



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

International Residential Code Committee
Revised January 17, 2025

Preface

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

Participation in the 2024 *International Residential Code* 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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CHAPTER 1

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 001.00

COMMITTEE: 2024 IRC Committee

CODE SECTION: R101 Scope and General Requirements

PROPONENT: IRC Committee, Kyle Purmal

PROPOSAL:

Delete Chapter 1 in its entirety, except Section R101. Revise Sections R101.1 and R101.2 as follows:

REVISE AS FOLLOWS:

R101.1 Title.

These provisions shall be known as the *Residential Code for One- and Two-Family Dwellings* of [NAME OF JURISDICTION], and shall be cited as such and will be referred to herein as “this code”.

R101.2 Scope.

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

Exception: The following shall be permitted to be constructed in accordance with this code where provided with a residential fire sprinkler system complying with Section P2904:

1. Live/work units located in *townhouses* and complying with the requirements of Section 508.5 of the *International Building Code*.

2. *Owner-occupied lodging houses with five or fewer guestrooms.*
3. *A care facility with five or fewer persons receiving custodial care within a dwelling unit.*
4. *A care facility with five or fewer persons receiving medical care within a dwelling unit.*
5. *A day care facility for five or fewer persons of any age receiving care that are within a dwelling unit.*

JUSTIFICATION:

Each Jurisdiction adopts its own administrative code which takes the place of Chapter 1.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|--|----------|--|----------|--|----------|---|----------|---|----------|--|----------|--|----------|--|----------|--|
| A | | B | | C | | D | | E | ✓ | 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: None

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* | | | | Y | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

CHAPTER 2 - DEFINITIONS

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 002.00

COMMITTEE: 2024 IRC Committee

CODE SECTION: R202 Definitions

PROPONENT: IRC Committee, Kyle Purmal

PROPOSAL:

Revise the Definition of a Townhouse Unit as follows:

REVISE AS FOLLOWS:

TOWNHOUSE UNIT. A single-family dwelling unit ~~in a townhouse that~~ constructed in a group of three or more attached units, in which each unit extends from foundation to roof, ~~and that~~ has a yard or public way on not less than two sides, and is recorded on a final map or major subdivision map.

JUSTIFICATION:

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

This is the state law definition of a condominium:

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

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

The result of this change would keep a condominium-mapped building which met the code definition of a townhouse from being built under the IRC townhome provisions to

being built under the IBC condominium provisions of R2 with the above-required Type A regulations.

Fire Engineering has issues with a condominium-mapped project being built as a townhouse because a townhouse is allowed to have a NFPA 13D system in lieu of the 13R system of the condominium building which is more stringent. The plumbing contractor has issues with that as he wants to run his utility lines through the buildings as they are condominiums but we have to reject that because if they are built to the provisions of the IRC, then the lines cannot run through the common wall even though there are no property lines.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|--|----------|--|----------|--|----------|---|----------|--|----------|--|----------|--|----------|--|----------|--|
| A | | B | | C | | D | | E | ✓ | F | | G | | H | | I | | J | |
|----------|--|----------|--|----------|--|----------|--|----------|---|----------|--|----------|--|----------|--|----------|--|----------|--|

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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 | Y | Y | Y* | | | | Y | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

TABLE R301.2

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 030.02

COMMITTEE: 2024 IRC Committee

CODE SECTION:

Table R301.2 Climatic and Geographic
Design Criteria

PROPONENT:

IRC Committee, Matt Dyka & Allen Burris

PROPOSAL:

Revise Table R301.2 for local conditions as follows:

REVISE AS FOLLOWS:

See next page.

TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

| GROUND SNOW LOAD ^o | WIND DESIGN | | | | SEISMIC DESIGN CATEGORY ^f | SUBJECT TO DAMAGE FROM | | | ICE BARRIER UNDERLAYMENT REQUIRED ^h | FLOOD HAZARDS ^g | AIR FREEZING INDEX ⁱ | MEAN ANNUAL TEMP ^j |
|---|--------------------------|----------------------------------|---|------------------------------------|--|---|-------------------------------|--------------------------|--|----------------------------|---------------------------------|-------------------------------|
| | Speed ^d (mph) | Topographic effects ^k | Special wind region ^l | Windborne debris zone ^m | | Weathering ^a | Frost line depth ^b | Termite ^c | | | | |
| <u>5 < 1600'</u> | <u>98</u> | <u>No</u> | <u>No</u> | <u>No</u> | <u>D_s</u> | <u>Negligible</u> | <u>1' < 5000'</u> | <u>Moderate to Heavy</u> | <u>No</u> | <u>*</u> | <u>1500</u> | <u>66.3°F</u> |
| <u>10 < 2700'</u> | <u>98</u> | <u>No</u> | <u>No</u> | <u>No</u> | <u>D_s</u> | <u>Negligible</u> | <u>1' < 5000'</u> | | <u>No</u> | <u>*</u> | <u>1500</u> | <u>66.3°F</u> |
| <u>15 < 3500'</u> | <u>98</u> | <u>No</u> | <u>No</u> | <u>No</u> | <u>D_s</u> | <u>Negligible</u> | <u>1' < 5000'</u> | | <u>No</u> | <u>*</u> | <u>1500</u> | <u>66.3°F</u> |
| <u>20 < 3900'</u> | <u>98</u> | <u>No</u> | <u>No</u> | <u>No</u> | <u>D_s</u> | <u>Severe</u> | <u>1' < 5000'</u> | | <u>YES</u> | <u>*</u> | <u>2000</u> | <u>48.1°F</u> |
| <u>IBC for Elevations > 3900'</u> | <u>IBC</u> | <u>IBC</u> | <u>No</u> | <u>No</u> | <u>IBC</u> | <u>IBC</u> | <u>3' > 5000'</u> | | <u>IBC</u> | <u>*</u> | <u>IBC</u> | <u>IBC</u> |
| MANUAL J DESIGN CRITERIAⁿ | | | | | | | | | | | | |
| Elevation | | | Altitude correction factor ^e | Coincident wet bulb | Indoor winter design relative humidity | Indoor winter design dry-bulb temperature | | | Outdoor winter design dry-bulb temperature | | Heating temperature difference | |
| — | | | — | — | — | — | | | — | | — | |
| Latitude | | | Daily range | Summer design gains | Indoor summer design relative humidity | Indoor summer design dry-bulb temperature | | | Outdoor summer design dry-bulb temperature | | Cooling temperature difference | |
| — | | | — | — | — | — | | | — | | — | |

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

- a. Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index, “negligible,” “moderate” or “severe” for concrete as determined from Figure R301.2(1). The grade of masonry units shall be determined from ASTM C34, ASTM C55, ASTM C62, ASTM C73, ASTM C90, ASTM C129, ASTM C145, ASTM C216 or ASTM C652.
- b. Where the frost line depth may require deeper footings than indicated in Figure R403.1 (1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the ultimate design wind speeds map [Figure R301.2(2)]. Wind exposure category shall be selected as “category C” unless the applicant provides a detailed justification on how the exposure category is determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The jurisdiction shall fill in this section of the table to establish the design criteria using Table 10A from ACCA Manual J or established criteria determined by the jurisdiction.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. November 16, 2011. “Flood Insurance Study - Clark County, Nevada - November 16, 2011 - Volumes 1 and 2”, as amended or revised with the separately published Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto.
- h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall fill in this part of the table with “NO.”
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table “Air Freezing Index- USA Method (Base 32°F).”
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F).”
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall indicate “NO” in this part of the table.

- l. In accordance with Figure R301.2(2), where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with “YES” and identify any specific requirements. Otherwise, the jurisdiction shall indicate “NO” in this part of the table.
- m. In accordance with Section R301.2.1.2 the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate “NO” in this part of the table.
- n. ~~The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.~~ Manual J and the 2024 IECC shall be used to fill in these values.
- o. The jurisdiction shall fill in this section of the allowable stress design table using the Ground Snow Loads in Figure R301.2(3).

JUSTIFICATION:

Table R301.2 is required to be filled in by the jurisdiction based on the local geographical and climatic conditions, and footnotes d, g, and n were revised per local conditions.

Changes to the ASCE 7 protocol for snow design have prompted updates to the IRC Table R301.2 in order to correlate information between the ASCE 7, and the 2024 IBC, Figure 1608.2(2). The ASCE provides a free online hazard tool that gives the snow, wind, and seismic loads, as well as other parameters for design (see <https://ascehazardtool.org/>). Previous versions of the Table R301.2 were based on the ASCE 7 data of the time. The updated snow loads in this amendment match the new ASCE 7 hazard maps, in addition, the ASCE Hazard Tool specifically lists “IRC Snow Loads” which are correlated with this amendment.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|---|----------|---|----------|--|----------|---|----------|--|----------|--|----------|--|----------|--|----------|--|
| A | | B | ✓ | C | ✓ | D | | E | ✓ | F | | G | | H | | I | | J | |
|----------|--|----------|---|----------|---|----------|--|----------|---|----------|--|----------|--|----------|--|----------|--|----------|--|

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

COST IMPACT: None

COMMITTEE ACTION:

Footnotes voting

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

RESULT: Y Approved Failed Withdrawn Tabled Other

TABLE R301.2 voting

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

Committee Approved

R301.5

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 003.00

COMMITTEE: 2024 IRC Committee

CODE SECTION: Table R301.5 Minimum Uniformly
Distributed Live Loads

PROPONENT: IRC Committee, Matt Dyka

PROPOSAL:

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

REVISE AS FOLLOWS:

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

| USE | UNIFORM LOAD (psf) | CONCENTRATED LOAD (lb) |
|---|--------------------------------------|------------------------|
| Uninhabitable attics without storage ^b | 10 | — |
| Uninhabitable attics with limited storage ^{b, g} | 20 | — |
| Habitable attics and attics served with fixed stairs | 30 <u>40</u> | — |
| Balconies (exterior) and decks ^e | 40 | — |
| Fire escapes | 40 | — |
| Guards | — | 200 ^{h, i} |
| Guard in-fill components ^f | — | 50 ^h |
| Handrail ^d | — | 200 ^h |
| Passenger vehicle garages | 50 | 2,000 ^a |
| Areas other than sleeping areas | 40 | — |
| Sleeping areas | 30 <u>40</u> ^j | — |
| Stairs | 40 ^c | 300 ^c |

- a. Elevated garage floors shall be capable of supporting the uniformly distributed live load or a 2,000-pound concentrated load applied on an area of 4 ½ inches by 4 ½ inches, whichever produces the greater stresses.
- b. Uninhabitable attics without storage are those where the clear height between joists and rafters is not more than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.
- c. Individual stair treads shall be capable of supporting the uniformly distributed live load or a 300-pound concentrated load applied on an area of 2 inches by 2 inches, whichever produces the greater stresses.
- d. A single concentrated load applied in any direction at any point along the top. For a guard not required to serve as a handrail, the load need not be applied to the top element of the guard in a direction parallel to such element.
- e. See Section R507.1 for decks attached to exterior walls.
- f. Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.
- g. Uninhabitable attics with limited storage are those where the clear height between joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within

the plane of the trusses. The live load need only be applied to those portions of the joists or truss bottom chords where all of the following conditions are met:

1. The attic area is accessed from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is not less than 30 inches.
2. The slopes of the joists or truss bottom chords not greater than 2 units vertical in 12 units horizontal.
3. Required insulation depth is less than the joist or truss bottom chord member depth.

The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 pounds per square foot.

- h. Glazing used in handrail assemblies and guards shall be designed with a load adjustment factor of 4. The load adjustment factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.
- i. Where the top of a guard system is not required to serve as a handrail, the single concentrated load shall be applied at any point along the top, in the vertical downward direction and in the horizontal direction away from the walking surface. Where the top of a guard is also serving as the handrail, a single concentrated load shall be applied in any direction at any point along the top. Concentrated loads shall not be applied concurrently.
- j. Where it can be determined in designing the floor that the actual live load will be greater than the value shown in Table R301.5, the actual live load shall be used in the design of such buildings or portions thereof. Special provisions shall be made for machine and apparatus loads.

JUSTIFICATION:

This gives uniform loading to the house and matches up with the requirements in the IBC Section 1607.1. (In the 2018 IBC proposed amendment #2 by the Structural/grading Code Committee the habitable attics live load is 40. Coordination is required for consistency.)

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

| | | | | | | | | | | | | | | | | | | | |
|---|--|---|--|---|--|---|--|---|---|---|--|---|---|---|--|---|--|---|--|
| A | | B | | C | | D | | E | ✓ | 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: Minimal depending on design choice.

COMMITTEE ACTION:

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

RESULT: Y Approved Failed Withdrawn Tabled Other

R301.6

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 004.01

COMMITTEE: 2024 IRC Committee

CODE SECTION: R301.6 Roof Load

PROPONENT: IRC Committee, Sukanya Mandal

PROPOSAL:

Revise Section R301.6 as follows:

REVISE AS FOLLOWS:

R301.6 Roof load.

The roof shall be designed for the *live load* indicated in Table 301.6 or the ground snow load indicated in Table R301.2, whichever is greater. Roof live loads in accordance with Section 1607 of the 2024 *International Building Code* may be used in place of the loads in Table R301.6.

JUSTIFICATION:

This amendment provides clarification to designers to allow the 2024 IBC to be used in place of the IRC when determining roof loads.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|--|----------|--|----------|--|----------|---|----------|---|----------|--|----------|---|----------|--|----------|--|
| A | | B | | C | | D | | E | ✓ | 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: None

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 | Y* | | Y | Y* | Y | Y | |

RESULT: Y Approved Failed Withdrawn Tabled Other

R302.1

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 005.00

COMMITTEE: 2024 IRC Committee

CODE SECTION: R302.1 Exterior Walls

PROPONENT: IRC Committee, Sukanya Mandal

PROPOSAL:

Revise Section R302.1 as follows:

REVISE AS FOLLOWS:

R302.1 Exterior walls.

Construction, projections, openings and penetrations of exterior walls of dwellings, townhouses and accessory buildings shall comply with Table R302.1(1) based on fire separation distance; or dwellings and townhouses equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 or NFPA13-D shall comply with Table R302.1(2) based on fire separation distance. For use of Table R302.1(1), fire separation distance in the field shall be measured from the lot line to the foundation.

~~For the purpose of determining fire separation distance, dwellings and townhouses on the same lot shall be assumed to have an imaginary line between them. Where a new dwelling or townhouse is to be erected on the same lot as an existing dwelling or townhouse, the location of the assumed imaginary line with relation to the existing dwelling or townhouse shall be such that the existing dwelling or townhouse meets requirements of this section.~~

Where a lot line exists between adjacent townhouse units, fire separation distance of exterior walls shall be measured to the lot line. ~~Where a lot line does not exist between adjacent townhouse units, an imaginary line shall be assumed between the adjacent townhouse units and fire separation distance of exterior walls shall be measured to the imaginary line.~~ Fire separation distance and requirements of section R302.1 shall not apply to walls separating townhouse units that are required by Section R302.2.

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
2. Walls of individual dwelling units and their accessory ~~buildings~~ structures located on the same lot.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
4. Detached garages accessory to a dwelling unit located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.

TABLE R302.1(1) EXTERIOR WALLS

| EXTERIOR WALL ELEMENT | | MINIMUM FIRE-RESISTANCE RATING | MINIMUM FIRE SEPARATION DISTANCE |
|-----------------------|-----------------------------|---|----------------------------------|
| Walls (c) | Fire-resistance rated | 1 hour-tested in accordance with ASTM E119 or UL 263 or Section 703.2.2 of the <i>International Building Code</i> with exposure from both sides | 0 feet |
| | (Not fire-resistance rated) | 0 hours | ≥ 5 feet |
| Projections | Not allowed | N/A | < 2 feet |
| | Fire-resistance rated | 1 hour on the underside, or heavy timber, or fire-retardant treated wood ^{a,b} | ≥ 2 feet to <5 feet |
| | (Not fire-resistance rated) | 0 hours | ≥ 5 feet |
| Openings in walls | Not Allowed | N/A | < 3 feet |
| | 25% maximum of wall area | 0 hours | 3 feet |
| | Unlimited | 0 hours | 5 feet |
| Penetrations | All | Comply with Section R302.4 | < 3 feet |
| | | None Required | 3 feet |

For SI: 1foot = 304.8 mm.

NA = Not Applicable.

- a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where vent openings that communicate with the attic are not installed in the overhang or gable wall.

- c. Unrated exterior finishes shall not project more than 4 inches into the fire separation distance.

JUSTIFICATION:

This amendment provides clarification for removing the imaginary line provision. The use of an imaginary line on residential properties is not common practice. Section R302 Fire-resistant construction, Section 302.1 Exterior walls, Exception# 2, states: "Walls of individual dwelling units and their accessory buildings (structures) located on the same lot." Therefore, exterior walls, projections, openings and penetrations of dwelling units and accessory buildings do not need to comply with the minimum fire separation of Table R302.1(1) or R302.1(2).

The definition of a townhome is: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides, and as recorded on a final map or major subdivision map. Based on this definition, townhomes do not occupy the same lot. Therefore, the imaginary line would not apply in this instance either.

Measuring from the form board, or foundation allows the inspector to measure from a fixed point, having to attempt to take into account the thickness of the exterior wall coverings when the minimum fire separation distance is 5 feet. It also allows the designer and contractor leeway in their layout and placement of the building. This only applies to fire separation distances of 5 feet or greater. The addition of footnote c to Table 302.1(1) provides the builder leeway in the layout of the building.

This amendment is not meant to allow the contractor or designer to encroach into the minimum 3 foot setback without first meeting all other requirements noted in the table.

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

| | | | | | | | | | |
|----------|----------|----------|----------|------------|------------|----------|------------|----------|----------|
| A | B | C | D | E ✓ | 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: None

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 | Y* | | | | Y | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

R302.2.6

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 006.00

COMMITTEE: 2024 IRC Committee

CODE SECTION: R302.2.6 Structural independence.

PROPONENT: IRC Committee, Kyle Purmal

PROPOSAL:

Section R302.2.6 Revised as follows:

REVISE AS FOLLOWS:

R302.2.6 Structural Independence

Each townhouse *unit* shall be structurally independent.

Exceptions:

1. Foundations supporting exterior walls or common walls.
2. Structural roof and wall sheathing from each unit fastened to the common wall framing.
3. Nonstructural wall and *roof coverings*.
4. Flashing at termination of *roof covering* over common wall.
5. *Townhouse units* separated by a common wall as provided in Section R302.2.2, Item 1 or 2.
6. ~~*Townhouse units* protected by an automatic sprinkler system complying with Section P2904 or NFPA 13D.~~

JUSTIFICATION:

Each townhouse unit must be structurally independent and capable of being removed without affecting the adjacent unit, unless one of the exceptions is satisfied. This provision is applicable only to townhouses, not two-family dwellings. This independence is useful not only in the event of a fire in one unit, but also during any remodeling or alteration. The objective of this structural independence is that a complete burnout could occur on one side of the wall without causing the collapse of the adjacent townhouse unit. This condition occurs rarely. The provision also helps, if there is ever a fire or other problem, by creating a clear separation between the units. With separate ownership and each owner having a different insurance company, the ability to gain access or get repairs made can be difficult and time consuming. By having clearly separated units, it is much easier to determine who is responsible to make any needed repairs.

There are no requirements requiring a vacant unit to maintain the water to keep the fire sprinklers connected or a unit does not pay the water bill there for the water to be turned off.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|--|----------|--|----------|--|----------|---|----------|--|----------|--|----------|--|----------|--|----------|--|
| A | | B | | C | | D | | E | ✓ | 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: None

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 | Y* | | | Y* | Y | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

R311.3

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 028.00

COMMITTEE: 2024 IRC Committee

CODE SECTION: R311.3 Location

PROPONENT: IRC Committee, Allen Burris

PROPOSAL:

Revise Section R311.3 to add protection for bedrooms that open to rooms with fuel burning appliances.

REVISE AS FOLLOWS:

R311.3 Location.

Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or ~~its attached bathroom~~ a room opening directly to a bedroom, a carbon monoxide alarm shall be installed within the bedroom.

JUSTIFICATION:

The code currently only requires carbon monoxide detectors to be added to a bedroom when there is a fuel burning appliance in the adjacent bathroom. In Southern Nevada, some builders are placing gas appliances in the closet that opens to the bedroom. The risk is that a room containing a fuel burning appliance that opens to the bedroom could potentially fill the bedroom with dangerous levels of carbon monoxide before the detectors in the hallway outside of the bedroom go off. Adding this language will require a carbon monoxide detector for bedrooms that have any adjacent rooms containing fuel burning appliances.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|--|----------|--|----------|--|----------|--|----------|---|----------|---|----------|---|----------|--|----------|--|
| A | | B | | C | | D | | E | | 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:

Adding a carbon monoxide detector to the bedroom will add approximately \$15 as the wiring is already there for a smoke detector and the cost would only be the difference in the price of a smoke detector and a combination detector.

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 | Y* | | | Y* | Y | Y | Y* |

RESULT: Y Approved Failed Withdrawn Tabled Other

R318.2

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 011.00

COMMITTEE: 2024 IRC Committee

CODE SECTION: R318.2 Egress door

PROPONENT: IRC Committee, Justin de Leon

PROPOSAL:

Revise Section R318.2 as follows:

REVISE AS FOLLOWS:

R318.2 Egress door.

Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged or pivot door, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling unit without the use of a key or special knowledge or effort.

JUSTIFICATION:

To allow provisions for pivot doors by adding verbiage for “or pivot door”. The verbiage for a pivot door aligns with the intent of a side-hinged door, while also allowing for pivot doors which do not have typical hinges, and rather swings on an axis while still providing the minimum required criteria for egress.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|--|----------|--|----------|--|----------|--|----------|--|----------|---|----------|--|----------|--|----------|--|
| A | | B | | C | | D | | E | | 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: None

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 | Y* | | Y | | Y | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 013.00

COMMITTEE: 2024 IRC Committee

CODE SECTION: R327.1 Space Required

PROPONENT: IRC Committee, Michelle Merrick

PROPOSAL:

Change the reference to the Uniform Plumbing Code.

REVISE AS FOLLOWS:

R327.1 Space required.

Fixtures shall be spaced in accordance with ~~Figure R327.1, and in accordance with the requirements of Section P2705.1~~ UPC Section 402.5.

JUSTIFICATION:

Update the standard to the Uniform Plumbing Code.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|--|----------|--|----------|--|----------|---|----------|--|----------|--|----------|--|----------|--|----------|--|
| A | | B | | C | | D | | E | ✓ | 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: None

COMMITTEE ACTION:

| | | | | | | | | |
|--------------|--------------|-----------|-----------|----------|---------|-------|--------------------|----------|
| Boulder City | Clark County | Henderson | Las Vegas | Mesquite | Pahrump | North | CC School District | Industry |
|--------------|--------------|-----------|-----------|----------|---------|-------|--------------------|----------|

| | | | | | | | | | | |
|----|---|---|---|----|--|-----------|--|---|---|---|
| | | | | | | Las Vegas | | 1 | 2 | 3 |
| Y* | Y | Y | Y | Y* | | Y | | Y | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

R401.3

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 014.01

COMMITTEE: 2024 IRC Committee

CODE SECTION: R401.3 Drainage

PROPONENT: IRC Committee, Kali Stoner

PROPOSAL:

Section R401.3 is deleted in its entirety and replaced to read as follows:

REVISE AS FOLLOWS:

R401.3 Drainage.

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

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

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

JUSTIFICATION:

A minimum 1% slope of the swale in the direction of flow will provide positive drainage away from the building in location where a full 10' of slope in a perpendicular direction away from the foundation is not provided.

Soil conditions not affected by the presence of water are added to the allowance for a reduced slope that is currently allowed for impervious surfaces. These soils are not negatively impacted by the presence of water and therefore a reduced slope (from 5% to 2%) can be justified.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|---|----------|---|----------|--|----------|--|----------|--|----------|--|----------|--|----------|--|----------|--|----------|--|
| A | ✓ | B | ✓ | C | | D | | E | | 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: None

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 | Y* | | Y | Y* | Y | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

R401.4

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 015.01

COMMITTEE: 2024 IRC Committee

CODE SECTION: R401.4 Soil tests

PROPONENT: IRC Committee, Kyle Purmal

PROPOSAL:

Section R401.4 is deleted in its entirety and replaced to read as follows:

REVISE AS FOLLOWS:

R401.4 Soil Tests.

All structures or additions shall have a soils geotechnical report complying with the 2024 IBC Chapter 18

Exception: Projects listed under the exception to Section 1803.2 of the Southern Nevada Amendments to the 2024 *International Building Code*.

JUSTIFICATION:

Use of the IRC Table R301.2.2.1 requires classification of the soil based on Seismic design only, which is much less than a full geotechnical report. The requirement for a geotechnical report should be based upon the scope of the development and not based upon the building code of the structure. The Las Vegas Valley contains the bulk of new development within Southern Nevada. The valley consists of a spatial variability of soil conditions changes considerably in distances as little as a few feet. We do not share the highly predictable geology common to many parts of the continental US in which the presumptive requirements may perform well. This amendment will provide for consistency in regional interpretation and application of the codes as they relate to geotechnical design.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|---|----------|---|----------|--|----------|--|----------|--|----------|--|----------|---|----------|--|----------|--|----------|--|
| A | ✓ | B | ✓ | C | | D | | E | | 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: None

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 | Y* | | | Y* | Y | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

R401.5

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 016.01

COMMITTEE: 2024 IRC Committee

CODE SECTION: R401.5 Grading Plan

PROPONENT: IRC Committee, Mary Audrey

PROPOSAL:

Insert a new Section R401.5 as follows:

REVISE AS FOLLOWS:

R401.5 Grading Plan.

All projects that require grading shall have a grading plan prepared, stamped, and signed by a registered design professional in accordance with 2024 International Building Code Chapter 18 and Appendix J.

Exception: Projects listed under the exception to Section J104.1 of the Southern Nevada Amendments to the 2024 International Building Code.

JUSTIFICATION:

To clarify when a grading plan is required, and it shall follow the requirements of the 2024 IBC, Chapter 18, and appendix J.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|--|----------|--|----------|--|----------|--|----------|---|----------|--|----------|---|----------|--|----------|--|
| A | | B | | C | | D | | E | | 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: None

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 | Y* | | | Y* | Y | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

R402.5

AMENDMENT NO.: IRC24 - 031.00

COMMITTEE: 2024 IRC Committee

CODE SECTION: R402.5 Alternative Foundation Types

PROPONENT: IRC Committee, Terry Kozlowski

PROPOSAL:

Insert a new Section R402.5 as follows:

REVISE AS FOLLOWS:

R402.5 Alternative Foundation Types.

Alternative foundation types shall be designed by a registered design professional to be capable of resisting the imposed building loads including but not limited to dead loads, live loads, seismic, and wind loads.

JUSTIFICATION:

We are seeing new foundation types that are not the typical concrete, masonry, precast or wood. This section provides a code path to allow the designer to move forward without applying for or obtaining an alternate.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|--|----------|--|----------|--|----------|--|----------|--|----------|---|----------|--|----------|--|----------|--|
| A | | B | | C | | D | | E | | 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: None

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 | Y* | | Y | Y* | Y | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

R406.2

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 017.00

COMMITTEE: 2024 IRC Committee

CODE SECTION: R406.2 Concrete and Masonry Foundation
 Waterproofing

PROPONENT: IRC Committee, Mary Audrey

PROPOSAL:

Revise Section R406.2 as follows:

REVISE AS FOLLOWS:

R406.2 Concrete and masonry foundation waterproofing.

~~In areas where~~ When the approved geotechnical report indicates a high-water table or other severe soil-water conditions are known to exist, exterior foundation walls that retain earth and enclose interior spaces and floors below grade shall be waterproofed from the finished grade to the higher of the top of the footing or 6 inches (152 mm) below the top of the basement floor. Walls shall be waterproofed in accordance with one of the following:

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

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

Exception: Organic-solvent-based products such as hydrocarbons, chlorinated hydrocarbons, ketones, and esters shall not be used for ICF walls with expanded polystyrene form material. Use of plastic roofing cements, acrylic coatings, latex coatings, mortars and parging to seal ICF walls is permitted. Cold-setting asphalt or hot asphalt shall conform to Type C of ASTM D449. Hot asphalt shall be applied at a temperature of less than 200°F (93°C).

JUSTIFICATION:

To clarify the method to demonstrate a high-water table or other severe soil water conditions.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|--|----------|--|----------|--|----------|--|----------|--|----------|--|----------|---|----------|--|----------|--|
| A | | B | | C | | D | | E | | 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: None

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* | Y | Y | Y | Y* | | | | Y | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

R506.3.3

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 018.01

COMMITTEE: 2024 IRC Committee

CODE SECTION: R506.3.3 Vapor Retarder

PROPONENT: IRC Committee, Stephanie Dyer

PROPOSAL:

Revise Section R506.3.3 as follows:

REVISE AS FOLLOWS:

A minimum ~~6 mil (0.006 inch; 152 μ m)~~ 10 mil (0.010 inch; 0.25 mm) polyethylene or approved vapor retarder conforming to ASTM E 1745 Class A requirements with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

Exception: The vapor retarder is not required for the following:

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

JUSTIFICATION:

Due to the change in the manufacturing process of polyethylene from virgin resins to post consumer products, 6mil is no longer sufficient in a generic product. The amount of post consumer polymers is not regulated. The organics in post consumer polymers break down when installed under a concrete slab in contact with soil causing premature failure of the vapor barrier. Increasing the minimum thickness requirement will keep the integrity of the polyethylene when used in contact with soil. This keeps a prescriptive option in the code for ease of compliance for the builders and designers.

There are products on the market that can meet the performance requirements of a vapor barrier in a thinner material or a different composition. Adding the option to demonstrate compliance with ASTM E 1745 allows manufacturers to provide products that have been tested and proven to be sufficient for the application other than the generic polyethylene.

ACI 302.1R-15 "Guide to Concrete Floor and Slab Construction" highly recommends 10 mil vapor retarder in compliance with ASTM E1745 for concrete floors and slabs on grade (reference Chapter 5 Section 5.2.3.1 Vapor Retarder Permeance). Where moisture sensitive flooring (carpet, wood, linoleum, etc....) will be installed over the concrete, a vapor retarder minimizes the transmission of moisture through the slab to

the floor (reference Chapter 5 section 5.2.3 Moisture Protection). The increased thickness provides additional resiliency during construction and increases the resistance to moisture transmission for the life of the building. The current exemption addresses situations where moisture sensitive flooring is unlikely to be installed.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|---|----------|---|----------|---|----------|--|----------|--|----------|--|----------|--|----------|--|----------|--|----------|--|
| A | ✓ | B | ✓ | C | ✓ | D | | E | | 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:

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

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 | Y* | | | Y* | Y | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

TABLE R806.5

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 019.01

COMMITTEE: 2024 IRC Committee

 Table R806.5 Insulation for Condensation

CODE SECTION: Control

PROPONENT: IRC Committee, Stephanie Dyer

PROPOSAL:

Revise Table R806.5 as follows:

REVISE AS FOLLOWS:

**TABLE R806.5
INSULATION FOR CONDENSATION CONTROL**

| CLIMATE ZONE | MINIMUM RIGID BOARD OR AIR-IMPERMEABLE INSULATION R-VALUE ^{a, b} |
|---|--|
| 2B and 3B tile roof only | 0 (none required) |
| 1, 2A, 2B , 3A, 3B , 3C | R-5 |
| 4C | R-10 |
| 4A, 4B | R-15 |
| 5 | R-20 |
| 6 | R-25 |
| 7 | R-30 |
| 8 | R-35 |

- a. Contributes to but does not supersede the requirements of 2024 IECC in Section N1102.
- b. Alternatively, sufficient continuous insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.

JUSTIFICATION:

Historically, in our climate zone 3B, humidity levels are low enough that condensation is not an issue. 3B typically includes other areas of the country which have higher humidity levels.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|--|----------|---|----------|--|----------|--|----------|--|----------|--|----------|---|----------|--|----------|--|
| A | | B | | C | ✓ | D | | E | | 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: Yes

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 | Y* | | Y | Y* | Y | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

R807.1

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 020.03

COMMITTEE: 2024 IRC Committee

CODE SECTION: R807.1 Attic Access

PROPONENT: IRC Committee, Christa Bilbrey & Matt Dyka

PROPOSAL:

Clarify language to clearly identify when attic access locations are required.

REVISE AS FOLLOWS:

R807.1 Attic access.

Buildings with attics shall have an access opening to attic areas that have a vertical height of 30 inches (762 mm) or greater over an area of not less than 30 square feet (2.8 m²). The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.

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

The rough-framed opening shall be not less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other location with ready access. Where located in a wall, the opening shall be not less than 22 inches wide by 30 inches high (559 mm wide by 762 mm high). Where the access is located in a ceiling, unobstructed headroom in the attic space above the access shall be not less than 30 inches (762 mm) along one side or more measured vertically from the bottom of ceiling framing members. See ~~Section M1305.1.2~~ 2024 UMC 304.4 for access requirements where mechanical equipment is located in attics.

JUSTIFICATION:

The proposed exception in this section is to clarify that when a structure has non-contiguous attic spaces and no equipment that would require periodic maintenance, access openings are not required. This proposal would also address large porch, patio, or other outdoor living spaces that may require access per the current language due to the size of the attic area.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|--|----------|--|----------|--|----------|--|----------|---|----------|---|----------|--|----------|--|----------|--|
| A | | B | | C | | D | | E | | 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: None

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 | Y* | | Y | Y* | | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

R905.7

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 021.00

COMMITTEE: 2024 IRC Committee

CODE SECTION: R905.7 Wood Shingles

PROPONENT: IRC Committee, Christa Bilbrey

PROPOSAL:

Delete Section R905.7 in its entirety and replace as follows:

REVISE AS FOLLOWS:

R905.7 Wood shingles.

~~The installation of wood shingles is not permitted. The installation of wood shingles shall comply with the provisions of this section.~~

JUSTIFICATION:

Due to the extreme fire potential and the decreased durability. This is also a repeat from the 2018 amendments.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|--|----------|---|----------|--|----------|--|----------|--|----------|--|----------|--|----------|--|----------|--|
| A | | B | | C | ✓ | D | | E | | 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: None

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 | Y* | | | | Y | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

R905.8

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 022.00

COMMITTEE: 2024 IRC Committee

CODE SECTION: R905.8 Wood Shakes

PROPONENT: IRC Committee, Christa Bilbrey

PROPOSAL:

Delete Section R905.8 in its entirety and replace as follows:

REVISE AS FOLLOWS:

R905.8 Wood shakes.

~~The installation of wood shakes is not permitted. The installation of wood shakes shall comply with the provisions of this section.~~

JUSTIFICATION:

Due to the extreme fire potential and the decreased durability. This is also a repeat from the 2018 amendments.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|--|----------|---|----------|--|----------|--|----------|--|----------|--|----------|--|----------|--|----------|--|
| A | | B | | C | ✓ | D | | E | | 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: None

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 | Y* | | | | Y | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

R1007 & R1008

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 029.00

COMMITTEE: 2024 IRC Committee

CODE SECTION: R1007 Fireplaces and Appliances and
R1008 Special Fireplace and Appliance
Requirements

PROPONENT:

IRC Committee, Kyle Purmal

PROPOSAL:

Add Section R1007 Fireplaces and Appliances and R1008 Special Fireplace and Appliance Requirements as follows:

REVISE AS FOLLOWS:

Section R1007 Fireplaces and Appliances

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

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

R1007.1.2 A masonry fireplace or masonry heater constructed in accordance with Chapter 10 or a factory-built fireplace shall include one of the following:

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

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

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

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

R1007.2 Types of appliances The following appliances shall be provided with a nationally recognized listing approved by the Building Official prior to installation:

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

Section R1008 Special Fireplace and Appliance Requirements.

R1008.1 Installation within a dwelling unit All fireplace or appliance installations within a dwelling unit shall comply with the following requirements:

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

Exception:

1. A decorative electrical appliance
2. Un-vented heater that is specifically listed for sleeping rooms
3. All decorative gas or electrical appliances shall comply with their listing and the manufacturer's installation instructions.

JUSTIFICATION:

Providing a continuation of EPA requirements for fireplaces, as the EPA requirements were intended for wood burning fireplaces. We have added the requirements for gas appliances and expanded the listing requirements. This now gives clearer definitions of a fireplace and a gas appliance and how they can each be used within a dwelling.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|--|----------|--|----------|--|----------|---|----------|---|----------|---|----------|--|----------|--|----------|--|
| A | | B | | C | | D | | E | ✓ | 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: None

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 | Y* | | | Y* | Y | Y* | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

P2904.2.3

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 025.01

COMMITTEE: 2024 IRC Committee

CODE SECTION: P2904.2.3 Freezing Areas

PROPONENT: IRC Committee, Justin de Leon

PROPOSAL:

Revise Section P2904.2.3 as follows:

REVISE AS FOLLOWS:

P2904.2.3 Freezing areas.

Piping in unconditioned spaces shall be protected from freezing ~~as required by Section P2603.5~~ with a minimum of R-2 insulation or by using one of the following:

1. A dry-pipe automatic sprinkler system that is listed for residential occupancy applications.
2. Dry-sidewall or dry-pendent sprinklers extending from a nonfreezing area into a freezing area.

JUSTIFICATION:

The IRC or the UPC does not give any requirements for minimum level of protection of piping from freezing. It is common practice to install R-2 insulation in unconditioned spaces in Southern Nevada. This has not become an issue in Southern Nevada due to mild Winter seasons.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|--|----------|---|----------|--|----------|---|----------|--|----------|---|----------|---|----------|--|----------|--|
| A | | B | | C | ✓ | D | | E | ✓ | 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: Yes, \$150

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 | Y* | | | Y* | Y | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

CHAPTERS 11 - 22 & 24 - 43 Ex. P2904

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 023.01

COMMITTEE: 2024 IRC Committee

CODE SECTION: Deleted Chapters

PROPONENT: IRC Committee, Justin de Leon

PROPOSAL:

Delete Chapters 11 through 22, and 24 through 43 in their entirety, excluding section P2904.

REVISE AS FOLLOWS:

Delete Chapters 11 through 22, and 24 through 43, excluding Section P2904.

JUSTIFICATION:

The content of Chapters 11 through 22, and 24 through 43 cover energy, mechanical, plumbing, and electrical, which are part of other adopted codes and ordinances. Section P2904 is referenced in Sections 309.1.1 and 309.2.1 for the requirement and design of sprinkler systems in townhouses and one- and two-family dwellings with prescriptive code requirements not available in the fire code.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|--|----------|--|----------|--|----------|---|----------|--|----------|--|----------|---|----------|--|----------|--|
| A | | B | | C | | D | | E | ✓ | 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: None

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 | Y* | | Y | Y* | Y | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

APPENDIX BB

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 032.00

COMMITTEE: 2024 IRC Committee

CODE SECTION: Appendix BB - Tiny Houses

PROPOSER: IRC Committee

PROPOSAL:

Adopt Appendix BB – Tiny Houses.

JUSTIFICATION:

To comply with NRS 278.253 ‘Ordinance for tiny houses’, Appendix BB will be adopted to provide the provisions in the building code for tiny house construction.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|--|----------|--|----------|---|----------|---|----------|--|----------|---|----------|--|----------|--|----------|--|
| A | | B | | C | | D | ✓ | E | ✓ | 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: None

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 | Y* | | | Y* | Y | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

APPENDIX BF

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 026.00

COMMITTEE: 2024 IRC Committee

CODE SECTION: Appendix BF - Patio Covers

PROPONENT: IRC Committee, Bryan Moore

PROPOSAL:

Adopt Appendix BF – Patio Covers.

JUSTIFICATION:

2018 IRC Committee adopted the then Appendix H – Patio Covers for the use of the provisions set forth in the 2018 IRC. Since then, the appendices have been reorganized in the 2024 IRC, so the committee is recommending the adoption of Appendix BF – Patio Covers to maintain consistency with local adopted code between code cycles.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|--|----------|--|----------|--|----------|--|----------|--|----------|--|----------|---|----------|--|----------|--|
| A | | B | | C | | D | | E | | 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: None

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 | Y* | | Y | Y* | Y | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other

APPENDIX BG

SOUTHERN NEVADA CODE AMENDMENT FORM – 2024

AMENDMENT NO.: IRC24 - 027.00

COMMITTEE: 2024 IRC Committee

CODE SECTION: Appendix BG - Sound Transmission

PROPONENT: IRC Committee, Bryan Moore

PROPOSAL:

Adopt Appendix BG – Sound Transmission.

JUSTIFICATION:

2018 IRC Committee adopted the then Appendix K – Sound Transmission for the use of the provisions set forth in the 2018 IRC. Since then, the appendices have been reorganized in the 2024 IRC, so the committee is recommending the adoption of Appendix BG – Sound Transmission to maintain consistency with local adopted code between code cycles.

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

| | | | | | | | | | | | | | | | | | | | |
|----------|--|----------|--|----------|--|----------|--|----------|--|----------|--|----------|--|----------|---|----------|--|----------|--|
| A | | B | | C | | D | | E | | 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: None

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 | Y* | | | Y* | Y | Y | Y |

RESULT: Y Approved Failed Withdrawn Tabled Other