligible for renewal. The applicant must file for a new *permit*.

22.02.327 Withdrawal of Permit Application/Revision. Plans submitted for review can be withdrawn prior to *permit* issuance upon the request in writing from the registered *design professional*, contractor that prepared the plans or the *owner* of record. The balance of plan review fees, including zoning or any applicable hourly fees, *shall* be paid prior to approving the request.

22.02.328 Cancellation of Permits. A cancellation of an issued *permit* can only be requested in writing by the property *owner*, contractor of record or commercial tenant.

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 an *approved 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 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 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 collect the cost of the financial institution's convenience fee.

- (A) **Building 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) **Swimming Pool/Spa Permit Fee.** The applicant for a swimming pool/spa *permit shall* provide an estimated *permit value* based on square footage for decking and pool/spa area at time of application plus \$110.00 equipment/plumbing fee. 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.
- (C) **Building Plan Review Fees.** The plan review fee for buildings, *structures*, interior demolition, site demolition 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. Projects reviewed through the “Permit Now” or the “Customer Driven Consultant Service” programs shall be assessed a plans examination fee of thirty-two and ½ percent (32.5%) of the building permit fee.

The building plan review fee shall not be charged when plans, calculations and/or supporting documentation are not required to be submitted with the Building Permit Application.

- (D) **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.
- (E) **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, 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. Projects reviewed through the “Permit Now” or the “Customer Driven Consultant Service” programs shall be assessed a plans examination fee of forty percent (40%) of the building permit fee.
- (F) **Express Processing Plan Review Fee.** The plan review fee for express review plan processing shall be four (4) times the normal Zoning plan review fees plus Building plan review fees as listed below:

Project Construction Value	Express Processing Plan Review Fee
\$0 to \$50,000,000	Four (4) times normal Building plan review fee
\$50,000,001 to \$100,000,000	Three (3) times normal Building plan review fee
Over \$100,000,000	Two (2) times normal Building plan review fee

As it applies to this section, the Project Construction Value for a Phased Design and Construction project, in accordance with Section 22.02.300, shall be the summation of the construction value of all phases of project.

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.

(G) In-Facility Plan Review 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.

- (1) **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.

(H) Electrical, Plumbing, and Mechanical Permit Fees. *Permit* fees for electrical, plumbing, and mechanical *permits shall* be determined as follows:

- (1) Projects for which the electrical, mechanical, and plumbing *work* is associated with an existing building *permit*: The electrical *permit* fee *shall* be 18% of the building *permit* fee, plus an issuance fee of \$54.00; The plumbing *permit* fee *shall* be 16.5% of the building *permit* fee, plus an issuance fee of \$54.00; the mechanical *permit* fee *shall* be 15% of the building *permit* fee, plus an issuance of \$54.00. Payment of these fees will be collected at building *permit* issuance.
- (2) Projects for which the electrical, mechanical, and plumbing *work* are submitted individually and not associated with a building *permit*, the *permit* fees *shall* be determined in accordance with Table 3A of this Chapter. Final *permit* valuation *shall* be set by the *Building Official*.

Electrical, mechanical, and plumbing associated with a building *permit*, yet submitted after the building *permit* is issued *shall* be considered as being individually submitted.

(I) Electrical, Plumbing, and Mechanical Plan Review Fees. The plan review fee for electrical, 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,

plumbing, and mechanical *work* will not be charged when the plan review is not performed.

When electrical, 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).

- (J) **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, 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* and the *Building Official* may require proof of signed contract to determine the project valuation.
- (K) **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.
- (L) **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.
- (M) **Grading Plan Review Fee.** The *grading* plan review fee *shall* be at the hourly plan review rate in Table 3-I of this Chapter.
- (N) **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*.
- (O) **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 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).
- (P) **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.

- (Q) **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).
- (R) **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).
- (S) **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.
- (T) **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.
- (U) **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.
- (V) **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.
- (W) **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.

22.02.360 Work With-out 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. *Work* performed without *permit shall* comply with all the requirements of the *technical codes* for a new facility, unless otherwise *approved* by the *Building Official*.
- (B) **Fee.** In order to obtain a *permit* to commence work, the following fees *shall* be paid.
 - (1) *Permit Fee.* The appropriate *permits shall* be acquired and fees paid.
 - (2) *Work With-out 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 three times the hourly inspection rate as *listed* in Table 3-I of this Chapter. 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 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.

The *Building Official* may deem it necessary to inspect work for which *permits* have expired; or for failure to provide adequate building or service equipment maintenance which may cause a detrimental effect on building safety. The inspections *shall* be billed at the hourly 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.
- (D) The *Building Official* may authorize a 100% refund in the event that an error has been made by the *Department*, as determined by the *Building Official*. The refund amount is limited to the fees collected in error.

22.02.383 Travel Expenses Related to Listing of a Quality Agency or Fabrication/Manufacturing Facility

- (A) **General.** Travel expenses incurred while performing an inspection/audit for the *listing* of a fabrication facility or quality agency *shall* be invoiced to the applicant.
- (B) **Expenses.** The following travel related expenses when incurred *shall* be paid by the applicant.
 - (1) Lodging and meals for the direct expense incurred.
 - (2) Time while travelling, portal to portal, 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, Quality Agencies, and alternative plan review are as provided in Table 2-A thru Table 2-F.

22.02.385 Table 2-A Customer Driven Consultant Services

Listing Fees	
Initial Listing	\$1,000.00
Annual Renewal	\$420.00
Quality Personnel Fees	
Initial Listing	\$120.00
Annual Renewal	\$60.00
Additional Approval Requests	\$120.00

22.02.385 Table 2-B “Permit Now” Program

Listing Fees	
Initial Listing	\$2,000.00
Annual Renewal	\$1,000.00

22.02.385 Table 2-C Fabricator/Manufacturer

Listing Fees	
Initial Listing	\$800.00
Annual Renewal	\$575.00
Fab Shop Inspection Authorization Letter \$200.00	
Permit Specific Approval	
Approval Fee	\$360.00
<i>Permit specific approval shall only be granted once per fabrication facility. Subsequent approvals must be either as an approved listing or a Fab Shop Inspection Authorization Letter per permit.</i>	
Additional Approval Types	
Mobile Volumetric Mixer (per truck)	\$100.00
Aluminum	\$200.00
Bridge	\$300.00
Stainless Steel	\$300.00
Seismic	\$300.00

22.02.385 Table 2-D Quality Agency

Agency Listing Fees	
Quality Agency Initial Listing	\$1,000.00
Quality Agency Annual Renewal	\$420.00
FAB-S Agency Listing	\$300.00
FAB-S Agency Annual Renewal	\$100.00
<p>The fees for an audit of an agency's facility or equipment, processing approval requests, and Quality System Manual (QSM) <i>revisions shall</i> be at the inspection hourly rate <i>listed</i> in Table 3-I of this Chapter.</p>	
Permit Specific Approval	
Approval Fee	\$500.00
<p>At the option of the <i>Building Official</i>, an agency may be allowed a <i>permit specific approval</i>.</p>	
Quality Personnel Fees	
<p>Initial Listing - personal listing for first time or transferred from agency to agency - \$120.00</p>	
<p>Annual Renewal - for each <i>person listed</i> by the agency - \$60.00</p>	
<p>Additional Approval Requests - per request for agency personnel - \$120.00</p>	
<p>Interview - pre-approval interview, per inspection approval - \$180.00</p>	
<p>The agency <i>shall</i> pay all fees no later than 30 calendar days after invoice.</p>	

22.02.385 Table 2-E Electrical Testing Agencies

Agency Listing Fees	
Agency Initial Listing	\$150.00
Quality Personnel Fees	
Initial Listing	\$50.00
Annual Renewal	\$50.00

22.02.385 Table 2-F Energy Efficiency Testing Agencies

Agency Listing Fees	
Agency Initial Listing	\$150.00
Quality Personnel Fees	
Initial Listing	\$50.00
Annual Renewal	\$50.00

22.02.390 Table 3-A Permit Fees Based On Valuation

Total Valuation	Fee Calculation
\$1 to \$500	\$54.00
\$501 to \$2,000	\$54.00 for the first \$500.00 plus \$1.683 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001 to \$25,000	\$79.29 for the first \$2,000.00 plus \$7.371 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001 to \$50,000	\$248.82 for the first \$25,000.00 plus \$4.725 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001 to \$100,000	\$366.95 for the first \$50,000.00 plus \$3.402 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001 and up	\$537.05 for the first \$100,000.00 plus \$2.934 for each additional \$1,000.00 or fraction thereof.

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*.

22.02.395 Table 3-B Electrical Permit Fees

<p>Permit Issuance For Issuing <i>permit</i> \$54.00</p>
<p>UNIT FEE SCHEDULE (Note: the following do not include <i>permit</i> issuance fee.)</p>
<p>General lighting outlets, receptacles outlets, and switches, each \$.495 (Note: For multi-outlet assemblies, each 5 feet or fraction thereof may be considered as one outlet.)</p>
<p>Appliances up to 1 horsepower (HP), kilowatt (KW) or kilovolt-ampere (KV) in rating. 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 \$0.90</p>
<p>Appliances - 1 Horsepower, kilowatt, or kilovolt-ampere in rating, or greater. For motors; generators; transformers; self-contained factory wire appliances; medical and dental <i>devices</i>; 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 \$3.915</p>
<p>Fees for projects not specified in this schedule <i>shall</i> be determined by the <i>Building Official</i> by applying the total <i>value</i> of the scope of <i>work</i> being performed to Table 3-A of this Chapter.</p> <p>Contract valuations supplied by the applicant will be utilized by the <i>Building Official</i>. The <i>Building Official</i> reserves the option of requesting appropriate additional documentation of contract valuations supplied by the applicant.</p>

22.02.400 Table 3-C Mechanical Permit Fees

Permit Issuance	
1. For the issuance of each <i>permit</i>	\$54.00
<p>Fees for projects not specified in this schedule <i>shall</i> be determined by the <i>Building Official</i> by applying the total contract <i>value</i> of the scope of <i>work</i> being performed to Table 3-A of this Chapter.</p> <p>Contract valuations supplied by the applicant will be utilized by the <i>Building Official</i>. The <i>Building Official</i> reserves the option of requesting additional appropriate documentation of contract valuations supplied by the applicant.</p>	

22.02.405 Table 3-D Plumbing Permit Fees

Permit Issuance	
For the issuance of each <i>permit</i>	\$54.00
Residential Water Heaters and Water Softeners (Includes <i>permit</i> issuance fee)..... \$56.57	
Unit Fee Schedule (in <i>addition</i> to issuance and system fees)	
Private or wading pool (including spa)	\$26.10
Medium pressure gas system	\$15.525
Each gas appliance	\$2.565
<p>Fees for projects not specified in this schedule <i>shall</i> be determined by the <i>Building Official</i> by applying the total <i>value</i> of the scope of <i>work</i> being performed to Table 3-A of this Chapter.</p> <p>Contract valuations supplied by the applicant will be utilized by the <i>Building Official</i>. The <i>Building Official</i> reserves the option of requesting appropriate additional documentation of contract valuations supplied by the applicant.</p>	

22.02.410 Table 3-E Grading Plan Review Fees ¹

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.	

¹ The total cubic yardage is determined by adding the excavation and the fill.

22.02.415 Table 3-F Grading Permit Fees ¹

50 cubic yards or less	\$16.20
51 to 100 cubic yards	\$24.39
101 to 1,000 cubic yards: \$24.39 for the first 100 cubic yards, plus \$12.24 for each additional 100 cubic yards or fraction thereof.	
1,001 to 10,000 cubic yards: \$134.55 for the first 1,000 cubic yards, plus \$10.53 for each additional 1,000 cubic yards or fraction thereof.	
10,001 to 100,000 cubic yards: \$229.32 for the first 10,000 cubic yards, plus \$44.01 for each additional 10,000 cubic yards or fraction thereof.	
100,001 cubic yards or more: \$625.41 for the first 100,000 cubic yards, plus \$24.39 for each additional 10,000 cubic yards or fraction thereof.	

¹ 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	\$54.00
\$2,001.00 to \$50,000.00	\$54.00 for the first \$2,000 plus \$2.83 for each additional \$1,000 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$500,000.00	\$192.24 for the first \$50,000 plus \$1.737 for each additional \$1,000 or fraction thereof, to and including \$500,000.00
\$500,001 and up	\$973.89 for the first \$500,000.00 plus \$1.62 for each additional \$1,000.00 or fraction thereof.
<p><i>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.</i></p> <p>NOTE: Fees for permits under the technical codes are in addition to the fees for <i>Amusement and Transportation System Permits</i>.</p> <p>2. Monitoring Fee. The Monitoring Inspection Fee for <i>ATS Certificate of Operation</i> shall be charged at the hourly inspection rate as listed in Table 3-I of this Chapter.</p>	

22.02.425 Table 3-H Administrative and Investigative Fees

APPROVED AGENCY	APPROVED FABRICATOR/ MANUFACTURER	APPROVED PERSONNEL
<p>Performance of <i>Special Inspection</i> activities on a site without an appropriate <i>permit</i>. Section 22.02.360</p> <p>\$500.00 each occurrence.</p>	<p>Failure to perform necessary inspection activities.</p> <p>\$500.00 each occurrence.</p>	<p>Performance of <i>Special Inspection</i> activities on a site without an appropriate <i>permit</i>. Section 22.02.360</p> <p>\$500.00 each occurrence.</p>
<p>Performance of <i>Special Inspection</i> activities by an unapproved <i>person</i>. Section 22.02.520</p> <p>\$500.00 each occurrence.</p>	<p>Failure to document inspection activities.</p> <p>\$300.00 each occurrence.</p>	<p>Performance of <i>Special Inspection</i> activities when not <i>approved</i> for inspection items. Section 22.02.520</p> <p>\$500.00 each occurrence.</p>
<p>Failure of agency to perform necessary <i>special inspection</i> activities. Section 22.02.525</p> <p>\$250.00 each occurrence.</p>	<p>Subcontracting fabrication activities to an unapproved fabricator/manufacturer.</p> <p>\$500.00 each occurrence.</p>	<p>Failure to comply with the adopted Technical Codes, referenced Standards, <i>Technical Guidelines</i>, and/or Administrative Code Section 22.02.510 thru Section 22.02.530</p> <p>\$500.00 each occurrence.</p>
<p>Failure of agency to document <i>special inspection</i> activities. Section 22.02.525</p> <p>\$250.00 each occurrence.</p>	<p>Contracting inspection and/or testing activities to a non-<i>approved</i> FAB-S Agency. \$500 each occurrence.</p> <p>Failure to comply with the adopted Technical Codes, referenced Standards, <i>Technical Guidelines</i>, and/or Administrative Code Section 22.02.510 thru Section 22.02.535 \$300.00 each occurrence.</p>	

Table 3-H ADMINISTRATIVE and INVESTIGATIVE FEES (continuation)

APPROVED AGENCY	APPROVED FABRICATOR/ MANUFACTURER	APPROVED PERSONNEL
Failure of agency to file a notification of commencement of <i>special inspection</i> activities. Section 22.02.525 \$250.00 each occurrence.	Failure to comply with fabricator/manufacturer quality system procedures \$300.00 each occurrence	
Failure to comply with the adopted Technical Codes, referenced standards, <i>Technical Guidelines</i> , and/or Administrative Code. Section 22.02.510 thru Section 22.02.530 \$250.00 each occurrence.	Failure to comply with the adopted Technical Codes, referenced Standards, <i>Technical Guidelines</i> , and/or Administrative Code Section 22.02.510 thru Section 22.02.535 \$300.00 each occurrence.	
ADMINISTRATIVE and INVESTIGATIVE FEES		
Customer Driven Consultant Service	Permit Now	
Performance of plan review activities by an unapproved person. \$500.00 each occurrence.	Failure to comply with the adopted Technical Codes, referenced standards, <i>Technical Guidelines</i> , \$250.00 each occurrence.	
Failure to comply with the adopted Technical Codes, referenced standards, <i>Technical Guidelines</i> , \$250.00 each occurrence.		

22.02.430 Table 3-I Other Plans Examination, Inspections, and Miscellaneous Fees.

1. Inspections or plan review outside of normal business hours.....	\$110 per hr (minimum three hour charge for inspections which are not contiguous with the normal <i>work</i> day).
2. Re-inspection fees	\$110 each
3. Inspections or service for which no fee is specifically indicated	\$110 per hr
4. Additional plan reviews, as necessary.....	\$110 per hr
5. Where the costs associated with contracted plan review services or for component <i>listing</i> exceed the fee calculated herein, the excess cost of such services <i>shall</i> be charged to the <i>permit applicant</i> .	
6. Review for approval of unlisted components.....	\$110 per hr

* 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, based on project valuation

\$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

22.02.433 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. Inspection and/or approval does not give authority to violate or waive the provisions of this Chapter or of other codes or regulations of Clark County.

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) **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*.
- (E) **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) **Emergency 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 temporarily 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 installer 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 inspections due to non-compliance reports, deficiencies, investigations, monitoring and annual *Certificate of Operation* renewals will be also charged to the *Owner/Operator* at the rates in Table 3-I.

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 Re-inspections.

- (A) A re-inspection fee may be assessed for each inspection or re-inspection 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 re-inspection 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 re-inspection.

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

In instances where re-inspection 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. *Quality Assurance* functions are performed by agencies *approved* by the *Building Official*. These actions are invoked through agreements issued as a condition of the *permits*. The *Building Official* is authorized to accept reports from *approved* agencies as indicated in section 22.02.506.

- (A) **Quality Assurance.** *Quality Assurance* Agencies may perform inspection and materials testing in any of the primary construction disciplines. A *Special Inspection Agreement* is executed by the project *owner* prior to *permit* issue. The *owner shall* designate a *prime agency* to provide *special inspection* and document results for the *Building Official*.

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.

22.02.510 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 *agency 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 Agency* shall not be issued a *permit* until the *Agency 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) Steel fabrication in non-approved facilities may be authorized through a *FABS Agency*. The *FABS Agency* is not required to be a *prime agency*.
- (2) 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
- (3) 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 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 and Special Inspector.

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

- (1) The *approved special inspector* shall inspect the types of *work* identified in the *Agency 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*.
- (2) 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) **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*.

(2) **Final Reports**

Agency 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.

- (B) **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 Agency.

- (A) **Approval by the Building Official.** To perform *quality assurance* as set forth in the technical codes, a Quality Agency must be *approved* by the *Building Official*, who *shall* maintain a list of *approved 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 Quality Personnel.** The *approved* Quality Agency is responsible to employ only *approved* personnel.
- (C) **Quality Management.** The Quality 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 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 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.** Prime Agencies *shall* maintain errors and omission insurance in an amount of not less than one million dollars.
- (F) **Conflict of Interest.** Quality Agencies *shall* conform to the Conflict of Interest *Technical Guidelines*.
- (G) **Ethics Training.** Quality Agency personnel required to be *listed* by the *Building Official* *shall* attend *approved* training on the topic of ethics and professional responsibility on annual basis.

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 system capabilities, equipment and personnel as outlined in the fabrication's/manufacturer's quality systems procedural manual.
 - (2) Annual audits and Periodic inspections of the fabricator/manufacturer *shall* be conducted to monitor the effectiveness of the quality system 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/manufacturers 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 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 special inspector, *quality assurance agency or fabricator* is qualified and has resolved the issue or issues 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:

CAUSES FOR AUTOMATIC REVOCATION		
APPROVED QUALITY ASSURANCE AGENCY	APPROVED FABRICATOR/ MANUFACTURER	APPROVED SPECIAL INSPECTION PERSONNEL
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 <i>Technical Guidelines</i> .
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 <i>prime agency</i> 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)	Failure to comply with conditions placed on approval as prescribed in Sections 22.02.540 (C)	Failure to comply with conditions placed on approval as prescribed in Sections 22.02.540 (C)
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 portion thereof, not intended for *occupancy* may be issued a Certificate of Completion by the *Building Official* after an *approved* final inspection.
- (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, except individual dwelling units, *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 finalized 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 *person* electing to appeal *shall* pay a fee for processing the appeal and be charged at the hourly rate as *listed* in Table 3-I. This *person shall* pay any expense that is incurred to review and disposition the appeal.
- (E) The holder of the certificate or approval and the *Department* may be represented by counsel.
- (F) 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.
- (G) 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
- (H) 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.
 - (I) 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.
 - (J) Upon receipt of a notice of dispute, the *Building Official shall* establish a schedule, consistent with established procedures, to consider the contentions.
 - (K) The *Building Official* may accept, modify, or reject the hearing officer's report, or any part of the report.
 - (L) 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.

SECTION 3. If any section of this ordinance or portion thereof is for any reason held invalid or unconstitutional by any court of competent *jurisdiction*, the other sections of this ordinance *shall* remain valid.

SECTION 4. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases, or sentences contained in the Code of Clark County in conflict with this ordinance are hereby repealed.

SECTION 5. This ordinance *shall* take effect and be in force from and after the date set forth below, after its passage and the publication thereof by title only, together with the names of the County

Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the 7th day of **January, 2019**

PROPOSED BY Marilyn Kirkpatrick

PASSED on the 22nd day of **January, 2019**

AYES: Lawrence Weekly

Michael Naft

Larry Brown

Tick Segerblom

Justin Jones

James B. Gibson

NAYES: None

ABSTAINING: None

ABSENT: None