

LCB File No. R206-09

PROPOSED REGULATION OF THE STATE PUBLIC WORKS BOARD

Building Code Update

These are proposed amendments to NAC 341 and provide for SPWB's adoption of the 2009 Building Code and other applicable Codes related to the construction of State Buildings. The Proposed regulation also clarifies the Annual Permit process and fees associated with the same.

NAC 341.045 Standards for design; structural standards for geographic location. (NRS 341.110, 341.143)

1. The Board hereby adopts by reference the following publications and establishes the standards contained therein as minimum standards for the design of state buildings, other than those excepted in NRS 341.141:

(a) The ~~[2006]~~ **2009** International Building Code published by the International Code Council with the following exceptions:

(1) References to the International Plumbing Code are replaced with references to the Uniform Plumbing Code; and

(2) References to the International Electrical Code are replaced with references to the National Electrical Code; and

(3) References to the International Mechanical Code are replaced with references to the Uniform Mechanical Code.

(4) In section ~~[403.1]~~ **202** *in the definition of "High-Rise Building"*, replace the phrase "more than 75 feet" with "more than 55 feet".

(5) To section ~~[403.6]~~ **403.4.3**, add: "Loudspeakers or horns for a fire alarm must achieve at least 80 decibels of sound in all areas within the protected property."

(6) To section ~~[403.8]~~ **403.4.5**, add the following provisions:

(1) "All equipment contained within the fire command center must be tested annually by a person approved by the authority having jurisdiction. Systems terminating within the fire command center must be tested as required by the authority having jurisdiction according to a schedule which is commensurate with the size and complexity of the facility being protected and the systems involved. All equipment for the safety of life must be reset and certified by a person approved by the authority having jurisdiction after having been tested. A log of the tests required by this section must be available for inspection by the authority having jurisdiction. Graphic display ~~[annunciator]~~ **enunciator** panels may be required if the complexity of the systems warrant. Testing must follow procedures which are developed by the designer, manufacturer and nationally recognized standards of good practice as approved by the authority having jurisdiction."

(2) "The fire command center must be housed in a room separated from the building in which it is located by noncombustible construction rated at a minimum of 2 hours. The room used for that command center must be provided an exterior door if possible."

(7) To section ~~[403.12]~~ 403.5.3, at the end of the last sentence, add “or the activation of any fire alarm system or a power failure.”

(8) To section 903.2.2, add section 903.2.2.1.

(9) In section ~~[907.2.12]~~ 907.2.13, replace the phrase “75 feet” with “55 feet”.

(10) Section ~~[907.9.1]~~ 907.5.2.3 is revised by adding the following exceptions:

(3) Electrical rooms and mechanical rooms that are not normally occupied and are less than 400 square feet.

(4) Janitor closets.

(5) Storage rooms that are less than 400 square feet.

(6) Elevator cabs.

(7) Individual work areas or offices and private toilets serving individual work areas or offices.

(8) Individual inmate sleeping accommodations and patient sleeping rooms except as required by section 907.2.10.1.3.

(11) In section ~~[907.9.2]~~ 907.5.2.1.1 delete and replace as follows:

(1) “~~[70]~~ 75 dBA” is replaced with “80 dBA”.

(2) “60 dBA” is replaced with “80 dBA”.

(12) In section ~~[1008.1.8.7]~~ 1008.1.9.10, exception 3 is revised to read as follows: “In stairways serving buildings other than high-rise buildings, doors are permitted to be locked on the side opposite the egress side, provided that the doors can be opened from the egress side. Except for exit discharge doors, the doors must be automatically unlocked upon the activation of a fire alarm system or fire sprinkler alarm and for a power failure.

(13) Section ~~[1020.1.7]~~ 1022.9, replace “75 feet” with “55 feet”.

(14) In section 105.1.1, replace the paragraph to read as follows; Annual Permit. In lieu of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, the building official is authorized to issue an annual permit upon application there-for to any person, firm or corporation regularly employing one or more qualified trade-persons in the building, structure or on the premises owned or operated by the applicant for the permit. The building official may also allow the applicant (should they demonstrate the employment of qualified design or project management personnel) to perform light construction which would include remodels and alterations to previously approved structures and buildings and the construction of small (1000sq.ft.) buildings/structures which have been previously plan checked and are being re-sited.

The following definitions apply for purposes of this section:

a. Qualifying Remodels and alterations - must not change occupancy classifications, increase occupant loads, modify structural elements, change egress paths, modify fire rated assemblies (accept for through penetrations for piping and conduits), or modify fire sprinkle/alarm systems.

b. Qualified trade-persons - is a person holding a journeyman card in the field of work, a person with 2 years experience and an ICC Inspector certification in the field of work or a SPWB qualified Nevada licensed contractor/subcontractor in the field of work.

c. Qualified design or project management personnel - are a person holding a Nevada design professional license, Nevada general contractor’s license or a SPWB qualified Nevada licensed contractor/subcontractor in the relevant field of work.

↪ This code may be obtained from the International Code Council, 5203 Leesburg Pike, Suite 600, Falls Church, Virginia 22041-3401, or at the Internet address <http://www.iccsafe.org/>, at a price of ~~[\$75]~~ \$92 for members and ~~[\$100]~~ \$122.75 for nonmembers.

(b) The ~~[2006]~~ 2009 International Existing Building Code published by the International Code Council with the following exceptions:

(1) References to the International Plumbing Code are replaced with references to the Uniform Plumbing Code; and

(2) References to the International Electrical Code are replaced with references to the National Electrical Code.

(3) References to the International Mechanical Code are replaced with references to the Uniform Mechanical Code; and

↪ This code may be obtained from the International Code Council, 5203 Leesburg Pike, Suite 600, Falls Church, Virginia 22041-3401, or at the Internet address <http://www.iccsafe.org/>, at a price of ~~[\$40.50]~~ \$50.25 for members and ~~[\$54]~~ \$67 for nonmembers.

(c) The ~~[2006]~~ 2009 International Residential Code published by the International Code Council with the following exceptions:

(1) References to the International Plumbing Code are replaced with references to the Uniform Plumbing Code; and

(2) References to the International Electrical Code are replaced with references to the National Electrical Code.

(3) References to the International Mechanical Code are replaced with references to the Uniform Mechanical Code.

↪ This code may be obtained from the International Code Council, 5203 Leesburg Pike, Suite 600, Falls Church, Virginia 22041-3401, or at the Internet address <http://www.iccsafe.org/>, at a price of ~~[\$57.50]~~ \$78 for members and ~~[\$76.50]~~ \$103.75 for nonmembers.

(d) The ~~[2005]~~ 2008 National Electrical Code published by the National Fire Protection Association. This code may be obtained from the National Fire Protection Association, 11 Tracy Drive, Avon, Massachusetts 02322, or at the Internet address <http://www.nfpa.org/>, at a price of ~~[\$67.50]~~ \$74.25 for members and ~~[\$75]~~ \$82.50 for nonmembers.

(e) The ~~[2006]~~ 2009 Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials. This code may be obtained from the International Association of Plumbing and Mechanical Officials, 5001 East Philadelphia Street, Ontario, California 91761-2816, or at the Internet address <http://www.iapmo.org/>, at a price of ~~[\$74]~~ \$82 for members and ~~[\$93]~~ \$103 for nonmembers.

(1) Exception: In section 412.0, minimum number of required fixtures, “Table 4-1 Minimum Plumbing Facilities” is replaced by “Table 2902.1, Minimum Number of Required Plumbing Fixtures” of the ~~[2006]~~2009 International Building Code.

(f) The ~~[2006]~~ 2009 Uniform Mechanical Code published by the International Association of Plumbing and Mechanical Officials. This code may be obtained from the International Association of Plumbing and Mechanical Officials, 5001 East Philadelphia Street, Ontario, California 91761-2816, or at the Internet address <http://www.iapmo.org/>, at a price of ~~[\$72]~~ \$82 for members and ~~[\$93]~~ \$103 for nonmembers.

(g) The Heating, Ventilating and Air-Conditioning Handbooks published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers. These handbooks may be obtained from the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., 1791 Tullie Circle, N.E., Atlanta, Georgia 30329, or at the Internet address

<http://www.ashrae.org/>. The price is \$195 each for the 2007 ASHRAE Handbook - HVAC Applications, 2006 ASHRAE Handbook - Refrigeration, ~~[2005]~~ **2009** ASHRAE Handbook - Fundamentals and the ~~[2004]~~ **2008** ASHRAE Handbook - HVAC Systems & Equipment.

(h) The illuminating Engineering Society of North America, Design Guide Package. This design guide may be obtained from the Illuminating Engineering Society of North America, 120 Wall Street, Floor 17, New York, New York 10025-4001, or at the Internet address <http://www.iesna.org/>, at a cost of ~~[\$186]~~ **\$231.50** for members and ~~[\$266]~~ **\$329.50** for nonmembers.

(i) The Americans with Disabilities Act published by the United States Department of Justice. This publication may be obtained from the Office of Americans with Disabilities Act, Civil Rights Division, United States Department of Justice, Washington, D.C. 20530, free of charge.

(j) The ~~[2006]~~ **2009** International Energy Conservation Code published by the International Code Council. This code may be obtained from the International Code Council, 5203 Leesburg Pike, Suite 600, Falls Church, Virginia 22041-3401, or at the Internet address <http://www.iccsafe.org/>, at a price of ~~[\$25]~~ **\$25.50** for members and ~~[\$31]~~ **\$34** for nonmembers.

(k) The “Guidelines for Evaluating Potential Surface Fault Rupture/Land Subsidence Hazards in Nevada” and the “Guidelines for Evaluating Liquefaction Hazards in Nevada” published by the Nevada Earthquake Safety Council. These guidelines may be obtained from the Nevada Earthquake Safety Council, c/o Nevada Bureau of Mines and Geology, University of Nevada, Reno, Mail Stop 178, Reno, Nevada 89557-0088, at a price of \$1 each.

(l) The Standard 90.1-2007 – Energy Standard For Buildings Except Low-Rise Residential Buildings (ANSI Approved, IESNA Co-sponsored) published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers. The standard may be obtained from the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., 1791 Tullie Circle, N.E., Atlanta, Georgia 30329, or at the Internet address <http://www.ashrae.org/>. The price is \$119 each.

2. In addition to the standards contained in the ~~[2006]~~ **2009** International Building Code adopted pursuant to subsection 1, all buildings and structures of the State and any parts thereof must be designed using the structural standards for seismic zones, basic wind speed, wind exposure, frost line and the live loads and snow loads for roofs adopted by the political subdivision in which the building or structure is being constructed. In the absence of such structural standards adopted by the political subdivision, the ~~[Manager]~~ **Deputy Manager for Compliance and Code Enforcement** may use structural standards that the ~~[Manager]~~ **Deputy Manager for Compliance and Code Enforcement** determines are appropriate for the geographic location at which the building or structure is being constructed.

NAC 341.171 Imposition and submission of fees for certain projects. (NRS 341.110, 393.110)

1. Except as otherwise provided in subsections 3 and 4, any plans and specifications for a project that is not part of the approved program for capital improvement which are submitted to the Board for review and approval must be accompanied by the following fees:

(a) A basic fee for inspection services based on the proposed cost of construction of the project in accordance with the following schedule:

Total Construction Cost	Fee

\$1 to \$500.....	\$23.50
\$501 to \$2,000.....	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000.....	\$69.25 for the first \$2,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000.....	\$391.25 for the first \$50,000 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000.....	\$643.75 for the first \$50,000 plus \$7 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000.....	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000.....	\$3,233.75 for the first \$500,000 plus \$4.75 for each \$1,000 or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up.....	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each \$1,000 or fraction thereof.

(b) Except as otherwise provided in this paragraph, an additional fee for inspection services for each mechanical, electrical and plumbing system of the project in an amount equal to 15 percent of the basic fee for inspection services for each such system. If an application involves only one such system, no additional fee for inspection services is due pursuant to this paragraph.

(c) A fee for the review of the plans and specifications for the project in an amount equal to 65 percent of the total amount of the basic fee for inspection services calculated pursuant to paragraph (a) and any additional fees for inspection services calculated pursuant to paragraph (b).

2. In addition to the fees calculated for a project pursuant to subsection 1, the Board:

(a) May charge a fee for the following services on an hourly basis at a rate equal to the hourly cost of the Board for:

(1) Inspections outside of normal business hours.

(2) Re-inspections.

(3) Inspections for which no fee is specifically indicated. ~~[(Such as investigations of work performed before a permit is issued or where work is or has been performed without a permit)]~~

(4) Additional reviews of plans or specifications required by changes, additions or alterations to the plans or specifications.

(5) Review of alternate materials, design and methods of construction and equipment requests.

(b) Will charge a fee for the use of outside consultants by the Board for inspections of the project in an amount equal to the actual cost to the Board for the outside consultants plus the hourly cost of the Board for obtaining the services of, and overseeing the work of, the outside consultants.

➔ The Board will calculate its hourly costs based on the average amount the Board pays for the position of employment which is applicable to the service being provided, including, without

limitation, inspectors, project managers and plan checkers. The hourly costs of the Board will be maintained on file at the Board's offices in Carson City and Las Vegas and will be posted on the Board's website at <http://www.spwb.state.nv.us/>.

~~[3. The review of plans, designs and specifications for a school building pursuant to NRS 393.110 must be accompanied only by the fee for the review of plans and specifications as set forth in paragraph (c) of subsection 1.]~~

3. The Deputy Manager for code compliance and code enforcement shall determine, based on the actual cost to the Board, the amount of fee that must accompany the Annual Permit application.

~~[4.]~~ 4. The Deputy Manager for compliance and code enforcement shall determine, based on the actual costs to the Board, the amount of the fee that must accompany the plans and specifications for a project which will be completed in phases or on an expedited schedule or which has unique or unusual requirements.