

1 **FIRST AMENDMENT**

2 **BILL NO. 2014-62**

3 **ORDINANCE NO. 6352**

4 AN ORDINANCE TO ADOPT THE 2012 INTERNATIONAL EXISTING BUILDING CODE,  
5 TOGETHER WITH AMENDMENTS THERETO, AND TO PROVIDE FOR OTHER RELATED  
6 MATTERS.

6 Sponsored by: Councilman Steven D. Ross                      Summary: Adopts the 2012 International  
7 Existing Building Code, together with  
8 amendments thereto.

8 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS  
9 FOLLOWS:

10 SECTION 1: Title 16 of the Municipal Code of the City of Las Vegas, Nevada, 1983  
11 Edition, is hereby amended by adding thereto a new chapter, designated as Chapter 6 and consisting of  
12 Section 10, reading as follows:

13 **16.06.010:** Those certain documents, three copies of which are on file in the Office of the City Clerk  
14 and are designated as follows, are adopted by reference as if set forth herein in full:

15 (A) The publication entitled "International Existing Building Code, 2012 Edition," as  
16 published by the International Code Council, as Part 1 of this Chapter; and

17 (B) The document entitled "City of Las Vegas Amendments to the 2012 Existing  
18 Building Code," which adds to, deletes from and amends the "International Existing Building Code, 2012  
19 Edition," as Part 2 of this Chapter.

20 SECTION 2: The document entitled "City of Las Vegas Amendments to the 2012  
21 International Existing Building Code," referred to in Section 1 of this Ordinance, is attached hereto.

22 SECTION 3: If any section, subsection, subdivision, paragraph, sentence, clause or  
23 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or  
24 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or  
25 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City  
26 of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph,

1 sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections,  
2 subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

3 SECTION 4: Whenever in this ordinance any act is prohibited or is made or declared to  
4 be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is required  
5 or the failure to do any act is made or declared to be unlawful or an offense or a misdemeanor, the doing of  
6 such prohibited act or the failure to do any such required act shall constitute a misdemeanor and upon  
7 conviction thereof, shall be punished by a fine of not more than \$1,000.00 or by imprisonment for a term of  
8 not more than six months, or by any combination of such fine and imprisonment. Any day of any violation  
9 of this ordinance shall constitute a separate offense.

10 SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases,  
11 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983  
12 Edition, in conflict herewith are hereby repealed.

13 PASSED, ADOPTED and APPROVED this 17<sup>TH</sup> day of September, 2014.

14 APPROVED:

15  
16 By CG Goodman  
CAROLYN G. GOODMAN, Mayor

17 ATTEST:

18 Beverly K Bridges  
19 BEVERLY K. BRIDGES, MMC  
City Clerk

20 APPROVED AS TO FORM:

21 Val Steel 9-18-14  
22 Val Steed, Date  
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council  
2 on the 3<sup>rd</sup> day of September, 2014, and referred to a committee for recommendation;  
3 thereafter the said committee reported favorably on said ordinance on the 17<sup>th</sup> day of  
4 September, 2014, which was a regular meeting of said Council; that at said regular  
5 meeting, the proposed ordinance was read by title to the City Council as amended and  
6 adopted by the following vote:

- 7 VOTING "AYE": Mayor Goodman and Councilmembers Anthony, Tarkanian, Ross,  
Coffin and Beers
- 8 VOTING "NAY": None
- 9 EXCUSED: None
- 10 ABSTAINED: None
- 11 DID NOT VOTE: Councilmember Barlow

12 APPROVED:

13   
14 \_\_\_\_\_  
CAROLYN G. GOODMAN, Mayor

15 ATTEST:

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17 \_\_\_\_\_  
BEVERLY K. BRIDGES, MMC City Clerk

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# **CITY OF LAS VEGAS AMENDMENTS TO THE 2012 INTERNATIONAL EXISTING BUILDING CODE**

## **AMENDMENT 1**

Revise Section 101.2 to add Sections 101.2.1 and 101.2.2 as follows:

### **101.2.1: Use of the International Existing Building Code (IBC)**

This code provides three main options for a designer in dealing with rehabilitation of existing buildings.

OPTION 1: Work for alteration, repair, change of occupancy, addition or relocation of all existing buildings shall be done in accordance with the Prescriptive Compliance Method given in Chapter 4. It should be noted that this same method is provided in Chapter 34 of the International Building Code.

OPTION 2: Work for alteration, repair, change of occupancy, addition or relocation of all existing buildings shall be done in accordance with the Work Area Compliance given in Chapters 5 through 13.

OPTION 3: Work for alteration, repair, change of occupancy, addition or relocation of all existing buildings shall be done in accordance with the Performance Compliance Method given in Chapter 14. It should be noted that this option is also provided in Chapter 34 of the International Building Code.

Under limited circumstances, a building alteration can be made to comply with the laws under which the building was originally built and subject to the approval of the Code Official, as long as there has been no substantial structural damage and there will be limited structural alteration.

### **101.2.2: Alternative Use of International Existing Building Code or Chapter 34 of International Building Code**

Design and work related to the rehabilitation of an existing building may be done in accordance with either this Code or Chapter 34 of the International Building Code. However, with respect to any particular building, a choice must be made which alternative (this Code or Chapter 34 of the IBC) the design and construction will be measured and reviewed against. The Building Official will authorize design and construction only in accordance with the alternative selected for the project. Example: a project for which design and construction under this Code has been selected will not be subject to proceeding in accordance with, or measured against, Chapter 34 of the IBC.

## **AMENDMENT 2**

Revise Section 101.6 to add Section 101.6.1 as follows:

**101.6.1 Adopted Appendices.** The provisions contained in Appendices A and B are hereby specifically adopted.

**AMENDMENT 3**

Revise Section 102.4 to add Section 102.4.3 as follows:

**102.4.3 Adopted Codes.** Where this code refers to other codes not adopted by this jurisdiction, the applicable code adopted by the jurisdiction shall govern.

**AMENDMENT 4**

Delete Part 2 from Chapter 1, including Sections 103 through 117.

**AMENDMENT 5**

Revise Section 202 by adding the following definitions:

**INTERNATIONAL BUILDING CODE.** The Building Code published by the International Code Council as adopted and amended by the City of Las Vegas.

**INTERNATIONAL ELECTRICAL CODE.** The Electrical Code published by the National Fire Protection Association as adopted and amended by the City of Las Vegas.

**INTERNATIONAL ENERGY CONSERVATION CODE.** The Energy Conservation Code published by the International Code Council as adopted and amended by the City of Las Vegas.

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

**INTERNATIONAL FIRE CODE.** The Fire Code published by the International Code Council as adopted and amended by the City of Las Vegas.

**INTERNATIONAL FUEL GAS CODE.** The Fuel Gas Code published by the International Code Council as may be adopted and amended by the City of Las Vegas.

**INTERNATIONAL MECHANICAL CODE.** The Mechanical Code published by the International Association of Plumbing and Mechanical Officials as adopted and amended by the City of Las Vegas.

**INTERNATIONAL PLUMBING CODE.** The Plumbing Code published by the International Association of Plumbing and Mechanical Officials as adopted and amended by the City of Las Vegas.

INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE. The Private Sewage Disposal Code published by the International Code Council as may be adopted and amended by the City of Las Vegas.

INTERNATIONAL PROPERTY MAINTENANCE CODE. The Property Maintenance Code published by the International Code Council as may be adopted and amended by the City of Las Vegas.

INTERNATIONAL RESIDENTIAL CODE. The Residential Code published by the International Code Council as adopted and amended by the City of Las Vegas.

#### **AMENDMENT 6**

Amend Section 301.2 as follows:

**301.2 Additional Codes.** *Alterations, repairs, additions and changes of occupancy* to, or relocation of, *existing buildings* and structures shall comply with the provisions for *alterations, repairs, additions and changes of occupancy* or relocation, respectively, in this code and the *International Energy Conservation Code, International Fire Code, International Fuel Gas Code, Uniform Mechanical Code, Uniform Plumbing Code, International Property Maintenance Code, International Building Code, International Residential Code, International Private Sewage Disposal Code and the National Electrical Code* as may be adopted with amendments. Where the provisions of the other codes conflict with the provisions of this code, the provisions of this code shall take precedence.

#### **AMENDMENT 7**

Add a new Section 302 as follows:

#### **Section 302 Partial Coverage of Automatic Sprinkler Systems in Existing Buildings.**

**302.1 Automatic Sprinklers in Existing Buildings.** Automatic sprinkler systems in accordance with Section 903 of the International Building Code and designed per the Fire Code shall be provided in nonsprinklered *existing structures* at the locations described in Sections 302.1.1 through 303.1.3.

Where these provisions result in partially sprinklered buildings, durable weatherproof signage shall be provided at the Fire Department Connection(s) clearly indicating that the building is partially protected with fire sprinklers and clearly identifying the portion(s) of the building covered by the fire sprinkler systems.

The underground fire service and fire sprinkler lead-in to the first portion of an existing nonsprinklered building shall be sized to a minimum Ordinary Hazard Group II sprinkler design for future expansion of the fire sprinkler system to cover all other portions of the building.

**302.1.1 Additions.** Additions to any building shall comply with this Section and Section 3403 of the International Building Code.

**302.1.1.1 Sprinklered Addition.** In existing nonsprinklered buildings where sprinklers are provided for a building addition, whether required or not, the entire building shall be sprinklered.

**Exceptions:**

1. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, sprinklers are not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
  - 1.1 The tenant space is separated from the remainder of the building by a 2-hour fire barrier, without openings and with protected through penetrations, constructed in accordance with Section 707 of the International Building Code; and
  - 1.2 The property owner has signed an agreement approved by the fire code official to sprinkler the remainder of the building within 18 months from the time of building permit issuance.
2. When approved by the *building official*, special hazard areas that are required to be sprinklered for specific uses, such as medical gas rooms, do not require the remainder of the building to be sprinklered.

**302.1.1.2 Nonsprinklered Addition.** In existing nonsprinklered buildings where sprinklers are not otherwise required or provided in the building addition, the remainder of the building is not required to be provided with sprinklers where any of the following conditions are met:

1. The building has a total area of less than 5,000 sq. ft. (464 m<sup>2</sup>) and the addition does not cause the existing building to trigger fire sprinkler protection due to occupancy-specific requirements contained in Section 903 of the International Building Code.
2. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, sprinklers are not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
  - 2.1 The tenant space is separated from the remainder of the building by a 2-hour fire barrier, without openings and with protected through penetrations, constructed in accordance with Section 707; and
  - 2.2 The property owner has signed an agreement approved by the fire code official to sprinkler the remainder of the building within 18 months from the time of building permit issuance.

**302.1.2 Alterations.** Alterations within existing buildings shall comply with this Section.

**302.1.2.1 Sprinklered Alterations.** In existing nonsprinklered buildings where sprinklers are provided for an alteration, whether required or not, the entire building shall be sprinklered.

**Exceptions:**

1. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, sprinklers are not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:

- 1.1 The tenant space is separated from the remainder of the building by a 2-hour fire barrier, without openings and with protected through penetrations, constructed in accordance with Section 707 of the International Building Code; and
  - 1.2 The property owner has signed an agreement approved by the fire code official to sprinkler the remainder of the building within 18 months from the time of building permit issuance.
2. When approved by the *building official*, special hazard areas that are required to be sprinklered for specific uses, such as medical gas rooms, do not require the remainder of the building to be sprinklered.

**302.1.2.2 Nonsprinklered Alterations.** In existing nonsprinklered buildings where sprinklers are not otherwise required or provided in the alteration, the remainder of the building is not required to be provided with sprinklers due to the alteration.

**302.1.3 Change of Occupancy.** A change of occupancy within an existing building shall comply with this Section.

**302.1.3.1 Sprinklered Change of Occupancy.** In existing nonsprinklered buildings where sprinklers are provided for an area containing a change of occupancy, whether required or not, the entire building shall be sprinklered.

**Exceptions:**

1. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, sprinklers are not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
  - 1.1 The tenant space is separated from the remainder of the building by a 2-hour fire barrier, without openings and with protected through penetrations, constructed in accordance with Section 707 of the International Building Code; and
  - 1.2 The property owner has signed an agreement approved by the fire code official to sprinkler the remainder of the building within 18 months from the time of building permit issuance.
2. When approved by the *building official*, special hazard areas that are required to be sprinklered for specific uses, such as medical gas rooms, do not require the remainder of the building to be sprinklered.

**302.1.3.2 Nonsprinklered Change of Occupancy.** In existing nonsprinklered buildings where sprinklers are not otherwise required or provided in the change of occupancy, the remainder of the building is not required to be provided with sprinklers where any of the following conditions are met:

1. The building has a total area of less than 5,000 sq. ft. (464 m<sup>2</sup>) and the change of occupancy does not cause the existing building to trigger fire sprinkler protection due to occupancy-specific requirements contained in Section 903 of the International Building Code.
2. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, sprinklers are not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:



- 2.1 The tenant space is separated from the remainder of the building by a 2-hour fire barrier, without openings and with protected through penetrations, constructed in accordance with Section 707 of the International Building Code; and
- 2.2 The property owner has signed an agreement approved by the fire code official to sprinkler the remainder of the building within 18 months from the time of building permit issuance.
3. When approved by the building official, a change in occupancy to an equal or lesser hazard shall not require the installation of sprinklers for any part of the building. To make such a determination, the building official may consider physical changes to reduce the occupant load, relative fire hazard and other relevant data.

**Section 302.2 Fire Alarm Systems in Existing Buildings.** Fire alarm systems in existing buildings shall comply with this section. Such systems shall be installed in accordance with Section 907 of the International Building Code and the Fire Code, at the locations described in Sections 302.2.1 through 302.2.3.

**302.2.1 Additions.** Additions to any building shall comply with this Section. In existing buildings where fire alarms are provided for the addition, whether required or not, coverage shall be extended to include the entire building.

**Exceptions:**

1. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, fire alarm system coverage is not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
  - 1.1 The tenant space is separated from the remainder of the building by a 2-hour *fire barrier*, without openings and with protected through penetrations, constructed in accordance with Section 707 of the International Building Code and;
  - 1.2 The property owner has signed an agreement approved by the fire code official to fire alarm the remainder of the building within 18 months from the time of building permit issuance.
2. In all occupancies, the addition of a *Fire Wall* in accordance with Section 706 of the International Building Code, with openings protected with automatic-closing devices, may be used to create a new fire area that separates the addition from the remainder of the building. The *Fire Wall* may either:
  - a. Limit required fire alarm system coverage to include only the new fire area containing the addition; or
  - b. Limit required fire alarm system coverage to include the new addition and other existing spaces adjacent to the addition that remain in the same fire area; or
  - c. Eliminate the requirement to install a fire alarm system in accordance with the provisions of Section 907.2 of the International Building Code.

**302.2.2 Alterations.** Existing buildings that undergo an alteration shall comply with this Section.

**Exception:** Alterations consisting solely of the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

In existing buildings where fire alarms are provided for an alteration, whether required or not, coverage shall be extended to include the entire building.

**Exceptions:**

1. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, fire alarm system coverage is not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
  - 1.1 The tenant space is separated from the remainder of the building by a 2-hour *fire barrier*, without openings and with protected through penetrations, constructed in accordance with Section 707 of the International Building Code; and
  - 1.2 The property owner has signed an agreement approved by the fire code official to fire alarm the remainder of the building within 18 months from the time of building permit issuance.
2. In all occupancies, the addition of a *Fire Wall* in accordance with Section 706 of the International Building Code, with openings protected with automatic-closing devices, may be used to create a unique fire area to separate the alteration from the remainder of the building. The *Fire Wall* may either:
  - a. Limit required fire alarm system coverage area to include only the fire area containing the alteration; or
  - b. Eliminate the requirement to install a fire alarm system in accordance with the provisions of Section 907.2 of the International Building Code.

**302.2.3 Change of Occupancy.** Existing buildings that undergo a change of occupancy shall comply with this Section.

**Exception:**

When approved by the building official, a change in occupancy to an equal or lesser hazard shall not require the installation of a fire alarm system for any part of the building. To make such a determination, the building official may consider physical changes to reduce the occupant load, relative fire hazard and other relevant data.

In existing buildings where fire alarms are provided for a change of occupancy, whether required or not, coverage shall be extended to include the entire building.

**Exceptions:**

1. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, fire alarm system coverage is not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
  - 1.1 The tenant space is separated from the remainder of the building by a 2-hour *fire barrier*, without openings and with protected through penetrations, constructed in accordance with Section 707 of the International Building Code; and

- 1.2 The property owner has signed an agreement approved by the fire code official to fire alarm the remainder of the building within 18 months from the time of building permit issuance.
2. In all occupancies, the addition of a Fire Wall in accordance with Section 706 of the International Building Code, with openings protected with automatic-closing devices, may be used to create a unique fire area to separate the portion of the building containing the change of use from the remainder of the building. The Fire Wall may either:
  - a. Limit required fire alarm system coverage area to include only the fire area containing the change of use; or
  - b. Eliminate the requirement to install a fire alarm system in accordance with the provisions of Section 907.2 of the International Building Code.

#### **AMENDMENT 8**

Amend Section 804.2 as follows:

**Section 804.2 Automatic sprinkler systems.** Automatic sprinkler systems shall be provided in accordance with the requirements of Section 302. Installation requirements shall be in accordance with the *International Building Code*.

#### **AMENDMENT 9**

Amend Section 1012.2 as follows:

**Section 1012.2 Fire protection systems.** Fire protection systems shall be provided in accordance with the requirements of Section 302. Installation requirements shall be in accordance with the *International Building Code*.

**Affidavit of Publication**

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

**LV CITY CLERK  
495 S MAIN ST  
LAS VEGAS NV 89101**

**Account # 22515  
Ad Number 0000301754**

Stacey M. Lewis, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 09/05/2014 to 09/05/2014, on the following days:

09 / 05 / 14

BILL NO. 2014-62  
AN ORDINANCE TO ADOPT THE 2012 INTERNATIONAL EXISTING BUILDING CODE, TOGETHER WITH AMENDMENTS THERETO, AND TO PROVIDE FOR OTHER RELATED MATTERS.  
Sponsored by: Councilman Steven D. Ross  
Summary: Adopts the 2012 International Existing Building Code, together with amendments thereto.  
At the City Council meeting of September 3, 2014  
BILL NO. 2014-62 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE  
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA  
PUB: September 5, 2014  
LV Review-Journal

IS/ Stacey M. Lewis  
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 5th day of September, 2014

Notary Mary Lee

