



**SOUTHERN NEVADA PROPOSED AMENDMENTS
TO THE
2024 INTERNATIONAL BUILDING CODE**

International Building Code General Committee
Revised January 28, 2025

Preface

This document was developed by the Southern Nevada Building Officials' (SNBO) *International Building Code General Committee* and presents amendments to the 2024 *International Building Code* (IBC) as published by the *International Code Council* (ICC).

Participation in the 2024 International Building Code General Committee was open to all interested parties. However, voting on amendments proposals was limited to one vote each for 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 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.

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101.2.1

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 001

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 101.2.1

PROPOSER: Michael Gentile – PCNA Consulting Group

PROPOSAL: Clarify in the Amendments package that certain IBC Appendices are adopted.

REVISE AS FOLLOWS: **[A] 101.2.1 Appendices.** ~~Provisions in the appendices shall not apply unless specifically adopted.~~ **The following appendices, either in their entirety or as modified, are specifically adopted: Appendix C, Appendix E, Appendix H, Appendix I, Appendix J and Appendix P. New appendices Appendix Q, Appendix R and Appendix S are also adopted and inserted herein.**

JUSTIFICATION: Each of the Southern Nevada jurisdictions have traditionally adopted the appendices C, E, H, I and J as part of their IBC adoption process (note: newly created appendices P & Q were first adopted by; CLV & COH in their 2021 IBC cycle). However, we have never previously expressly noted a complete list of these adopted appendices within the IBC amendments package. Rather, we have traditionally indicated their adoptions within each respective AHJ’s Building Administrative Codes (BAC). In the case of the 2021 IBC adoption by CLV & COH, they provided several individual amendment items for each adopted appendix at the end of their IBC amendments package, by noting them as either a) adopted in entirety, b) adopted as modified or c) newly adopted. We are proposing this amendment to occur in Chapter 1 since a complete list of these adopted appendices would be most useful at the front-end of the code, not at the back-end (or within just the BAC’s).

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A	B	C	D	E	F	G	H	X	I	J
----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: Because this is a code clarification, it neither increases nor decreases costs.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3

Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y
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RESULT: Approved Failed Withdrawn Tabled Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 - 002.01

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Sections 103 through 116

PROPONENT: Michael Gentile, PCNA Group

PROPOSAL: Delete Sections 103 through 116 in their entirety

REVISE AS FOLLOWS: Delete Sections 103 through 116 in their entirety. Please refer to the Building Administrative Code (BAC), as adopted by each respective local Authority Having Jurisdiction, for requirements related to administration and enforcement of these provisions.

JUSTIFICATION: Each local Southern Nevada AHJ will continue to adopt their own unique Building Administrative Codes (BAC's) to address all of the items within these sections. Thus, they are not required to be part of this IBC code adoption in Southern Nevada.

It's worth noting that Sections 101 & 102 continue to be enforced under this provision.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E		F		G		H	X	I		J	
----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	----------	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: None

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y		Y _{HEN}	Y _{CC}	Y		Y	Y	Y

RESULT: X Approved ___ Failed ___ Withdrawn ___ Tabled ___ Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 - 004

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 202

PROPOSER: Michael Gentile, PCNA Group

PROPOSAL: Add a new Defined Term to the IBC.

REVISE AS FOLLOWS:

Amend Section 202 to include the following definition:

[F] FIRE CODE OFFICIAL. The fire chief or other designated authority charged with the administration and enforcement of the *International Fire Code*, or a duly authorized representative.

JUSTIFICATION:

The term “Fire Code Official” is used in dozens of locations in the 2024 IBC. However, this term is not formally defined in the 2024 IBC.

The proposed definition of “Fire Code Official” was taken verbatim from Section 202 of the 2024 *International Fire Code*, except that the phrase “the code” was replaced with the phrase “the International Fire Code”. This clarification is required since the phrase “the code” would otherwise signify the building code.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E		F		G		H	X	I		J	
----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	----------	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT:

None

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: Approved Failed Withdrawn Tabled Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 -005

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 202

PROPOSER: Michael Gentile, PCNA Group

PROPOSAL: Re-define the meaning of each respective ICC code to allow it to mean either an ICC code or a non-ICC code, as deemed applicable by each individual Southern Nevada AHJ.

REVISE AS FOLLOWS:

INTERNATIONAL ENERGY CONSERVATION CODE. The Energy Conservation Code as amended and adopted by the local jurisdiction.

INTERNATIONAL EXISTING BUILDING CODE. The Existing Building Code as amended and adopted by the local jurisdiction.

INTERNATIONAL FIRE CODE. The Fire Code as amended and adopted by the local jurisdiction.

INTERNATIONAL FUEL GAS CODE. The Fuel Gas Code as amended and adopted by the local jurisdiction.

INTERNATIONAL MECHANICAL CODE. The Mechanical Code as amended and adopted by the local jurisdiction.

INTERNATIONAL PLUMBING CODE. The Plumbing Code as amended and adopted by the local jurisdiction.

INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE. The Private Sewage Disposal Code as amended and adopted by the local jurisdiction.

INTERNATIONAL PROPERTY MAINTENANCE CODE. The Property Maintenance Code as amended and adopted by the local jurisdiction.

INTERNATIONAL RESIDENTIAL CODE. The Residential Code as amended and adopted by the local jurisdiction.

INTERNATIONAL WILDLAND-URBAN INTERFACE CODE. The Wildland-Urban Interface Code as amended and adopted by the local jurisdiction.

JUSTIFICATION:

The IBC contains numerous references to the above-listed International Codes. However, such references to these International Codes in the IBC create potential conflicts with the codes actually adopted by Southern Nevada jurisdictions because (a) the jurisdictions may not adopt the same editions of these codes, and (b) the jurisdictions may adopt codes other than those published by the ICC (e.g., the Uniform Plumbing Code and Uniform Mechanical Code as published by IAPMO). The proposed definitions would direct the user to the applicable adopted code without requiring changes to be made throughout the IBC. This approach is consistent with the method used to address this issue in the adopted and amended 2000 through 2021 editions of the IBC. All of the codes identified in this amendment are referenced within the 2024 IBC, as noted in IBC Chapter 35.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E		F		G		H	X	I		J	
----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	----------	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: None.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved ___ Failed ___ Withdrawn ___ Tabled ___ Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 068.00

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 202

PROPOSER: Jungkyoo Park and Michal Turczyk (CCBD)

PROPOSAL: Add definition of *ventilation well* to the code.

ADD AS FOLLOWS:

Ventilation Well: A vertical open area bound on all sides by walls and used to provide natural ventilation with an unobstructed opening to sky at the top.

JUSTIFICATION:

There is no definition in the building code for the vertical open to air shafts used for natural ventilation.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E		F		G	X	H	X	I		J	
----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	---	----------	---	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
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F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: None as this only defines the element.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
	Y		Y		Y _{cc}		Y _{clv}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 - 007.01

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Sections 305.2.3, 308.5, 308.5.1, 308.5.3, 308.5.4, 310.4 & 310.4.1

PROPOSER: Michael Gentile, PCNA Group

PROPOSAL: Increase max number of children in each category from five (5) to six (6) to match State of Nevada law in regards to facility operator licensing requirements.

REVISE AS FOLLOWS:

Amend Section 305.2.3 to read as follows:

305.2.3 Six Five or fewer children in a dwelling unit. A facility such as the above within a *dwelling unit* and having **six five** or fewer children receiving such day care shall be classified as a Group R-3 occupancy or shall comply with the *International Residential Code*.

Amend Section 308.5 to read as follows:

308.5 Institutional Group I-4, day care facilities. This group shall include buildings and structures occupied by more than **six five** persons of any age who receive *custodial care* for fewer than 24 hours per day by persons other than parents or guardians, relatives by blood, marriage or adoption, and in a place other than the home of the person cared for. This group shall include, but not be limited to, the following:

- Adult day care
- Child day care

Amend Section 308.5.1 to read as follows:

308.5.1 Classification as Group E. A child day care facility that provides care for more than **six five** but no more than 100 children 2½ years or less of age, where the rooms in which the children are cared for are located on a *level of exit discharge* serving such rooms and each of these child care rooms has an *exit* door directly to the exterior, shall be classified as Group E.

Amend Section 308.5.3 to read as follows:

308.5.3 Six Five or fewer persons receiving care. A facility having **six five** or fewer persons receiving *custodial care* shall be classified as part of the primary occupancy.

Amend Section 308.5.4 to read as follows:

308.5.4 Six Five or fewer persons receiving care in a dwelling unit. A facility such as the above within a *dwelling unit* and having **six five** or fewer persons receiving *custodial care* shall be classified as a Group R-3 occupancy or shall comply with the *International Residential Code*.

Amend Section 310.4. to read as follows:

310.4 Residential Group R-3. Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Buildings that do not contain more than two dwelling units

*Care facilities that provide accommodations for **five six** or fewer persons receiving care*

Congregate living facilities (nontransient) with 16 or fewer occupants

Boarding houses (nontransient)

Convents

Dormitories

Emergency services living quarters

Fraternities and sororities

Monasteries

Congregate living facilities (transient) with 10 or fewer occupants

Boarding houses (transient)

Lodging houses with five or fewer guest rooms

Hotels (nontransient) with five or fewer guest rooms

Motels (nontransient) with five or fewer guest rooms

Amend Section 310.4.1 to read as follows:

310.4.1 Care facilities within a dwelling. Care facilities for **six five** or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the *International Residential Code* provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or with Section P2904 of the *IRC*.

JUSTIFICATION:

This amendment is proposed to provide correlation between the 2024 IBC and the requirements of the Nevada Bureau of Services for Child Care, which are codified in NAC/NRS 432A. In accordance with NAC 432A, the Nevada Bureau of Services for Child Care licenses home day cares as either “family homes” or “group homes”. As defined in NAC 432A, a “family home” is a child care facility in which “the licensee regularly provides care without the presence of parents, for at least five and **not more than six children**,” while a “group home” is a child care facility in which “the licensee regularly provides care for no less than seven and no more than twelve children.”

Sections 305.2.3, 308.5.3/308.5.4, and 310.4.1 of the 2024 IBC require that a home day care facility with **five or fewer** children be permitted to either (a) be classified as a Group R-3

occupancy and built in compliance with the IBC, or (b) classified as a Group R-3 occupancy and built in compliance with the *International Residential Code* (IRC). If built in accordance with the IBC, the home containing the home day care operation would be required to be sprinklered throughout in accordance with NFPA 13 and meet all the IBC means of egress, accessibility, and plumbing fixture count requirements, which would require a substantial amount of expensive improvements for most home day cares.

This proposal would change the language in 2018 IBC Sections 305.2.3, 308.5, 308.5.1, 308.5.3, 308.5.4, 310.4 and 310.4.1 to increase the cut-off for R-3 home day cares from a maximum of five (5) children to a maximum of six (6) children. These changes would make the 2024 IBC consistent with NAC/NRS 432A as far as home daycare or "family homes" facilities are concerned. The result of the proposed changes would be that a home day care that is legally licensed by the Nevada Bureau of Services for Child Care for up to six (6) children would be allowed under the amended IBC to be treated as either (a) a Group R-3 occupancy per the IBC and sprinklered in accordance with NFPA 13D, or (b) a Group R-3 occupancy that is permitted to comply with the IRC instead of the IBC.

Without the proposed changes, a home day care operator could be licensed by the Nevada Bureau of Services for Child Care as a "family home" for the care of six (6) children, but the 2024 IBC would require the home containing such an operation to be classified as a Group E or Group I-4 occupancy. As stated previously, the impact of a Group I-4 occupancy classification is substantial since it would require the home containing the "family home" child care facility to be fully sprinklered and fully compliant with the means of egress, accessibility, and plumbing fixture count requirements of the IBC instead of the IRC.

This proposal will benefit the jurisdictions in Southern Nevada by eliminating a conflict between the NAC/NRS and the 2024 IBC. If approved, this proposal would allow home daycare facilities that provide care for a maximum of six (6) children to have a business license issued by the State (and/or the local jurisdiction in the case of North Las Vegas) without requiring the caretaker's home to comply with the 2024 IBC, whether as a Group E, I-4 or R-3 occupancy. Instead, the caretaker's home would be permitted to comply with the 2024 IRC.

Please note that this proposal only addresses home daycare facilities that provide service for a maximum of six (6) children. Those home daycare facilities that provide care for more than six children would still be required to comply with the IBC requirements for a Group I-4 occupancy.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	<input checked="" type="checkbox"/>	F		G		H		I		J	
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*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: None.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

310.3

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 - 008

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 310.3

PROPOSER: Michael Gentile, PCNA Group

PROPOSAL: Add the term “Condominium” to the list of Group R-2 occupancies.

REVISE AS FOLLOWS:

Amend Section 310.3 to include “Condominiums” in R-2 occupancies as follows:

310.3 Residential Group R-2. Residential occupancies containing *sleeping units* or more than two *dwelling units* where the occupants are primarily permanent in nature, including:

Apartment houses

Condominiums (nontransient)

Congregate living facilities (nontransient) with more than 16 occupants

Boarding houses (nontransient)

Convents

Dormitories

Fraternities and sororities

Monasteries

Hotels (nontransient)

Live/work units

Motels (nontransient)

Vacation timeshare properties

JUSTIFICATION:

Condominiums are not defined and could be interpreted as R-1 or R-2 occupancies depending on the use by the Owner as either a rental unit on a short term basis (less than 30 days) or as a longer term rental or permanent residence. However, in terms of actual use, Condominiums (nontransient) most closely resemble Vacation timeshare properties, Hotels (nontransient), and Motels (nontransient), which are all classified as Group R-2. Further, condominium units always provide complete, independent living facilities, including permanent provisions for living, sleeping, eating, cooking and sanitation. As such, condominiums contain dwelling units and not just sleeping units. Since Group R-1 occupancies are limited to residential occupancies containing sleeping units where the occupants are primarily transient in nature, it is not appropriate to classify condominiums as Group R-1 occupancies. This proposal eliminates any misinterpretation by mandating that condominiums be classified as Group R-2.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E		F	X	G		H	X	I		J	
----------	--	----------	--	----------	--	----------	--	----------	--	----------	----------	----------	--	----------	----------	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: None.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	O

RESULT: X Approved Failed Withdrawn Tabled Other

311.1.1

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24-010.01

COMMITTEE: 2024 IBC General Committee

CODE SECTION: 311.1.1

PROPOSER: Allen Burris

PROPOSAL: Remove Section 311.1.1 without replacement.

REVISE AS FOLLOWS:

311.1.1 Reserved - Accessory storage space. ~~A room or space used for storage purposes that is accessory to another occupancy shall be classified as part of that occupancy.~~

JUSTIFICATION: The code removed any size limitations for accessory storage spaces and then failed to define the term Accessory Storage Space. It could be argued that storage is always accessory to something – factory, retail use, business, etc. Drawn to its logical extreme conclusion, the code allows a large warehouse with a small office and a Group B classification.

The BCAC provided the following commentary regarding the removal of the size of the storage space and then further stated, though not codified:

“The key point is the hazard level that storage brings to the building” and “where storage activities pose a significantly higher hazard than the other uses in the building, they would typically not be considered accessory and therefore classified as a Group S occupancy”.

There is no guideline to determining the significantly higher hazard of the storage activity.

This new approach to classifying storage spaces does not vary based upon the size of the storage space. There is no square footage or percentage threshold, such as 100 square feet or 10%, over which the Group S classification will be applied. Where the storage use is considered as accessory to the other uses in building, it shall be classified in accordance with those other uses. The key point is the hazard level that storage brings to the building. It is assumed that accessory storage uses pose little additional hazard above the occupancies which they serve. Where storage activities pose a significantly higher hazard than the other uses in the building, they would typically not be considered accessory and therefore classified as a Group S occupancy.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E		F	X	G	X	H	X	I		J	
----------	--	----------	--	----------	--	----------	--	----------	--	----------	---	----------	---	----------	---	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
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H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: The code change proposal is a clarification of the intent of the code and is not anticipated to increase or decrease the cost of construction.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	

RESULT: X Approved Failed Withdrawn Tabled Other

402.7.6

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 014

COMMITTEE: 2024 IBC General Committee

CODE SECTION: 402.7.6 Fire command center

PROPONENT: Raoul Brown – Apogee Consulting Group

PROPOSAL: Add new code Section 402.7.6

REVISE AS FOLLOWS:

402.7.6 Fire command center. For covered mall buildings exceeding 50,000 square feet (4645 m²) a fire command center complying with Section 911 shall be provided in a location approved by the fire code official.

JUSTIFICATION:

The IFC alludes to a fire command center for covered mall buildings in Section 408.11.1. However, the trigger requirement for a covered mall building is not apparent. Base code requirements for covered mall buildings have significant triggers occurring at 50,000 sf. These include emergency voice alarm systems, and emergency power. Sections 402.7.4 and 402.7.5 have requirements for fire department access to voice/alarm communication systems, and "Rooms or areas containing controls for air-conditioning systems or fire protection systems shall be identified for use by the fire department." In addition, Section 402.7.2 requires smoke control in covered malls with atriums over two stories.

For larger buildings, preplanning the use of fire protection equipment such as hose stations, and the above mentioned equipment will aid in fire department response. Providing the necessary information and equipment controls in one accessible location such as a fire command center, can only aid the response. Without a fire command center there is no requirement to consolidate equipment controls to aid emergency response. This proposal will formalize the requirement alluded to in the fire code for mall buildings over 50,000 sf. and provide a single location for emergency equipment controls and responders to coordinate their efforts.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

Table with 14 columns labeled A through J and X, with 'X' marked in columns F and J.

A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law

F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities

COST IMPACT: Loss of revenue generating space and the cost to construct the room.

COMMITTEE ACTION: (leave blank - to be assigned by Committee Chair)

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: Approved Failed Withdrawn Tabled Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 015

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 403.3

PROPOSER: Raoul Brown - Apogee Consulting Group.

PROPOSAL: Remove the exception.

REVISE AS FOLLOWS:

Amend Section 403.3 to read as follows:

[F] 403.3 Automatic sprinkler system. *Buildings and structures shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and a secondary water supply where required by Section 403.3.3.*

~~—**Exception:** An automatic sprinkler system shall not be required in spaces or areas of telecommunications equipment buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided that those spaces or areas are equipped throughout with an automatic fire detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 or not less than 2-hour horizontal assemblies constructed in accordance with Section 711, or both.~~

JUSTIFICATION:

An automatic fire detection system, 1-hour fire barriers, and 2-hour horizontal assemblies are not a sufficient justification for the blanket omission of sprinkler protection in telecommunications equipment rooms or areas in otherwise fully sprinklered high-rise buildings. Further, the blanket omission allowed by the exception does not require approval of the Code Official to omit sprinklers in the telecommunications equipment areas.

NFPA 13 does not permit the omission of sprinklers in telecommunications areas of high-rise buildings. The closest allowance for such an omission in NFPA 13 (2022) is in Section 9.2.6, which permits the omission of sprinklers in dedicated electrical equipment rooms that contain only dry-type or liquid type with listed K-class fluid electrical equipment, that contain no storage, and that are separated by 2-hour fire-rated enclosures.

There are several options available for alternate means of providing sprinkler or suppression that may make the telecommunications systems rooms safe for the equipment. These alternate means can still be requested and agreed to on a case-by-case basis. Entirely removing

suppression from any room should be carefully considered prior to having a blanket allowance such as is provided in the Exception.

Please note that this is consistent with the current amendments in both the 2018 and 2021 codes used in the local jurisdictions and going back to the 2000 code cycle. It is also my understanding that the local jurisdiction does not allow partially sprinkled buildings.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	X	F		G		H	X	I		J	
----------	--	----------	--	----------	--	----------	--	----------	----------	----------	--	----------	--	----------	----------	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: The cost to install sprinklers in telecom rooms.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

403.5.3

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 021

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 403.5.3

PROPONENT: Raoul Brown – Apogee Consulting Group

PROPOSAL: Adds an exception to automatically unlocked doors

REVISE AS FOLLOWS:

403.5.3 Stairway door operation. *Stairway* doors other than the *exit discharge* doors shall be permitted to be locked from the *stairway* side. *Stairway* doors that are locked from the *stairway* side shall be capable of being unlocked without unlatching where any of the following conditions occur:

1. Individually or simultaneously upon a signal from the *fire command center*.
2. Simultaneously upon activation of a *fire alarm signal* in an area served by the *stairway*.
3. Upon failure of the power supply to the lock or locking system.

Exception: *Stairway* doors opening directly into privately owned residential units or leased tenant spaces are permitted to unlock without unlatching only upon a signal from the *fire command center*.

JUSTIFICATION:

The conditions above create a possible security and insurance risk for stairs to unlock automatically upon alarm when the access door is directly into a privately owned residential unit, leased or owner tenant space. Tenant spaces that have only certain hours of operation and are closed during off hours, owners of residential units that are not always there (i.e. vacation home). These areas are at risk of intentional or unintentional alarms providing free access to their units / tenant space. Therefore, it is reasonable to allow these types of spaces to utilize only the manual function from the FCC to unlock the associated doors to their spaces, so only trained personnel (either fire department or facility personnel) can provide this necessary access.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D	X	E		F		G	X	H	X	I		J	
----------	--	----------	--	----------	--	----------	---	----------	--	----------	--	----------	---	----------	---	----------	--	----------	--

A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
 D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law

F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities

COST IMPACT: None, this is a software and programming issue.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y		Y _{HEN}	Y _{CC}	Y		Y	Y	Y

RESULT: Approved Failed Withdrawn Tabled Other

403.6.1 Exception & Table 403.6.1

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24-012

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 403.6.1 Exception & Table 403.6.1

PROPOSER: Michael Gentile - PCNA Group

PROPOSAL: *Add a new Exception & Table to Section 403.6.1 as follows:*

REVISE AS FOLLOWS:

403.6.1 Fire service access elevator. In buildings with an occupied floor more than 120 feet (36 576 mm) above the lowest level of fire department vehicle access, no fewer than two fire service access elevators, or all elevators, whichever is less, shall be provided in accordance with Section 3007. Each fire service access elevator shall have a capacity of not less than 3500 pounds (1588 kg) and shall comply with section 3002.4.

Exception: Where a building is provided with multiple ambulance stretcher-sized elevator cars in accordance with Section 3002.4 in the quantities prescribed in Table 403.6.1, fire service access elevators shall not be required.

**Table 403.6.1
Ambulance Stretcher-sized Elevator Cars**

Highest floor level served above lowest level of fire department access in feet (meters)	Number of elevator cars sized to accommodate an ambulance stretcher ^a .
120-599 (36.6m-182.6m)	3
600-899 (182.9m-274.0m)	4
900 and greater (274.3m)	5

^a. A fire service access elevator, installed in accordance with Section 403.6.1, shall be permitted to substitute for a maximum of one ambulance stretcher-sized elevator car.

JUSTIFICATION:

Local codes have previously been modified to provide additional elevator transport for fire department personnel in accordance with IBC Section 3002.4. The 2006 code had provisions requiring additional elevators with respect to number of stories, and the 2009 code had similar provisions but with a modification to trigger additional elevators by floor height. The proposed exception to IBC Section 403.6.1 is similar to what was approved for the 2000, 2003, 2006, 2009, 2012, 2018, & 2021 IBC code cycles in Southern Nevada.

Base IBC Section 403.6.1 requires a minimum of two (2) fire service access elevators, or all elevators, whichever is less, to be provided in buildings with an occupied floor more than 120' above the lowest level of fire department access. Per the commentary to the 2021 IBC, this is based on past experience that has shown that elevators are often not available due to shutdowns

for various reasons. Requiring two (2) fire service access elevators increases the likelihood there will be an elevator available for fire department use in an emergency event.

High rise elevator cores are typically located centrally within a tower, and exit stairs are typically located on either end of the tower. Depending on the size and occupant load of the tower, a tertiary (or more) stair may be located centrally within the tower; however, such stairs are typically not necessary and therefore not provided.

The design and economic implications of providing a minimum of two (2) fire service access elevators in high rise buildings is significant when taking into consideration all of the required support features in addition to the elevators themselves, such as enclosed lobbies with direct access to an interior exit stair. Requiring fire service access elevators to open into an enclosed lobby with direct access to an interior exit stair could potentially eliminate a guestroom from each level, or leasable space from each level, etc., due to the footprint required for the lobby and stair. IBC Section 3007.6.4 requires fire service access elevator lobbies to have a minimum size of 150 ft² with a minimum dimension of 8 feet, and interior exit stairs are required to be sized in accordance with IBC Section 1009.2.

Further, the base code only mandates two (2) fire service access elevators for fire department use, including "super tall" buildings, which could have a negative impact on firefighter response & operations. The proposed exception to Section 403.6.1 would require additional elevators based on floor height in lieu of providing only (2) fire service access elevators regardless of building height. This provides additional redundancy as well as additional transport for shuttling fire department personnel and supplies from the ground level to the floor of incidence and staging levels.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E		F		G		H	X	I		J	X
----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	----------	----------	--	----------	----------

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: This could potentially increase the cost of compliance for buildings having floors greater than 120 feet above the lowest point along the fire lane due to the increased number of ambulance stretcher-sized elevators, as compared to the base code requirements.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 022.00

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 404.3

PROPONENT: Raoul Brown – Apogee Consulting Group

PROPOSAL: Removes exceptions

REVISE AS FOLLOWS:

[F] 404.3 Automatic sprinkler protection. *An approved automatic sprinkler system shall be installed throughout the entire building.*

Exceptions:

- ~~1. That area of a building adjacent to or above the atrium need not be sprinklered provided that portion of the building is separated from the atrium portion by not less than 2-hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both.~~
- ~~2. Where the ceiling of the atrium is more than 55 feet (16 764 mm) above the floor, sprinkler protection at the ceiling of the atrium is not required.~~

JUSTIFICATION:

Fire sprinkler systems should be required throughout buildings. Areas adjacent to the atrium may be the contributor to the smoke that is rising in the atrium. It is essential to limit the smoke being introduced into the atrium. Although the fire barrier allows for protection, the most effective protection from fire and fire products is a fire sprinkler system. With Exception No. 2, there is substantial evidence that fire sprinkler systems, in the correct configuration, are effective at heights exceeding 55 feet. Where the configuration of a building prohibits traditional fire sprinklers, other systems can be employed to provide suppression for any fire within the atrium.

NFPA 13 (2022), Section 8.1.1(1) requires sprinklers throughout the premises. Under certain conditions, NFPA 13 permits the omission of sprinklers in specific areas and spaces within a building (see Section 8.15 “Special Situations”). However, NFPA 13 does not permit the omission of sprinklers at the ceiling of an atrium when the atrium ceiling is more than 55 feet above the floor. If the building is required to be sprinklered throughout, and NFPA 13 does not permit the omission of sprinkler at the atrium ceiling, then Exception No. 2 should be deleted for consistency.

For special circumstances where sprinkler ineffectiveness can be sufficiently demonstrated, the designers can still propose the omission of sprinklers at the ceiling of a tall (> 55 feet) atrium under the Alternate Method process. However, by deleting Exception No. 2, the designers will be required to address each atrium on a case-by-case basis, which is not unreasonable. Lastly it is my understanding that the local jurisdiction does not allow for partially sprinkled buildings.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D	X	E	X	F		G		H		I		J	
----------	--	----------	--	----------	--	----------	---	----------	---	----------	--	----------	--	----------	--	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT:

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y		Y _{HEN}	Y _{CC}	Y		Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

404.6

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24-013

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 404.6

PROPOSER: Michael Gentile - PCNA Group

PROPOSAL: *Modify Exceptions 1.1 & 1.2 of Section 404.6*

REVISE AS FOLLOWS:

404.6 Enclosure of atriums. *Atrium* spaces shall be separated from adjacent spaces by a 1-hour *fire barrier* constructed in accordance with Section 707 or a *horizontal assembly* constructed in accordance with Section 711, or both.

Exceptions:

1. A *fire barrier* is not required where a glass wall forming a smoke partition is provided. The glass wall shall comply with all of the following:

1.1 **A separately zoned system of automatic** ~~Automatic~~ sprinklers ~~are~~ **is** provided along both sides of the separation wall and doors, or on the room side only if there is not a walkway on the *atrium* side. The sprinklers shall be located between 4 inches and 12 inches (102 mm and 305 mm) away from the glass and at intervals along the glass not greater than 6 feet (1829 mm). The sprinkler system shall be designed so that the entire surface of the glass is wet upon activation of the sprinkler system without obstruction;

1.2 The glass wall shall be installed in a ~~gasketed~~ frame in a manner that **limits the passage of smoke and allows** the framing system ~~deflects~~ **to deflect** without breaking (loading) the glass before the sprinkler system operates; and

1.3 Unchanged

2. Unchanged

3. Unchanged

4. Unchanged

JUSTIFICATION:

The proposed amendment includes two technical changes. First, (in 1.1) the amendment proposes to require a separately zoned system of sprinklers when the design approach described in Exception No. 1 is used. This part of the amendment satisfies the SNBO Criteria for Code Amendments because it is required for code correlation (NFPA 13) and to provide for consistency in regional interpretation and application of the codes. Second, (in 1.2) the amendment proposes to delete the word “gasketed”. The word gasketed does not allow for structural or wet-set glazed systems to be used. There are tested assemblies even for rated glass that do not have gaskets. For example, PLO/WA90-01 uses PVC tape, sealant, and angle stops. The frame is still being loaded but no gaskets are used. The current language is too restrictive on designers when there are proven technologies available that produce the same results but would address unique designs or systems not anticipated in the code. This part of the amendment satisfies the SNBO Criteria for Code Amendments because it is required to address unique designs or systems not anticipated by the code.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	X	F		G	X	H		I		J	
----------	--	----------	--	----------	--	----------	--	----------	----------	----------	--	----------	----------	----------	--	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: This amendment will increase the cost of construction slightly compared to base code since it will require the sprinklers at an atrium glass wall separation to be separately zoned. However, this amendment will not increase the cost of construction compared to previous local code requirements.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved ___ Failed ___ Withdrawn ___ Tabled ___ Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24-017.01

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Sections 406.3.3.1 & 507.14

PROPOSER: Michael Gentile - PCNA Group

PROPOSAL: *Amend Section 406.3.3.1 and Add new Section 507.14 as follows:*

REVISE AS FOLLOWS:

406.3.3 Carports. Carports shall be open on not fewer than two sides. Carports open on fewer than two sides shall be considered to be a garage and shall comply with the requirements for *private garages*.

406.3.3.1 Carport Separation. ~~A separation is not required between a Group R-3 and U carport, provided that the carport is not entirely open on two or more sides and there are not enclosed areas above.~~ Separations shall comply with one of the following:

1. A separation is not required between a Group R-3 and U carport, provided that the carport is entirely open on two or more sides and there are not enclosed or occupiable areas above.
2. Where a non-combustible carport and Group B, F, M, R or S occupancy building occur on the same parcel, a minimum separation of 10 feet measured from the roof edges is provided between the carport and building, exterior wall and opening protections are not required for either structure.

507.14 Noncombustible carports. A noncombustible carport may be of unlimited area when it is open on all sides, there are not enclosed or occupiable areas above, and it is located a minimum of 5 feet (1,524 mm) from any property line or assumed property line, measured from the roof edge.

JUSTIFICATION:

Due to the extremely warm climate, plus the approx. 294/365 full days of sunshine in Southern Nevada, carports are used extensively throughout the area to provide sun and shade protection for private motor vehicles at many facilities. For example, carports are most prevalent at apartment, townhome and condominium complexes, as well as at many office buildings. The 2024 IBC limitations on carports do not adequately address the climatic conditions of Southern Nevada.

Item #1 of revised Section 406.3.3.1 is simply a relocation of the original base code language (from the charging portion of this section) into one (1) of two (2) compliance items. As such, this is already allowed by the IBC and is simply relocated as item #1 for the sake of clarification. However, we added the term “occupiable” to address the possibility of an occupied roof occurring above a carport, which has not yet been addressed within the 2024 IBC base code.

Item #2 of Section 406.3.3.1 is added to address where Group B, F, M, R, or S occupancies are located on the same property as a carport and the two structures are located at least 10 feet apart. For this arrangement, which is common in Southern Nevada, this amendment proposes to allow the omission of exterior wall and opening protection on both the building (Group B, F, M, R, or S occupancies) and the carport that occurs adjacent to that building, provided that the carport is noncombustible, open on all sides, and located at least 10 feet from the building, as measured between the roof edges of both structures. This proposed allowance is consistent with previous IBC amendments as adopted in all prior IBC code adoptions in Southern Nevada (ex: 2000, 2003, 2006, 2009 & 2012). It is important to note here that this provision does not reference the presence of an assumed imaginary property line that may (or may not) occur between the carport and an adjacent building. That’s because in some conditions, such a property line may not be necessary in all instances (ex: both the building and the carport are classified as parts of the same building on a single lot). Additionally, where such an assumed imaginary property line may occur between the carport and the building, the designer is permitted to place that line anywhere from 5-ft to 10-ft away from the cover edge of the carport, thus giving more design freedom with respect to exterior wall and opening protections within the adjacent building.

The addition of new Section 507.14 addresses the limited hazards associated with vehicles parked under non-combustible carports. Relatively the same hazards would exist regardless of the presence of the non-combustible cover provided by the carport or not. Per IBC Table 506.2, the maximum allowable area of a Group U non-combustible carport that is NOT-sprinklered is limited to 8,500 SF in area (Type II-B construction). Given the approx gross area of a single vehicle parking space is approx. 200 SF per space, that limits the maximum number of vehicles that can be parked under a single carport to approx 40 vehicles. The approx. 40 vehicle limitation on carports is an unnecessary limitation since the hazard does not substantially change if the maximum allowable area of the carport is increased or unlimited under certain (specific) conditions. These conditions include requiring that the carport be open on all sides (usually 4 sides, but could be more), and that no point of the roof edge occurs within 5-ft (60-inches) of a property line (either “assumed imaginary” or “real”).

Previous iterations of this amendment included a 12-ft maximum height limitation for the roof covering. However, the General Committee agreed that there are any number of these carports that house larger vehicles (ex: RV’s) that require heights above 12-ft. Further, it was concluded that the higher the elevation of the roof covering, the greater the openings on all sides, which benefit the escape of smoke/heat/gasses when a vehicle fire occurs. For these reasons, the General Committee concluded that there was no viable reason to maintain a max. height limit. Please note that the proponent considered several other locations in the Code to add the proposed unlimited area and exterior wall and opening protection allowances. However, the proponent determined that the best location for the proposed amendments was in Sections 406.3.3.1 for three main reasons:

- Table 705.5 addresses exterior wall rating requirements based on fire separation distances. Footnote h to Table 705.5 addresses Group U occupancies and references Section 406.3.3. By locating part of the proposed amendment in Section 406.3.3, footnote h of Table 705.5 is unaffected and the intent of the base IBC and the amendment are maintained.

- Footnote c to Table 508.4 addresses Group U occupancies and references Section 406.3.4. By locating part of the proposed amendment in Section 406.3.4, footnote c to Table 508.4 is unaffected and the intent of the base IBC and the amendment are maintained.

The community benefits from this amendment because carports will be addressed consistently throughout the valley.

This amendment satisfies the SNBO Criteria for Code Amendments because it is required for local climatic conditions (desert sun/heat) and it is required to address a special occupancy (Group U carports).

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C	X	D		E		F		G		H	X	I		J	
----------	--	----------	--	----------	----------	----------	--	----------	--	----------	--	----------	--	----------	----------	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: This proposal will reduce the cost of construction.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved ___ Failed ___ Withdrawn ___ Tabled ___ Other

406.5.2.2

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 069.00

COMMITTEE: 2024 IBC General Committee

CODE SECTION: 406.5.2.2

PROPOSER: Jungkyoo Park and Michal Turczyk (CCBD)

PROPOSAL: Add section 406.5.2.2 to provide requirements for *ventilation wells* adjacent to open parking garages.

REVISE AS FOLLOWS:

406.5.2.2 Opening Above Grade. *When ventilation wells are used to satisfy natural ventilation requirements for open parking garages, the width of the ventilation well opening to sky shall be one and one-half times (1.5x) the height of the adjacent structure to the bottom of the lowest required opening. The minimum required width of the ventilation well shall be maintained for not less than the length of the required opening(s).*

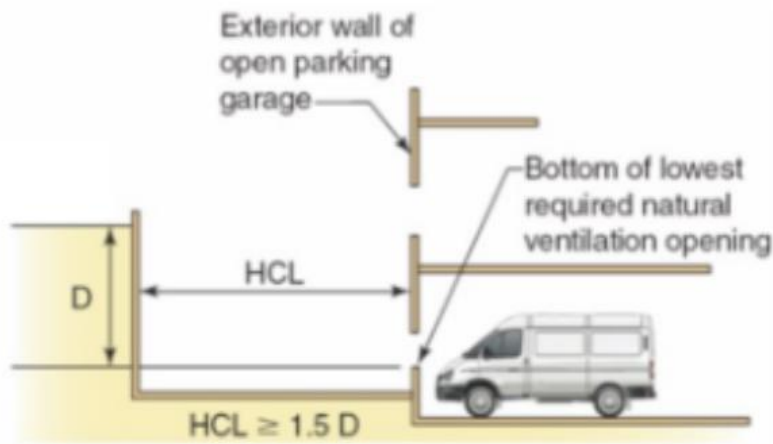
Exception: *The ventilation well opening width is not restricted if any of the following are met or provided:*

- 1. Supplemental mechanical ventilation meeting the requirements of IBC Section 406.6.2 is provided for the open parking garage.*
- 2. Where approved by the building official, an engineering analysis proving equivalent natural ventilation requirements are met.*

JUSTIFICATION:

Because permanently open exterior walls provide sufficient natural ventilation and permit the dissipation of heated gasses, open parking garages are viewed as a relatively low hazard. However, there are situations where the required openings are located within ventilation wells that are significantly below the roof levels of the parking garage and adjacent buildings, which makes it more difficult to provide the necessary openness required for good performance. A clear horizontal space as described by this section and the openings below grade section (406.5.2.1) must be provided by the ventilation well's opening to sky. As the distance of the openings below the adjoining roof level increases, the minimum required width of the ventilation well opening also increases proportionally. The dimensional requirements are based on the provisions of Section 1202.5.1.2. The extent of the required clear space allows for adequate ventilation well open space to meet the intent and dynamics of natural ventilation requirements for open parking garages.

The dimensional requirements do not need to be met if sufficient mechanical ventilation is provided as required for enclosed parking garages. This allows the garage to meet the requirements of an opening parking garage without having to comply with all the enclosed parking garage requirements. In addition, an engineering analysis can be provided to demonstrate the natural ventilation performance is sufficient.



SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A	B	C	D	E	F	X	G	X	H	X	I	J
---	---	---	---	---	---	---	---	---	---	---	---	---

A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities

COST IMPACT: Free if providing the opening or moderate if the mechanical ventilation or engineering analysis is provided.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
	Y		Y		Y _{cc}		Y _{clv}	Y	Y	Y

RESULT: X Approved ___ Failed ___ Withdrawn ___ Tabled ___ Other

410.2.5.1

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 023.00

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 410.2.5.1

PROPONENT: Raoul Brown – Apogee Consulting Group

PROPOSAL: Add new code Section 410.2.5.1

REVISE AS FOLLOWS:

Add new Section 410.2.5.1 to read as follows:

410.2.5.1 Activation. When provided, a fire curtain shall be activated by manual emergency operation, fusible link, rate-of-rise heat detection installed in accordance with Section 907.3 operating at a rate of temperature rise of 15 to 20°F per minute (8 to 11°C per minute), or signal of water flow from any automatic sprinkler system covering the stage as required by Section 410.6.

JUSTIFICATION:

The 2024 edition directly references NFPA 80 for all requirements regarding a proscenium fire curtain. NFPA 80 (2022 edition), Section 20.7.3.1 states “The fire safety curtain assembly shall be activated by manual emergency operation, and rate-of-rise heat detection located above the stage.” There is no guidance as to the design requirements for rate-of-rise detection in the IBC, NFPA 72, or NFPA 80 (e.g., full coverage on stage or just a line of detectors?).

The proposed amendment seeks to augment the requirements of NFPA 80, Section 20.7.3.1, as referenced in IBC Section 410.2.5, in two ways. First, the proposed amendment adds language to indicate that the rate-of-rise heat detection must be installed in accordance with Section 907.3 and that the rate-of-rise detection must operate at a rate of temperature rise of 15 to 20°F. The reference to Section 907.3 ensures that the heat detection will be connected to the building’s fire alarm system. Second, to address any concerns regarding the listed maximum ceiling height of typical heat detectors, the proposed amendment supplements the heat detection system with a water flow signal from a stage-side sprinkler system. The sprinkler system is already required by Section 410.6. NFPA 13 and sprinkler manufacturers do not have a limitation on height of the sprinkler system, resolving the conflicts encountered with stage heights.

The amendment is necessary to clarify the intent of the codes (i.e., address the lack of guidance regarding prescriptive activation devices). Further, this amendment provides a suitable supplement to the minimum code-required activation using a system that is clearly described and arguably provides equal or greater protection than the devices currently prescribed by code.

The proposal language is a carryover first used in 2012. The placement in a new section keeps the ability to use alternatives to the curtain as allowed in base code.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D	X	E	X	F	X	G		H		I		J	
----------	--	----------	--	----------	--	----------	---	----------	---	----------	---	----------	--	----------	--	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT:

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y		Y _{HEN}	Y _{CC}	Y		Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 045

COMMITTEE: 2024 IBC General Committee

CODE SECTION: 410.6 Automatic sprinkler system

PROPOSER: Raoul Brown – Apogee Consulting Group

PROPOSAL: Amend Section by deleting Exception No. 1.

REVISE AS FOLLOWS:

[F] 410.6 Automatic sprinkler system. *Stages shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1. Sprinklers shall be installed under the roof and gridiron and under all catwalks and galleries over the stage. Sprinklers shall be installed in dressing rooms, performer lounges, shops and storerooms accessory to such stages.*

Exceptions:

- ~~1. Sprinklers are not required under stage areas less than 4 feet (1219 mm) in clear height that are utilized exclusively for storage of tables and chairs, provided that the concealed space is separated from the adjacent spaces by Type X gypsum board not less than 5/8 inch (15.9 mm) in thickness.~~
- 1. ~~2.~~ Sprinklers are not required for stages 1,000 square feet (93 m²) or less in area and 50 feet (15240 mm) or less in height where curtains, scenery or other combustible hangings are not retractable vertically. Combustible hangings shall be limited to a single main curtain, borders, legs and a single backdrop.
- 2. ~~3.~~ Sprinklers are not required within portable orchestra enclosures on stages.
- 3. ~~4.~~ Sprinklers are not required under catwalks and galleries where they are permitted to be omitted in accordance with Section 903.3.1.1

JUSTIFICATION:

Exception No. 1 to Section 410.6 is not necessary and would result in partially sprinkled buildings, which is not consistent with the high level of protection that Southern Nevada has traditionally prescribed for buildings or portions of buildings containing stages, which typically have large corresponding occupant loads. Further NFPA 13, as currently adopted and enforced in Southern Nevada, does not permit the omission of sprinklers identified in Exception No. 1. The Fire Code Committee has deleted this exception in the past two cycles and could quite possibly be deleted in the current cycle.

This amendment is required for code correlation (NFPA 13 and anticipated Southern Nevada amendments to the 2024 IFC) and to provide for constancy in regional interpretation and application of the codes.

This is a carry through from both the 2018 and 2012 code cycles.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E		F		G		H	X	I		J	
----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	----------	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT:

Deletion of Exception No. 1 will increase the cost of construction compare to the base IBC, but in reality will not increase the cost of construction because the exception is in conflict with NFPA 13. Further, this sprinkler exception has consistently been deleted in the Southern Nevada amendments to the 2000 through 2021 editions of the IBC.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

412.3.6

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 046

COMMITTEE: 2024 IBC General Committee

CODE SECTION: [F] 412.3.6 Fire Suppression

PROPOSER: Raoul Brown – Apogee Consulting Group

PROPOSAL: Amend Section 412.3.6 by deleting the Exception.

REVISE AS FOLLOWS:

[F] 412.3.6 Fire suppression. Aircraft hangers shall be provided with a fire suppression system designed in accordance with NFPA 409, based on the classification for the hanger given in Table 412.3.6.

Exception: Where a fixed base operator has separate repair facilities on site, Group II hanger operated by a fixed base operator used for storage of transient aircraft only shall have a fire suppression system, but the system is exempt from foam requirements.

JUSTIFICATION:

The purpose of this amendment is to require hangers to be protected in accordance with NFPA 409 without exception. The exception in IBC Section 412.3.6 would require policing of the hanger, which is not practical for the jurisdictions in Southern Nevada. Further, the exception in IBC Section 412.3.6 does not comply with the adopted NFPA 409 code, which does not allow an exemption from the foam requirements like that specifically allowed in the exception.

This amendment satisfies the SNBO Criteria for Code Amendment because it addresses required code correlation (IBC to IFC & NFPA 409) and it provides for constancy in regional interpretation and application of the codes. This is a carry through from both the 2018 and 2012 code cycles.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

Table with 14 columns labeled A through J. Column E contains an 'X' and column H contains an 'X'.

A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities

COST IMPACT:

None, foam already required per NFPA 409

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: Approved Failed Withdrawn Tabled Other

420.12

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24-018

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 420.12

PROPONENT: Michael Gentile - PCNA Group

PROPOSAL: *Add a new Section 420.12*

REVISE AS FOLLOWS:

420.12 Visual access. The primary entry door of a dwelling or sleeping unit in Group R-1 and R-2 occupancies shall be provided with a means for visually identifying a visitor without opening the unit entry door. Peepholes, where used, shall provide a minimum 180-degree range of view.

JUSTIFICATION:

This requirement essentially requires a peephole or other type of door viewer be provided at unit entry doors because it provides an additional level of safety for interior occupants. This provision was originally recommended to SNBO by the LVMPD and has been in place for all Group R-1 & R-2 occupancies in Southern Nevada for several code cycles. LVMPD originally cited studies that found this requirement lead to a decrease in the number home invasion crimes related to unforced entries (i.e. when the occupant willingly opened the door to intruders)

Because SNBO adopts IBC Appendix E, this provision is already a requirement for a certain number of Group R-1 hotel rooms that must be provided with accessible communication features (refer to IBC Appendix E104.2.1 & ICC A117.1 Section 1106.5.2). This provision expands this requirement to 100% of all hotel rooms.

While this is not a base code requirement in either the IBC or the FHA for Group R-2 occupancies, the FHA does recommend peepholes or sidelights be provided at all dwelling unit entry doors. Therefore, given consideration of this, plus the LVMPD recommendations noted above, it seems prudent to mandate this provision for all Group R-2 occupancies..

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E		F		G	X	H		I		J	
----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	----------	----------	--	----------	--	----------	--

A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities

COST IMPACT:

This proposal will increase the cost of construction for Group R-2 dwelling units and some Group R-1 hotel rooms that are not mandated for accessible communications features.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: Approved Failed Withdrawn Tabled Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 040.01

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 429

PROPOSER: Tom McCleister / Thomas Stewart

PROPOSAL: **Add Section 429 to cover any structures between 55'-0" and 75'-0"**

REVISE AS FOLLOWS:

SECTION 202 **DEFINITIONS**

ADD DEFINITION :

Mid-Rise Building. A building with an occupied floor or occupied roof located more than 55 feet above, but not more than 75 feet above, the lowest level of fire department vehicle access.

SECTION 429 **MID-RISE BUILDINGS**

429.1 Applicability. Mid-Rise Buildings shall comply with Sections 429.2 through 429.6.

Exceptions: The provisions of Section 429.2 through 429.6 shall not apply to the following buildings and structures:

1. Airport traffic control towers in accordance with Section 412.2.
2. Open parking garages in accordance with Section 406.5.
3. The portion of a building containing a Group A-5 occupancy in accordance with Section 303.6.
4. Special industrial occupancies in accordance with Section 503.1.1.

429.2 Smoke detection. Smoke detection shall be provided in accordance with Section 907.2.13.1.

429.3 Emergency voice/alarm communication. An emergency voice/alarm communication system shall be provided in accordance with Section 907.5.2.2.

429.4 Fire Command Center. A fire command center complying with Section 911 shall be provided in a location approved by the fire code official.

429.5 Standby and Emergency Power. A standby power system complying with Section 2702 and Section 3003 shall be provided for the standby power loads specified in Section 429.5.3. An emergency power system complying with Section 2702 shall be provided for the emergency power loads specified in Section 429.5.4.

429.5.1 Equipment Room. If the standby power or emergency power system includes a generator set inside a building, the system shall be located in a separate room enclosed with 2- hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. System supervision with manual start and transfer features shall be provided at the fire command center.

Exception: In Group I-2, Condition 2, manual start and transfer feature for the critical branch of the emergency power are not required to be provided at the fire command center.

429.5.2 Fuel line piping protection. Fuel lines supplying a generator set inside a building shall be separated from areas of the building other than the room the generator is located in by an approved method:

1. A fire-resistance pipe protection system that has been tested in accordance UL 1489. The system shall be install as tested in accordance with the manufacturer's installation instructions, and shall have a rater of not less than 2 hours. Where the building is protected throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1, the required shall be reduced to 1 hour.
2. An assembly that has a fire-resistance rating of not less than 2 hours. Where the building is protected throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2., the required fire-resistance rating shall be reduced to 1 hour.
3. Other approved methods.

429.5.3 Standby Power. The following are classified as standby power loads:

1. Ventilation and automatic fire detection equipment for smokeproof enclosures.
2. Elevators.
3. Where elevators are provided for accessible means of egress, fire service access, or occupant self-evacuation, the standby power system shall also comply with 1009.4, 3007, or 3008, as applicable.

429.5.4 Emergency Power. The following are classified as emergency power loads:

1. Exit signs and means of egress illumination required by Chapter 10;
2. Elevator car lighting;
3. Emergency voice/alarm communication systems;
4. Automatic fire detection systems;
5. Fire alarm systems;
6. Electrically powered fire pumps;
7. Power and lighting for the fire command center required by Section 429.5.

429.6 Smokeproof enclosures. Every required interior exit stairway serving floors more than 55' above the lowest level of fire department access shall be a smokeproof enclosure in accordance with 909.20 and 1023.12.

JUSTIFICATION: The mid-rise amendment justification is based upon negotiations with the local fire unions. For the local fire unions to support the base code definition of a high-rise building at 55-feet instead of the NRS/NAC 447 height of 75-feet additional mitigation measures were required. The proposal as presented represents the building code mitigation measures. Additional mitigation measures are also required in the fire code through a separate amendment that will be proposed in the fire code

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D	X	E		F		G		H		I		J	X
---	--	---	--	---	--	---	---	---	--	---	--	---	--	---	--	---	--	---	---

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: An estimate of the cost to employ the mitigation measures is about 13% of the overall project cost.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	O	Y	Y	Y _{HEN}		Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

505.2

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 016.01

COMMITTEE: 2024 IBC General Committee

CODE SECTION: 505.2 Mezzanines.

PROPOSER: Raoul Brown – Apogee Consulting Group

PROPOSAL: Increase ceiling height to 7'-6"

REVISE AS FOLLOWS:

505.2 Mezzanines. A *mezzanine* or *mezzanines* in compliance with Section 505.2 shall be considered a portion of the *story* below. Such *mezzanines* shall not contribute to either the *building area* or number of *stories* as regulated by Section 503.1. The area of the *mezzanine* shall be included in determining the *fire area*. The clear height above and below the *mezzanine* floor construction shall be not less than 7 feet 6 inches (~~2134mm~~ 2286mm).

Exception: The clear height above and below the mezzanine shall not be less than 7 feet for any occupancy loads or common paths of travel equal to or less than those shown in Table 1006.2.1.

JUSTIFICATION:

Section 1208.2 dictates a minimum ceiling height of 7'-6" for occupiable spaces, habitable spaces, and corridors. The charging statement for Section 1003.2 states "The means of egress shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) above the finished floor." with some exceptions for sloped ceilings, projections, stairs, and parking garages. Both Sections defer to Section 505.2 for mezzanines in the exceptions. Mezzanines are grouped with equipment platforms in the code. In fact, Section 505 is entitled: **MEZZANINES AND EQUIPMENT PLATFORMS**. This is consistent with the thought that mezzanines are primarily small areas for equipment or storage. However, the size of the mezzanine is only limited by the area of the floor below under 505.2.1.; larger floor plates allow larger mezzanines. From a design standpoint the code encourages the use of large mezzanines since they do not count as stories and do not contribute to building area under 503.1. The occupancy group of mezzanines is also not limited. Because of these two conditions the code allows large occupancy loads in mezzanines. Mezzanines are also intended to be open to the floor below. The charging statement in **Section 505.2.3 Openness**. Requires these areas be "open and unobstructed to the room in which... except for walls not more than 42 inches in height (1067) in height, columns, and posts." It is my understanding that this is for smoke buildup in the low ceiling areas compromising the means of egress path. However, the code allows enclosure of these spaces in the Exceptions if either the occupant load is under 10 or two or more exits or access to exits are provided. The proposed amendment would coordinate these

various requirements, by using the same two exit requirement in the exceptions to trigger the height requirements mentioned elsewhere in the code. Lastly, greater occupancy loads increases evacuation times, and there will usually be a stair component in the exit access further increasing evacuation times. Limiting the occupant loads for these low ceiling heights to the exiting requirements shown in Table 1006.2.1 would reduce any potential risk of endangering occupants in a fire event.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D	X	E		F	X	G	X	H		I		J
----------	--	----------	--	----------	--	----------	----------	----------	--	----------	----------	----------	----------	----------	--	----------	--	----------

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: None

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

504.4

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 019.01

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 504.4

PROPONENT: Michael Gentile (PCNA Group)

PROPOSAL:

Add an exception to Section 504.4 to increase the maximum allowable number of stories by one (1) for buildings of certain occupancies and construction types when they are provided with high-rise provisions per Section 403.

REVISE AS FOLLOWS:

504.4 Number of Stories. The maximum number of stories of a building shall not exceed the limits specified in Table 504.4.

Exception: Where buildings having Groups A, B, M, R or S occupancies of Type II, III-A, or V-A construction, that do not otherwise qualify as a high-rise building in accordance with Section 403, are made to comply with the high-rise provisions in accordance with Section 403, the values specified in Table 504.4 for maximum allowable number of stories above grade plane is increased by one.

JUSTIFICATION: The maximum allowable number of stories that occur within a building does not directly impact the level of fire protection and life safety features provided within it. Rather, these features are actually determined by the; a) elevation of the highest occupied floor level and b) overall building height (in feet) of the structure.

IBC Table 504.4 limits the maximum number of allowable stories that may occur within a given building based upon its' occupancy group and type of construction. This is permitted to be increased by one additional story because the building is already being provided with an automatic sprinkler system. This sets the precedent that an increase in the level of fire protective features allows a greater number of stories within a given structure.

The application of the added exception proposed in this amendment are purely voluntary, not mandatory. Further, they build upon precedents already established in the base code that recognizes that the inclusion of high-rise features provide yet another (higher) level of protective features that would justify the allowance of one (1) additional floor level to be added within these structures. The application of the high-rise building design provisions (per IBC Section 403) significantly increases both the active and passive fire protection features within a building. Among other design elements (locally), these include the addition of; pressurized stair enclosures, secondary water supply, fire command center room, and smoke removal system.

It is important to note that this amendment does not increase the maximum allowable building height (in feet). Further, it also has no impact on the maximum elevation of the highest allowable occupied floor level within it. This is because the highest occupied floor level may occur at any

elevation within the maximum building height, regardless of the number of stories within it. Per the base code, a fully-sprinklered Type V-A apartment building (Group R-2) with 4-stories is permitted to have an overall building height of 70-feet (per IBC Table 504.3). This means that the 4th floor finish elevation could reasonably occur at 54-ft. However, with this amendment, the same building could consist of 5-stories, with the 5th floor finish elevation also at 54-ft. This means that the risk factors for both occupants and fire responders are not increased by allowing the additional story.

Further, the example of a building with the highest occupied floor level at 54-ft means that it does not qualify as a high-rise building, thus it is not required to be provided with those additional design provisions per IBC Section 403. Of course, if that very same building had its' highest occupied floor level at 56-ft (or higher), then the high-rise design provisions (in Nevada) would apply regardless of the number of stories within the building.

Based on the requirements noted within this amendment, it could be asserted that a 5-story Type V-A apartment building (Group R-2) with all high-rise provisions designed into it would be "safer" (from a fire protection & life safety standpoint) than a 4-story Type V-A apartment building having its' highest occupied floor level at 54-ft or less (i.e. non-high-rise building).

Finally, the occupancy groups are limited to exclude Groups E, F, H, I & U because those buildings typically have a unique and divergent set of building code requirements that often represent a higher level of risk factors with respect to fire & life safety features. Thus, these groups are excluded from this proposed amendment.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A	B	C	D	E	F	G	X	H	I	J
----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: None – The application of this provision is entirely voluntary. Therefore, the design professional has the option on a case-by-case basis to determine whether the additional costs associated in providing high-rise provisions within a building are offset by the potential cost reductions resulting from the ability to utilize a "lower" construction type.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	N	Y	N _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

507.3

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 047

COMMITTEE: 2024 IBC General Committee

CODE SECTION: 507.3 Nonsprinklered, one-story buildings

PROPOSER: Raoul Brown – Apogee Consulting Group

PROPOSAL: Delete section 507.3 in its' entirety.
REVISE AS FOLLOWS:

507.3 Nonsprinklered, one-story buildings. ~~The area of a Group F-2 or S-2 building of any construction type not more than one story above grade plane shall not be limited where the building is surrounded and adjoined by public ways or yards not less than 60 feet (18 288mm) in width.~~

507.3 Intentionally left blank.

JUSTIFICATION:

Since the local administrative and fire code interpretations require automatic sprinkler protection of Group F-2 and S-2 building once they exceed a relatively small building area. This renders Section 507.3 redundant to the provisions of Section 507.4 and therefore not required. This is a carry through from both the 2018 and 2021 code cycles.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	X	F		G		H	X	I		J	
----------	--	----------	--	----------	--	----------	--	----------	----------	----------	--	----------	--	----------	----------	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: No cost impact since local interpretations require sprinklers.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

507.4

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 048

COMMITTEE: 2024 IBC General Committee

CODE SECTION: 507.4 Sprinklered, one-story buildings

PROPOSER: Raoul Brown – Apogee Consulting Group

PROPOSAL: Amend Section 507.4 by entirely deleting Exception 2.

REVISE AS FOLLOWS:

507.4 Sprinklered, one-story buildings. The area of a Group A-4 *building* not more than one *story above grade plane* of other than Type V construction, or the area of a Group B, F, M or S *building* no more than one *story above grade plane* of any construction type, shall not be limited where the *building* is provided with an *automatic sprinkler system* throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by *public ways* or *yards* not less than 60 feet (18 288mm) in width.

Exceptions:

- 4. *Buildings* and *structures* of Type I or II construction for rack storage *facilities* that do not have access by the public shall not be limited in height, provided that such *buildings* conform to the requirements of Section 507.4 and 903.3.1.1 and Chapter 32 of the *International Fire Code*.
- ~~2. The *automatic sprinkler system* shall not be required in areas occupied for indoor participant sports, such as tennis, skating, swimming and equestrian activities in occupancies in Group A-4, provide the following criteria are met:~~
 - ~~2.1 *Exit doors* directly to the outside are provided for occupants of the participant sports areas.~~
 - ~~2.2 The *building* is equipped with a *fire alarm system* with *manual fire alarm boxes* installed in accordance with Section 907.~~
 - ~~2.3 An *automatic sprinkler system* is provided in storage rooms, press boxes, concession booths or other spaces ancillary to the sport activity space.~~

JUSTIFICATION:

Exception No. 2 to Section 507.4 would allow one-story sports arenas of unlimited area to be without sprinkler protection simply based on exits doors that lead directly to the outside, manual fire alarm system boxes, and an open perimeter (60 feet on all sides). These provisions do not provide an equivalent level of protection to that provided by automatic sprinklers, especially considering the potentially large occupant loads possible in an indoor arena of unlimited area.

Exception No. 2 is also in conflict with local fire and administrative codes, which require sprinkler protection when area thresholds reach 5,000 and 10,000 square feet regardless of occupancy classification.

Lastly, Exception No. 2 applies to “areas” occupied for indoor participant sports, which would potentially result in partially sprinklered buildings. This approach would not be consistent with the high level of protection that Southern Nevada has traditionally prescribed for buildings or portions of buildings that typically have large assembly occupant loads and is therefore not allowed. This is a carry through from both the 2018 and 2012 code cycles.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	X	F		G		H	X	I		J	
----------	--	----------	--	----------	--	----------	--	----------	----------	----------	--	----------	--	----------	----------	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT:

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

705.3

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 051

COMMITTEE: 2024 IBC General Committee

CODE SECTION: 705.3 Buildings on the same lot

PROPONENT: Raoul Brown – Apogee Consulting Group

PROPOSAL: Add a new Exception #3 to Section 705.3

REVISE AS FOLLOWS:

705.3 Buildings on the same lot. For the purposes of determining the required wall and opening protection, projections and *roof-covering* requirements, *buildings* on the same *lot* shall be assumed to have an imaginary line between them.

Where a new *building* is to be erected on the same *lot* as an *existing building*, the location of the assumed imaginary line with relation to the *existing building* shall be such that the *exterior wall* and opening protection of the *existing building* meet the criteria as set forth in Sections 705.5 and 705.9.

Exceptions:

1. (Remains unchanged)
2. (Remains unchanged)
3. At the discretion of the *Building Official*, multiple lots within a commercial subdivision established in accordance with the Nevada Revised Statutes, may be considered a single lot where approved reciprocal agreements are in place to maintain the building and associated building service equipment.

JUSTIFICATION:

In Southern Nevada, many buildings exist in commercial subdivisions and similar ownership structures which have created lot lines strictly for financial purposes. It is well understood that ownership of property within a commercial subdivision implies common use of parking, access, utilities, etc., and is not intended to provide the protections between properties inherent in other ownership scenarios. Such developments functions exactly the same as if the lot lines had not been added yet are not afforded under base code the advantages of single lot developments.

These interior lot lines are often added after buildings have been “finaled” and have received certificates of occupancy, and therefore a tremendous number of non-compliance examples exist throughout Southern Nevada. This exception gives the Building Official the authority to recognize these examples and grant them dispensation to essentially achieve code compliance.

If approved, this amendment would allow interior property lines to be neglected for the following purposes:

1. Allow multiple buildings to be analyzed for compliance as a single building, despite the existence of interior lot lines.
2. Allow protection based on distance to property lines to be omitted.
3. Requiring certain services to cross over interior lot lines from one building to the next, such as electrical service, fire sprinkler service, sewer service, etc.

The main argument against this proposal is that there is an expectation of protection between legal lots, through fire ratings, etc. However, it must be recognized that ownership of a parcel within a commercial subdivision is a special kind of ownership that requires respect for the common interests of all owners. While such protection is implied, based on the later creation of lot lines, it does not exist in myriad locations. Assuming that such protection exists when it doesn't is worse than not having it and knowing you don't have it

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E		F		G	X	H	H	I		J	
----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	----------	----------	----------	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: None

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: Approved Failed Withdrawn Tabled Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 061

COMMITTEE: 2024 IBC General Committee

CODE SECTION: 903 - Automatic Fire Sprinklers

PROPONENT: Lauren Storla CLV

PROPOSAL: Add new section 903.6, to reference IEBC for Sprinkler Requirements in Existing Buildings.

REVISE AS FOLLOWS:

[F] 903.6 Where Required in Existing Buildings and Structures. Automatic sprinkler systems in accordance with Section 903 and designed per the Fire Code shall be provided in non sprinklered existing structures at the locations described in the International Existing Building Code (IEBC) Section 310 Amended.

JUSTIFICATION: If IEBC section 310 is accepted then adding this code change ties the IBC to the IEBC for sprinkler requirements in Existing Buildings. Through discussion in the General Committee it was determined that there should be a reference in the IBC to existing buildings for sprinkler requirements. A proposal in the IEBC adding section 310 basically mirrors the 2021 IFC for Additions, Alterations and Change of Occupancy. Addressing sprinklers in existing buildings in the Building code was in the 2012 IBC section 34 but removed from the 2018 and 2021 IBC Amendments and not added back into the 2018 IEBC. The IEBC amendment adds into the Existing Building Code what is allowed in the 2021 IFC section 903.6. Without the reference it was determined that the IEBC would be overlooked as a design possibility and currently designers are required to seek out the Alternative Materials and Methods to use the Fire code when designing Additions, Alterations or Changes of Occupancy in Existing Buildings..

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	X	F	X	G		H		I	X	J	
----------	--	----------	--	----------	--	----------	--	----------	---	----------	---	----------	--	----------	--	----------	---	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes*

H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities

COST IMPACT: The cost for the reference add to IBC is nonexistent.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	

RESULT: Approved Failed Withdrawn Tabled Other

903.2

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 033-001

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 903.2 [SEE THE AMENDMENT FROM IBC F&LS](#)

PROPOSER: General Committee

PROPOSAL: Sprinklers to be required throughout a building

REVISE AS FOLLOWS:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided throughout all buildings and structures, regardless of occupancy type, which meet one of the following requirements, and additionally in the locations described in Sections 903.2.1 through 903.2.12:

1. For buildings constructed in accordance with the *International Building Code*, approved automatic sprinkler systems are required where the building area including mezzanines, exceeds 5,000 square feet (464 m²).
2. For any buildings, not otherwise requiring fire sprinklers, where the available fire flow does not meet the fire flow requirements of the *International Fire Code*, approved automatic sprinkler systems shall be provided as required by the fire code official.
3. Self-service storage facilities (mini-storage) of any square footage shall be provided with automatic sprinklers throughout as Ordinary Hazard Group 2 hazard category per NFPA 13.

~~**Exception:** Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the International Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both.~~

Exceptions:

1. Unless otherwise required per Section 903.2.10, open parking garages with no other occupancy above the open parking garage structure and with fire apparatus lanes immediately adjacent to two open sides of the garage equaling a minimum of 40% of the garage perimeter are not required to be protected with automatic sprinklers.

2. Automatic sprinklers shall not be required in buildings or structures used exclusively for agricultural, livestock, or equestrian activities, with or without spectators, where structures may cover the use, including the spectator area, provided the use is not enclosed with any walls along any portion of the perimeter of the structures, except for rooms containing code-required building service components, and provided that the minimum clear height along the entire perimeter of the structure is 7 feet 6 inches (2286 mm).

3. 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 that are preemptively regulated by the Nevada Public Service Committee, a State of Nevada charter, or other public franchise. This exception does not apply to non-exempted buildings or structures containing occupiable spaces such as offices, meeting rooms, service counters, public restrooms, or other normally occupied spaces.

4. Playground shade structures, fuel dispensing canopies, and carports open to a minimum clear height of 10 feet on all sides around the entire perimeter, with non-combustible structural support and frame, with either non-combustible material, or fabric complying with NFPA 701 providing shade, located a minimum of 10 feet from the nearest building, property line or shade structure, and less than 10,000 square feet in projected area, do not require fire sprinklers.

5. For new construction expanding existing unsprinklered Group R-3 buildings or one- and two-family dwellings built in accordance with the *International Residential Code*, sprinklers are not required to be retrofitted into the building where the building is provided with fire flow in accordance with Appendix B and the newly added living space does not exceed 5,000 square feet.

If any fire area in a building or structure is provided with fire sprinklers, whether required or not, all fire areas in the building or structure shall be provided with fire sprinklers:

Exceptions:

1. Where a building is subdivided into separate buildings, each having a total building area of less than 5,000 sq ft (464 m²), by fire walls with no openings constructed in accordance with the *International Building Code*.

2. Special hazard areas that required sprinklers for certain uses, such as medical gas rooms, may be fire sprinklered without requiring additional fire sprinklers throughout the building, when approved by the fire code official.

The remainder of the section remains unchanged.

JUSTIFICATION: This proposal continues the fire sprinkler requirements for all buildings greater than 5,000 sf. The charging paragraph has been rewritten to clarify how the 5,000 sf trigger which

is based on building area applies to IBC buildings. Item #3 is added to correlate the IBC with the IFC to include buildings of any square footage required by the IFC to be sprinklered such as self-storage facilities (mini-storage). In order to be very clear with design professionals about the impact of fire flow on fire sprinklers requirements, a third sprinkler trigger is added to address lack of fire flow.

The exception for telecommunications rooms is again proposed to be deleted. Due to local deletion of sprinkler exemption code requirements from the IFC and NFPA 13, the telecommunications room would be an outlier in terms of what rooms do and do not receive fire sprinkler protection. Deletion of this exception provides greater consistency in application of fire sprinkler requirements throughout all of the applicable codes.

The current exception for open parking garages is proposed to be modified. Whereas previously open parking garages would only get fire sprinklered if there was other occupancy above the garage, the modification would also require fire sprinklers where the fire apparatus access lanes do not front onto a sufficient amount of the building perimeter. There has been a recent development of "wrap" buildings where an open parking garage is surrounded on all sides with building (blocking all fire access lanes), and the open parking garage mee parking garage does not provide sufficient access, then fire sprinklers are being required, per this revision. This exception only applies to open parking garages not otherwise required to be provided with sprinklers under IBC Section 903.2.10.

The proposed exceptions 2-5 are currently used in Clark County. The exception for equestrian facilities was adopted following a state NRS adoption and a request by a former commissioner to revise requirements applicable to those occupancies. The exception for utilities is carried over to provide consistency in review of certain unmanned facilities for utilities in Nevada. The canopy structure exception was adopted within Clark County to provide more lenient treatment for larger playground and motor fuel dispensing canopy structures. The exception regarding expansion of single-family homes is provided to avoid having to track additions in residential homes, and provides a more lenient treatment to residential customers.

The paragraph regarding the continuation of fire sprinklers throughout a building is carried over. Previous amendments to this section required the wall rating to be 4-hours. This amendment allows the IBC to specify the rating of the fire wall. The exception for a fire wall without openings has been used in the valley since the days of the UFC adoptions, and provides a substantial alternate means of protection for any facility wishing to partially fire sprinkler a building. The deletion of openings ensures that no single user will be able to mix sprinkler and non-sprinklered building areas by blocking any openings. The exception for medical gas rooms and any other similar uses recognizes that the requirements for one or two sprinkler heads for a single specific hazard should not in itself be used as a means to trigger full sprinkler protection throughout the buildings.

Local fire agencies response is directly impacted by this amendment. Having fire sprinklers in all buildings greater than 5,000 square feet enables responders to focus on saving lives and suppression as the fire sprinklers are normally able to control the fire until the responders arrive.

Property loss is lower in sprinklered buildings. ts the openness requirements with mechanical ventilation instead of open side yards. If the open

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	X	F		G		H		I		J	
----------	--	----------	--	----------	--	----------	--	----------	----------	----------	--	----------	--	----------	--	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: Because this is a code clarification, it neither increases nor decreases costs.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 062

COMMITTEE: 2024 IBC General Committee

CODE SECTION: IBC 907 – Fire Alarms

PROPONENT: Lauren Storla CLV

PROPOSAL: Add new section 907.9, to reference IEBC for Fire Alarm Requirements in Existing Buildings.

REVISE AS FOLLOWS:

[F] 907.9 Where Required - Existing Buildings and Structures. Fire Alarms in accordance with Section 907 and designed per the Fire Code shall be provided in existing structures at the locations described in the International Existing Building Code (IEBC) Section 311 Amended.

JUSTIFICATION: If IEBC section 311 is accepted then adding this code change ties the IBC to the IEBC for fire alarm requirements in Existing Buildings. Through discussion in the General Committee it was determined that there should be a reference in the IBC to existing buildings for fire alarm requirements. A proposal in the IEBC adding section 311 basically mirrors the 2021 IFC for Additions, Alterations and Change of Occupancy. Addressing fire alarms in existing buildings in the Building code was in the 2012 IBC chapter 34 but removed from the 2018 and 2021 IBC Amendments and not added back into the 2018 IEBC. The IEBC amendment adds into the Existing Building Code what is allowed in the 2021 IFC section 907.11. Without the reference it was determined that the IEBC would be overlooked as a design possibility and currently designers are required to seek out the Alternative Materials and Methods to use the Fire code when designing Additions, Alterations or Changes of Occupancy in Existing Buildings..

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	X	F	X	G		H		I	X	J	
----------	--	----------	--	----------	--	----------	--	----------	----------	----------	----------	----------	--	----------	--	----------	----------	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes*

H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities

COST IMPACT: The cost for the reference add to IBC is nonexistent.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	

RESULT: Approved Failed Withdrawn Tabled Other

Table 1006.2.1

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 034

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Table 1006.2.1

PROPOSER: M. Gentile (PCNA Group)

PROPOSAL: Modify Table 1006.2.1 as follows

REVISE AS FOLLOWS:

TABLE 1006.2.1 – SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY				
OCC.	MAX. OCC. LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (feet)		
		WITHOUT AUTOMATIC SPRINKLER SYSTEM (feet)		WITH AUTOMATIC SPRINKLER SYSTEM (feet)
		OL ≤ 30	OL >30	
R-1	<u>20</u> 40	NP	NP	<u>125</u> ^a 75 ^a

(All other portions of the Table and all Footnotes remain unchanged)

JUSTIFICATION:

The standard floor area of (2-queen or 1-king) hotel rooms across the United States is approximately 250-300 SF. However, due to the unique nature of “Resort Properties”, plus the need for “High-Roller” accommodations in and around Las Vegas, the inclusion of larger hotel rooms and suites is quite a bit more prevalent. Further, Southern Nevada is home to dozens of non-gaming Group R-1 developments that serve as Hotel/Condo hybrid buildings. Since these units often consist of multiple bedrooms, multiple bathrooms and a kitchen, their average floor areas are significantly larger than standard hotel room sizes. The combination of these factors results in a significantly greater quantity of Group R-1 rooms/suites that are more than double (SF) the national average. This results in a need to increase the allowance for a single exit from 10 up to 20 occupants, particularly since the overall number of occupants that actually utilize these units are not significantly greater than those found in standard hotel rooms. Additionally, the common path of egress travel also needs to be increased from 75-ft. up to 125-ft. for end-unit conditions in typical double-stacked hotel tower floor plates. These end-units commonly have larger floor areas to take advantage of the possibility of increased exterior glazing within the unit, but do not often result in greater occupant use. Therefore, this amendment serves to accommodate Group R-1 building conditions that are overwhelmingly unique to Las Vegas.

COST IMPACT:

These revisions would decrease the cost of construction since many larger Group R-1 rooms/suites would only require a single exit, rather than two (2) exits per unit.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E		F		G	X	H	X	I		J	
----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	---	----------	---	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

1010.1.7

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 052

COMMITTEE: 2024 IBC General Committee

CODE SECTION: 1010.1.7 Door arrangement

PROPOSER: Raoul Brown – Apogee Consulting Group

PROPOSAL: *Amend Section 1010.1.7 by adding a new exception #4*

REVISE AS FOLLOWS:

1010.1.7 Door arrangement. Space between two doors in a series shall be 48 inches (1219 mm) minimum plus the width of a door swinging into the space. Doors in a series shall swing either in the same direction or away from the space between the doors.

Exceptions:

1. The minimum distance between horizontal sliding *power-operated* doors in a series shall be 48 inches (1219 mm).
2. Storm and screen doors serving individual *dwelling units* in Groups R-2 and R-3 need not be spaced 48 inches (1219 mm) from the other door.
3. Doors within individual *dwelling units* in Groups R-2 and R-3 other than within *Type A* dwelling units.
4. The space between doors serving access vestibules of *smokeproof enclosures* shall be permitted to be in accordance with Section 909.20.1.

Commented [LN1]: Including all of section 909.20 is better in our opinion.

JUSTIFICATION:

The purpose of this proposal is to clarify the code. IBC Section 1010.1.7 requires that the space between two doors in series must be at least 48 inches minimum plus the width of a door swinging into the space. However, where vertical exit enclosures are required to be smokeproof enclosures per IBC Section 1023.12, IBC Section 909.20.1 requires that the access to the stair in a smokeproof enclosure be by way of a vestibule or open exterior balcony. When vestibules provide access to the stair, IBC Section 909.20.1 requires that the vestibule be a minimum of 44 inches wide, but not less than the required width of the corridor leading to the vestibule, and a minimum of 72 inches in the direction of egress travel. The intent of IBC Section 909.20.1 is to permit a minimum 44-inch by 72-inch vestibule. However, the language of IBC Section 1010.1.7 would not permit a minimum 44-inch by 72-inch vestibule since Section 1010.1.7 requires the space between the two vestibule doors in series to be 48 inches minimum plus the width of the door swinging into the vestibule, i.e., 36 inches, which means that IBC Section 1010.1.7 would require smokeproof enclosure vestibules to be a minimum 44-inches wide by 84-inches in the direction of egress travel.

The proposed new Exception No. 4 to IBC Section 1010.1.7 would eliminate the conflict between Sections 1010.1.7 and 909.20.1 by specifically allowing the space between smokeproof enclosure vestibule doors to be sized in accordance with Section 909.20.1.

This proposal does not create any conflicts with IBC Chapter 11 or ICC/ANSI A117.1. In accordance with IBC Section 1009.2, Item No. 2, interior exit stairways that comply with Sections 1009.3 and 1023 are acceptable components of a required accessible means of egress. IBC Section 1009.3.3 permits the omission of an area of refuge at exit stairways in fully sprinklered buildings. IBC Section 1023.12 requires exit enclosures serving high-rise levels of a high-rise building to be smokeproof enclosures in accordance with IBC Section 909.20, and that access to the stairway within a smokeproof enclosure be by way of a vestibule or open air balcony. Section 909.20.1 requires the minimum dimensions of the vestibule to be 44 inches (width) and 72 inches (length in direction of travel). Therefore, since a 44-inch by 72-inch vestibule is a compliant design per IBC Section 909.20.1, smokeproof enclosures are considered acceptable accessible means of egress components per IBC Section 1009.2. Further, ICC/ANSI A117.1 Section 404.2.5 addresses "Two doors or gates in series" and clearly requires a minimum 84 inch dimension in the direction of travel as well as a minimum 60-inch turning radius. However, ICC/ANSI A117.1 Chapter 4 addresses "accessible routes", not accessible means of egress, and therefore does not apply to a smokeproof enclosure, which per IBC Section 909.20 is defined as an enclosed interior exit stairway and an open balcony or ventilated vestibule. Exit stairs are not required to meet the "accessible route" requirements of IBC Section 1104.3 or ICC/ANSI A117.1 Chapter 4 (accessible routes provide access into a building). This is a carry through from both the 2018 and 2021 code cycles.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E		F	X	G		H	X	I		J	X
----------	--	----------	--	----------	--	----------	--	----------	--	----------	---	----------	--	----------	---	----------	--	----------	---

A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities

COST IMPACT: None.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

1010.2.6

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 035.01

COMMITTEE: 2024 IBC General Committee

CODE SECTION: 1010.2.6 Stairway Doors

PROPOSER: Raoul Brown – Apogee Consulting Group

PROPOSAL: Allows multiple locations for unlatching signals. Carry Over from 2018 and 2021 IBC.

REVISE AS FOLLOWS:

1010.2.6 Stairway doors. Interior *stairway means of egress* doors shall be openable from both sides without the use of a key or special knowledge or effort.

Exceptions:

1. Unchanged.
2. Unchanged.
3. *Stairway* exit doors shall not be locked from the side opposite the egress side, unless they are openable from the egress side and capable of being unlocked simultaneously without unlatching by any of the following methods:
 - 3.1. Shall be capable of being unlocked individually or simultaneously upon a signal from the *fire command center*, where present, ~~or a signal by emergency personnel from a single location inside the main entrance to the building.~~
 - 3.2. Shall be capable of being unlocked individually or simultaneously upon a signal by emergency personnel from *approved* locations inside the building.
 - ~~3.2.3.3.~~ Shall unlock simultaneously upon activation of a *fire alarm signal* when a fire alarm system is present in an area served by the stairway.
 - ~~3.3.3.4.~~ Shall unlock upon failure of the power supply to the electric lock or the locking system.
 - 3.5. Shall unlock upon a fire sprinkler waterflow alarm.
4. Unchanged.
5. Unchanged.

6. Upon approval of the building official, stairway doors opening directly into sleeping units, dwelling units or tenant spaces are permitted to be locked from the side opposite the egress side, provided they are openable from the egress side. The doors are permitted to unlock without unlatching only upon signal from the fire command center, if present, or a signal by emergency personnel from an approved location inside the building.

JUSTIFICATION:

The charging statement of the code requires doors to be unlocked from both sides. The code recognizes that some doors may need to be locked from the stairway side and has provided exceptions, with unlocking provision from the FCC and emergency personnel. However, signals from the FCC or emergency personnel are often delayed from the other activation signals since fire fighters have not arrived at the site or emergency personnel are some distance from the single location, thereby trapping occupants within a stairway that may have been compromised. The proposed deletion of the reference to a “single” location “inside the main entrance” is necessary to maintain the ability to specify locations other than inside the “main entrance” for situations where other locations are more appropriate such as a permanently staffed security office. In addition, many of the casino resorts, malls, hospitals, and other non-high-rise buildings in Southern Nevada do not have a single main entrance; rather it is common for these facilities to have multiple “main” entrances. The proposed language gives the building officials the ability to approve more appropriate locations in the building, and it also helps avoid the differences of interpretation of what constitutes “inside the main entrance to the building”. Sections **1010.2.12.1 Delayed egress locking systems, 1010.2.13 Controlled egress doors in Groups I-1 and I-2, and 1010.2.14 Elevator lobby exit access doors**, all have compatible language to the proposed amendment. In accordance with NAC 477.283.2 (r) The Nevada State Fire Marshal specifically amends Exception No. 3 to require unlocking upon notice of a fire sprinkler waterflow alarm.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	X	F		G	X	H	X	I		J	X
---	--	---	--	---	--	---	--	---	---	---	--	---	---	---	---	---	--	---	---

A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
 D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
 F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
 H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities

COST IMPACT: None.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 067.00

COMMITTEE: 2024 IBC General Committee

CODE SECTION: 1013.6

PROPOSER: Allen Burris

PROPOSAL: To relocate the graphical requirements from 1013.6.1 to new section 1013.7

REVISE AS FOLLOWS:

1013.6 Externally illuminated exit signs

Externally illuminated exit signs shall comply with Sections 1013.6.1 through 1013.6.3.

apps

1013.6.1 Graphics

~~Every exit sign and directional exit sign shall have plainly legible letters not less than 6 inches (152 mm) high with the principal strokes of the letters not less than $\frac{3}{4}$ inch (19.1 mm) wide. The word "EXIT" shall have letters having a width not less than 2 inches (51 mm) wide, except the letter "I," and the minimum spacing between letters shall be not less than $\frac{3}{8}$ inch (9.5 mm). Signs larger than the minimum established in this section shall have letter widths, strokes and spacing in proportion to their height.~~

~~The word "EXIT" shall be in high contrast with the background and shall be clearly discernible when the means of exit sign illumination is or is not energized. If a chevron directional indicator is provided as part of the exit sign, the construction shall be such that the direction of the chevron directional indicator cannot be readily changed.~~

apps

1013.6.21 Exit sign illumination.

The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 footcandles (54 lux).

apps

1013.6.32 Power source.

Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or an on-site generator. The installation of the *emergency power system* shall be in accordance with Chapter 27. Group I-2, Condition 2 exit sign illumination shall not be provided by unit equipment batteries only.

Exception: *Approved* exit sign illumination types that provide continuous illumination independent of external power sources for a duration of not less than 90 minutes, in case of primary power loss, are not required to be connected to an emergency electrical system.

1013.7 Graphics

Every exit sign and directional exit sign shall have plainly legible letters not less than 6 inches (152 mm) high with the principal strokes of the letters not less than $\frac{3}{4}$ inch (19.1 mm) wide. The word "EXIT" shall have letters having a width not less than 2 inches (51 mm) wide, except the letter "I," and the minimum spacing between letters shall be not less than $\frac{3}{8}$ inch (9.5 mm).

Signs larger than the minimum established in this section shall have letter widths, strokes and spacing in proportion to their height.
The word "EXIT" shall be in high contrast with the background and shall be clearly discernible when the means of exit sign illumination is or is not energized. If a chevron directional indicator is provided as part of the exit sign, the construction shall be such that the direction of the chevron directional indicator cannot be readily changed.

JUSTIFICATION: Exit signs are currently in 2 sections, 1013.5 for internally illuminated signs and 1013.6 for externally illuminated signs. The graphical requirements are currently a subsection of the externally illuminated signs section. Section 1013.5 relies on UL 294 for the graphical requirements of the internally illuminated exit signs. Where the requirements of text signs are the same in UL 924 as in section 1013.5, there is also a pictogram option in that standard. The code commentary requires all exit signs to have "EXIT" text. The intention to require the text sign was further confirmed in the 2024 Committee Action Hearings where proposal E78-24 attempted to add pictograms and was disapproved 14-0. By moving the graphical requirements out of section 1013.6 and into its own section 1013.7, it will be clear that the requirement applies to all exit signs.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E		F	x	G	x	H	x	I		J	
----------	--	----------	--	----------	--	----------	--	----------	--	----------	---	----------	---	----------	---	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: No cost impact is anticipated.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y		Y

RESULT: X Approved Failed Withdrawn Tabled Other

1017.2.4

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 - 028.01

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 1017.2.4

PROPOSER: Jungkyoo Park and Michal Turczyk (CCBD)

PROPOSAL: *Add new Section 1017.2.4*

REVISE AS FOLLOWS:

1017.2.4 Fire-Resistance rated corridor increases. In buildings of Type I, IIA, IIIA and VA construction, *Exit Access* travel distances specified in Table 1017.2 shall be increased up to an additional 100 feet (30 480 mm) provided that the last portion of the *exit access* leading to the exit occurs within a minimum one-hour *fire-resistance rated corridor*. The length of such *corridor* shall not be less than the amount of increase taken.

JUSTIFICATION:

Given the large floor areas that a great number of buildings (or portions thereof) that are somewhat unique to Southern Nevada (ex: Casinos, Convention Halls, Amusement Parks and 1,000+ room Hotels) many of these occupancies present design challenges with respect to the travel distances outlined in Table 1017.2. As such, it will be difficult (if not impossible) to meet these limits without the consideration of special travel distance increases being implemented. This applies to both new and existing facilities throughout Southern Nevada, as many of the existing facilities have utilized this exact same provision to achieve code-compliant exit access travel distances. Additionally, since these types of projects continue to be newly permitted throughout Southern Nevada, this provision continues to be necessary. For Alterations in existing buildings, exit access travel distances may no longer comply if this provision does not continue to be allowed. This proposal provides a design option for both new and existing buildings to achieve code-compliant exit access travel distances while mandating the addition of minimum one-hour fire-resistance assemblies to achieve these increases.

Adding a maximum 100 foot increase to the travel distances outlined in Table 1017.2 would apply to those corridors constructed with a minimum one-hour fire resistance rating, including corridors in Group R occupancies that are required to be a minimum of 30-minutes. Many of the occupancies that this amendment would benefit are allowed to have a non-fire resistive rated corridor under the sprinkler system provisions of Table 1020.1. The provisions for corridor increases would only apply if the corridor is provided with a minimum one-hour fire-resistive rating, thereby providing a greater level of protection for many occupancies than is otherwise required by the IBC.

This amendment is not less restrictive than the State code as added protection is provided to the exit route if the up-to 100 foot travel distance increase is applied. While the travel distance is extended beyond the State code requirements, that increase is offset by the increase in the

level of protection of the corridor thereby providing an alternative approach without conflicting with State code requirements.

This amendment was based on provisions from the 1997 edition of the Uniform Building Code Section 1004.2.5.2.3. However, the UBC required corridor ceilings to also be of rated construction as per UBC Section 1004.3.4.3.1. The intent of carrying this allowance over from UBC was to continue this life safety approach when applied to large-scale projects such as casino guestroom towers. However, the UBC required more elements of the corridor to be rated. In order to maintain this increased level of safety while still allowing increased travel distances, it is proposed to limit this amendment to only apply to those construction types that have rated floor/ceiling assemblies.

COST IMPACT:

This amendment will not increase the cost of construction.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E		F		G	X	H	X	I		J	
----------	--	----------	--	----------	--	----------	--	----------	--	----------	--	----------	---	----------	---	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COMMITTEE ACTION: APPROVED REVISION 1, REPLACE ORIGINAL PROPOSAL

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y		Y

RESULT: X Approved ___ Failed ___ Withdrawn ___ Tabled ___ Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 029.02

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Sections 1102.1, 1102.1.1 through 1102.1.5

PROPOSER: M. Gentile (PCNA Consulting Group)

PROPOSAL: Amend IBC Section 1102.1 by adding new sub-sections (1102.1.1 thru 1102.1.5) to address proposed clarifications to the 2009 A117.1 standard.

REVISE AS FOLLOWS:

1102.1 Design. *Buildings and facilities* shall be designed and constructed to be *accessible* in accordance with this code and ICC A117.1, except those portions of ICC A117.1 as amended by sections 1102.1.1 through 1102.1.5.

1102.1.1 Amend 2009 ICC A117.1 Section 604.10.3 as follows:

Doors. Doors for ambulatory accessible toilet compartment doors including door hardware, compartments shall comply with Section 404 Sections 404.2.2, 404.2.3.2, 404.2.4 and 404.2.9, except if the approach is to the latch side of the compartment door the clearance between the door side of the compartment and any obstruction shall be 42-inches minimum. The door shall be self-closing with a balanced door or spring hinges. Door hardware shall comply with Section 404.2.6. In addition, a A-door pull complying with Section 404.2.6 shall be placed on both sides of the door near the latch. Compartment doors shall not swing into the required minimum area of the compartment. Hinge and latch side of the doors are permitted to be oriented so that the door opens in the direction of the approach.

EXCEPTIONS:

1. Outside of the ambulatory accessible toilet compartment, the door is not required to comply with Section 404.2.3.2 where the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction is 42-inches (1065 mm) minimum.
2. Within the ambulatory accessible toilet compartment, maneuvering clearances at the door shall not be required to comply with Section 404.2.3.2.

1102.1.2 Amend 2009 ICC A117.1 Section 904.3 as follows:

Sales and Service Counters and Windows. Sales and service counters and windows shall comply with Section 904.3.1 or 904.3.2. Where counters are provided, the accessible portion of the countertop shall extend the same depth as the public portion of the sales and service countertop provided for standing customers and the surface shall be free of obstructions not related to the processing of transactions. Additionally, at service counters or service windows,

any vertical barrier between service personnel and customers shall be at a height of 43 inches (1090 mm) maximum above the floor.

EXCEPTION

Transparent glazing shall be permitted above the 43 inches (1090 mm) maximum height.

1102.1.3 Amend 2009 ICC A117.1 Section 1003.9 as follows:

EXCEPTIONS: (Note: Exceptions #1 and #3 through #8 to remain unchanged)

2. In a kitchen, where two or more receptacle outlets are provided in a kitchen above a length of countertop that is uninterrupted by a sink, appliance, or change in counter top height, only one receptacle outlet shall not be required to comply with Section 309 this section.

9. In a kitchen, where a clear floor space for a parallel approach cannot be located at a countertop in a corner between appliances, receptacle outlets over the countertop shall not be required to comply with this section provided that the countertop area does not exceed 9 square feet (0.835 m²) maximum.

1102.1.4 Amend 2009 ICC A117.1 Section 1004.9 as follows:

EXCEPTIONS: (Note: Exceptions #1 and #3 through #10 to remain unchanged)

2. In a kitchen, where two or more receptacle outlets are provided in a kitchen above a length of countertop that is uninterrupted by a sink or appliance, only one receptacle outlet shall not be required to comply with Section 309 this section.

11. In a kitchen, where a clear floor space for a parallel approach cannot be located at a countertop in a corner between appliances, receptacle outlets over the countertop shall not be required to comply with this section provided that the countertop area does not exceed 9 square feet (0.835 m²) maximum.

1102.1.5 Amend 2009 ICC A117.1 Section 1004.11.3.1.3.3 as follows:

EXCEPTION: A shower compartment with dimensions of 30-inches minimum in depth and 44-inches minimum in width shall be permitted.

JUSTIFICATION: The preceding amendments are necessary to add clarifications to the 2009 ICC A117.1 provisions that either conflicted or were not adequately addressed within this edition of the accessibility standard, but had been "corrected" within either the 2017 or 2025 editions of the standard. Since Southern Nevada has opted to maintain adoption of the 2009 edition (for various reasons stated within that particular amendment "justification"), it presented an opportunity to incorporate these "fixes" as part of the local 2024 ICC code cycle adoption.

Great care was taken to only include “clarifications” to a select few items, rather than making substantive/ wholesale revisions that might be interpreted as having a “lessor” level of access compliance and/or represented “new” additional provisions that went beyond code minimums. As such, each of these changes have been nationally “vetted” by ICC as having full-compliance with “related” access laws and standards such as; ADA, FHA, etc.

Just prior to these actual proposed amendments being put forward, the SNICC General Committee first discussed the best process for how proposed changes to the A117.1 standard should be represented within our local code adoption process. A majority of our Committee agreed to follow the method that has been successfully implemented by the State of Washington IBC amendments, which utilizes the opening sections of IBC Chapter 11 (Access) to note modifications to the A117.1 Standard. It was felt that this would be easier for designers to “find” and “track” these changes at this location, as opposed to either a) creating a stand-alone amendment package for A117.1 modifications, or b) placing each of them at the very end of the IBC amendment package (akin to what the IFC does for NFPA standard amendments). It was felt that since this “works” in other states this way, it should work in a similar fashion in Southern Nevada as well. Additionally, these provisions are different than NFPA Standards, which tend to “stand on their own”, as opposed to the “co-dependence” situation we have in needing BOTH the 2024 IBC AND the 2009 A117.1 to get a complete “picture” of accessibility design requirements under this code cycle.

2009 ICC A117.1 Section 604.10.3

This better clarifies the entry door requirements to ambulatory stalls, which are intended for those with “limited mobility” issues, as opposed to dependence upon a wheelchair. In fact, a wheelchair-user is NOT intended to utilize an ambulatory stall, which is why the proposed clarifications to “exempt” this door from some (but not all) of the Section 404 door clearance provisions was necessary. In fact, maintaining the current 2009 A117.1 base language can actually make it more difficult for “limited mobility” users to make use of the ambulatory stalls.

2009 ICC A117.1 Section 904.3

The most prominent clarification here was to reinforce that this section was only meant to apply to sales and service counters, not bars (where food & drink are served). That’s because sales & service counters generally assume a “standing” condition for most users, whereas bars assume a “sitting” condition for most users. Therefore, the design provisions are permitted to differ between them, which is significantly more enumerated with these proposed modifications. Additionally, the addition of the term “windows” helps clarify this feature for many, since the addition of “transparent glazing” is quite often a design element of these features, but has never been previously addressed as to how it should be incorporated in the overall design. This proposed language clarifies both the maximum height of the “opening” between user and staff, but also the minimum height of transparent glazing (when present).

2009 ICC A117.1 Sections 1003.9 & 1004.9

These sections are identical in language and intent. The only difference is that the former applies to Type A dwelling units, while the latter applies to Type B dwelling units. Item #2 is being modified to clarify that where multiple electrical outlets are being provided within a section of countertop length, only one of them is required to be placed within prescribed reach ranges. Items #9 and #11 exempt electrical outlets that occur within the corner of a kitchen, which due to either protruding appliances or short countertop lengths, make it impossible to place electrical outlets within prescribed reach ranges.

2009 ICC A117.1 Section 1004.11.3.1.3.3

This section applies to allowable shower size provisions within Type B dwelling units only. The 2009 A117.1 currently limits these showers to 36-min. depth by 36-in min. length. However,

these dimensional requirements would dis-allow the use of a "standard roll-in-type shower" (per Section 608.2.2), which is (actually) significantly more restrictive (aka accessible) than what is otherwise required in Type B units. Thus, this change would allow a designer to specify and construct the "standard roll-in-type showers" in all Type B units, if they so desired. Again, this section (like everything else in the IBC/A117.1) was never actually meant to preclude the use of a higher-level of compliance, which is why the language in this section needed to be "clarified".

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	X	F	X	G		H	X	I		J	
----------	--	----------	--	----------	--	----------	--	----------	---	----------	---	----------	--	----------	---	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: Because each of the items included within this proposal represent a code-clarification, this amendment neither increases nor decreases the cost of construction.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y		Y _{HEN}	Y _{CC}	Y		Y	Y	Y

RESULT: X Approved ___ Failed ___ Withdrawn ___ Tabled ___ Other

1107.2

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 030

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 1107.2

PROPONENT: Allen Burris

PROPOSAL: To clarify the requirements for accessible electrical vehicle charging stations and reduce the burden of accessible spaces on smaller systems.

REVISE AS FOLLOWS:

1107.2 Electrical vehicle charging stations.

Electrical vehicle charging stations shall comply with Sections 1107.2.1 and ~~1107.2.2 through 1107.2.4.~~

Exceptions:

1. *Electrical vehicle charging stations provided to serve Group R-3 and R-4 occupancies are not required to comply with this section.*
2. *Electric vehicle charging stations used exclusively by buses, trucks, other delivery vehicles, law enforcement vehicles and motor pools are not required to comply with this section.*

1107.2.1 Number of accessible vehicle spaces. Not less than 5 percent of vehicle spaces on the *site* served by electrical vehicle charging systems, but not fewer than one for each type of electric vehicle charging system, shall be accessible. Where new electric vehicle charging stations are installed in facilities with existing electric vehicle charging stations, the total number of accessible spaces provided shall include both existing and new electric vehicle charging stations. Where an electric vehicle charging station charger can simultaneously charge more than one vehicle, the number of electric vehicle charging stations provided shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

Spaces serving *Electric Vehicle Charging Stations* per this section shall not account for any of the *accessible* parking spaces, required by Section 1106, on the site unless specifically provided with *accessible* identification signage with the *International Symbol of Accessibility* and meet all of the requirements for an accessible parking space in addition to the requirements of this section. To be used as a required accessible parking space, the space cannot be restricted to electric vehicles only.

1107.2.2 Vehicle space size.

~~Accessible vehicle charging spaces shall comply with the requirements for a van accessible parking space that is be 132 inches (3350 mm) minimum in width, 240 inches (6096 mm) minimum in length, and 98 inches (2489 mm) minimum in height with an adjoining access aisle that is 60 inches (1525 mm) minimum in width complying with Section 1107.2.3.~~

Add new text as follows:

1107.2.2.1 Vehicle charging space marking.

The vehicle charging spaces shall be marked to define the width and length. Where vehicle charging spaces are marked with lines, the width measurements of vehicle charging spaces and adjacent access aisles shall be made from the centerline of the markings.

Exceptions:

1. Where parking spaces or access aisles are not adjacent to another vehicle charging space or access aisle, measurements shall be permitted to include the full width of the line defining the vehicle charging space or access aisle.
2. Vehicle charging space in pull-through electric vehicle charging stations are not required to comply with this section.

1107.2.3 Access aisle.

The vehicle charging spaces shall have an adjacent access aisle complying with Section 1107.2.3.1 through 1107.2.3.3. Access aisles shall adjoin an accessible route. Two vehicle charging spaces shall be permitted to share a common access aisle. Access aisles shall not overlap with the vehicular way. The vehicle charging spaces shall be permitted to have access aisles placed on either side of the vehicle charging space.

1107.2.3.1 Width. Access aisles serving the vehicle charging spaces shall be 60 inches (1525 mm) minimum in width.

1107.2.3.2 Length. Access aisles shall extend the full length of the vehicle charging spaces they serve.

1107.2.3.3 Marking. Access aisles shall be marked so as to discourage parking in them. Where access aisles are marked with lines, the width measurements of access aisles and adjacent vehicle charging spaces shall be made from the centerline of the markings.

Exceptions:

1. Where access aisles or vehicle charging spaces are not adjacent to another access aisle or vehicle charging space, measurements shall be permitted to include the full width of the line defining the access aisle or vehicle charging

space

2. Vehicle charging space in pull-through EV charging stations are not required to comply with this section.

1107.2.4 Accessible routes. Accessible routes shall be provided to serve *electric vehicle charging stations* in accordance with Sections 1107.2.4.1 and 1107.2.4.2.

1107.2.4.1 Building or facility. Accessible *electric vehicle charging stations* that serve a building or facility on the same site shall be located along an *accessible route* providing access to an *accessible* building entrance. Where *accessible electric vehicle charging stations* do not serve a building or facility on the same site, they shall be located along an *accessible route* providing access to the *public way*.

1107.2.4.2 Charging stations.

Accessible electric vehicle charging stations shall be provided with an *accessible route* between the *accessible* aisle serving it and all related operable parts and other equipment. When a vehicle is being charged, the *accessible route* shall not be obstructed by the cable between the vehicle and the charging station.

Revise as follows:

1112.1 Signs.

Required accessible elements shall be identified by the International Symbol of Accessibility at the following locations.

1. Accessible parking spaces required by Section 1106.2.
Exception: Where the total number of parking spaces provided is four or less, identification of accessible parking spaces is not required.
2. Accessible parking spaces required by Section 1106.3.
Exception: In Group I-1, R-2, R-3 and R-4 *facilities*, where parking spaces are assigned to specific *dwelling units* or *sleeping units*, identification of accessible parking spaces is not required.
3. Accessible electric vehicle charging station signs shall include "Accessible EV Charging - Use Last". Signs shall be 60 inches (1525 mm) minimum above the floor of the vehicle charging space, measured to the bottom of the sign.
- ~~34.~~ Accessible passenger loading zones.
- ~~45.~~ Accessible toilet or bathing rooms where not all toilet or bathing rooms are *accessible*.
- ~~56.~~ Accessible entrances where not all entrances are accessible.

- ~~67.~~ Accessible checkout aisles where not all aisles are accessible. The sign, where provided, shall be above the checkout aisle in the same location as the checkout aisle number or type of checkout identification.
- ~~78.~~ Accessible dressing, fitting and locker rooms where not all such rooms are accessible.
- ~~89.~~ *Accessible areas of refuge* in accordance with Section 1009.9.
- ~~910~~ Exterior areas for assisted rescue in accordance with Section 1009.9.
- ~~4011.~~ In recreational *facilities*, lockers that are required to be accessible in accordance

JUSTIFICATION: This code change is proposing to add language to more closely align accessibility requirements with the existing requirements for parking and accessibility in Section 1106 and ANSI A117.1 as well as the recommendations from the U.S. Access board while allowing for more sustainable implementation. The current language attempts to rely on the provisions in ANSI 117.1 to identify the requirements of vehicle charging spaces such as is done with accessible parking spaces. Currently, ANSI 117.1 does not have requirements specific to vehicle charging spaces. This leaves language open to misinterpretation and increases the probability of conflicts between the two code documents.

The vehicle space size was chosen based on the recommendations of the U.S. Access Board. It was determined that these mobility features allow sufficient space for a person who uses a mobility device to exit and maneuver around the vehicle, retrieve the EV connector, and plug the connector into the electric vehicle charging inlet. Since EVs do not have a uniform vehicle charging inlet location, a larger vehicle charging space is needed to maneuver around all sides of the electric vehicle.

The current version of the code would allow for the accessible charging stations to be counted towards the overall accessible parking requirement for the site. Making the charging station a required accessible parking space with accessible signage could potentially prevent people who are able bodied from being permitted to utilize the charging stations without facing fines and/or other legal penalties. In a small group of charging stations this could lead to an extremely low utilization rate on the charging stations affecting the viability of the installation. By allowing smaller groups of charging stations to be accessible without requiring them to be dedicated, the utilization rates will be higher. Adding the signage requirement section 1112.1 would further clarify anyone may use the accessible charging space with preference that it be used last. The overall resources required will be reduced allowing for a more rapid implementation of the charging network.

Adding a requirement to provide access to a building or public way is necessary to provide equal access. An accessible route to a building will by default provide access to a public way as the code already requires buildings be connected to a public way by an accessible route.

Requiring charging stations not on a site with buildings to connect to a public way allows users to have access to public transportation or businesses off site. While many charging stations are rapid charging stations, some take a significant amount of time to complete a charge. In that time people may walk to get some food or use a nearby restroom facility. Another scenario where this becomes important is in the event the vehicle becomes disabled at the charging station and the user needs to leave the site to seek shelter or other transportation.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	X	F	X	G	X	H	X	I		J	
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*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: The code change proposal is anticipated to decrease the cost of construction. By eliminating the need to install a dedicated accessible underutilized charger, the overall number of chargers can be reduced by at least 1. Typical fast charger equipment cost is \$30,000-\$50,000. There are too many variables to estimate the additional infrastructure cost. Distance from utility access to 3 phase power, free capacity on existing service, site characteristics, etc. are all highly variable contributors to the construction cost.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	N		Y

RESULT: X Approved Failed Withdrawn Tabled Other

1110.18

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 056

COMMITTEE: 2024 IBC General Committee

CODE SECTION: 1110.18

PROPOSER: M. Gentile (PCNA Consulting Group)

PROPOSAL: Amend Section 1110.18 to maintain consistency with the 2009 A117.A1

REVISE AS FOLLOWS:

1110.18 Controls, operating mechanism and hardware. Controls, operating mechanisms and hardware intended for operation by the occupant, including switches that control lighting and ventilation and electrical convenience outlets, in accessible spaces, along accessible routes or as parts of accessible elements shall be accessible.

Exceptions:

1. Operable parts that are intended for use only by service or maintenance personnel shall not be required to be *accessible*.
2. *Access doors or gates in barrier walls and fences protecting pools, spas and hot tubs shall be permitted to comply with Section 1010.2.3.*
3. *Operable parts exempted in accordance with ICC A117.1 are not required to be accessible.*
4. **Electrical or communication receptacles serving a dedicated use shall not be required to be accessible.**
5. **Where two or more outlets are provided in a kitchen above a length of countertop that is uninterrupted by a sink or appliance, one outlet shall not be required to be accessible.**
6. **Floor electrical receptacles shall not be required to be accessible.**
7. **HVAC diffusers shall not be required to be accessible.**
8. **Except for light switches, where redundant controls are provided for a single element, one control in each space shall not be required to be accessible.**

JUSTIFICATION: Because this Committee has approved an amendment to reference the 2009 ICC A117.1, rather than the 2017 ICC A117.1, the addition of items #4 through #8 must be added-back into this IBC section to maintain consistency and address all of the necessary operable parts requirements. That's because these items (#4 through #8) had been "moved" into the 2017 ICC A117.1 and thus not maintained within the 2024 IBC base code.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	X	F	X	G		H	X	I		J
----------	--	----------	--	----------	--	----------	--	----------	---	----------	---	----------	--	----------	---	----------	--	----------

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: This code change is intended to provide consistency among national codes and will neither increase nor decrease the cost of construction.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
	Y	Y	Y	Y _{HEN}	Y _{CC}		Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24-031

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Sections 202 & 1210.4

PROPOSER: M. Gentille (PCNA Group)

PROPOSAL: Add a New Defined Term to Section 202 & New Section 1210.4 to address NRS law mandating the installation of a Baby Changing Table in new construction.

REVISE AS FOLLOWS:

Amend Section 202 to include the following new definition:

BABY CHANGING TABLE. A fold-up or fixed type diaper changing table or surface that is safe and sanitary for changing the diaper of a child aged three (3) or younger.

Add a new Section 1210.4 as follows:

1210.4 Baby changing table. Where newly constructed buildings or facilities contain restrooms that are provided for public use, a minimum of one (1) *baby changing table* shall be provided to comply with all of the following:

1. Located within a public restroom or other area as approved by the *building official*.
2. Continuously available to both male and female occupants.
3. Applicable provisions of ICC A117.1 for Diaper Changing Tables.

Exception: *Baby changing tables* are not required in facilities that have been issued a permit or license which restricts the admission of children on the basis of age.

JUSTIFICATION:

The primary justification for this amendment is to comply with NRS 278.584. This law requires a minimum of one baby changing table (aka diaper changing table) be provided within all new buildings and facilities that contain a public restroom. Further, it clarifies that if the location of the table is not available for use by both men and women, then at least one such table must be made available to men, plus at least one such table available to women must be provided (i.e. two (2) total tables).

While NRS 278.584 does not explicitly state that the table must be provided within a restroom, permission to provide this feature in other rooms/spaces outside of restrooms can only be granted via prior approval by the building official.

Additionally, this amendment requires that applicable accessibility provisions per ICC A117.1, Section 603.5 be provided at each diaper changing table location(s). The requirements include all of the following:

- a) clear floor space of 30-in x 48-in positioned for forward approach to the table or surface,
- b) both knee and toe clearances provided beneath the table or surface,
- c) table or surface top of finish heights between 28-34 inches a.f.f., and
- d) one-hand operation with a maximum of 5.0 pounds of force where flip-type tables occur.

Finally, the “Exception” provides compliance with NRS 278.584 wherein facilities such as casinos, adult bookstores, or other adults-only venues are excluded from compliance. However, where other mixed-use occupancies (that are not adults-only) within the same building/facility, this exception is not permitted to be applied. An example of this would be a Casino with other uses that independently require public restrooms including, but not limited to; restaurants, retail suites, convention facilities, bowling alleys, cinemas, theater/showrooms, etc.

COST IMPACT: None, as this is already required by Nevada State Law.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	X	F	X	G		H		I		J	
----------	--	----------	--	----------	--	----------	--	----------	---	----------	---	----------	--	----------	--	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 057

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Sections 2902.1.2 & 2902.4

PROPOSER: Patrick Chan

PROPOSAL: Modify Sections 2902.1.2 and 2902.4 regarding single-user restroom and bathing rooms facilities to align with state and local ordinances.

REVISE AS FOLLOWS:

2902.1.2 Fixtures in single-user toilet facilities and bathing rooms. The plumbing fixtures located in single-user toilet facilities and single-user rooms, including family or assisted-use toilet facilities and bathing rooms, shall contribute toward the total number of required plumbing fixtures for the building or tenant space. The number of fixtures in single-user toilet facilities, single-user bathing rooms and family or assisted-use toilet facilities shall be deducted proportionately from the required gender ratios of table 2902.1. Single-user toilet facilities and bathing rooms, and family or assisted-use toilet facilities and bathing rooms shall not be identified as being available for use by all persons regardless of the sex, but may be labeled for use by any persons including without limitations "All-Gender Bathroom" or "All-Accessible Bathroom."

The total number of fixtures shall be based on the required number of separate facilities or based on the aggregate of any combination of single-user or separate facilities.

Exceptions:

1. Single-user toilet or bathing rooms directly connected with other associated uses which when combined could be considered multi-user including, but not limited to, locker rooms or dressing rooms.
2. Where separate facilities are required by Section 2902.2, and where one of the toilet or bathing facilities is multi-user and assigned for use by one sex, the other required toilet or bathing facility must also be considered multi-use and assigned for use by the other sex regardless of the number of fixtures or configuration of that facility.

2902.1.2.1 Single-user Facility Use. Single-user toilet facilities and single-user rooms, including family or assisted-use toilet facilities and bathing rooms, shall be inclusive and accessible as possible to a person of any gender identity or expression, in accordance with NRS 651, including without limitation by allowing:

1. A parent or guardian of a child to enter the facility with the child;
2. A person with a disability to enter the facility with his or her caregiver; and
3. A person of any gender identity or expression to use the facility as needed

2902.4 Signage. Required public toilet facilities shall be provided with signs that indicate whether the facility is to be used by males, by females, or by all persons regardless of sex. Single-user toilet facilities and single-user rooms, including family or assisted-use toilet facilities and bathing rooms shall be provided with signage as required by 2902.1.2. Signs shall be readily visible and located near the entrance to each toilet facility. Signs for accessible toilet facilities shall comply with Section 1112.

Exception: Signage in accordance with Section 2902.1.2 shall not be required for single-stall restrooms or single-user toilet facilities and bathing rooms, including family or assisted-use toilet and bathing rooms, located in dwelling units and sleeping units.

JUSTIFICATION:

This amendment was previously adopted under the 2018 and 2021 code cycles. The amendment’s intent is to align the Building Code with inclusivity initiatives enacted by the state and local governments.

Two Exceptions to 2902.1.2 were added to address conflicts with past versions of the Amendment and real world conditions. Exception #1 addresses a condition where a single-user facility is directly associated with another use that together imply a multi-user condition, locker rooms for example. Exception #2 addresses a condition where separate facilities are required and one facility is designed for multi-user and the other is designed for single-user. Without this exception, a condition could exist where a multi-user men’s room and single-user All Gender restroom are required, but a women’s room would not be permitted. The opposite condition would also be possible.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	X	F		G		H		I		J
----------	--	----------	--	----------	--	----------	--	----------	----------	----------	--	----------	--	----------	--	----------	--	----------

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: No impact. Minimum number of required plumbing fixtures does not change from base code.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
	Y	Y	Y	Y _{HEN}	Y _{CC}		Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

Table 2902.1

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 060.01

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Table 2902.1

PROPOSER: Cody Smith, PCNA Group

PROPOSAL: Replace IBC Table 2902.1 in its entirety with the following:

REVISE AS FOLLOWS:

**TABLE 2902.1 [P] TABLE 2902.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES^a (See Sections 2902.1.1 and 2902.2)**

No.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS ^b SEE SECTION 424-2)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAINS ^{c,d} (SEE SECTION 410)	OTHER ^e
			MALE	FEMALE	MALE	FEMALE			
1	Assembly	Theaters and other buildings for the performing arts and motion pictures ^d	1 per 125	1 per 65	1 per 200		-	1 per 500	1 service sink
		Nightclubs, bars, taverns, dance halls, and buildings for similar purposes ^d	1 per 40	1 per 40	1 per 75		-	1 per 500	1 service sink
		Restaurants, banquet halls, and food courts ^d	1 per 75	1 per 75	1 per 200		-	1 per 500	1 service sink
		Casino gaming areas	1 per 100 for the first 400 and 1 per 250 for the remainder exceeding 400	1 per 50 for the first 400 and 1 per 150 for the remainder exceeding 400	1 per 250 for the first 750 and 1 per 500 for the remainder exceeding 750		-	1 per 1,000	1 service sink
		Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades, and gymnasiums ^d	1 per 125	1 per 65	1 per 200		-	1 per 500	1 service sink
		Passenger terminals and transportation facilities ^d	1 per 500	1 per 500	1 per 750		-	1 per 1,000	1 service sink
		Places of worship and other religious services ^d	1 per 150	1 per 75	1 per 200		-	1 per 1,000	1 service sink
Coliseums, arenas, skating rinks, pools, and tennis courts for indoor sporting events and activities ^f	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 200		1 per 150	-	1 per 1,000	1 service sink	

1	Assembly - continued	Stadiums, amusement parks, bleachers and grandstands for outdoor sporting events and activities ^f	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 200	1 per 150	-	1 per 1,000	1 service sink
2	Business	Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, light industrial and similar uses.	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50		1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	-	1 per 100	1 service sink ^{-e}	
		Ambulatory care facilities and outpatient clinics	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	1 per 50	-	1 per 100	1 service sink per floor	
3	Educational	Educational Facilities	1 per 50		1 per 50	-	1 per 100	1 service sink	
4	Factory and industrial	Structures in which occupants are engaged in work fabricating, assembly or processing of products or materials	1 per 100		1 per 100	-	1 per 400	1 service sink	
5	Institutional	Alcohol and drug centers ^b Congregate care facilities ^b Group homes ^b Halfway houses ^b Social rehabilitation facilities ^b Foster care facilities ^b	1 per 10 care recipients		1 per 10 care recipients	1 per 8 care recipients	-	-	
		Assisted living and residential board and care facilities with care recipients who receive custodial care	Sleeping units for care facilities ^c	1 per 2 sleeping units		1 per 2 sleeping units	1 per 8 sleeping units	-	-
			Dwelling units for care facilities	1 per dwelling unit		1 per dwelling unit	1 per dwelling unit	-	1 kitchen sink per dwelling unit
			Employee facilities	1 per 60 care recipient units		1 per 60 care recipient units	-	1 per 100	1 service sink per floor
			Visitor facilities	1 per 75 care recipient units		1 per 75 care recipient units	-	-	-
		Nursing homes	Sleeping units for care recipients ^c	1 per 2 care recipients sleeping units		1 per 2 care recipients sleeping units	1 per 8 care recipients sleeping units	-	-
			Employee facilities	1 per 60 care recipient units		1 per 60 care recipient sleeping units	-	1 per 100	1 service sink per floor
			Visitor facilities	1 per 75 care recipient units		1 per 75 care recipient sleeping units	-	-	-
		Hospitals ^b	Sleeping units for care recipients	1 per care recipient sleeping unit		1 per care recipient sleeping unit	1 per 100 care recipient sleeping units	-	-
			Care recipient treatment areas	1 per 25 care recipient treatment rooms		1 per 50 care recipient treatment rooms	-	1 per 100	-

5	Institutional - continued	Hospitals ^b - continued	Employee facilities	1 per 25 care recipient sleeping units or treatment rooms	1 per 25 care recipient sleeping units or treatment rooms	1 per 50 care recipient sleeping units or treatment rooms	-	1 per 100	1 service sink per floor
			Visitor facilities	1 per 75 care recipient sleeping units or treatment rooms	1 per 75 care recipient sleeping units or treatment rooms	1 per 50 care recipient sleeping units or treatment rooms	-	1 per 500	-
		Prisons ^b		1 per cell		1 per cell	1 per 15	1 per 100	1 service sink
		Reformatories, detention centers, and correctional centers ^b	Cells	1 per 15		1 per 15	1 per 15	1 per 100	1 service sink
			Congregate living facilities	1 per 15		1 per 15	1 per 15	1 per 100	-
			Employees	1 per 25		1 per 35	-	1 per 100	1 service sink
		Adult day care and child day care		1 per 15		1 per 15	1	1 per 1,000	1 service sink
		Child day care		1 per 15		1 per 15	-	1 per 1,000	1 service sink
6	Mercantile	Retail stores, service stations, shops, salesrooms, markets and shopping centers		1 per 500	1 per 750	-	1 per 1,000	1 service sink	
7	Residential	Hotels, motels, boarding houses (transient)		1 per dwelling or sleeping unit	1 per dwelling or sleeping unit	1 per dwelling or sleeping unit	-	1 service sink	
		Dormitories, fraternities, sororities, and boarding houses (not transient)		1 per 10	1 per 10	1 per 8	1 per 100	1 service sink	
		Apartment house		1 per dwelling unit or sleeping unit	1 per dwelling or sleeping unit	1 per dwelling or sleeping unit	-	1 Kitchen sink per dwelling unit; 1 automatic clothes washer connection per 20 dwelling units	
		congregate living facilities with 16 or fewer care recipients receiving custodial care		1 per 10	1 per 10	1 per 8		1 kitchen sink	
		one- and two-family dwellings and lodging houses with five or fewer guestrooms		1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	-	1 Kitchen sink per dwelling unit; 1 automatic clothes washer connection per dwelling units	
8	Storage	Structures for the storage of goods, warehouses, storehouse and freight depots. Low and - Moderate Hazard.		1 per 100	1 per 100	-	1 per 1,000	1 service sink	

- a. The fixtures are based on one fixture being the minimum required for the number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by this code.
- b. Toilet facilities for employees shall be separate from facilities for inmates or care patients.
- c. A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient sleeping units shall be permitted, provided that each patient sleeping unit has direct access to the toilet room and provisions for privacy for the toilet room user are provided.
- d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.
- e. ~~For business and mercantile classifications with an occupant load of 15 or fewer, a service sink shall not be required. Drinking fountains and service sinks are not required for an occupant load of 50 or fewer.~~
- f. The required number and type of plumbing fixtures for outdoor swimming pools shall be in accordance with Section 609 of the *International Swimming Pool and Spa Code*.
- g. Where restaurants, taverns, or similar food and beverage businesses provide drinking water in a container free of charge, drinking fountains shall not be required in those portions of the building. In other occupancies where drinking fountains are required, water dispensers that provide water to occupants free of charge shall be permitted to be substituted for not more than 50 percent of the required number of drinking fountains. This substitution shall not reduce the minimum number of drinking fountains required by Section 1110.7.1.
- h. In each bathroom or toilet room, urinals shall not be substituted for more than 67 percent of the required water closets in assembly and educational occupancies. Urinals shall not be substituted for more than 50 percent of the required water closets in all other occupancies.

JUSTIFICATION:

This proposal is intended to accomplish the following:

- Combine all revisions to IBC Table 2902.1 into one (1) amendment proposal.
- Replace IBC Table 2902.1 in its entirety for easier readability.
- Provide correlation with the 2024 Uniform Plumbing Code (UPC), which is to be adopted and amended in lieu of the 2024 International Plumbing Code (IPC).
- Provide correlation with the 2024 IPC by incorporating provisions from the 2024 IPC directly into IBC Table 2902.1.
- Provide for consistency in regional interpretation and application of the codes.
- Provide relief to the Southern Nevada business community from potentially punitive drinking fountain and service sink requirements.

Water Closets Heading and Footnote ‘h’

The “Water Closets” heading in IBC Table 2902.1 references Section 424.4 of the International Plumbing Code (IPC), which allows for urinals to be substituted for water closets. However, since the IPC is not adopted, the urinal substitution intended by IBC Table 2902.1 is not accounted for. This proposal to delete the reference to IPC Section 424.2 from the “Water Closets” heading in IBC Table 2902.1 will resolve this code correlation issue because the proposed new footnote ‘h’ incorporates verbatim the language from IPC Section 424.2.

Drinking Fountain Heading and Footnote ‘g’

The “Drinking Fountain” heading in IBC Table 2902.1 references Section 410 of International Plumbing Code (IPC) Section 410, which allows (a) the omission of drinking fountains in restaurants where water is served, and (b) water dispensers to be substituted for not more than 50 percent of the required drinking fountains in other occupancies where drinking fountains are required. However, since the IPC is not adopted in Southern Nevada, these alternative allowances to drinking fountains are not accounted for. This proposal to delete the reference to IPC Section 410 from the “Drinking Fountain” heading in IBC Table 2902.1 will resolve this code correlation issue because the proposed new footnote ‘g’ incorporates similar language from IPC Section 410.4 and UPC Section 415.2.

IPC Section 410.4: “Where restaurants provide drinking water in a container free of charge, drinking fountains shall not be required in those restaurants. In other *occupancies* where three or more drinking fountains are required, *water dispensers* shall be permitted to be substituted for not more than 50 percent of the required number of drinking fountains.”

UPC Section 415.2: "Where food is consumed indoors, water stations shall be permitted to be substituted for drinking fountains. Bottle filling stations shall be permitted to be substituted for drinking fountains up to 50 percent of the requirements for drinking fountains. Drinking fountains shall not be required for an occupant load of 30 or less."

The proposed modifications to the language from IPC Section 410.4 includes the addition of "taverns, or similar food and beverage businesses", which is intended to account for other businesses operating under a food and beverage license. Allowing up to 50% of drinking fountains to be substituted for water dispensers in other occupancies reflects provisions from UPC Section 415.2 and previous Southern Nevada Amendments to the 2009, 2012 and 2018 IBC. The reference to IBC Section 1110.7.1 is intended to prevent users from eliminating the high and low drinking fountains that are required for accessibility.

Drinking Fountain Requirements for Casinos

The elimination of drinking fountain requirements from casino gaming areas takes into account the fact nearly all (if not all) restricted and/or unrestricted gaming casinos in Southern Nevada either voluntarily or are legally mandated to provide some form of food and/or drink services to their gaming patrons. This proposed modification recognizes this fact and eliminates a drinking fountain requirement for these uses/areas. This amendment is consistent with previous local adoption of the IBC with respect to the complete omission of drinking fountain requirements. The main difference here is that the IBC did not previously include the "Casino gaming areas" designation. It's worth noting that aside from a few minor mathematical variations, all other plumbing fixture requirements are essentially the same as what has been adopted in the last several Southern Nevada code adoption cycles.

Footnote 'e' Revision

The next part of this proposal is to amend footnote 'e' to (a) apply to both drinking fountains and service sinks and (b) change the cutoff for the omission of drinking fountains from a maximum occupant load of 30 to 50 for all occupancies and (c) change the cutoff for the omission of service sinks from a maximum occupant load of 15 to 50 for all occupancies.

Original footnote 'e' specifically allows the omission of a service sink for business and mercantile occupancies with an occupant load of 15 or fewer. Section 415.2 of the 2024 UPC, which is to be adopted in Southern Nevada in lieu of the IPC, permits drinking fountains to be omitted in any occupancy with an occupant load of 30 or less. Further, the 2024 UPC does not require service sinks at all, as Table 422.1 in the 2024 UPC is to be deleted in its entirety by a Southern Nevada amendment that has been approved by the SNBO Mechanical & Plumbing Code Committee. The Southern Nevada amendments to the 2009 edition of the IBC modified Table 2902.1 to permit the omission of drinking fountains and service sinks from any occupancy when the occupant load did not exceed 30. However, comments from industry suggested that UPC-allowed occupant load of 30 is sometimes not even a reasonable (i.e., overly restrictive) cutoff for drinking fountain requirements for certain situations, such as Groups A, B, and M occupancies in existing mixed-use facilities (e.g., strip malls). In addition, the requirement for a service sink for any occupancy, regardless of occupant load, is an unreasonable burden on small tenants. This proposal is intended to provide a reasonable accommodation to the business community without significantly impacting the public, and it is consistent with the Southern Nevada amendments to the 2012 and 2018 IBC that have proved effective and well-received by industry.

The Southern Nevada amendments to the 2006 and 2009 editions of the IBC both included an increase in the occupant load cutoff for the omission of drinking fountains in any occupancy from a maximum occupant load of 15 to 30, which at the time was deemed essential since the existing tenant spaces that were permitted under previous editions of the Southern Nevada codes were based on a drinking fountain cutoff of 30 occupants. Consistent with the Southern Nevada amendments to the 2012 and 2018 IBC, this proposal would not create conflicts for existing tenant spaces, and the proposed increase in the occupant load cutoff from a maximum occupant load of 30 to a maximum occupant load of 50 will continue to benefit a significant number of smaller tenant spaces without adversely affecting the occupants (employees or the public). The base IBC would require a tenant improvement to provide at least one service sink in all cases except Group B or M occupancies with occupant loads of 15 or fewer. Additionally, the base UPC would require a tenant improvement to provide at least one drinking fountain in all occupancies when the occupant load exceeds 30. This would result in a severe cost impact for many relatively small tenant improvements or remodel projects. For comparison purposes, the table below presents the maximum area permitted for various occupancies without exceeding the limit for which a drinking fountain or service sink is required. The results provided in the table below are based on the occupant load factors from 2024 IBC Table 1004.5.

Occupancy	Occupant Load Factor (OLF) (ft ² /person)	Base 2024 IBC Max. Area Permitted without a Service Sink (OLF x 15) (ft ²)	Base 2024 UPC Max. Area Permitted without a Drinking Fountain (OLF x 30) (ft ²)	Amended 2018/2021 IBC Max. Area Permitted without a Drinking Fountain or Service Sink (OLF x 50) (ft ²)	Proposed Amended 2024 IBC Max. Area Permitted without a drinking Fountain or Service Sink (OLF x 50) (ft ²)
Assembly (unconcentrated use)	15	225	450	750	750
Business	150	1,000	4,500	7,500	7,500
Educational	20	300	600	1,000	1,000
Factory/Industrial	100	1,500	3,000	5,000	5,000
Institutional area:					
Inpatient treatment areas	240	3,600	7,200	12,000	12,000
Outpatient areas	100	1,500	3,000	5,000	5,000
Sleeping areas	120	1,800	3,600	6,000	6,000
Mercantile	60	900	1,800	3,000	3,000
Residential	200	3,000	6,000	10,000	10,000
Storage	200	3,000	6,000	10,000	10,000

Elimination of Showers for Group I-4 Child Daycares

The majority of day cares are classified as Group E occupancies. However, when a daycare accepts children less than 2.5 years of age, it must be classified as a Group I-4 occupancy. With this change in occupancy, there are a few unique code provisions that apply. One such requirement is found in Table 2902.1, No. 5, Institutional, Child Day Care, which requires one (1) bathtub or shower to be provided within the occupancy. Comparatively, a bathtub/shower is not required within Group E day care occupancies.

Table 2902.1 lumps together both adult day cares and child day cares within the same category of plumbing fixture requirements. This proposal would be to remove the bathtub/shower requirement from the child day care occupancy by separating it from the adult day care requirements. All of the other plumbing fixture requirements for both categories would remain exactly the same (i.e. water closets, lavatories, etc.).

The primary justification for this amendment is a recognition that the removal of the bathtub/shower fixture from these occupancies does not reduce the overall level of sanitary services and/or conditions within the facility. It is believed that the reason a bathtub/shower requirement has traditionally applied to this occupancy group was to accommodate the need to change the diapers of children less than 2.5 years old (i.e. children that are not "potty-trained"). In fact,

many Group E daycares (i.e. 2.5 years and older children) have acceptance policies wherein they do not accept children that are not “potty-trained”. However, due to a State of Nevada Law that went into effect in 2018, 100% of all occupancies must now be provided with at least one (1) baby-changing table. Because of this, the need for a bathtub/shower fixture within this particular occupancy (i.e. Group I-4 Child Day Care) has become redundant.

Additionally, removing the bathtub/shower fixture requirement from this occupancy group seems to be more in keeping with increasing a child’s level of safety by decreasing their potential exposure to the behavior of would-be sexual predators. After all, Group I-4 daycares accept children of all ages, ranging from babies to teenagers. Thus, it does not seem unreasonable to question why a facility would be forced to provide bathing facilities wherein 13-year-olds are under the supervision of staff. In other words, keeping this provision in place could potentially expose children to unnecessary conditions based on a premise that no longer applies.

Conclusion

The IBC general committee recommends reproducing IBC Table 2902.1 in its entirety for consistency and ease of use for the reader.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E		F	X	G		H		I		J	X
----------	--	----------	--	----------	--	----------	--	----------	--	----------	----------	----------	--	----------	--	----------	--	----------	----------

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT:

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved ___ Failed ___ Withdrawn ___ Tabled ___ Other

2902.1.1

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 058.00

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 2902.1.1

PROPOSER: Cody Smith, PCNA Group

PROPOSAL: Revise Exception 2 of IBC Section 2902.1.1.

REVISE AS FOLLOWS:

[P] 2902.1.1 Fixture calculations.

To determine the *occupant load* of each sex, the total *occupant load* shall be divided in half. To determine the required number of fixtures, the fixture ratio or ratios for each fixture type shall be applied to the *occupant load* of each sex in accordance with Table 2902.1. Fractional numbers resulting from applying the fixture ratios of Table 2902.1 shall be rounded up to the next whole number. For calculations involving multiple occupancies, such fractional numbers for each occupancy shall first be summed and then rounded up to the next whole number.

Exceptions:

1. The total *occupant load* shall not be required to be divided in half where *approved* statistical data indicates a distribution of the sexes of other than 50 percent of each sex.
2. Where multiple-user *facilities* are designed to serve all genders, the minimum fixture count shall be calculated 100 percent, based on total *occupant load*. In such multiple-user ~~*user facilities*~~, ~~each fixture type shall be in accordance with ICC A117.1. the~~ required number of accessible fixtures shall be determined in accordance with IBC Section 1110.

JUSTIFICATION:

The removal of; “each fixture type shall be in accordance with ICC A117.1” is necessary for two reasons. First, the term: “each fixture type” does not accurately capture the intent of this provision. The actual intent here should be to reference the minimum “number of accessible fixtures” required, not the type of fixtures present. Second, the term “shall be in accordance with ICC A117.1” also does not accurately capture the intent of this provision because the IBC contains the scoping provisions for accessibility (i.e. the required quantities of accessible fixtures and elements), whereas the ICC A117.1 does not. Additionally, as adopted, the reference to ICC A117.1 here appears to mandate that 100% of all toilet fixtures in multiple-user facilities designed to serve all genders are required to be accessible. That’s because within the ICC A117.1 standard, there are only two (2) available design options for toilets within a multi-user restroom:

1. A wheelchair accessible toilet compartment (per ICC A117.1 Section 604.9), or
2. An ambulatory accessible toilet compartment (per ICC A117.1 Section 604.10) In its entirety, IBC Section 1110 fully enumerates the required quantities of accessible fixtures

for all fixture types in each of the available toilet/bathing room facility types (i.e. configurations) that could possibly be provided within a building.

SNICC proposed this change nationally during the 2024-2026 Code Development Cycle, and the change was accepted "As Submitted". Therefore, this change will be reflected in the 2027 IBC.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	X	F	X	G		H	X	I		J
----------	--	----------	--	----------	--	----------	--	----------	---	----------	---	----------	--	----------	---	----------	--	----------

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT:

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

3003.1.3

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 044

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 3003.1.3

PROPONENT: Kevin Murphy

PROPOSAL: Amend Section 3003.1.3

REVISE AS FOLLOWS:

3003.1.3 Two or more elevators. Where two or more elevators are controlled by a common operating system, all elevators shall automatically transfer to standby power within 60 seconds after failure of normal power where the standby power source is of sufficient capacity to operate all elevators at the same time. Where the standby power source is not of sufficient capacity to operate all elevators at the same time, all elevators shall transfer to standby power in sequence, return to the designated landing and disconnect from the standby power source. After all elevators have been returned to the designated level, not less than one elevator, and all elevators installed in accordance with the exception to Section 403.6.1, shall remain operable from the standby power source.

JUSTIFICATION:

This is a companion amendment to the proposed amendment to Section 403.6.1. This amendment requires all elevators installed in accordance with the exception to Section 403.6.1 to be provided with secondary power simultaneously so that all elevators are available. This is necessary as emergency responders utilize multiple teams performing various functions.

It is important to provide tools for firefighting in large structures. The community is highly dependent on the economy generated with the large casinos, and it is important to provide maximum protection to these facilities. If a major event occurs, this proposed amendment will provide emergency responders multiple means of access in emergency power situations, providing for efficient and effective response.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

Table with 14 columns labeled A through J, with an 'X' in the column between H and I.

A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities

COST IMPACT: None.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y		Y

RESULT: Approved Failed Withdrawn Tabled Other

3002.4

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 043.01

COMMITTEE: 2024 IBC General Committee

CODE SECTION: IBC Section 3002.4

PROPOSER: Kevin Murphy

PROPOSAL: Amend Section 3002.4

REVISE AS FOLLOWS:

3002.4 Elevator car to accommodate ambulance stretcher. Where elevators are provided in buildings four or more stories above, ~~or~~ four or more stories below, or to occupied roofs occurring over buildings three or more stories above grade plane, not fewer than one elevator, and no less than the minimum number specified in the exception to Section 403.6.1 when provided in lieu of fire service access elevators, shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretch 24 inches by 84 inches (601 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoistway door frame. Such elevators shall open into an area sufficient to accommodate transport of a 24-inch by 84-inch (610 mm by 2134 mm) ambulance stretcher. Where stretcher-sized elevators are provided per the exception to Section 403.6.1, elevators shall open into a lobby sufficient to accommodate transport of a 24-inch by 84-inch (610 mm by 2134 mm) ambulance stretcher.

JUSTIFICATION:

Local codes have previously been modified to provide additional ambulance stretcher sized elevator transport for fire department personnel. The 2006 code had provisions requiring additional elevators with respect to number of stories, and the 2009 code had similar provisions but with a modification to trigger additional elevators by floor height. The proposed amendment to IBC Section 3002.4 is similar to that which was approved for the 2009, 2012, and 2018 code cycles.

One change from previous amendment cycles is a clarification between base code stretcher-sized elevators and stretcher-sized elevators provided per the exception to amended Section 403.6.1 for fire serve elevators. Where stretcher-sized elevators are provided per the exception to Section 403.6.1, those elevators are to be provided with a lobby large enough to accommodate maneuvering of a 24"x84" stretcher. For other stretcher-sized elevators, the elevator only needs to open into a space large enough to accommodate maneuvering of a 24"x84" stretcher regardless of the hoistway opening protection design option.

It is important to provide tools for firefighting in large structures. The community is highly dependent on the economy generated with the large casinos, and it is important to provide maximum protection to these facilities. If a major event occurs, this proposed amendment will

provide multiple means of access for emergency responders beyond that which is required by base code, providing for efficient and effective response. By amending Section 3002.4 as proposed, not only would larger elevators be required, but also additional elevators would be required as well.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D	X	E		F		G	X	H		I		J	
----------	--	----------	--	----------	--	----------	----------	----------	--	----------	--	----------	----------	----------	--	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: None.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 055

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 3103 - Temporary Structures

PROPOSER: Patrick Chan - CCB

PROPOSAL: *Delete Section 3103 in its entirety without replacement*

REVISE AS FOLLOWS:

SECTION 3103 - RESERVED

JUSTIFICATION: Temporary structures and any associated events are under the purview of the Fire Department(s). As such, any temporary structure permits are issued by the Fire Department. Deletion of this section from the IBC ensures there is no confusion regarding the agency responsible for the issuing of temporary structure permits.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D	X	E		F		G		H	X	I		J	
----------	--	----------	--	----------	--	----------	----------	----------	--	----------	--	----------	--	----------	----------	----------	--	----------	--

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT:

COMMITTEE ACTION: *(leave blank - to be assigned by Committee Chair)*

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
	Y	N	Y	N _{HEN}	Y _{CC}		Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 038

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 202 & Section 3115

PROPOSER: JDW

PROPOSAL: *Add new definitions to Section 202 and add new Section 3115 for Cabanas.*

REVISE AS FOLLOWS:

SECTION 202
DEFINITIONS

CABANA. A structure used for temporary shelter, comfort and privacy of occupants located on, or in close proximity to, a building. Cabanas shall not be used for retail sales, bar service, food preparation, storage, or overnight sleeping.

CABANA GROUP. A group of individual cabanas that are not separated from each other as required by Section 3115. The total area of the cabana group shall be used to determine code requirements for all cabanas contained within the cabana group.

SECTION 3115
CABANAS

3115.1 General. This section shall apply to *cabanas* on, or in close proximity to, buildings where the predominant building construction type would not otherwise allow *cabanas* to be constructed as membrane structures in accordance with Section 3102.3. *Cabanas* that are erected for a period of less than 180 days shall comply with the *International Fire Code*.

3115.2 Design and Construction. *Cabanas* shall be designed and constructed to withstand wind or other lateral loads and live loads as required by Chapter 16 with due allowance for shape, open construction and similar features that relieve the pressures or loads. Structural members shall be protected to prevent deterioration.

3115.2.1 Frame. *Cabanas* shall be constructed of a rigid, noncombustible frame that is permanently mounted to the roof or deck on which it is located.

3115.2.2 Membrane Covering. The membrane covering of the *cabana* shall either be noncombustible in accordance with Section 703.3 Section or be tested by an approved agency and pass Test 2 of NFPA 701.

3115.2.3 Openness. Each *cabana* shall be provided with a minimum of one opening to an exterior egress route. Such opening shall provide a minimum unobstructed opening of 5 feet (1524 mm) wide by 7 feet (2134 mm) high.

3115.2.4 Height. The highest point of a *cabana* shall not exceed 20 feet (4572 mm).

3115.2.5 Area. The area of any single *cabana* or *cabana group* shall not exceed 1,000 square feet (46.45 m²).

Exception: The area of *cabanas* that are constructed entirely of noncombustible materials shall not exceed 2,000 square feet (92.90 m²).

3115.2.5.1 Subdivision. Subdivision of a *cabana* is permitted where subdivision of the *cabana* is provided by any material that is tested by an approved agency and passes Test 2 of NFPA 701.

3115.3 Location. *Cabanas* shall be located to minimize the hazard to the building, other *cabanas*, and the means of egress.

3115.3.1 Separation between *cabanas*. *Cabanas* shall be separated from all other *cabanas* by a minimum distance of 10 feet (3048 mm), as measured at the nearest horizontal projection. Where *cabanas* do not meet this spacing, the *cabanas* shall be considered a *cabana group*, and the *cabana group* shall meet the requirements set forth herein.

3115.3.2 Separation between *cabana groups*. *Cabana groups* shall be separated from all other *cabanas* by a minimum distance of 10 feet (3048 mm), as measured at the nearest horizontal projection.

3115.3.3 Separation to building. *Cabanas* shall be a minimum of 10 feet (3048 mm) from any wall or building opening, and shall not be located beneath any horizontal projection of the main building.

3115.3.4 Obstruction to means of egress. *Cabanas* shall be located and spaced such that the required means of egress is not obstructed by the *cabanas* for the entire height of the *cabanas*.

3115.4 Automatic sprinkler system. *Cabanas* and *cabana groups* shall be protected throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Exception: An automatic sprinkler system shall not be required in *cabanas* or *cabana groups* that do not exceed 120 square feet (11.148 m²) in area.

3115.5 Cooking facilities. Cooking shall not be permitted within 20 feet (6096 mm) of a *cabana* or inside a *cabana*.

3115.6 Fuel-fired equipment. Fuel-fired equipment shall not be permitted within 20 feet (6096 mm) of a *cabana* or inside a *cabana*.

3115.7 Lighting. All lighting within or attached to *cabanas* shall be electric. Open flames for any purpose are prohibited within 20 feet (6096 mm) of a *cabana* or inside a *cabana*.

3115.8 Fire Protection Report. A Fire Protection Report shall be submitted and shall address the type of construction of the main structure and the *cabana*(s), the size and location of the *cabana*(s), use of the *cabana*(s), fire protection systems for the *cabana*(s), and the impact of the *cabana*(s) on the means of egress.

JUSTIFICATION:

Cabanas are used at hotel, condominium, timeshare, and casino resorts throughout Southern Nevada to provide a means of shade and privacy. In many cases, cabanas are installed on pool/amenity decks located above grade (i.e., on top of a portion of the building). In other cases, cabanas are installed on grade level pool/amenity decks but they are located in close proximity to the main building. The building code does not specifically address cabanas, which, by default, results in a situation where such cabanas must be constructed to meet the requirements for the type of construction of the building. The proposed amendment provides specific requirements that would allow cabanas to be constructed of non-rated and flame-resistant materials even when they are located adjacent to or on top of buildings of fire-resistant construction (i.e., Type I construction). The proposed amendment is necessary to address local climatic conditions (high local temperatures and high level of UV rays) and special uses (cabanas at resorts).

The code does not currently allow the use of combustible materials for the specific purpose of shade in these types of configurations (cabanas on elevated pool/amenity decks). However, there are allowances in the code for the use of similar materials for the purposes of awnings and canopies. Further, although canopies and awnings do not define a use or occupancy, there is no limitation to the coverage area of awnings and canopies, and they are allowed to be attached directly to a building, with no separation requirement from buildings. Review of the proposed code language will show that the cabanas are proposed with a maximum square footage, and with a minimum separation from the building and building openings. It can be argued that the cabanas as described in this section potentially may pose less of a fire hazard to the building than do awnings and canopies.

The proposed amendment requires the cabanas to be constructed of a rigid, noncombustible frame that is permanently mounted to the deck, and permits the membrane fabric to be either noncombustible or flame-resistant per Test 2 of NFPA 701. These requirements are similar to those for membrane structures (Section 3102) and for canopies and awnings (Section 3105). Compared to the requirements for canopy materials (Section 3105.3), the proposed requirements are more restrictive in that only materials that pass Test 2 of NFPA 701 are permitted while canopies are permitted to have materials that pass Test 1 or Test 2 of NFPA 701.

The potential fire hazard associated with cabanas is also limited by the height, area, and openness requirements of the proposed new Section 3115. The proposed maximum height (20 feet) and area (1000 square feet) are consistent with typical cabana designs that have been observed in Southern Nevada. Though the 2006 Code amendments set the restriction to 500-square feet, more recent projects / owners are utilizing larger cabanas that can be subdivided to clientele. However, the additional square footage does not add to the hazard, as the materials and items contained within cabanas are the same. Subdivision of the cabana by use of an approved NFPA 701 Test 2 material is consistent with the material that can be used as a membrane covering as well as complying with requirements for interior finishes. The proposed minimum openness dimensions (35 ft²) should provide for natural ventilation of smoke from a fire in a cabana.

The location/separation requirements in the proposed amendment further limit the hazard posed by cabanas. Cabanas must be 10 feet from any walls or openings of the main building, 10 feet away from each other, and must not obstruct any portion of the means of egress. Sprinkler protection is required for cabanas that exceed 120 square feet in area. The cut-off value for requiring sprinklers (120 ft²) was selected based on the following:

- One-story detached accessory buildings in conjunction with a single family dwelling used as tool and storage sheds, playhouses and similar uses are exempt from requiring a building permit as long as the floor area does not exceed 120 square feet.
- The typical cabanas that range in size from 90 to 120 ft² are small enough to inherently limit the amount of combustible contents housed in the cabanas. However, cabanas larger than 120 ft² have been observed to be designed more as hospitality tents, complete with multiple sofas, tables, refrigerators, televisions, pool tables, etc. Therefore, sprinkler protection is required for cabanas that are 120 ft² or greater.

Finally, a Fire Protection Report (FPR) is required for all cabanas. The FPR will document the construction and fire protection features of the cabanas, which will allow the plans examiners to ensure that the cabanas are meeting the proposed new requirements.

COST IMPACT:

This proposal will reduce the cost of construction compared to the base IBC. This amendment is nearly identical to the previous three (3) Southern Nevada code cycles, thus there is no additional cost impact when compared to the current standard of practice in Southern Nevada.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E		F	X	G		H		I		J	X
----------	--	----------	--	----------	--	----------	--	----------	--	----------	----------	----------	--	----------	--	----------	--	----------	----------

*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT:

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3

Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y		Y
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RESULT: Approved Failed Withdrawn Tabled Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 039

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Section 202 & Section 3116

PROPONENT: JDW

PROPOSAL: *Add new definitions to Section 202 and add new Section 3116.*

REVISE AS FOLLOWS:

SECTION 202
DEFINITIONS

SHADE STRUCTURE. A structure with not less than 50 percent of its perimeter wall area unenclosed, has no interior partitions, and provides solar or weather protection for uses accessory to a building of any occupancy. Shade structures shall not apply to cabanas, canopies, roof structures over vehicle drive-through lanes (porte cocheres), parking facilities, playground structures, or industrial uses.

SHADE STRUCTURE GROUP. A group of individual shade structures that are not separated from each other by a minimum distance of 10 feet (3048 mm), as measured from the nearest horizontal projection. The total area of the shade structure group shall be used to determine code requirements for all shade structures within the shade structure group.

SECTION 3116
SHADE STRUCTURES

3116.1 General. This section shall apply to shade structures on, attached to, or in close proximity to buildings of Type I or Type II construction. Where shade structures are constructed as a cabana, membrane structure or separate building, compliance with this section is not required. Shade structures that are erected for a period of less than 180 days shall comply with the International Fire Code.

3116.2 Design and Construction. Shade structures shall be designed and constructed to withstand the wind and lateral loads and live loads as required by Chapter 16 with due allowance for shape, open construction and similar features that relieve the pressure of loads. Structural members shall be protected to prevent deterioration.

3116.2.1 Frames. Frames shall be non-rated, and noncombustible or wood of Type IV size.

3116.2.2 Shade Coverings. Shade coverings shall be of:

1. Noncombustible materials in accordance with Section 703.3; or
2. Wood of Type IV size; or
3. An approved covering that meets the fire propagation performance criteria of NFPA 701.

3116.2.3 Height. The height of a *shade structure* shall not exceed that allowed for the predominant building construction type, but shall not exceed 50 feet in height.

3116.2.4 Area. The area of *shade structures* shall be limited to the maximum allowable area for the predominant building construction type, including the area of such building, but in no case shall the *shade structure* exceed 10,000 square feet (929 m²).

Exception: *Shade structures* with combustible construction as outlined under Section 3116.3 shall be limited to no more than 5,000 square feet (464.52 m²).

3116.3 Location. *Shade structures* shall be allowed to be constructed on or attached to the building or may be free standing separated from the building.

3116.3.1 Separation between *shade structures*. *Shade structures* shall be separated from all other *shade structures* by a minimum distance of 10 feet (3048 mm), as measured at the nearest horizontal projection, regardless of the height of each horizontal projection. Where *shade structures* do not meet this spacing, the *shade structures* shall be considered a *shade structure group*, and the *shade structure group* shall meet the requirements set forth herein.

3116.3.2 Separation between *shade structure groups*. *Shade structure groups* shall be separated from all other *shade structure groups* by a minimum distance of 10 feet (3048 mm), as measured at the nearest horizontal projection, regardless of the height of each horizontal projection.

3116.4 Means of Egress. Mean of egress shall comply with Chapter 10. Sufficient clearance and aisle widths shall be provided and maintained for means of egress that pass through the *shade structure* from any building or area.

3116.5 Automatic Sprinkler Systems. *Shade structures* and *shade structure groups* shall be protected by an automatic sprinkler system as specified in Chapter 9 for the appropriate hazard class.

Exceptions:

1. *Shade structures* attached to buildings not otherwise required to be protected by an automatic sprinkler system and where the *shade structure* does not increase the overall building area beyond 5,000 square feet (464.52 m²).
2. Where a slatted, lattice or fixed louvered *shade structure* roof system is not less than 50 percent open to the sky and not provided with a fabric or similar covering.
3. Entirely noncombustible *shade structures* that are located a minimum of 10 feet from any wall, building opening, or adjacent *shade structure*; that do not

exceed 1,000 square feet (92.91 m²) in area, and has not less than 100 percent of its perimeter wall area unenclosed.

4. Shade structures that are located a minimum of 10 feet from any wall, building opening, or adjacent shade structure; that do not exceed 200 square feet (18.58 m²), or 400 square feet (37.16 m²) when comprised entirely of noncombustible materials.

3116.6 Fire Alarm & Detection System. Fire alarm notification appliances are required within shade structures where the predominant building includes an exit that discharges through the shade structure, or where the shade structure exits through the building. Fire alarm notification appliances are not required where the predominant building and shade structure exit independently of one another and where the use of the shade structure does not otherwise require notification appliances.

Shade structures shall be protected by fire detection systems as specified in Chapter 9 based on the applicable occupancy and use. Detection systems utilized as part of a suppression system shall be addressed in a Fire Protection Report as required by Section 3116.9.

3116.7 Fuel-Fired Equipment. Fuel-fired equipment shall not be permitted within 20 feet (6096 mm) of a shade structure or under a shade structure.

Exceptions:

1. Portable chafing dishes that utilize liquid fuel manufactured for its intended use.
2. Gas fired grills that are located a minimum of 10 feet (3048 mm) from the predominant building may be within 20 feet (6096 mm) of, or under entirely noncombustible shade structures.
3. Portable gas fired heaters that are located a minimum of 10 feet (3048 mm) from the predominant building may be within 20 feet (6096 mm) of, or under entirely noncombustible shade structures.
4. Gas fired fireplaces or fire pits that are located a minimum of 15 feet (3048 mm) from the predominant building may be within 20 feet (6096 mm) of, or under entirely noncombustible shade structures.

3116.8 Lighting. All lighting within or attached to shade structures shall be electric. Open flames for any purpose other than those noted above are prohibited within 20 feet (6096 mm) of a shade structure or under a shade structure, unless approved by the authority having jurisdiction.

3116.9 Fire Protection Report. When required by the Building Official, a fire protection report shall be provided to address the type of construction of the predominant structure and the shade structure(s), the size and location of the shade structures, use of the shade structure(s), fire protection systems for the shade structure(s), and the impact of the shade structure(s) on the means of egress.

JUSTIFICATION:

Shade structures are used throughout Southern Nevada at hotels, casinos, big box retail stores as well as free standing office complexes, churches and similar buildings. They are often an extension or projection from the building which under the current code are not well defined. The building code does not specifically address shade structures, which by default, results in a situation where they must be constructed to meet the requirements of the predominant building type. While the building code addresses awnings and canopies, they are not typically allowed to be used with occupancy beneath and membrane structures do not often fit the use of most shade structures.

The proposal is intended to address shade structures that are attached to, located on or in close proximity to buildings of Type I and Type II construction. If the shade structure has sufficient separation from the predominant building, the user could design the shade structure in accordance with other sections of the code, treating it as a separate building. The proposal is also not intended to address industrial type shade structures, playground structures, those associated with carports or parking facilities or structures providing weather protection for vehicle drive through or drop off areas, such as porte-cocheres.

The proposed amendment provides specific requirements that would allow shade structures to be constructed of non-rated materials even when they are located adjacent to, on top of, or attached to buildings of fire-resistant or non-combustible construction. For buildings of combustible construction, the shade structure would be subject to the building construction type, or comply with other provisions of the code. This proposed amendment is necessary to address local climatic conditions (high local temperatures and high levels of UV rays) and special uses (shade structures for assembly and educational facilities).

The proposed amendment allows shade structures to be constructed of either non-rated non-combustible materials or non-rated combustible materials, or a combination thereof. Combustible materials used in the frame and roof covering is limited to wood of Type IV size, similar to that allowed by code for awnings and canopies found in Section 3105.3. Limiting the combustible framing to only wood of Type IV size provides a level of protection in that the wood members are of significant size and thermal inertia thus not likely to be consumed by small fires. Other combustible materials allowed to be used for shade structures in this proposal include combustible membrane fabric, which would cover either the non-combustible frame or Type IV wood frame.

It is recognized that shade structures will be in close proximity to the predominant building, on top of, or attached to the predominant building. Therefore the area of the building will regulate the overall size of the shade structure since it will be included in the allowable area calculations. In those cases where the shade structure is part of an unlimited area building, the proposal limits the overall size of the shade structure. Shade structures of entirely non-combustible construction are limited to 10,000 square feet and no more than 5,000 square feet for shade structures containing combustible materials in the frame or membrane fabric. The height is also regulated to no more than 50 feet, as sprinkler protection above 50 feet would require an engineering analysis.

Shade structures are expected to be separated from each other by a minimum of 10 feet from the nearest horizontal projection, or will be treated as a shade structure group, similar to that found in the local amendments for cabanas. Regardless of varying shade covering heights, the horizontal projection is used to measure the separation between individual shade structures. This will likely be determined by a plan view of all shade structures.

Exiting from and under shade structures is regulated by Chapter 10 of the code. The proposal reinforces the requirements for clear aisles and exit paths from the predominant building since it

is likely in certain cases that some exiting may occur under the shade structure from the building.

The proposed amendment requires automatic sprinkler protection for all shade structures unless one of four exceptions is met. One exception is if the predominant building is not required to be sprinklered and the shade structure does not increase the overall building area beyond 5,000 ft²; the trigger for automatic sprinkler systems in all buildings under the Southern Nevada amendments to the 2009 International Fire Code. Exception 2 accounts for where the roof of the shade structure is at least 50 percent open. The reasoning behind this exception is that the shade structure would not provide an effective barrier for heat collection necessary to operate sprinklers. A shade structure with a 50 percent open roof would also vent smoke and hot gases from the usable space beneath the structure. Additionally by definition the shade structure would be open on at least 50 percent of the perimeter such that the entire structure provides adequate natural ventilation.

Exception 3 permits a non-combustible shade structure of not more than 1,000 square feet that is separated a minimum of 10 feet from building walls or openings and adjacent shade structures, and has not less than 100 percent of its perimeter open from requiring sprinklers. This is due to the separation from the building and that the entire perimeter is open, allowing for heat and gas to readily escape from under the structure. Exception 4 exempts shade structures that are separated from the building or other shade structures by at least 10 feet and are limited in size up to 200 ft² for combustible construction or up to 400 ft² where the entire structure including any membrane is noncombustible. A 200 ft² shade structure of any construction type does not impose a significant fire risk to the predominant building. Cabanas under 120 ft² with a combustible covering are currently exempt from requiring sprinklers and are allowed to be open on only one side. A shade structure is required to be open on 50 percent of its perimeter, so the increased size does not pose any significant risks over that allowed for cabanas. A noncombustible shade structure will not support combustion and as such does not present a significant hazard to itself or the predominant building.

Shade structures are located outdoors where occupants are not subject to interior building fire hazards. Adequate direct exterior exits are also provided due to 50 percent of the shade structure perimeter required to be open. As such, occupants within the shade structure do not require immediate notification of a fire incident within the predominant building. Occupants will eventually be alerted of a significant fire incident via occupants exiting the predominant building. However, where the predominant building must egress through the shade structure it is necessary the shade structure be evacuated along with the building. As such, notification appliances are required under the shade structure only when the predominant building includes an exit that discharges through the structure.

Fire detection devices are required at the shade structure when the occupancy classification warrants such protection in accordance with Chapter 9. The majority of shade structures are utilized for assembly functions and therefore fire detection devices are not likely. However, detection devices may be necessary as part of an interlock system for a required suppression system.

Fuel fired equipment must be maintained 20 feet from the shade structure unless one of four exceptions are met. A 20 foot distance provides a safe separation between ignition sources and the shade structure and is equivalent to that required between cabanas and fuel fired equipment. Portable chafing dishes (warming trays) utilizing liquid fuel manufactured for that specific use are permitted as they do not represent a significant ignition source. Gas fired grills and portable heaters are permitted beneath entirely noncombustible shade structures however they must be located a minimum of 10 feet from the building. The grills and heaters do not

present a significant hazard to the shade structure which is limited to specific materials, uses, and open to exterior. However, the grills and heaters may present a hazard to combustible material along the exterior wall of the predominant building. 2018 IFC Section 603.4.2.1.2 requires a clearance of 5 feet between portable gas fired heating appliances and buildings. The requirement for 10 feet exceeds that permitted by the IFC for gas fired heating appliances. Gas fired fireplaces or fire pits may be located under entirely noncombustible shade structures where a minimum of 15 feet from the predominant building. 2018 IFC Section 307.4.3 requires portable outdoor fireplaces be located a minimum 15 feet from a building or combustible material.

Electric lighting is required which is consistent with local cabana requirements. Open flames other than those noted under Section 3116.7 are prohibited within 20 feet of shade structures, unless specifically approved by the Authority Having Jurisdiction. When the overall building requires a Fire Protection Report, shade structures should be addressed within the associated report. A renovation involving the addition of a shade structure will also require a Fire Protection Report as required by the building official based on the complexity of the building and renovation (i.e. Tenant Improvement FPR).

COST IMPACT: There will some additional costs associated with this proposal since it will require Type IV wood size and flame resistant fabric, as well as automatic sprinkler protection. However, if the structure is required to be constructed of materials consistent with the predominant building type, it is expected that the costs will be reduced by this proposal. Costs may increase when an automatic sprinkler system is required. However, there are no current code regulations for shade structures so they are often required to be sprinkler protected. The proposed amendment includes exceptions to sprinkler requirements which may reduce costs.

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E		F	X	G		H		I		J	X
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*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT:

COMMITTEE ACTION: *(leave blank - to be assigned by Committee Chair)*

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y		Y

RESULT: X Approved Failed Withdrawn Tabled Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24-032

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Chapter 35 – ICC A117.1 – 09

PROPONENT: M. Gentile (Representing: NAIOP - Southern Nevada Chapter)

PROPOSAL: Modify the referenced version of the ICC A117.1 accessibility design standard from the currently referenced 2017 edition to the 2009 edition instead.

REVISE AS FOLLOWS:
Amend Chapter 35 as follows:

ICC A117.1 – 09 or 17: Accessible and Usable Buildings and Facilities

JUSTIFICATION:
The responsible design professional or contractor will be required to show the ICC A117.1 edition reference standard used for design in the code analysis of all submittals.

The 2017 edition of this accessibility standard contains several significantly larger accessibility design clearances and other provisions as compared to those required within the 2009 edition of this same design standard. In speaking with ICC staff, it is our understanding that these larger clearances were implemented within the standard to accommodate several “electrical motor scooter” manufacturers that lobbied for these increased clearances due to the fact that their products were incapable of providing the same turning radii as standard wheelchairs and other widely available disabled-industry mobility devices. It was their contention that due to the composition of how ICC Standards Committees are formed, plus the accepted practices regarding how industry votes gain recognition within these Committees, that the need for most (if not all) of these provisions were not justified by needs represented by disabled-access-users.

Essentially, during this particular A117.1 standard adoption process, the Committee had a large number of electric motor scooter manufacturer representatives as voting delegates that successfully lobbied for these larger clearance provisions to be included within the standard. Since ICC staff had no choice but to follow the previously-agreed-upon adoption process, they were implemented within the 2017 version of this Standard. That said, ICC staff have since indicated that they do not support the position that these larger clearances actually serve the needs for those within the disabled-user community and are thus excessive in nature.

If approved, this amendment would maintain Southern Nevada’s continued adoption of the 2009 edition provisions in it’s entirety. This continuation would be consistent with both State of Nevada and United States Federal design requirements with respect to these provisions.

It is also worth noting that the larger 2017 edition provisions go well beyond any/all other US Federally adopted accessibility design standards and provisions. If approved, this amendment would allow Southern Nevada to maintain consistent application of these design provisions with respect to both State and US Federal law, rather than exceeding them by a 10%-15% margin.

COST IMPACT: This change represents a reduction in construction costs. That's because a failure to adopt this amendment would result in either the footprint of buildings being enlarged to accommodate the 10%-15% area increases needed for larger accessibility clearance provisions or a higher percentage of the same floor areas being dedicated to non-revenue-producing floor areas within the same building (i.e. reduction in potential sales/leasing revenues for all occupancy groups).

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E	X	F		G		H	X	I		J	
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*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other

Chapter 35 – NFPA 70

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: GC24 – 037 This amendment was withdrawn

COMMITTEE: 2024 IBC General Committee

CODE SECTION: Chapter 35 – NFPA 70

PROPOSER: Raoul Brown – Apogee Consulting Group

PROPOSAL: Amend IBC Chapter 35 to add IBC Section 1006.2.2.4 to NFPA 70 reference list.

REVISE AS FOLLOWS: Amend Chapter 35 as follows:

...

JUSTIFICATION:

NFPA 70 Sections 110.26 and 110.33 are referenced in IBC Section **1006.2.2.4 Electric Rooms**. But is not shown on the “comprehensive list of all standards that are referenced in this code.” These references need to be added to the list for the list to be comprehensive. Submitted to ICC as an ERRATA . <https://www.iccsafe.org/content/submit-errata/>

SNBO CRITERIA: Check all applicable SNBO Criteria that apply to amendment proposal:

A		B		C		D		E		F	X	G		H		I	X	J	X
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*A: address local topographic conditions B: address local geologic conditions C: address local climatic conditions
D: to address special uses/occupancies E: to correlate provisions of a national code with other national codes or State Law
F: clarify the intent of the codes G: address unique designs/systems not anticipated in base codes
H: provide for consistency in regional interpretation/application I: address errata issues J: address fire response capabilities*

COST IMPACT: None.

COMMITTEE ACTION:

Boulder City	Clark County	Henderson	Las Vegas	Mesquite	Pahrump	North Las Vegas	CC School District	Industry		
								1	2	3
Y _{NLV}	Y	Y	Y	Y _{HEN}	Y _{CC}	Y	Y _{CLV}	Y	Y	Y

RESULT: X Approved Failed Withdrawn Tabled Other