



**SOUTHERN NEVADA
PROPOSED AMENDMENTS**

TO THE

2012 INTERNATIONAL RESIDENTIAL CODE

**INTERNATIONAL RESIDENTIAL CODE COMMITTEE
SEPTEMBER 04, 2012**

PREFACE

This document was developed by the Southern Nevada Building Officials' International Residential Code Committee and presents recommended amendments to the 2012 *International Residential Code* (IRC) as published by the International Code Council (ICC).

Participation in the 2012 International Residential Code Committee was open to all interested parties. However, voting on amendment proposals was limited to one vote each for the seven Southern Nevada municipalities (Clark County, Henderson, Las Vegas, North Las Vegas, Boulder City, Pahrump, and Mesquite), the Clark County School District, and three industry representatives. All International Residential Code Committee proceedings were conducted in accordance with Robert's Rules of Order.

The recommended amendments contained herein are not code unless adopted and codified by governmental jurisdictions. These amendments are not intended to prevent the use of any material or method of construction not specifically prescribed herein, provided any alternates have been approved and their use authorized by the Building Official. This document may be copied and used in whole or in part without permission or approval from the organizations listed on the cover page.

Tracking List of Proposed Amendments

N o.	Code Section	Proposed by	Status
01	Chapter 1	Wesley Walters	Approved
02	202	Wesley Walters	Approved
03	Table301.2(1)	Wesley Walters	Approved
04	Table301.5	Wesley Walters	Approved
05	301.6	Wesley Walters	Approved
06	302.1	Wesley Walters	Approved
07	302.1	Wesley Walters	Approved
09	311.7.3	Wesley Walters	Approved
10	313.1.1	Wesley Walters	Approved
11	313.2.1	Wesley Walters	Approved
12	314 & 315	Wesley Walters	Approved
13	401.4	Wesley Walters	Approved
14	401.3	Wesley Walters	Approved
15	406.2	Wesley Walters	Approved
16	506.2.3	Structural/Grading Committee	Approved
18	613.1	Wesley Walters	Approved
19	806.2	Wesley Walters	Approved
20	807.1	Wesley Walters	Approved
21	905.7 & 905.8	Wesley Walters	Approved
22	1007	Wesley Walters	Approved
23	Chapters 11- 43	Wesley Walters	Approved
24	Appendices A-Q	Wesley Walters	Approved
25	202	Kyle Tibbitts	Approved
26	302.1	Matthew Dyka	Approved
27	P2904.1.1	Wesley Walters	Approved
28	P2904.2.3	Wesley Walters	Approved
29	R401.5	Structural/Grading Committee	Approved

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 1

COMMITTEE: IRC

CODE SECTION: Chapter 1

PROPONENT: Wesley Walters

PROPOSAL:

Delete Chapter 1 in its entirety except Section R101. Revise Sections R101.1 and R101.2.

REVISE AS FOLLOWS:

R101.1 Title These provisions shall be known as the *Residential Code for One- and Two-family Dwellings* of the City of Las Vegas, City of North Las Vegas, City of Henderson, City of Boulder City, Pahrump Regional Planning District and Clark County, and shall be cited as such and will be referred to herein as “this code”.

R101.2 Scope

The provisions of the *International Residential Code for One- and Two-family Dwellings*, shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above *grade plane* in height with a separate means of egress and their *accessory structures*. Where this code refers to codes not adopted by the jurisdiction, the applicable code adopted by the jurisdiction shall govern.

Exceptions:

1. Live/work units complying with the requirements of Section 419 of the *International Building Code* shall be permitted to be built as one- and two-family dwellings or townhouses. Fire suppression required by Section 419.5 of the *International Building Code* when constructed under the *International Residential Code for One- and two-family Dwellings* shall conform to Section P2904.
2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the *International Residential Code for One- and two-family Dwellings* when equipped with a fire sprinkler system in accordance with Section P2094.

R101.3 Intent. The purpose of this code is to establish minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

JUSTIFICATION: Copy of information from 2009 amendments with the change removing city of Mesquite.

COST IMPACT: None

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Not present	Yes	Not present	Yes	n/a	Yes	Yes	n/a	Yes	Yes	yes

RESULT: approved

STEERING COMMITTEE RECOMMENDATIONS: Concur

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 2

COMMITTEE: IRC

CODE SECTION: 202

PROPONENT: Wesley Walters

PROPOSAL: Revise the definition of Townhouse.

REVISE AS FOLLOWS:

Definitions: TOWNHOUSE. A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides, and as recorded on a final map or major subdivision map.

JUSTIFICATION: This was in the 2009 code. Zoning says the state definitions for a townhouse and a condominium are too confusing but the mapping defines property lines, easements and right-of-ways to help separate the two as far as code requirement. This will also eliminate their ability to tell zoning one thing and then submit plans saying something different or be able to change in the middle of the process from one group to the other.

This is the state law definition of a condominium:

“Condominium” means a common-interest community in which portions of the real estate are designated for separate ownership and the remainder of the real estate is designated for common ownership solely by the owners of those portions. A common-interest community is not a condominium unless the undivided interests in the common elements are vested in the units’ owners.

This would result in only townhouses with property lines between them being constructed under the IRC. By using the IRC instead of the IBC, the developer bypasses the requirement for Type A accessible unit(s) being required.

The result of this change would keep a condominium-mapped building which met the code definition of a townhouse from being built under the IRC townhome provisions to being built under the IBC condominium provisions of R2 with the above-required Type A regulations. Fire Engineering has issues with a condominium-mapped project being built as a townhouse because a townhouse is allowed to have a NFPA 13D system in lieu of the 13R system of the condominium building which is more stringent. The plumbing contractor has issues with that as he wants to run his utility lines through the buildings as they are condominiums but we have to reject that because if they are built to the provisions of the IRC, then the lines cannot run through the common wall even though there are no property lines.

COST IMPACT: None, but may effect the time line of submittals

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Not present	Yes	Not present	Yes	n/a	Yes	Yes	n/a	Yes	Yes	yes

RESULT: Approved

STEERING COMMITTEE RECOMMENDATIONS: Concurs

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 3

COMMITTEE: IRC

CODE SECTION: Table 301.2(1)

PROPONENT: Wesley Walters

PROPOSAL: Revise Table R301.2 (1).

REVISE AS FOLLOWS:

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			DESIGN DRY BULB TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	SPEED ^d (MPH)	TOPOGRAPHIC EFFECTS ^k		WEATHERING ^a	FROST LINE DEPTH ^b	TERMITE ^c					
0<2000'	90	No	D ₀	Negligible	1'<5000'	Moderate To Heavy	Winter 27°F	No	*	1500	66.3°F
5<3600'	90	No	D ₀	Negligible	1'<5000'		Summer 112°F	No	*	1500	66.3°F
10<4500'	90	No	D ₀	Negligible	1'<5000'			No	*	1500	66.3°F

Spring Mountain Range

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			DESIGN DRY BULB TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	SPEED ^d (MPH)	TOPOGRAPHIC EFFECTS ^k		WEATHERING ^a	FROST LINE DEPTH ^b	TERMITE ^c					
10<4500'	90	No	D ₀	Severe	1'<5000'		Winter 5°F	YES	*	2000	48.1°F
15<6000'	90	No	D ₀	Severe	3'>5000'	Moderate To Heavy	Summer 92°F	YES	*	2000	48.1°F
IBC for Elevations >6000'	IBC	IBC	IBC	IBC	IBC			IBC	*	IBC	IBC

For SI: 1 pound per square foot = 0.0479 kN/m², 1 mile per hour = 0.447 m/s.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., “negligible,” “moderate” or “severe”) for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

e. The outdoor design dry-bulb temperature shall be selected from the columns of 97^{1/2}-percent values for winter from Appendix D of the *International Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.

f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.

* g. September 27, 2002. "The Flood Insurance Study for Clark County, Nevada and Incorporated Areas", as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto.

h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."

i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32°)" at www.ncdc.noaa.gov/fpsf.html.

j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at www.ncdc.noaa.gov/fpsf.html.

k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

Justification: Table R301.2 (1) was included in the 2000, 2006 and 2009 IRC - Southern Nevada Amendments and the 2003 IRC – City of Las Vegas Amendments.

However the reference to Appendix D of the International Plumbing Code needed to be deleted.

City of Las Vegas staff in discussions with the Mechanical Engineering Society of Nevada and the ASHREA chapter president locally, agreed that the winter dry-bulb temperature should be 27 degrees and the summer dry-bulb temperature should be 112 degrees. These values have been inserted into the table along with footnote "e".

COST IMPACT: None

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Yes	Yes	Yes	Yes	n/a	Yes	Not present	n/a	Yes	Yes	yes

RESULT: Approved

STEERING COMMITTEE RECOMMENDATIONS: Concur

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 4

COMMITTEE: IRC

CODE SECTION: Table 301.5

PROPONENT: Wesley Walters

PROPOSAL: Revise Table 301.5 by changing the live load figure for sleeping rooms and by adding footnote “i”.

REVISE AS FOLLOWS:

**Table R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(in pounds per square foot)**

USE	LIVE LOAD
Uninhabitable attics without storage ^b	10
Uninhabitable attics with limited storage ^{b,g}	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks ^e	40
Fire escapes	40
Guardrails and handrails ^d	200 ^h
Guardrail in-fill components ^f	50 ^h
Passenger vehicle garages ^a	50 ^a
Rooms other than sleeping room	40
Sleeping rooms	30 40 ⁱ
Stairs	40 ^c

i. Where it can be determined in designing the floor that the actual live load will be greater than the value shown in Table R301.5, the actual live load shall be used in the design of such buildings or portions thereof. Special provisions shall be made for machine and apparatus loads.

JUSTIFICATION: Copy from the 2009 code. This gives uniform loading to the house and matches up with the requirements in the IBC section 1607.1

COST IMPACT: minimal depending on design choice

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Yes	Yes	Yes	Yes	n/a	Yes	Not present	n/a	Yes	Yes	yes

RESULT: Approved

STEERING COMMITTEE RECOMMENDATIONS: Concur

In the IBC proposed amendment #2 by the Structural/grading Code Committee the habitable attics live load is 40. Coordination is required for consistency. This was mentioned to the IRC Committee, but the proposed amendment was not revised.

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 5

COMMITTEE: IRC

CODE SECTION: 301.6

PROPONENT: Wesley Walters

PROPOSAL: Revise Section R301.6 by adding a second sentence

REVISE AS FOLLOWS:

R301.6 Roof load. The roof shall be designed for the live load indicated in Table R301.6 or the snow load indicated in Table R301.2(1), whichever is greater. Roof live loads in accordance with Section 1607.12 of the 2012 International Building Code may be used in place of the loads in Table R301.6.

JUSTIFICATION: Prefab truss manufacturers design to the IBC. This was a 2009 IRC amendment. Structural Committee notes: this amendment allows the Truss engineer to design in accordance with the IBC requirements they typically utilize.

COST IMPACT:

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Yes	Yes	Not present	Yes	n/a	Yes	Yes	n/a	Yes	Yes	Yes

RESULT: Approved by the group

STEERING COMMITTEE RECOMMENDATIONS: Concur

AMENDMENT #: 6

COMMITTEE: IRC

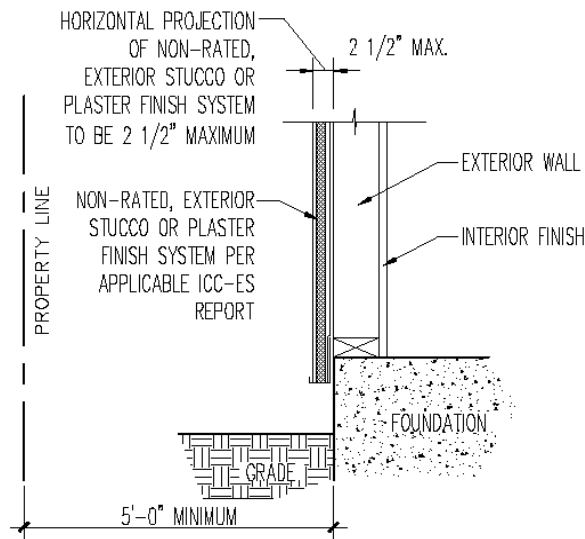
CODE SECTION: 302.1

PROPOSER: Wesley Walters

PROPOSAL: Revise Section R302.1.

REVISE AS FOLLOWS:

R302.1 Exterior Walls. Construction, projections, openings and penetrations of *exterior walls* of dwellings and accessory buildings shall comply with Table R302.1 (1); or *dwellings* equipped throughout with an *automatic sprinkler system* installed in accordance with Section P2904 or IFC shall comply with Table R302.1(2). To determine when protection is required by Table R302.1(1), the minimum fire separation distance shall be determined from property line to the finish face of the wall except where the foundation distance from property line is 5 feet or greater, the foundation distance will be used for that wall only in accordance with Figure R302.1.



NOTE: INTERIOR AND EXTERIOR WALL FINISH SHALL CONTINUE TO FULL HEIGHT OF WALL.

**FIGURE R302.1
MINIMUM FIRE SEPARATION DISTANCE DETAIL**

JUSTIFICATION: The definition of “fire separation distance” required the setback measurement to be taken from the building face. The difference in the tables deals with non-sprinklered buildings (Table (1) and sprinklered buildings table (2). There are now two tables for the same application, clarification are needed when the dimensional tolerance is closer (non-sprinklered) buildings. This proposed amendment will allow builders who have parcels with 5 foot setbacks to the property line to construct buildings without the requirement for fire-resistant construction. Only exterior wall finish materials would be permitted to project into the 5 foot setback. This was a 2006 amendment. The 2006 IRC Committee also drafted wall details to be used as a guide for the condition that were approved by SNBO, that detail is included in the amendment to help people find and follow that direction.

NOTE: amendments #6 and #7 are the same as #26 the committee was concerned that though both issues are important that one not be dependent on the other for approval.

COST IMPACT: savings to the contractor

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Not present	Yes	Not present	Yes		Yes	Yes		Yes	Yes	Yes

RESULT: Approved

STEERING COMMITTEE RECOMMENDATIONS: Concur

Proposed amendments #6 and #7 may be withdrawn in favor of proposed amendment #26. The 4” dimension in item #6 of the Exception in proposed amendment #7 does not match the 2 ½” dimension shown on Figure R302.1.

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 7

COMMITTEE: IRC

CODE SECTION: 302.1

PROPONENT: Wesley Walters

PROPOSAL: Revise Section R302.1 by adding second and third paragraphs and adding exceptions 6, 7.

REVISE AS FOLLOWS:

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2).

Foam plastics as specified in Section R316.3 may be used in exterior wall covering as a component or projection.

Exception:

6. Unprotected exterior wall covering is limited to a maximum of 4 inches beyond the wall construction into the minimum fire separation distance.
7. When there are no eave, attic or gable-end vent openings, the unprotected eave is limited to a maximum of 12 inches beyond the wall construction into the minimum fire separation distance. The unprotected eave projection is further limited to a maximum depth of 24 inches from the roof sheathing to the bottom of the projection.

JUSTIFICATION: This will help clarify the use of “Foam Plastic” in exterior wall finishes and further clarify how a measurement shall be made for exterior wall finish (defined as; cladding or a covering system.) Typical building construction practice and design have always allowed unprotected eave or wall “Plant-On” material to project from the wall construction into the minimum fire separation area or zone between the structure and property line. The questions were always “What materials, measured from where and how far.” This amendment clarifies the use, measurement and distance to property line associated with exterior finishes.

COST IMPACT: None, however, it may provide a cost savings to the builder through the use of less expensive cladding options such as foam.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Not present	Yes	Not present	YES		YES	YES		YES	YES	YES

RESULT:**STEERING COMMITTEE RECOMMENDATIONS:** Concurs

Proposed amendments #6 and #7 may be withdrawn in favor of proposed amendment #26.
The 4" dimension in item #6 of the Exception does not match the 2 ½" dimension shown on the Figure in proposed amendment #6.

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 9

COMMITTEE: IRC

CODE SECTION: 311.7.3

PROPONENT: Wesley Walters

PROPOSAL: Revise Section R311.7.3.

REVISE AS FOLLOWS:

R311.7.3 Vertical rise. A flight of stairs shall not have a vertical rise larger than 12 feet 6 inches (3810mm) between floor levels or landings.

JUSTIFICATION: Valley area construction is a 10 foot ceiling height and a 2 foot floor truss. With actual framing height of 10'-1" and a sub floor thickness of 1-2 inches this style of construction is always out of compliance and require a landing. By giving some tolerance in the dimension the construction will look the same without creating an inconvenience to the home owner.

COST IMPACT: none

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Yes	Yes	Yes	Yes	n/a	Yes	Not present	n/a	Yes	Yes	yes

RESULT: approved

STEERING COMMITTEE RECOMMENDATIONS: Concurs

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 10

COMMITTEE: IRC

CODE SECTION: 313.1.1

PROPONENT: Wesley Walters

PROPOSAL: Revise Section 313.1.1.

REVISE AS FOLLOWS:

R313.1.1 Design and installation. Automatic residential fire sprinkler systems for *townhouses* shall be designed and installed in accordance with Section P2904 or the International Fire Code.

JUSTIFICATION:

This expands the base code to include local adopted codes of the Fire Departments and be able to use the same code requirements and exceptions for all types of construction. The fire department says both will work, they just provide a different approach to the sprinkler design system. The Fire Code is the natural base document for all sprinkler installation requirements. The Fire Code section will also be amended to correlate with Nevada Revised Statutes. The base document for protecting homes will continue to be NFPA 13D. The design of fire sprinklers have been set forth in NFPA documents for many years.

COST IMPACT: none

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Not present	Yes	Not present	Yes		Yes	Yes		Yes	Yes	yes

RESULT: Approved

STEERING COMMITTEE RECOMMENDATIONS: Concurs

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 11

COMMITTEE: IRC

CODE SECTION: 313.2.1

PROPONENT: Wesley Walters

PROPOSAL: Revise Section 313.2.1.

REVISE AS FOLLOWS:

R313.2.1 Design and installation. Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section P2904 or ~~NFPA 13D~~ the International Fire Code.

JUSTIFICATION:

This expands the base code to include local adopted codes of the Fire Departments and be able to use the same code requirements and exceptions for all types of construction. The fire department says both will work, they just provide a different approach to the sprinkler design system. The Fire Code is the natural base document for all sprinkler installation requirements. The Fire Code is the natural base document for all sprinkler installation requirements. The Fire Code section will also be amended to correlate with Nevada Revised Statutes. The base document for protecting homes will continue to be NFPA 13D. The design of fire sprinklers have been set forth in NFPA documents for many years

COST IMPACT: None

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Not present	Yes	Not present	Yes		Yes	Yes		Yes	Yes	yes

RESULT: approved

STEERING COMMITTEE RECOMMENDATIONS: Concur

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 12

COMMITTEE: IRC

CODE SECTION: 314 & 315

PROPONENT: Wesley Walters

PROPOSAL: Revise Section R314 and Delete Section R315.

REVISE AS FOLLOWS:

Section R314 SMOKE ALARMS AND CARBON MONOXIDE DETECTORS

R314.1 Smoke detection and notification. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

R314.2 Smoke detection systems. Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be monitored by an approved supervising station and be maintained in accordance with NFPA 72.

Exception: Where smoke alarms are provided meeting the requirements of Section R314.4

R314.2.1 Carbon Monoxide Alarms. Carbon monoxide alarms shall be listed as complying with UL2075 and shall be installed in accordance with this code and the manufacturer's installation instructions. Carbon Monoxide detection systems shall be installed and maintained in accordance with NFPA 720.

A combination of smoke and carbon monoxide alarm shall be permitted.

Exception: Where carbon monoxide alarms are provided meeting the requirements of Section R314.4

R314.3 Location. Smoke alarms and carbon monoxide alarms shall be installed in the following locations:

1. Smoke alarms in each sleeping room.
2. Smoke alarms outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. Smoke alarms on each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm

installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

4. Carbon Monoxide alarms outside of sleeping area in the immediate vicinity of the bedrooms in dwellings units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

R314.3.1 Alterations, repairs and additions. When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke ~~alarms~~ and carbon monoxide alarms located as required for new dwellings.

Exceptions:

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.
2. Installation, alteration or repairs of existing electrical, plumbing or mechanical systems are exempt from the requirements of this section.

R314.4 Power source. Smoke ~~alarms~~ and carbon monoxide alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke ~~alarms~~ and carbon monoxide alarms shall be interconnected.

Exceptions:

1. Smoke and carbon monoxide alarms shall be permitted to be battery operated when installed in buildings without commercial power.
2. Interconnection and hard-wiring of smoke and carbon monoxide alarms in existing areas shall not be required where the alteration, addition or remodel does not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.

R314.5 Interconnection. Where more than one smoke ~~alarm~~ or carbon monoxide alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke or carbon monoxide alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Exception: Interconnection of smoke and carbon monoxide alarms in existing areas shall not be required where alterations or repairs do not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which provide access for interconnection without the removal in interior finishes.

JUSTIFICATION: The carbon monoxide section is too vague as to when to be installed in existing structures. There was no direction on power requirements or if should it be connected to the smoke detector system. This will put the requirements together and clarify what and when carbon monoxide detectors need to be installed.

COST IMPACT: none

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Yes	Yes	Yes	Yes	n/a	Yes	Not present	n/a	Yes	Yes	yes

RESULT: approved

STEERING COMMITTEE RECOMMENDATIONS: Concur

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 13 (Struc/Grad 60)

COMMITTEE: IRC

CODE SECTION: R401.4

PROPONENT: Wesley Walters

PROPOSAL:

REVISE AS FOLLOWS: Delete Sections R401.4, R401.4.1, R401.4.2, and Table R401.4.1 in their entirety and replace with a new Section R401.4.

REVISE AS FOLLOWS:

401.4 Soil tests. All structures or additions shall have a ~~soils~~ geotechnical reports complying with the 2012 IBC Chapter 18.

Exception: Projects that are exempt from requiring a geotechnical report are listed in the 2012 IBC Section 1803.2. All projects exempt from a geotechnical report shall comply with 2012 IBC Section 1803.1.

JUSTIFICATION:

Expanded Justification: Use of the IRC Table requires classification of the soil which is much less than a full geotechnical report. The requirement for a geotechnical report should be based upon the scope of the development and not based upon the building code of the structure. It is possible to have a large development with all the structures in compliance with the IRC and the jurisdiction will only have the authority to have the soil classified for use with the presumptive load bearing values. The Las Vegas Valley contains the bulk of new development within Southern Nevada. The valley consists of a lacustrine marine depositional environment overlain by typical basin and range alluvial fans with interconnecting ephemeral washes. In other words our local geologic conditions are very challenging because the spatial variability of soil conditions changes considerably in distances as little as a few feet. We do not share the highly predictable geology common to many parts of the continental US in which the presumptive requirements may perform well. This amendment will provide for consistency in regional interpretation and application of the codes as they relate to geotechnical design. It provides clear, easy to follow guidelines for when a geotechnical report is required. It refers the user to the 2012 IBC to ensure consistency between the documents. The Steering Committee can accept or reject this amendment. If rejected, it simply requires each jurisdiction to write a policy to determine the requirements for geotechnical reports on residential projects.

COST IMPACT: None anticipated as this is the current standard of practice in SONV.

COMMITTEE ACTION: APPROVED BY THE IRC COMMITTEE 8/2/12

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
A	Y	A	A	A	Y(P)	Y	Y(P)	Y	Y	Y(P)

RESULT: Passed by the Soils committee as modified 7/11/12

STEERING COMMITTEE RECOMMENDATIONS: Concur

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 14 (Struc/Grad 60)

COMMITTEE: IRC

CODE SECTION: R401.3

PROPONENT: Wesley Walters

PROPOSAL: Delete Section R401.3 in its entirety and replace with a new Section R401.3.

REVISE AS FOLLOWS:

R401.3 Drainage. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet (3048mm) of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 1 percent along the flow line where located within 10 feet (3048mm) of the building foundation. Impervious surfaces within 10 feet (3048mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

Exception: Where low expansive, low collapsible, low soluble soil conditions occur or where an exterior asphalt or concrete surface abuts a building, the slope of the ground away from the building foundation is permitted to be reduced to not less than one unit vertical in 48 units (2-percent slope).

The procedure used to establish the final ground level adjacent to the foundation shall account for additional settlement of the backfill.

JUSTIFICATION: This new language is necessary to correlate with the 2012 IBC grading committee amendment. This coordination provides a uniform approach to how land development, grading and drainage issues are addressed.

COST IMPACT: None anticipated

COMMITTEE ACTION: APPROVED BY THE IRC COMMITTEE 8/2/12

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
A	Y	A	A	A	Y(P)	Y	Y(P)	Y	Y	Y(P)

RESULT: Passed 7/11/12 by soils committee

STEERING COMMITTEE RECOMMENDATIONS: Concur

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 15 (Struc/Grad 60)

COMMITTEE: IRC

CODE SECTION: R406.2

PROPONENT: Wesley Walters

PROPOSAL: Revise Section R406.2.

REVISE AS FOLLOWS:

R406.2 Concrete and masonry foundation waterproofing. ~~In areas where a high water table~~
When the approved geotechnical report indicates there is a high water table or other severe soil-water conditions are known to exist, exterior foundation walls that retain earth and enclose interior spaces and floors below grade shall be waterproofed from the top of the footing to the finished grade. Walls shall be waterproofed in accordance with one of the following:

1. Two-ply hot mopped felts.
2. Fifty five pound (25 kg) roll roofing.
3. ~~Six mil (0.15 mm)~~ 10-mil (0.254 mm) polyvinyl chloride.
4. ~~Six mil (0.15 mm)~~ 10-mil (0.254 mm) polyethylene.
5. Forty-mil (1 mm) polymer-modified asphalt.
6. Sixty-mil (1.5 mm) flexible polymer cement.
7. One-eighth inch (3 mm) cement-based, fiber-reinforced, waterproof coating.
8. Sixty-mil (1.5 mm) solvent free liquid-applied synthetic rubber.

Exception: Organic-solvent-based products such as hydrocarbons, chlorinated hydrocarbons, ketones and esters shall not be used for ICF walls with expanded polystyrene form material. Use of plastic roofing cements, acrylic coatings, latex coatings, mortars and parings to seal ICF walls is permitted. Cold-setting asphalt or hot asphalt shall conform to type C of ASTM D 449. Hot asphalt shall be applied at a temperature of 200°F (93°C).

All joints in membrane waterproofing shall be lapped and sealed with an adhesive compatible with the membrane.

JUSTIFICATION: This amendment is required to correlate the provisions of the IRC with the American Concrete Institute recommendations 302.2R-36 section 9.3. It is also revised to correspond to the 2012 IBC amendments.

COST IMPACT: There will be a minor cost increase due to the increased thickness of the polyethylene.

COMMITTEE ACTION: APPROVED BY IRC COMMITTEE 8/2/12

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
A	Y	A	A	A	Y(P)	Y	Y(P)	Y	Y	Y(P)

RESULT: passed as modified

STEERING COMMITTEE RECOMMENDATIONS: Concur

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 16 (66)

COMMITTEE: Structural/Grading

CODE SECTION: R506.2.3

PROPONENT: Clark County

PROPOSAL: Coordinate vapor barrier requirements between IBC and IRC and ACI

REVISE AS FOLLOWS: Revise Section R506.2.3.

REVISE AS FOLLOWS:

R506.2.3 Vapor retarder. A ~~6 mil (0.006 inch; 152 μm)~~ 10 mil (0.010 inch; 0.254 mm) polyethylene or approved vapor retarder conforming to ASTM E 1745 Class A requirements with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

Exception: The vapor retarder may be omitted:

1. From garages, utility buildings and other unheated accessory structures.
2. For unheated storage rooms having an area of less than 70 square feet (6.5m²) and carports.
3. From driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.
4. Where approved by the building official, based on local site conditions.

JUSTIFICATION: This matches a 2012 IRC amendment per the geotechnical committee recommendation and the amendment for 2012 IBC section 1805.2.1. Matches American Concrete Institute recommendations 302.2R-36 section 9.3.

COST IMPACT: Slight increase due to the increased thickness and specification of the more durable material.

COMMITTEE ACTION: APPROVED BY IRC COMMITTEE 8/2/12

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
A	Y	A	A	A	Y(P)	Y	Y(P)	Y	Y	Y(P)

RESULT: Passed 7/11/12 BY SOILS COMMITTEE

STEERING COMMITTEE RECOMMENDATIONS: Concurs

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 18

COMMITTEE: IRC

CODE SECTION: 613.1

PROPONENT: Wesley Walters

PROPOSAL: Revise Section R613.1.

REVISE AS FOLLOWS:

613.1 General. Structural insulated panel (SIP) walls shall be designed in accordance with the provisions of this section. The design and installation shall be per approved listing requirements. ~~When the provisions of this section are used to design structural insulated panel walls, project drawings, typical details and specifications are not required to bear the seal of the architect or engineer responsible for design, unless otherwise required by the state law of the jurisdiction having authority.~~

JUSTIFICATION: The local jurisdictions accept ES reports and these component pieces have reports. This just says no extra work is required for design.

COST IMPACT: None

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Yes	Yes	Yes	Yes	n/a	Yes	Not present	n/a	Yes	Yes	yes

RESULT:

STEERING COMMITTEE RECOMMENDATIONS: Concurs

Not clear which SNBO Criteria this falls under. This was mentioned to the IRC Committee.

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 19

COMMITTEE: IRC

CODE SECTION: 806.2

PROPOSER: Wesley Walters

PROPOSAL: Revise Section R806.2.

REVISE AS FOLLOWS:

R806.2 Minimum area. The minimum net free ventilation area shall be 1/150 of the area of the space.

Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met:

1. In Climate Zones 6,7, and 8, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.
2. At least 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper 1/3 portion of the attic or rafter space. Upper ventilators shall be located no more than 3 feet below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation shall be located in the bottom 1/3 of the attic space. ~~by eave or cornice vents.~~ Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet below the ridge or highest point of the space shall be permitted.

JUSTIFICATION: Based on our climate, humidity, and temperature cycles, providing high and low venting in the attic space at 1/300 appears to be sufficient without the use of eave vents. Also due to property line separation requirements eave vents may not be allowed but ventilation still needs to be addressed.

COST IMPACT: None

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Not present	Yes	Not present	Yes		Yes	Yes		Yes	Yes	yes

RESULT: Approved

STEERING COMMITTEE RECOMMENDATIONS: Concurs

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 20

COMMITTEE: IRC

CODE SECTION: 807.1

PROPONENT: Wesley Walters

PROPOSAL: Revise Section 807.1.

REVISE AS FOLLOWS:

R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have ~~an~~ at least one attic access opening. ~~to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater.~~ Additional access openings shall be provided to attic areas that have electrical, plumbing, or mechanical fixtures or equipment that require access for periodic maintenance. ~~The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.~~

Exception: Access openings are not required for non-contiguous enclosed attic spaces that do not have plumbing, mechanical, or electrical components that require access for periodic maintenance.

The rough-framed opening shall not be less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location. When located in a wall, the opening shall be a minimum of 22 inches wide by 30 inches high (559 mm wide by 762 mm high). When the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.

JUSTIFICATION: This is to clarify that all attic areas do not need access openings. The head height was repeated in the next code section so was removed for clarity.

COST IMPACT: None

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Yes	Yes	Yes	Yes	n/a	Yes	Not present	n/a	Yes	Yes	yes

RESULT: approved

STEERING COMMITTEE RECOMMENDATIONS: Concur

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 21

COMMITTEE: IRC

CODE SECTION: 905.7 & 905.8

PROPONENT: Wesley Walters

PROPOSAL: Delete Sections R905.7 and R905.8 and replace with new Sections R905.7 and R905.8.

REVISE AS FOLLOWS:

R905.7 Wood shingles. Not permitted.

R905.8 Wood shakes. Not permitted.

JUSTIFICATION: Due to the extreme fire potential and the decreased durability. This is also a repeat from the 2009 amendments

COST IMPACT: None

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Yes	Yes	Yes	Yes	n/a	Yes	Not present	n/a	Yes	Yes	yes

RESULT: approved

STEERING COMMITTEE RECOMMENDATIONS: Concurs

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 22

COMMITTEE: IRC

CODE SECTION: 1007

PROPONENT: Wesley Walters

PROPOSAL: Add a new Section R1007.

REVISE AS FOLLOWS:

R1007 Fireplaces and Appliances.

A new section R1007 is added to read as follows:

R1007.1 Types of fireplaces. No solid fuel burning fireplace shall be constructed in any residential dwelling in Boulder City or the Las Vegas Valley Hydrographic Basin at an elevation of less than 4000 feet (1220 m) above sea level unless it is one of the following:

R1007.1.1 A dedicated solid fuel burning factory-built enclosed fireplace or factory-built heater that conforms to the “Phase II Environmental Protection Agency, Standards of Performance for New Stationary Sources, New Residential Heaters” as prescribed in 40 CFR Part 60, Subpart AAA, as verified by a nationally recognized listing approved by the Building Official.

R1007.1.2 A masonry fireplace or masonry heater constructed in accordance with 2009 IRC Chapter 10, Sections R1001, R1002 and R1003 or a factory-built fireplace shall include one of the following:

1. The installation of a wood-burning insert which meets the standards described in R1007.1.1 of this subsection and which shall be installed in accordance with the manufacture’s instructions.
2. The installation of gas logs with a nationally recognized listing and approved by the Building Official.

The fireplace opening shall be completely enclosed with a cover of solid glass, steel, or cast iron. The covering may be either solid or openable.

A caution sign shall be permanently installed and maintained where it is readily visible at all times. The sign shall state: “Caution: approved for fuel gas use only. Damper shall remain permanently blocked open.”

The letters on the sign shall be a minimum of 3/8 inches in height.

R1007.2 Types of Appliances

The following appliances shall be provided with a nationally recognized listing approved by the Building Official prior to installation:

1. Decorative electrical appliance
2. Decorative vented gas appliance
3. Decorative un-vented gas appliance or heater

R1008 Special Fireplace and Appliance Requirements.

A new section R1008 is added to read as follows:

R1008.1 Installation within a dwelling unit.

All fireplace or appliance installations within a dwelling unit shall comply with the following requirements:

1. If the fireplace or gas appliance is located in a sleeping room or an adjacent bathroom, then a permanent, unobstructed fresh air supply shall be provided directly from the exterior of the structure to the fire box.
2. The supply duct shall be a minimum 4” (102mm) or as directed in the manufacturer’s listing.

Exceptions:

A decorative electrical appliance

Un-vented heater that is specifically listed for sleeping rooms

3. All decorative gas or electrical appliances shall comply with their listing and the manufacturer’s installation instructions.

JUSTIFICATION: Providing a continuation of EPA requirements for fireplaces repeated from previous code cycles. The EPA requirements were intended for wood burning fireplaces. We have added the requirements for gas appliances and expanded the listing requirements. This now gives clearer definitions of what is a fireplace what is a gas appliance and how they can each be used within a dwelling.

COST IMPACT: Yes

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Yes	Yes	Yes	Yes	n/a	Yes	Not present	n/a	Yes	Yes	yes

RESULT: Approved

STEERING COMMITTEE RECOMMENDATIONS: Concur

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 23

COMMITTEE: IRC

CODE SECTION: Chapters 11 thru 43

PROPONENT: Wesley Walters

PROPOSAL:

Delete chapters 11 through 43 in their entirety, excluding section P2904.

JUSTIFICATION:

The chapters cover Energy, Plumbing, gas piping, mechanical and electrical are all part of other codes and committee review.

Section P2904 is referenced in sections 313.1.1 and 313.2.1. These sections direct the requirement and design of sprinkler systems for townhouses and single family residences with prescriptive code requirements not available in the fire code.

COST IMPACT: None

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Not present	Yes	Not present	Yes		Yes	Yes		Yes	Yes	Yes

RESULT: Approved

STEERING COMMITTEE RECOMMENDATIONS: Concurs

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 24

COMMITTEE: IRC

CODE SECTION: Appendices A thru Q

PROPONENT: Wesley Walters

PROPOSAL:

Delete All Appendices in their entirety with the following exceptions;

- H – Patio Covers
- K – Sound Transmission

JUSTIFICATION: Deleting unused sections

COST IMPACT: none

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Yes	Yes	Yes	Yes	n/a	Yes	Not present	n/a	Yes	Yes	yes

RESULT: Approved

STEERING COMMITTEE RECOMMENDATIONS: Concur

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 25

COMMITTEE: IRC

CODE SECTION: Def R202

PROPONENT: Kyle Tibbitts

PROPOSAL: Revise the definition of Building Thermal Envelope.

REVISE AS FOLLOWS:

BUILDING THERMAL ENVELOPE. The building's basement walls, exterior walls, floor(s), ceilings, roof(s) and any other building elements that define a thermal barrier (heat gain/loss) between the interior and exterior environments. ~~enclose conditioned space or provides a boundary between conditioned space and exempt or unconditioned space.~~ The building thermal envelope includes the air barrier being in direct contact with insulation and is enclosed by, but is not limited to, the following combination of elements: thermal insulation, air barrier, framing/structural members, glazing, doors and other components between the conditioned interior and unconditioned exterior environments.

JUSTIFICATION:

Per Criteria 6, the purpose of this amendment is to clarify the intent of the code.

The existing definition for the building thermal envelope was defined using conditioned space. The clarification removes conditioned space as a condition and defines it based on the buildings thermal barrier between the interior and the exterior environments. The plural "s" was added to "floor" and "roof" to account for buildings with multiple floors and roofs. A general listing of possible components is provided to demonstrate what is typically part of the thermal envelope.

This definition helps clarify attics within the thermal envelope (insulation attached to underside of roof) as conditioned space.

COST IMPACT: None

COMMITTEE ACTION: approved

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Not present	Yes	Not present	Yes		Yes	Yes		Yes	Yes	Yes

RESULT: Approved

STEERING COMMITTEE RECOMMENDATIONS: Concur

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 26

COMMITTEE: IRC

CODE SECTION: 302.1

PROPOSER: Matthew Dyka

PROPOSAL: Revise Section R302.1.

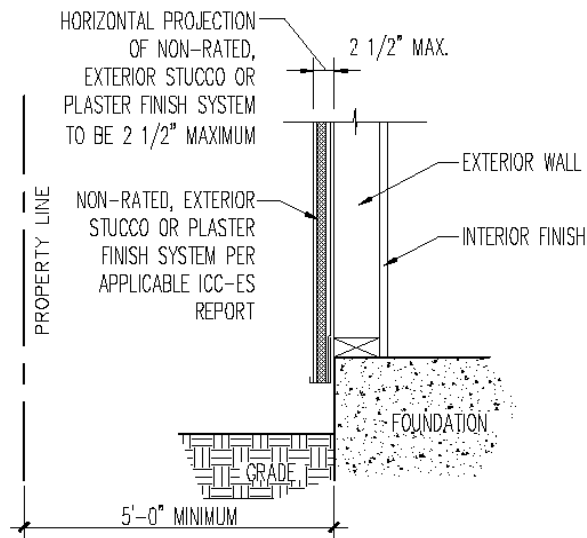
REVISE AS FOLLOWS:

R302.1 Exterior Walls. Construction, projections, openings and penetrations of *exterior walls* of dwellings and accessory buildings shall comply with Table R302.1 (1); or *dwellings* equipped throughout with an *automatic sprinkler system* installed in accordance with Section P2904 or IFC shall comply with Table R302.1(2). To determine when protection is required by Table R302.1(1), the minimum fire separation distance shall be determined from property line to the finish face of the wall except where the foundation distance from property line is 5 feet or greater, the foundation distance will be used for that wall only in accordance with Figure R302.1.

Foam plastics as specified in Section R316.3 may be used in exterior wall covering as a component or projection.

Exception:

6. Unprotected exterior wall covering is limited to a maximum of 4 inches beyond the wall construction into the minimum fire separation distance.
7. When there are no eave, attic or gable-end vent openings, the unprotected eave is limited to a maximum of 12 inches beyond the wall construction into the minimum fire separation distance. The unprotected eave projection is further limited to a maximum depth of 24 inches from the roof sheathing to the bottom of the projection.



NOTE: INTERIOR AND EXTERIOR WALL FINISH SHALL CONTINUE TO FULL HEIGHT OF WALL.

**FIGURE R302.1
MINIMUM FIRE SEPARATION DISTANCE DETAIL**

JUSTIFICATION: The definition of “fire separation distance” required the setback measurement to be taken from the building face. The difference in the tables deals with non-sprinklered buildings (Table (1) and sprinklered buildings table (2). There are now two tables for the same application, clarification are needed when the dimensional tolerance is closer (non-sprinklered) buildings. This proposed amendment will allow builders who have parcels with 5 foot setbacks to the property line to construct buildings without the requirement for fire-resistant construction. Only exterior wall finish materials would be permitted to project into the 5 foot setback. This was a 2006 amendment. The 2006 IRC Committee also drafted wall details to be used as a guide for the condition that were approved by SNBO, that detail is included in the amendment to help people find and follow that direction.

This will also help clarify the use of “Foam Plastic” in exterior wall finishes and further clarify how a measurement shall be made for exterior wall finish (defined as; cladding or a covering system.) Typical building construction practice and design have always allowed unprotected eave or wall “Plant-On” material to project from the wall construction into the minimum fire separation area or zone between the structure and property line. The questions were always “What materials, measured from where and how far.” This amendment clarifies the use, measurement and distance to property line associated with exterior finishes.

NOTE: amendments #6 and #7 are the same as #26 the committee was concerned that though both issues are important that one not be dependant on the other for approval.

COST IMPACT: savings to contractor

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Not present	Yes	Not present	Yes		Yes	Yes		Yes	Yes	yes

RESULT: Approved

STEERING COMMITTEE RECOMMENDATIONS: Concur

The 4” dimension under item #6 of Exception conflicts with the 2 ½” dimension shown in the Figure R302.1. This was mentioned to the IRC Committee, but the proposal was not revised.

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 27 (NEW)

COMMITTEE: IRC

CODE SECTION: P2904..1.1

PROPONENT: Wesley Walters

PROPOSAL: Revise Section P2904.1.1.

REVISE AS FOLLOWS:

Amend exception #3

3. Bathrooms not more than ~~55~~ 35 square feet (5.1m²) in area.

JUSTIFICATION:

With heaters and electrical items that are used in bathrooms the risk is enough to need protection. 2 percent of all fires occur in bathrooms. The standard bathroom is about 40 square feet in area. By exempting out large sections of a house you also create a place for fires to grow before any protection is provided.

COST IMPACT: Minimal

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
NOT PRESENT	YES	NOT PRESENT	YES		YES	YES		NO	NO	NO

RESULT: APPROVED 4 TO 3

STEERING COMMITTEE RECOMMENDATIONS: Does not concur. Larger areas are exempted by item #4 of Exception. Also it is not clear which SNBO Criteria this proposal falls under.

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: 28 (NEW)

COMMITTEE: IRC

CODE SECTION: P2904.2.3

PROPONENT: Wesley Walters

PROPOSAL: Revise Section P2904.2.3.

REVISE AS FOLLOWS:

P2904.2.3 Freezing areas. Piping in unconditioned spaces shall be protected from freezing with a minimum of R-2 insulation, as required by Section P2603.6. Where sprinklers are required in areas that are subject to freezing, dry-sidewall or dry-pendent sprinklers extending from a nonfreezing area into a freezing area shall be installed.

JUSTIFICATION: The IRC or the UPC does not give any requirements for minimum level of protection of piping from freezing. This level of protection is from the IECC code and provides for uniform enforcement of where and how much protection is required.

COST IMPACT: yes

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
NOT PRESENT	YES	NOT PRESENT	YES		YES	YES		YES	YES	YES

RESULT: APPROVED 8/2/12

STEERING COMMITTEE RECOMMENDATIONS: Concurs

SOUTHERN NEVADA CODE AMENDMENT FORM – 2012

AMENDMENT #: #29 (67)

COMMITTEE: Structural/Grading

CODE SECTION: R401.5

PROPONENT: Clark County

PROPOSAL: Add a new section R401.5.

REVISE AS FOLLOWS:

R401.5 Grading Plan. All projects that require grading shall have a grading plan prepared, stamped, and signed by a registered design professional in accordance with 2012 IBC chapter 18 and appendix J.

JUSTIFICATION: This clarifies that grading plans shall be provided where alterations to line and grade or drainage are a part of proposed construction.

COST IMPACT: There is no anticipated cost impact as this proposal simply codifies what is already the standard of practice in SONV.

COMMITTEE ACTION: APPROVED BY IRC COMMITTEE 8/2/12

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
A	Y	A	A	A	Y(P)	Y	Y(P)	Y	Y	Y(P)

RESULT: approved as modified 7/11/12 BY THE SOILS COMMITTEE

STEERING COMMITTEE RECOMMENDATIONS: Concur