

ORIGINAL

RESOLUTION NO. 03-172

A RESOLUTION BY THE STOREY COUNTY BOARD OF COMMISSIONERS TO ADOPT AND ENFORCE APPLICABLE BUILDING CODES IDENTIFIED IN STOREY COUNTY CODE 15.04.010

WHEREAS, pursuant to Storey County Code 15.04.020, the Storey County Board of Commissioners has authority to adopt later editions of the applicable codes identified in Storey County Code Section 15.04.010. The following codes and fee increases are to become effective January 1, 2004:

<u>Code</u>	<u>Edition</u>
Assembly Bill No. 359 for Water Conversation	
International Fuel Gas Code - IFGC	1997
International Fire Code - IFC	2000
Model Energy code - MEC	1995
National Electrical code - NEC	1996
Uniform Administrative Code - UAC	1994
Uniform Building Code - UBC	1997
Uniform Code for Building Conservation - UCBC	1994
Uniform Code for Abatement of Dangerous Building -UCADB	1997
Uniform Housing Code - UHC	1997
Uniform Mechanical Code - UMC	1997
Uniform Plumbing Code - UPC	1997

Continued recommendation that domestic wells require a minimum production rate of 10 gallons per minute.

Continued recommendation of April 1998 building standards for building valuation data for all construction except single-family residence and garages. (Revised Fee Schedule attached.)

Fees will be based on the adopted building code schedule as submitted.

Building permits will be valid for 180 days in accordance with the Uniform Building code. Inspections must be called for within 180 days from issuance of permit or permit is void. Permit may be kept current by calling for inspections within this time frame. However, if no inspections are called for and the permit becomes void, it may be renewed for one-half of the building fee.

Inspection costs are covered by the permit issued unless 1) an inspection is called for twice and the building has not passed inspection, the follow-up inspection will require a "Special Inspection" fee; or, 2) An inspection is called for and the site is not ready when the inspector arrives, the follow-up inspection will require a "Special Inspection" fee.

Based on the 1997 Uniform Building Code, the "Special Inspection" fee is \$47.00 per hour, minimum one hour. All "Special Inspection" fees are payable prior to a certificate of occupancy being issued.

For use of outside consultants for plan checking and/or inspections, actual costs will be charged to the permit applicant.

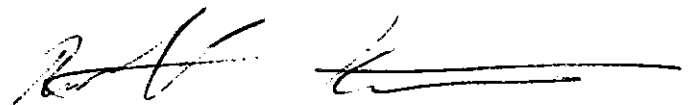
Since the State of Nevada has taken over the issuance of Safety Certificates for manufactured homes, it is recommended that in order to collect revenue from manufactured homes brought into Storey County, the documented valuation of a "manufactured home" be used to calculate a permit fee using the 1997 Uniform Building code for single-family residences.

NOW, THEREFORE BE IT RESOLVED, Storey County, by and through its Commissioners, adopts these codes and fee increases to become effective January 1, 2004:

This resolution shall be effective on the 6 day of January, 2003.

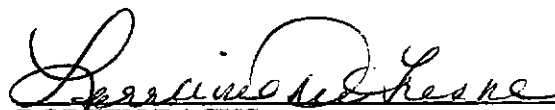
THOSE VOTING AYE: Kershaw, Flanagan & Hess

THOSE VOTING NAY: _____



ROBERT KERSHAW, CHAIRMAN
STOREY COUNTY BOARD OF COMMISSIONERS

ATTEST:



for DOREEN BACUS,
STOREY COUNTY CLERK

Storey County **Building** Department

P O Box 526 ~ Virginia City NV 89440 ~ (775) 847-0966 ~ Fax (775) 847-0935 ~ scbd@reno.quik.com

Revised FEES Schedule

Effective January 1, 2004

The following fees, based on the "Building Valuation Data" by Building Standards October 1998 and 1997 ICBO Uniform Codes, were adopted on _____.

TYPE	DESCRIPTION	Per Sq. Ft.	Flat Fee
BALCONY	Wood Floor ONLY	6.51	
BARNs / STABLES	Dirt floor and Electrical.	12.41	
BARNs / STABLES	Finished floor and Electrical	13.80	
BASEMENTS	Unfinished w/ Electrical	11.75	
BASEMENTS	Finished w/ Electrical & Plumbing	16.20	
CONCRETE SLAB		4.23	
DECKs / PORCHES	Wood.	5.62	
DECKs / PORCHES	Composite	9.96	
DEMOLITION PERMIT	Based on actual cost and clean-up.		
ELECTRICAL	Fees as set in the 1996 NEC		
FENCING	M2 over 6 feet high per running foot.		
FOUNDATION			
GARAGES - Carport	Unfinished	13.35	
GARAGES - Masonry	Unfinished	22.16	
GARAGES - Masonry	Finished	25.70	
GARAGES - Wood Frame	Unfinished	19.48	
GARAGES - Wood Frame	Finished	23.21	
GRADING / EXCAVATION	Fees as set in the current UBC appendix. <i>Describe work, use, submit plans, valuation, signature on two sets of plans. (Civil Engineer may be required).</i>		
MANUFACTURED HOMES	Fees as set in the 1997 UBC.		
MECHANICAL	Fees as set in the 1997 UPC.		
PATIO ROOF	Screen / Fiberglass	4.00	
PATIO ROOF	Awning (Fabric)	8.33	
PATIO ROOF	Wood - Average	6.55	
PATIO ROOF	Wood - Good	15.54	
PLOT PLAN	Includes Plot Plan Review Inspection(s)	100.00	
PLUMBING	Fees as set in the 1997 UPC. <i>Sprinklers as per Building Valuation.</i>		

PUMP HOUSE / EQUIP SHED	Concrete Floors / NO Electrical	11.05	
RE-INSPECTIONS			47.00
REMODEL	Based on Cost, plus Electrical, Plumbing and Mechanical fees.		
RESIDENCE/ADDITIONS	Masonry - Type V	70.93	
RESIDENCE/ADDITIONS	Wood Frame - Type V	54.96	
RETAINING WALL - Poured	6"	9.60	
RETAINING WALL - Poured	8"	10.77	
RETAINING WALL - Poured	12"	12.65	
RETAINING WALL - RR Ties		5.88	
RETAINING WALLS	Brick - 8"	13.76	
RETAINING WALLS - Block	6"	7.16	
RETAINING WALLS - Block	8"	7.60	
RETAINING WALLS - Brick	8"	13.76	
RETAINING WALLS - Rock	12"	17.76	
ROOF COVER	Based on cost.		
SEPTIC	See PLOT PLAN		
SIGNAGE - New Business	Must comply with County Ord. #54		25.00
SOLID FUEL DEVICES	Wood, coal and pellet stoves		50.00
SPECIAL INSPECTIONS	Per hour (1 hour minimum)		50.00
SPECIAL USE / VARIANCE	See attached		
STAIRS		6.90	
TEMPORARY TRAILER	Issued for a travel trailer only during the course of construction. Permit is active for six months. Can be renewed for an additional six months for same fee.		50.00
WELL	See PLOT PLAN		
WOOD / PELLET STOVE			50.00