



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: December 11, 2018

DATE: November 28, 2018

TO: Board of County Commissioners

FROM: Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building,
Community Services Dept., 328-3619, mhauenstein@washoecounty.us

THROUGH: Dave Solaro, Arch., P.E., Assistant County Manager
Community Services Department, 328-3600, dsolaro@washoecounty.us

SUBJECT: Public Hearing and possible action to adopt an ordinance to amend the Washoe County Code (Chapter 100 Building and Construction, Article 100.100.10) to adopt the following specialized or uniform codes (to replace existing 2012 versions now in effect) pursuant to NRS 244.105 by reference, with any changes necessary to make it applicable to conditions within Washoe County:

- 1) 2018 International Building Code ("IBC First Print"), chapters 1 through 35 and Appendices C, E, and I;
 - 2) 2018 International Residential Code ("IRC First Print"), chapters 1 through 44 and Appendices A, B, C, G, H, J, K, and Q;
 - 3) 2018 International Existing Building Code ("IEBC First Print"), chapters 1 through 16 and Appendices;
 - 4) 2018 International Energy Conservation Code ("IECC First Print");
 - 5) 2018 Uniform Plumbing Code ("UPC First Print"), chapters 1 through 17 and Appendices A, B, D, E, I, and L;
 - 6) 2018 Uniform Mechanical Code ("UMC First Print"), chapters 1 through 17;
 - 7) 2018 International Mechanical Code ("IMC First Print") chapters 1 through 15;
 - 8) 2018 International Fuel Gas Code ("IFGC First Print"), chapters 1 through 8 and Appendix A;
 - 9) 2018 International Wildland-Urban Interface Code ("IWUIC First Print"), chapter 5;
 - 10) 2018 International Swimming Pool and Spa Code ("ISPSC First Print"), chapters 1 through 11;
 - 11) 2018 National Fire Protection Association ("NFPA") 54 and 2017 NFPA 58 Code;
 - 12) 2017 National Electrical Code ("NEC First Print");
 - 13) 2018 Northern Nevada Amendments by the Northern Nevada Chapter of the International Code Council; and
- Other matters relating to the provisions of Chapter 100, effective July 1, 2019. (All Commission Districts.)

SUMMARY

Currently, the Washoe County Building Program (part of the Planning & Building Division) within the Community Services Department enforces the 2012 series of International Building Codes with the Northern Nevada adopted amendments in Chapter 100 of the Washoe County Code.

In August of 2017, the division together with nine other Northern Nevada government jurisdictions and 31 industry partners began the review and development process for the proposed amendments of the 2018 International Codes. These codes are adjusted regionally not just to bring a more consistent approach to the way building codes are adopted and interpreted in this region, but to better suit the Northern Nevada climatic and geographical characteristics, including frost depths, wind speeds and seismic requirements. This amendment process is crafted through a transparent, consensus-based, and technical vetting process in conjunction with the local Northern Nevada International Code Council (ICC) Chapter, Construction Associations, private industry professionals and other building departments in the Northern Nevada area, including the cities of Reno, Sparks, Carson City, and Fernley, and the Counties of Douglas, Storey, Pershing and Lyon.

More than 60 contractors, builders, developers, architects, engineers and building staff from nine jurisdictions participated in six subcommittees and one steering committee over a 15 month period. The scope of this extensive vetting process was to provide local review and adjustments of the codes into a single amendment package for regional consistency and user-friendliness among different jurisdictions.

The request to initiate proceedings to amend County Code Chapter 100 is the first step in the process. If approved by the Board of County Commissioners (Board), an introduction and first reading of the proposed amendments to the Washoe County Code will be held in November with the proposed amendments effective July 1, 2019.

Strategic Objective supported by this item: Safe, secure and healthy communities.

PREVIOUS ACTION

November 27, 2018 Introduction of Ordinance to Initiate County Code Amendments:

The Board introduced an ordinance to amend the Washoe County Code (Chapter 100 Building and Construction, Article 100.100.10) to adopt the specialized or uniform codes (to replace existing 2012 versions now in effect) pursuant to NRS 244.105 by reference, with any changes necessary to make it applicable to conditions within Washoe County.

November 13, 2018 Request to Initiate County Code Amendments: The Board approved the initiation of amendments to the Washoe County Code (Chapter 100 Building and Construction, Article 100.100.10) to adopt the specialized or uniform codes (to replace existing 2012 versions now in effect) pursuant to NRS 244.105 by reference, with any changes necessary to make it applicable to conditions within Washoe County.

May 10, 2016 Code Adoption: BILL NO. 1763, ORDINANCE NO. 1579. The Board approved an ordinance amending WCC Chapter 100 (Washoe County Building Code) to adopt the 2012 International Energy Conservation Code (the "IECC") (Replacing the 2009 IECC) together with the 2015 Northern Nevada Energy Conservation Code Amendments. Proposed April 26, 2016. Passed May 10, 2016. Effective: July 1, 2016.

May 14, 2013 Code Adoption: BILL NO. 1692, ORDINANCE NO. 1510. The Board approved an ordinance amending the Washoe County Code Chapter 100 (Buildings and

Construction) to adopt the 2012 versions of the International Building, Residential, Existing Building, Fuel Gas, Green Construction, Mechanical, Wildland-Urban Interface, Swimming Pool and Spa Codes; the 2012 Uniform Plumbing Code; the 2012 Uniform Mechanical Code, and the 2011 National Electrical Code, together with the 2012 Northern Nevada Amendments to the foregoing; and providing for other matters properly relating thereto. Proposed April 23, 2013. Passed May 14, 2013. Effective: September 1, 2013.

June 12, 2012 Code Revisions: BILL NO. 1671, ORDINANCE NO. 1487. The Board approved an ordinance amending Chapter 100 to adopt the 2009 International Energy Conservation Code ("IECC") (replacing the 2006 IECC) together with the 2011 Northern Nevada Amendments, and providing other matters properly relating thereto. Proposed May 22, 2012. Passed June 12, 2012. Effective: July 1, 2012.

BACKGROUND

Under WCC 2.030, amendments to the Washoe County Code must be initiated by a request from the head of a department of the County to the County Clerk. Upon receiving the request, the County Clerk, under WCC 2.040, places the request on an agenda for consideration by the Board of County Commissioners, who would consider the request (and may hear testimony from the proposer or any other person regarding the proposed changes), and by a majority vote of the members present at the meeting, may approve the request with any changes the Board desires. If approved, the Board would then direct the County Clerk to submit the request to the District Attorney for preparation of a proposed ordinance, and, under WCC 2.050, when the district attorney has completed the proposed ordinance the County Clerk would put the proposed ordinance on the agenda for the next regularly scheduled meeting of the Board in accordance with the adoption procedures set out in NRS 244.100 and pursuant to NRS 244.105.

The International Codes (I-Codes), a family of comprehensive building life-safety codes used in all 50 states, by the federal government, and in many other countries, are updated every three years and take into account the latest technology and advancements in building science.

The Northern Nevada region has historically adopted codes on a six year cycle (instead of three years) to minimize industry disruption through the Northern Nevada International Code Council Chapter. I-Codes:

- Establish minimum standards to safeguard life and public welfare by regulating and controlling the design, construction and installation of new buildings and alterations to existing buildings.
- Are continually improving to incorporate lessons learned from recent natural disasters, new construction materials/technology and occupant accidents.
- Assure our structures are safe and can be insured with the lowest risk rating (ISO rating for lower rates).
- Define the minimum acceptable standard for building and structure safety. This in turn drives our community's marketability and resilience.

Currently the 2012 editions of the International Codes are enforced. Following the 2018 Building Codes adoption, an application for a building permit will be accepted with either the currently adopted 2012 Building Codes or the newly adopted 2018 Building Codes during the six months from adoption by Washoe County through June 30, 2019. The effective date would be July 1, 2019. This grace period (adoption date through to June 30,

2019) is a recognized industry approach in Northern Nevada that allows the construction industry to transition to the new codes.

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

It is recommended the Board of County Commissioners hold the public hearing and adopt an ordinance amending Washoe County Code (Chapter 100 – Building Codes) to adopt the following specialized or uniform codes (to replace existing 2012 versions now in effect) pursuant to NRS 244.105 by reference, with any changes necessary to make it applicable to conditions within Washoe County:

- 1) 2018 International Building Code (“IBC First Print”), chapters 1 through 35 and Appendices C, E, and I;
- 2) 2018 International Residential Code (“IRC First Print”), chapters 1 through 44 and Appendices A, B, C, G, H, J, K, and Q;
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- 11) 2018 National Fire Protection Association (“NFPA”) 54 and 2017 NFPA 58 Code;
- 12) 2017 National Electrical Code (“NEC First Print”);
- 13) 2018 Northern Nevada Amendments by the Northern Nevada Chapter of the International Code Council; and

Other matters relating to the provisions of Chapter 100, effective July 1, 2019.

POSSIBLE MOTION

Should the Board agree with staff’s recommendation, a possible motion would be: “Move to adopt an ordinance to amend the Washoe County Code (Chapter 100 – Building Codes) to adopt the following specialized or uniform codes (to replace existing 2012 versions now in effect) pursuant to NRS 244.105 by reference, with any changes necessary to make it applicable to conditions within Washoe County:

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- Other matters relating to the provisions of Chapter 100, effective July 1, 2019.