



## City of Yerington

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Yerington, NV 89447

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[www.yerington.net](http://www.yerington.net)

# Building Regulations

Building in the City of Yerington Nevada is regulated under Title 9 of the Yerington City Code. The City code may be viewed at [www.yerington.net](http://www.yerington.net) > Administration > City Code. View the code online for a complete listing of codes and amendments.

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|---|--------------|
| 1. International Building Code            | 2012 edition |
| 2. International Residential Code         | 2012 edition |
| 3. International Energy Conservation Code | 2009 edition |
| 4. International Fuel Gas Code            | 2012 edition |
| 5. Uniform Plumbing Code                  | 2012 edition |
| 6. Uniform Mechanical Code                | 2012 edition |
| 7. National Electrical Code               | 2011 edition |
| 8. Northern Nevada Amendments             | 2012 edition |

The Mason Valley Fire District has adopted the 2012 International Fire Code. All commercial plans shall be submitted to the Fire District for review. They can be reached at 775-463-2261.

### Contractor Info

## ALWAYS HIRE LICENSED CONTRACTORS - IT'S THE LAW!

Visit the Nevada State Contractors Board at [www.nscb.nv.gov](http://www.nscb.nv.gov) to learn more about contractors.

All contractors working in the City of Yerington must have a valid City Business License.

### Plan Review

Plan reviews must be completed prior to construction on most projects. Some very small projects do not require a plan review, like electrical service changes. Leave plenty of time in your project schedule for plan review- it can be a lengthy process. Plan review deposits will be required for some projects.

Plan Review Time Frames:

Miscellaneous Commercial/Residential Projects:	14 Days
New Residential Construction (IRC):	30 Days
New Commercial Construction (IBC):	45 Days

Plan review fees may be required prior to project review. Payment of plan review fees does not guarantee approval.

### Planning Commission

If your project is contingent on Planning Commission approval, you must complete the Planning Commission process and receive approval from the City Council prior to plan review.

### Flood Hazard Areas

If your project will be constructed in a FEMA designated flood hazard area you will be required to furnish an elevation certificate to the City. All construction must comply with Yerington City Code Chapter 12, "Flood Zones."

### Building Department Fees

Fees for Building Permits in the City of Yerington are listed below:

Permit Fee:	Varies	Based on the Project Valuation
Plan Review Fee:	Varies	1/2 of the Permit Fee or actual cost, whichever is higher
LC Schools:	\$1600.00	Applies to New Residential Construction
LC Roads:	\$900.00	Applies to New Residential Construction
LC Roads Com:	\$.25/SF	Applies to New Commercial Construction

**This is provided for informational purposes only. The formatting of this ordinance may vary from the official hard copy. In the case of any discrepancy between this ordinance and the official hard copy, the official hard copy will prevail.**

READ BY TITLE BILL NO. 415, ORDINANCE NO. 17-01 AN ORDINANCE REPEALING THE CURRENT YERINGTON CITY CODE, TITLE 9, CHAPTER 1, BUILDING AND CONSTRUCTION CODES IN ITS ENTIRETY AND HEREBY REPLACING IT WITH YERINGTON CITY CODE, TITLE 9, CHAPTER 1, ARTICLES 1 THROUGH 6, BUILDING AND CONSTRUCTION CODES AND OTHER MATTERS PROPERLY RELATING THERETO.

The City Council of The City of Yerington Does Hereby Ordain as Follows:

*The Yerington City Code, Title 9, Chapter 1 is hereby replaced and is to read Yerington City Code, Title 9, Chapter 1, Article 1 through 6, Building and Construction Codes, which reads as follows:*

**Chapter 1: BUILDING AND CONSTRUCTION CODES**

**9-1-1: SHORT TITLE:** This chapter may be referred to as the **CITY OF YERINGTON BUILDING CODE**. (Ord. 17-01, 1-23-2017)

**9-1-2: CODES ADOPTED; GENERAL ADMINISTRATION:**

A. Codes Adopted: Pursuant to Nevada Revised Statutes 244.105, 278.580, 278.583 and 444.350, the City of Yerington does hereby adopt the following codes as amended herein, that will be collectively known as the Yerington municipal code. All contents of the codes, including appendices, figures and tables are adopted unless specifically deleted herein.

1. International building code, 2012 edition, published by ICC.
2. International residential code, 2012 edition, published by ICC.
3. International energy conservation code, 2009 edition, published by ICC.
4. International fuel gas code, 2012 edition, published by ICC.
5. Uniform plumbing code, 2012 edition, published by IAPMO.
6. Uniform mechanical code, 2012 edition, published by IAPMO.
7. National electrical code, 2011 edition, NFPA 70.

*All contents of the above codes are adopted as amended herein*

- A. Where the word "county" appears in the codes, the word "city" shall be substituted and wherever the words "board of county commissioners" appear, the words "city council" shall be substituted.
- B. The city council is empowered to hear and decide appeals of order, decisions or determinations made by an official relative to the application and interpretation of the "building codes of the City of Yerington". The city council is further empowered to adopt rules and regulations governing the procedures for such appeals. The council may delegate this authority to the appropriate fire district board for appeals concerning interpretation and enforcement of the international fire code. Any reference to a "board of appeals" and the authority or procedure of said "board of appeals" is hereby deleted from the "building codes of the City of Yerington".
- C. The city council will establish fees for City of Yerington permits, services and inspections provided pursuant to the several codes. Related tables contained in the codes are not adopted for that purpose.
- D. Any section or provision set forth in the several codes which may be in conflict with the Nevada state constitution or Nevada Revised Statutes is not adopted.
- E. Where differences occur between the provisions of the published codes and the requirements of the state or local authority regarding water distribution or sewage disposal systems, the requirements of the state or local authority shall apply.
- F. Where differences occur between the provisions of the published codes and the requirements of the Nevada division of manufactured housing, division of health or the division of environmental protection, the more stringent requirements shall apply as determined by the city building official.
- G. Where differences occur between the provisions of the published codes and the requirements of the Nevada state fire marshal and appropriate fire prevention district, the codes and amendments adopted by the Nevada state fire marshal and the appropriate fire prevention district shall apply.
- H. Where differences occur between the provisions of the published codes and the titled City of Yerington codes, the more stringent shall apply as determined by the city building official. (Ord. 17-01, 1-23-2017)

**9-1-3: AMENDMENTS; ADMINISTRATIVE AND TECHNICAL:** A. Administrative Amendments: 1. Amendments to 2012 international residential code:

- Amend R101.2 Scope by deleting exceptions 1 & 2.  
Amend IRC section R102.5 Appendices by adding: "the City of Yerington specifically adopts appendices G, H, J & K only." (The remaining appendices may be referenced as informational only.)  
Amend R102.7 Existing Structures to read: "The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as deemed necessary by the building official for the general safety and welfare of the occupants and the public."  
Amend IRC section 105.2 Work Exempt from Permit as follows: Item 5 to read: "Sidewalks, driveways and uncovered patios constructed of concrete or asphalt on grade without foundations and not over any basement or story below." Add item 11 to read: "Door and window replacement when the existing structure, opening size and location remain the same." Add item 12 to read: "Shade cloth structures constructed for nursery or agricultural purposes."  
Amend IRC section 105.3 Application for Permit as follows: Add to item 6: "Signed authorization by the property owner must be included with the permit application." Add as item "8. Plan review deposits shall be required with the application."  
Amend R106.1.3 Information for Construction in Flood Hazard Areas as follows: Add "5. A floodplain development permit obtained from the building department."  
Amend IRC section R108.5 by adding: "The building official may authorize the refunding of any fee which was erroneously paid or collected. Once a plan review has been completed the plan review deposit may not be refunded if the application is then withdrawn. The building official may authorize refunding of not more than 80 percent of the building fee when no work has been done under an issued permit. The building official shall not authorize refunding of any fee paid except on written application filed by the original permit holder not later than 210 days after the date the permit was issued."  
Amend IRC section R109.1.4 Frame and Masonry Inspection by adding as last sentence: "The roof and exterior walls shall be weather tight with all windows installed."  
Amend IRC section R109.1.5 Other Inspections by adding as last sentence: "These include under-floor & slab inspections, roof & shear nailing inspections and insulation inspections."  
Amend IRC section R110.4 Temporary Occupancy by adding the sentence: "A request for a temporary certificate of occupancy must be made in writing explaining the reason for the request and must include any required fee."  
Add section "R111.4 Restoration of Service Utilities. An existing electric or fuel gas service that has been discontinued for six consecutive months or longer will require a permit, inspection and approval from the building department prior to restoration of the service."  
2. Amendments to 2012 international building code:  
Amend IBC section 101.2.1 Appendices by adding: "the city council specifically adopts appendices C, I, & J only." (The remaining appendices may be referenced as informational only.)  
Amend IBC 101.4.2 to replace reference to "international mechanical code" with "uniform mechanical code."  
Amend section 101.4.3 to replace reference to "international plumbing code" with "uniform plumbing code" and replace reference to international private sewage disposal code with NRS 444 & NAC 444.  
Delete section 101.4.4 "Property Maintenance" without replacement.  
Amend section 101.4.5 Fire Prevention by inserting after international fire code the words "as adopted and amended by the Nevada state fire marshal and the local fire prevention district" shall apply...  
Amend IBC section 102.6 by deleting reference to the international property maintenance code.  
Amend IBC section 105.3 as follows: Add to item 6: "Signed authorization by the property owner must be included with the permit application." Add to item 7: "A floodplain development permit obtained from the city building department is required for all development in special flood hazard areas as designated by the current FIRM." Add as item 8. "Plan review deposits shall be required with the permit application."  
Amend IBC section 109.6 by adding: "The building official may authorize refunding of any fee which was erroneously paid or collected. The building official may authorize refunding of not more than 80 percent of the building fee when no work has been done under an issued permit. The building official shall not authorize refunding of any fee paid except on written application filed by the original permit holder not later than 210 days after the date the permit was issued."  
Amend IBC section 110.3.4 Frame Inspection by adding as a last sentence: "The roof and exterior walls shall be weather-tight with all windows installed."  
Amend IBC section 111.3 Temporary Occupancy by adding the sentence: "A request for a temporary certificate of occupancy must be made in writing explaining the reason for the request and must include any required fee."  
Amend IBC section 112.1 Connection of Service Utilities by adding the sentence: "An existing electric or fuel gas service that has been discontinued for six consecutive months or longer will require a permit, inspection and approval from the building department prior to restoration of the service."  
B. Technical Amendments: The following technical amendments are hereby adopted:  
Amend IRC section R302.1 Exterior Walls by deleting all after "shall comply with table R302.1(1);" including the five exceptions. Delete table R302.1(2) Exterior Walls - Dwellings With Fire Sprinklers, including the footnotes.  
Amend IRC by deleting section R309.5 Fire Sprinklers.  
Amend IRC section R311.7.5.1 Risers by deleting the last sentence: "Open risers are...4-inch diameter sphere." and delete the exception.  
Amend IRC section R312.2 Window Fall Protection by deleting the entire section.  
Amend IRC section R408.1 Ventilation by deleting the words: "unless the ground surface is covered by a class 1 vapor retarder material. When a class 1 vapor retarder material is used, the minimum net area of ventilation openings shall not be less than 1 square foot for each 1,500 square feet of under-floor space area."  
Amend IRC section R408.2 Openings For Under-Floor Ventilation by deleting the published exception and replacing with "Exception: The gross area of ventilation openings may be reduced to 84 square inches of vent for each 25 lineal feet of exterior wall where the ground surface is treated with a vapor retarder material and the required openings are so placed as to provide cross ventilation of the crawl space."  
Amend IRC section R408.3 Unvented Crawl Space by adding to subsection 2 the additional option: "2.4 Thermostatically operated vents which close completely at a temperature lower than 38 degrees Fahrenheit and open completely at a temperature higher than 65 degrees Fahrenheit. The ventilation openings shall be a minimum of 84 square inches of gross area for each 25 lineal feet of exterior wall and so placed as to provide cross ventilation of the crawl space."  
Amend IRC section E3901.11 Foyers by deleting this section entirely.  
Amend IRC section E3902.11 Location of Ground-Fault Circuit Interrupters by deleting the word "readily".  
Amend IRC section E4002.14 Tamper-Resistant Receptacles by deleting the section entirely.  
Amend NEC section 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel by deleting the word "readily".  
Amend NEC section 210.52(i) Foyers by deleting the entire section.  
Amend NEC section 406.2 Child Care Facility by deleting this definition and using IBC definition.  
Amend NEC section 406.12 Tamper-Resistant Receptacles in Dwelling Units by deleting this section entirely. (Ord. 17-01, 1-23-2017)

**9-1-4: VIOLATIONS AND PENALTIES:**

1. Any person or corporation who violates any provision of the several codes hereby adopted shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished under Title 1. Administration, Chapter 4. General Penalty.
2. Business License Revocation: The City of Yerington business license of any person or corporation which, holding such license, violates the provisions hereof, may be terminated or canceled after a duly noticed public hearing and a finding that the person or corporation has violated or caused violation of the provisions hereof. (Ord. 17-01, 1-23-2017)

**9-1-5: EXISTING CODES:**

All uniform codes heretofore adopted by reference as part of the City of Yerington code are repealed and hereby replaced. However, said uniform codes may remain in effect, temporarily, as a part of the City of Yerington code to the extent that construction projects that are underway or for which building permits have been issued pursuant to such codes, may proceed to completion. Upon completion of such construction projects and/or expiration of such building permits, the said uniform codes shall be of no further force and effect. (Ord. 17-01, 1-23-2017)

**9-1-6: NORTHERN NEVADA AMENDMENTS:**

- A. In addition to the technical amendments provided above, the City of Yerington also adopts the 2012 Northern Nevada amendments dated February 4, 2013, as published by the Northern Nevada Chapter of the International Code Council.
- B. In addition to the technical amendments provided above, the City of Yerington also adopts the 2011 Northern Nevada amendments (to the 2009 IECC) dated March 30, 2012, as published by the Northern Nevada Chapter of the International Code Council. (Ord. 17-01, 1-23-2017)

PROPOSED on the 23rd day of January 2017

PROPOSED BY: Richard Faber

PASSED AND ADOPTED this 13th day of February 13, 2017

AYES: Council Members Selena Catalano, Rita Evasovic, Richard Faber and James Sanford

NAYS: None

ABSTAIN: None

ABSENT: None

