

**Title 15**

**BUILDINGS AND CONSTRUCTION**

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## Chapter 15.01

### UNIFORM BUILDING CODE.

#### Sections:

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- 15.01.0300** Chapter 3 amended--Use or Occupancy.
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- 15.01.0500** Chapter 5 amended--General Building Limitations.
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- 15.01.3314** Article 331-4 amended--Uses Not Permitted.

#### Section 15.01.0010 Adoption.

The Uniform Building Code, hereinafter U.B.C. or building code, 1997 Edition Volumes 1,2 & 3, as adopted by the International Conference of Building Officials, together with Chapters 3 Divisions I & IV, 4 Division I, 9, 10, 11, 12, 15, 16 Divisions II & III, 18, 19, 23, 29, 31, 33 & 34 of the appendices, and such other changes as are necessary to make the same applicable to conditions in the city, is adopted.

(Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

#### Section 15.01.0100 Chapter 1 amended--Administration.

Chapter 1 of the building code is amended as follows:

"103. Violations. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the city, or cause or permit the same to be done in violation of any provision of this code.

In the event of a violation of the provisions of this code, the building official may issue to the party in violation a citation to appear before the Municipal Court of the City of Sparks, or, in the alternative, refer notice of such violation to the Office of the City Attorney for commencement of action for the abatement, removal and enjoinder of such violation as a public nuisance, or criminal action, in the manner provided by law.

Any person, firm or corporation violating any of the provisions of this code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted, and upon conviction of any such violation, such person shall be punishable by a fine of not more than \$1,000.00, or by imprisonment for not more than 6 months, or by both such fine and imprisonment."

"105.1. General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, the Sparks City Council shall act as the board of appeals. At the pleasure of the council, a

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committee may be established consisting of members who are qualified by experience and training to assist the council in such action. The committee shall be composed of an engineer, architect, general contractor, fire professional and one whom should represent the public at large. The building official shall be an ex-officio member of and shall act as secretary to said board but shall have no vote upon any matter before the board."

"105.2. Limitations of Authority. The Sparks City Council or any committee appointed by the Sparks City Council shall have no authority relative to interpretation of the administrative provisions of this code nor shall the same be empowered to waive requirements of this code."

"106.2. Work Exempt from Permit. A building permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the projected roof area does not exceed 120 square feet (11.15 m<sup>2</sup>).
2. Fences not over 6 feet (1829 mm) high.  
EXCEPTION: A permit for fences 6 (1829 mm) feet or less in height shall be obtained from the Planning Department. A site plan showing location, height and materials used is required to obtain a fence permit.
3. Oil derricks.
4. Movable cases, counters and partitions not over 5 feet 9 inches (1753 mm) high.
5. Retaining walls which are not over 4 feet (1219 m) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
6. Water tanks supported directly upon grade if the capacity does not exceed 5000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed two to one.
7. Platforms, walks, driveways, planters and similar types of flatwork which are not more than 30 inches (762 mm) above grade and not over any basement or story below.
8. Painting, papering and similar finish work.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Window awnings supported by an exterior wall of Group R, Division 3, and Group M Occupancies when projecting not more than 54 inches (1372 mm).
11. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5000 gallons (18,927 L).

Unless otherwise exempted, separate plumbing, electrical and mechanical permits will be required for the above exempted items.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction."

"106.4.1. Issuance. The application, plans, specifications, computations and other data filed by an applicant for permit shall be reviewed by the building official. Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the building official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of this code and other pertinent laws and ordinances, and that the fees specified in Section 107 have been paid, he shall issue a permit therefor to the applicant.

When the building official issues the permit where plans are required, he shall endorse in writing or stamp the plans and specifications "APPROVED." Such approved plans and specifications shall not be changed, modified or altered without authorizations from the building official, and all work regulated by this code shall be done in accordance with the approved plans.

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The building official may issue a permit for the grading and footing/foundation before the entire plans and specifications for the whole building or structure have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holder of such permit shall proceed at his own risk without assurance that the permit for the entire building or structure will be granted.

The building official may require that a comprehensive permit, including permits for specialty contractors be taken out by a general contractor on all construction covered by adopted construction codes. Before such permit is issued, the names, addresses, city business license numbers and state contractor license numbers for the general contractor as well as all the subcontractors shall be required by the building official. Permits requiring a contractor pursuant to the Nevada State Contractor's Board regulations shall be signed by the card holder or his authorized representative. An authorized representative shall have a letter of authorization from the card holder on company letterhead or notarized signature.

No building permit shall be issued until the applicant has complied with the dedication requirements set forth in Section 17.12.075 of this code with respect to the property to be built upon."

"106.4.4. Expiration. Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced or there has been no inspection requests for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing the circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once."

"107.2. Permit Fees. The fee for each permit shall be as set forth in Table No. 1-A.

The determination of value or valuation under any of the provisions of this code shall be made by the building official from calculations based on the March 1989 Marshall & Swift valuation service formulas using average construction. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment.

### EXCEPTION:

1. Fees for projects where a unit costs is not feasible shall be based on total construction costs, including, but not limited to, materials, labor and contractors profit. In the case of an owner providing labor, the value of such labor shall be based on a fair wage and reasonable time to construct the project.
2. When actual construction cost exceeds calculated valuation due to better than average construction the actual construction cost shall be used.
3. In lieu of Marshal & Swift, the Building Valuation Data table from the Building Standards trade magazine published by the International Conference of Building Officials, may be used for simplicity provided the value does not exceed that specified in Section 107.2."

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"107.3. Plan Review Fees. When submittal documents are required by Section 106.3.2, a plan review fee shall be paid when the building permit is issued. If the permit is withdrawn or denied prior to issuing a permit, the plan review fee shall be paid within 15 days of said action. Said plan review fee shall be 65 percent of the building permit fee as shown in Table No. 1-A.

The plan review fees specified in this subsection are separate fees from the permit fees specified in Section 107.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106.3.4.2, an additional plan review fee shall be charged at the rate shown in Table No.1-A."

"107.4. Expiration of Plan Review. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee."

"107.6. Fee Refunds. The Sparks City Council may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.

EXCEPTION: Refunds for fees of \$1,000.00 or less may be authorized by the building official.

Refunds shall not be more than 70% of the permit fee paid when no work has been done under a permit issued in accordance with this code.

Refunds shall not be more than 70% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn before any plan reviewing is done.

The city council or building official may not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment."

"107.7. Waiver of Fees. Upon written application for waiver to the building official, the city council may waive all or part of the fees required by Section 107.6 and fees required by other adopted codes for plumbing, electrical and mechanical work for the following agencies and organizations:

1. The Reno-Sparks Convention Authority;
2. Charitable, non-profit organizations;
3. Governmental entities.

This section does not apply to fees that may be collected by the building division as part of the overall permit fee, shall not be waived under this section."

"107.8. Permit Fee Increases. Building permit and inspection fees are set by resolution of the City Council. Schedules of these fees are available from the City Clerk and are posted wherever permits are obtained and fees paid.

"108.1. General. All construction or work for which a permit is required shall be subject to inspection by the building official and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the building official. In addition, certain types of construction shall have continuous inspection as specified in Section 1701.5.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be

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liable for expense entailed in the removal or replacement of any material required to allow inspection.

A survey of the lot shall be submitted to the building official to verify that the location of the structure and the drainage of the site are in accordance with the approved plans."

"108.2. Inspection Record Card. Inspections shall not be requested until the permit holder or an agent of the permit holder shall have posted or otherwise made available an inspection record card such as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall be maintained available by the permit holder until final approval has been granted by all concerned agencies."

"108.3. Inspection Requests. It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official. Inspection requests shall be called directly to the inspector, as indicated on the wallet card provided at permit issuance, between the hours of 7:00 to 8:00 AM Monday - Friday. It shall be the duty of the person requesting any inspections required by this code to provide access to and means for inspection of such work."

"108.5.2. Foundation inspection. To be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. All materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with U.B.C. Standard No. 19-3, the concrete need not be on the job. Where the foundation is to be constructed of approved treated wood, additional inspections may be required by the building official. Certification of set backs shall be provided by a Nevada licensed engineer or surveyor."

"108.5.4.1. Insulation Inspection. To be made after frame inspection has been approved."

"108.5.6. Final inspection. To be made after finish grading and the building is completed and ready for occupancy. Certification of drainage shall be provided by a Nevada licensed engineer or surveyor."

(Ord. 2023, Amended, 05/24/1999; Ord. 2017, Amended, 03/22/1999; 1977, Amended, 03/16/1998; 1886, Repealed & Replaced, 12/26/1995)

### **Section 15.01.0200 Chapter 2 amended--Definitions.**

Chapter 2 of the building code is amended to read as follows:

"204 -- C. CAST STONE is a precast building stone manufactured from portland cement concrete and used as a trim, veneer or facing on or in buildings or structures.

CENTRAL HEATING PLANT is environmental heating equipment which directly utilizes fuel to generate heat in a medium for distribution by means of ducts or pipes to areas other than the room or space in which the equipment is located.

C.F.R. is the Code of Federal Regulations, a regulation of the United States of America available from the Superintendent of Documents, United States Government Printing Office, Washington, D.C. 20402.

CHIEF OF THE FIRE DEPARTMENT is the head of the fire department or his regularly authorized deputy.

COMBUSTIBLE LIQUID. See Fire Code.

CONGREGATE RESIDENCE is any building or portion thereof which contains facilities for living, sleeping and sanitation, as required by this code, and may include facilities for eating and cooking, for occupancy by other than a family. A congregate residence may be a shelter, convent, monastery, dormitory, fraternity or sorority house but does not include jails, hospitals, nursing homes, hotels or lodging houses.

CONDOMINIUM, NON-RESIDENTIAL is any non-residential building containing

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multiple units with ownership of each unit conveyed by a deed. The underlying land is owned in common by all deed holders. The units may be constructed as multiple storied buildings, but each unit shall be separated both vertically and horizontally as required in Chapters 3 and 4 of the building code.

CONDOMINIUM, RESIDENTIAL is any residential building containing multiple units with ownership of each unit conveyed by a deed. The underlying land is owned in common by all deed holders. The units may be constructed as a multiple storied building but each unit shall be separated both vertical and horizontally by a fire-resistive assembly as required for apartment buildings. The dwelling units shall have a sound barrier as required in Appendix Chapter 12 Division II.

CONTROL AREA is a space bounded by not less than a one-hour fire-resistive occupancy separation within which the exempted amounts of hazardous materials may be stored, dispensed, handled or used.

CORROSIVE is a chemical that causes visible destruction of, or irreversible alterations in, living tissue by chemical action at the site of contact. A chemical is considered to be corrosive if, when tested on the intact skin of albino rabbits by the method described in the U.S. Department of Transportation in Appendix A to CFR 49 Part 173, it destroys or changes irreversibly the structure of the tissue at the site of contact following an exposure period of four hours. This term shall not refer to action on inanimate surfaces.

COURT is a space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three or more sides by walls of a building."

"221 -- T. THROUGH-PENETRATION FIRE STOP is a material, device or construction installed to resist, for a prescribed time period, the passage or flame, heat and hot gases through openings which penetrate the fire-resistive assembly in order to accommodate cables, cable trays, conduit, tubing pipes or similar items.

TOWNHOUSE is a single-family dwelling unit constructed in a row of at least two attached units separated by property lines and with open space on at least two sides.

TRAVEL DISTANCE. See Section 1001.2."

(Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

### **Section 15.01.0300 Chapter 3 amended--Use or Occupancy.**

Chapter 3 of the building code is amended to read as follows:

"310.9.1.4. Location within dwelling units [formerly part of 15.01.1210]. In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located. If more than one detector is required, they shall be interconnected."

"310.9.1.5. Location in efficiency dwelling units, congregate residences and hotels. In efficiency dwelling units, hotel suites and in hotel and congregate residence sleeping rooms, detectors shall be located on the ceiling or wall of the main room or each sleeping room. When sleeping rooms within an efficiency dwelling unit or hotel suite are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. When actuated, the detector shall sound an alarm audible within the sleeping area of the dwelling unit,

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hotel suite or sleeping room in which it is located. If more than one detector is required, they shall be interconnected."

(Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

### **Section 15.01.0400 Chapter 4 amended--Special Provisions for Highrise Buildings.**

Chapter 4 of the building code is amended to read as follows:

"403.1. Scope. This section shall apply to all buildings, regardless of occupancy group, or mixed occupancy groups each having floors used for human occupancy located more than 55 feet (16,764 mm) above or below the lowest level of fire department vehicle access. Such buildings shall be of Type I or Type II-F.R. construction and shall be provided with an approved automatic sprinkler system in accordance with Section 403.2.

EXCEPTION: Occupancy Groups S-2, S-3, S-5, F-2 and H. If any of these groups are used in combination with any other group, the entire building must meet the requirements of this section."

"403.5.2. Emergency voice alarm signaling system. The operation of any automatic fire detector, sprinkler or water flow device shall automatically sound an alert tone followed by a voice instructions giving appropriate information and direction on a general or selective basis to the following terminal areas:

1. Elevators
2. Elevator lobbies.
3. Corridors.
4. Exit stairways.
5. Rooms and tenant spaces exceeding 1,000 square feet (93 m<sup>2</sup>) in area.
6. Dwelling units in apartment houses.
7. Hotel guest rooms or suites.
8. Areas of refuge (as defined in Section 1102.)

A manual override for emergency voice communication shall be provided for all paging zones. A minimum sound level of 80 decibels shall be provided to all terminal areas required by this section."

"403.6.1. General. A central control station for fire department operations shall be provided. The location and accessibility of the central station room shall be approved by the fire department. The central control room shall be separated from the remainder of the building by not less than a two-hour fire-resistive occupancy separation. The room shall be a minimum of 96 square feet (9 m<sup>2</sup>) with a minimum dimension of 8 feet (2438 mm). An independent HVAC system and a door opening directly to the exterior shall be provided for all central control station rooms. It shall contain the following as a minimum:

1. The voice alarm and public address system panels.
2. The fire department communications panel.
3. Fire detection and alarm system annunciator panels.
4. Annunciator visually indicating the location of the elevators and whether they are operational.
5. Status indicators and controls for air-handling systems.
6. Controls for unlocking all stairway doors simultaneously.
7. Sprinkler valve and water-flow detector display panels.
8. Emergency and standby power controls and status indicators.
9. A telephone for fire department use with controlled access to the public telephone system.
10. Fire pump status indicators.
11. Schematic building plans indicating the typical floor plan and detailing the building core, means of egress, fire-protection systems, firefighting equipment and fire department access.

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12. Work table."

"403.7. Elevators. Elevators and elevator lobbies shall comply with the provisions of Chapter 30 and the following:

NOTE: A bank of elevators is a group of elevators or a single elevator controlled by a common operating system; that is, all those elevators which respond to a single call button constitute a bank of elevators. There is no limit on the number of cars which may be in a bank or group but there may be not more than four cars within a common hoistway.

1. Elevators on all floors shall open into elevator lobbies which are separated from the remainder of the building, including corridors and other means of egress, by walls extending from the floor to the underside of the fire-resistive floor or roof above. Such walls shall be of not less than one-hour fire-resistive construction. Openings through such walls shall conform to Section 1005.8.

### EXCEPTIONS:

1. The main entrance level elevator lobby in office buildings.
2. Elevator lobbies located within an atrium complying with the provisions of Section 402.
3. In fully-sprinklered office buildings, corridors may lead through enclosed elevator lobbies if all areas of the building have access to at least one required means of egress without passing through the elevator lobby.
2. Each elevator lobby shall be provided with approved smoke detector(s) installed in accordance with their listings. When the detector is activated, elevator doors shall not open and all cars serving that lobby are to return to the main floor and be under manual control only. If the main floor detector or a transfer floor detector is activated, all cars serving the main floor or transfer floor shall return to a location approved by the fire department and building official and be under manual control only. The detector may serve to close the lobby doors and additional doors at the hoistway opening allowed in Section 3007 and smoke dampers serving the lobby.
3. Elevator hoistways shall not be vented through an elevator machine room. Each elevator machine room shall be treated as a separate smoke-control zone.
4. Elevators shall be installed in accordance with the American National Standards Institute, 1985 Edition, to detect smoke and for providing access by the fire department for recall."

"403.8.2. Standby lighting. Standby lighting shall be provided as follows:

1. Separate lighting circuits and fixtures sufficient to provide light with an intensity of not less than one footcandle measured at floor level in all exit corridors, stairways, smokeproof enclosures, elevator cars and lobbies and other areas which are clearly a part of the escape route.
2. All circuits supply lighting for the central control station and mechanical equipment room.
3. Approved battery-operated lighting shall be provided in all required exit corridors, stairways, smokeproof enclosures, lobbies and other enclosed areas which are clearly a part of the route to an exit as defined in Section 1001.2 or as determined by the fire department."

"403.9. Means of Egress. Means of egress shall comply with other requirements of this code and the following:

1. All stairway doors which are locked from the stairway side shall have the capability of being unlocked simultaneously without unlatching upon a signal from the central control station or activation of any fire alarm system or a power failure.
2. A telephone or other two-way communications system connected to an approved emergency service which operates continuously shall be provided at not less than every fifth floor in each required stairway where other provisions of this code permit the doors to be locked."

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(Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

### **Section 15.01.0500 Chapter 5 amended--General Building Limitations.**

Chapter 5 of the building code is amended as follows:

"502. Premises Identification. Approved numbers or addresses shall be provided for all buildings in such a position as to be plainly viable and legible from the street or road fronting property. Numbers shall be a minimum of 4 inches (101.6 mm) in height and in a color contrasting with the building color. All commercial buildings shall be provided with a street number or unit number on rear doors in addition to the main entrance door. For multi-tenant buildings, assigned unit numbers shall be provided in lieu of street number on doors and the street number shall be provided in a locations that is clearly visible and distinguishable from unit numbers.

All buildings or structures under construction shall be provided with temporary address signs. All addresses and unit numbers shall be approved by the Building Official.

"Section 502.1. Assignment of addresses. All addresses shall be assigned by the Building Official or his authorized representative. Requests for new addresses and address changes shall be submitted to the Building Official in writing along with a plan showing location of building and unit layout. Request for changes shall include all existing numbers. Addresses shall be assigned in accordance with the addressing policy developed by the Building Official."

"504.6.1. General. Each portion of a building separated by one or more area separation walls which comply with the provisions of this subsection may be considered a separate building. The extent and location of such area separation walls shall provide a complete separation.

EXCEPTION: This paragraph does not relieve the fire sprinkler requirement of the city amendments to Section 904."

"505.2. Unlimited Area. The area of any one- or two-story building of groups B; F, Division 1 or 2; M; S, Division 1,2,3,4 or 5; and H, Division 5 Occupancies shall not be limited if the building is provided with an automatic sprinkler system throughout as specified in Chapter 9, and entirely surrounded and adjoined by public ways or yards not less than 60 feet (18,288 mm) in width.

The area of a Group S, Division 2 or Group F, Division 2 Occupancy in a one-story Type II, Type III One-hour or Type IV building shall not be limited if the building is entirely surrounded and adjoined by public ways or yards not less than 60 feet (18,288 mm) in width.

EXCEPTION: A "non-buildable" easement shall be allowed to be used as yard space provided there are no permanent obstructions in the yard other than a chain link fence equipped with 2 (two) 12 foot truck gates and 2 (two) 3 foot man gates with locations approved by the building official and fire chief, low profile planters and shrubs, light standards and vehicle parking. The easement shall contain a stipulation that it can not be removed or altered without the approval of the building official."

"508. Fire-Resistive Substitution [new]. When an approved automatic sprinkler system is not required throughout a building by other sections of this code, it may be used in a building of Type II One-hour, Type III One-hour and Type V One-hour construction to substitute for one-hour fire-resistive construction. Such substitution shall not waive or reduce the required fire-resistive construction for:

1. Occupancy separations (Section 302.3)
2. Exterior wall protection due to proximity to property lines (Section 503.2).
3. Area separations (504.6).
4. Dwelling unit separations (Section 310.2.2).
5. Shaft enclosures (Section 711).
6. Corridors (Sections 1004.3.4.3.1 and 1004.3.4.2).
7. Stair enclosures (Section 1005.3.3).

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8. Exit passageways (Section 1005.3.4).
9. Type of construction separation (Section 601.1).
10. Boiler, central heating plant or hot-water supply boiler room enclosures (Section 302.5).

EXCEPTION: Fire sprinklers required by the City of Sparks amendments to Section 904 may be used for substitutions allowed by this section."

"509.1. Where Required. Unenclosed floor and roof openings, open and glazed sides of stairways, aisles, landings and ramps, balconies or porches, which are more than 30 inches (762 mm) above grade or floor below, and roofs used for other than service of the building shall be protected by a guardrail. Guardrails shall be provided at the ends of aisles where they terminate at a fascia of boxes, balconies and galleries.

EXCEPTION: Guardrails need not be provided at the following locations:

1. On the loading side of loading docks.
2. On the auditorium side of a stage, raised platforms and other raised floor areas such as runways, ramps and side stages used for entertainment or presentation. Along the side of an elevated walking surface when used for the normal functioning of special lighting or for access and use of other special equipment. At vertical openings in the performance area of stages.
3. Along vehicle service pits not accessible to the public.
4. Along the open sides of elevated truck ramps to a warehouse or similar area not used as access to or egress from the building."

(Ord. 2017, Amended, 03/22/1999; 1886, Repealed and Replaced, 12/26/1995)

### **Section 15.01.0700 Chapter 7 amended--Fire-Resistant Materials and Construction.**

"709.4.1. General. Parapets shall be provided on all exterior walls of buildings.

EXCEPTION: A parapet need not be provided on an exterior wall when any of the following conditions exist:

1. The wall is not required to be of fire-resistive construction.
2. The wall, due to location on property line, may have unprotected openings.
3. The building has an area of not more than 1,000 square feet (93 m<sup>2</sup>) on any floor.
4. Walls which terminate at roofs of not less than two-hour fire-resistive construction of roofs constructed entirely of noncombustible materials.
5. One-hour fire-resistive exterior walls may terminate at the underside of the roof sheathing, deck or slab, provided:
  - 5.1. Where the roof-ceiling framing elements are parallel to the walls. Such framing and elements supporting such framing shall not be of less than one-hour fire-resistive construction for a width of 5 feet (1524 mm) measured from the interior side of the wall for Groups M and R Occupancies and 10 feet (3048 mm) for all other occupancies.
  - 5.2. Where roof-ceiling framing elements are perpendicular to the wall, the entire span of such framing and elements supporting such framing shall not be of less than one-hour fire-resistive construction.
  - 5.3. Openings in the roof shall not be located within 5 feet (1524 mm) of the one-hour fire-resistive exterior wall for Groups M and R Occupancies and 10 feet (3048 mm) for all other occupancies.
  - 5.4. The entire building is covered with a Class B roofing assembly.
6. Existing R3 Occupancy buildings that are converted to a B Occupancy provided the entire roof covering is at least Class C and the exterior wall and eave overhangs are protected by one-hour fire-resistive construction."

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(Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

### **Section 15.01.0900 Chapter 9 amended--Fire-Protection Systems.**

Chapter 9 of the building code is amended as follows:

"904.2.1. Where required. An automatic fire-extinguishing system shall be installed in the occupancies and locations as set forth in this section.

For provisions on special hazards and hazardous materials, see the Fire Code.

All fire-extinguishing systems shall be tested and the test shall be approved by the Fire Department."

"904.2.2. All occupancies except Group R, Division 3 and Group U Occupancies.

1. In every story or basement of all buildings when the floor area exceeds 1,500 square feet (139.4 m<sup>2</sup>) and here is not provided at least 20 square feet (1.86 m<sup>2</sup>) of opening entirely above the adjoining ground level in each 50 lineal feet (15,240 mm) or fraction thereof of exterior wall in the story or basement on at least one side of the building. Openings shall have a minimum dimension of not less than 30 inches (762 mm). Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that firefighting or rescue cannot be accomplished from the exterior.

When openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet (22,860) from such openings, the story shall be provided with an approved automatic sprinkler system, or openings as specified above shall be provided on at least two sides of an exterior wall of the story.

If any portion of a basement is located more than 75 feet (22,860 mm) from openings required in this section, the basement shall be provided with an approved automatic sprinkler system.

2. At the top of rubbish and linen chutes and in their terminal rooms. Chutes extending through three or more floors shall have additional sprinkler heads installed within such chutes at alternate floors. Sprinkler heads shall be accessible for servicing.
3. In rooms where nitrate film is stored or handled.
4. In protected combustible fiber storage vaults as defined in the Fire Code.
5. Throughout all buildings with a floor level with an occupant load of 30 or more that is located 55 feet (16,764 mm) or more above the lowest fire department vehicle access.

#### EXCEPTION:

1. Airport control towers.
  2. Open parking garages.
  3. Group F, Division 2 Occupancies.
6. When the floor area exceeds the basic allowable floor area as shown in Table 5-B before any allowable area increases allowed by section 505 or area separations pursuant section 504.6 are allowed."

"904.2.3.1. Drinking Establishments. An automatic sprinkler system shall be installed in rooms used by the occupants for the consumption of alcoholic beverages, casinos, showrooms and all other rooms for assembly except for churches and theaters which have fixed seating and unseparated accessory uses where the total area of such unseparated rooms and assembly uses exceeds 5,000 square feet. For uses to be considered as separated, the separation shall not be less than as required for a one-hour occupancy separation. The area of other uses shall be included unless separated by at least a one-hour occupancy separation."

(Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

**Section 15.01.1000 Chapter 10 amended--Means of Egress.**

Chapter 10 of the building code is amended as follows:

"1003.2.9.2. Power Supply. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of its failure, illumination shall be automatically provided from an emergency system for Group I, Divisions 1.1 and 1.2 Occupancies and for all other occupancies where the means of egress system serves an occupant load of 100 or more. Such emergency systems shall be installed in accordance with the Electrical Code. All emergency lighting shall be supplied with approved battery operated lighting."

For high-rise buildings, see Section 403.

"1005.3.3.7. Pressurized Enclosure. In a building having a floor level used for human occupancy located more than 55 feet (16,764 mm) above the lowest level of fire department vehicle access, all enclosures shall be pressurized in accordance with Section 905 and this section. Pressurization shall occur automatically upon activation of an approved fire alarm system.

EXCEPTION: When the building is not equipped with a fire alarm system, pressurization shall be upon activation of a spot-type smoke detector listed for releasing service located within 5 feet (1524 mm) of each vestibule entry."

(Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

**Section 15.01.1500 Chapter 15 amended--Roofs and Roof Structures.**

Chapter 15 of the building code is amended to read as follows:

"1503. Roof Covering Requirements. The roof covering on any structure regulated by this code shall be as specified in Table No. 15-A and as classified in Section 1504. Noncombustible roof covering as defined in Section 1504.2 may be applied in accordance with the manufacturer's requirements in lieu of a fire-retardant roofing assembly.

Roofing shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

Roofs for buildings on lots above 5500 feet elevation shall comply with the underlayment requirements for "severe climate" in tables 15-B-1 and B-2 and for "climate areas" subject to wind driven snow, roof ice damming or special wind regions in tables 15-D-1 and D-2. Roofs shall be fastened per manufacturers specifications for high wind area.

Roof coverings shall be Class A on all Group R Occupancies consisting of three or more dwelling units with roof slopes greater than 3 inches per foot. For slopes less than 3 inches per foot, only Class A or Class B roof coverings shall be used on Group R Occupancies of three or more dwelling units."

"1506.3. Overflow Drains and Scuppers. Where roof drains are required, overflow drains having the same size as the roof drains shall be installed with the inlet flow line located 2 inches (51 mm) above the low point of the roof, or overflow scuppers having three times the size of the roof drains and having a minimum opening height of 4 inches (102 mm) may be installed in adjacent parapet walls with the inlet flow line located 2 inches (51 mm) above the low point of the adjacent roof.

Overflow drains shall discharge to an approved location and shall not be connected to roof drain lines.

An oversized opening of 8 inches x 16 inches, minimum, would be allowed as a combination of roof drain and overflow drain."

"1507.12. Wood shakes. Shakes shall comply with U.B.C. Standard No. 15-3 and shall be installed in accordance with Table 15-B-2. All roofs shall be solidly sheathed with a minimum of ½-inch plywood, or an approved equivalent."

"1507.13. Wood shingles. Shingles shall comply with U.B.C. Standard No. 15-4 and shall be installed in accordance with Table No. 15-B-2. All roofs shall be solidly sheathed with a

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minimum of 1/2-inch plywood, or an approved equivalent."  
 (Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

**Section 15.01.1600 Chapter 16 amended--Structural Forces.**

Chapter 16 of the building code is amended to read as follows:

"1614. Snow Loads. Snow loads full or unbalanced shall be a minimum of 20 pounds per square foot.

Potential accumulation of snow at valleys, parapets, roof structures and offsets in roofs of uneven configuration shall be considered. Where snow loads occur, the snow loads shall be determined by the building official.

Snow loads in excess of 20 pounds per square foot may be reduced for each degree of pitch over 20 degrees by  $R_s$  as determined by the following formula:

$$R_s = S/40 - 1/2$$

WHERE:

$R_s$  = Snow load reduction in pounds per square foot per degree of pitch over 20 degrees.

S = Total snow load in pounds per square foot."

"1618. Basic Wind Speed. The minimum basic wind speed for determining design wind pressure shall be 85 mph."

"1619. Exposure. All structures shall be designed to minimum Exposure C.

EXCEPTION: Exposure B may be used if, at the option of the building official, documentation of surface irregularities in all directions and an analysis comparing this data to propose the structure is adequate."

(Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

**Section 15.01.1800 - Chapter 18 amended -- Foundations and Retaining Walls**

Chapter 18 of the building code is amended as follows:

Table 18-I-C  
 Foundations for Stud Bearing Walls  
 Minimum Requirements

Number of Floors Supported by the Foundation	Thickness of Foundation Wall (inches)		Width of Footing (inches)	Thickness of Footing (inches)		Depth Below Undisturbed Ground Surface (inches)
	Con-Masonry	Unit crete		x 25.4 for mm	x 25.4 for mm	
1	<u>8</u>	<u>8</u>	12	<u>8</u>	<u>24</u>	
2	8	8	<u>16</u>	<u>8</u>	<u>24</u>	
3	10	10	24	8	24	

Notes:

1. The ground under the floor may be excavated to the elevation of the bottom of the footing.
2. The frost line is hereby established as being 24 inches below grade.
3. Footings and foundations, unless otherwise specifically provided, shall be constructed of masonry, concrete, or treated wood in conformance with U.B.C. Standard No. 29-3; and

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shall in all cases extend below the frost line. Footings of concrete and masonry shall be of solid material. Foundations supporting wood shall extend at least 6 inches above the adjacent finish grade. There shall be a minimum of one number 4 continuous reinforcing bar in the top of all foundation walls, and one number 4 continuous reinforcing bar in the footing. When the footing and foundation wall are placed separately or when the foundation wall exceeds 24 inches in height, number 4 vertical bars at 48 inches on center, or 32 inches on center when using concrete block, shall be used to connect the footing with the foundation wall. Where engineering data is provided, the footing and foundation wall steel requirements may be reduced. Where stemwalls exceed 4 feet in height, professional engineering shall be required.

(Ord. 2017, Amended, 03/22/1999; 1886, Repealed and Replaced, 12/26/1995)

### **Section 15.01.2300 Chapter 23 amended--Wood.**

Chapter 23 of the building code is amended as follows:

"2306.4. Plates, sills and sleepers. All foundation plates or sills and sleepers on a concrete or masonry slab, which is in direct contact with earth, and sills which rest on concrete or masonry foundations, shall be treated wood or Construction Heart or Construction Common redwood, with a minimum of 16 rings per inch and no sapwood, or better, all marked or branded by an approved agency."

"2306.7. Under-floor Ventilation. Under-floor areas shall be ventilated by an approved mechanical means or by openings in exterior foundation walls. Such openings shall be a minimum of 6 inch (152 mm) x 14 inch (356 mm) operable vent for each 25 linear feet (7.62 m) of exterior wall and not more than 3 feet (914 mm) from any corner and the under-floor ground surface shall be covered with an approved vapor retarder. Openings shall be located as close to corners as practical and shall provide cross ventilation. The required area of such openings shall be approximately equally distributed along the length of at least two opposite side. They shall be covered with corrosion-resistant wire mesh with mesh openings of 1/4 inch (6.4 mm) in dimension."

(Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

### **Section 15.01.2350 Appendix Chapter 23 amended.**

Appendix Chapter 23 of the Building Code is amended as follows:

"2372.2. Scope. This chapter applies to regular-shaped buildings which have roof structural members spanning 32 feet (9.75 mm) or less, are not more than three stories in height, are of conventional light-frame construction and are located in areas with a basic wind speed from 80 through 110 miles per hour (mph) (129 km/h through 177 km/h).

EXCEPTION:

1. Detached carports and garages not exceeding 600 square feet (55.7 m<sup>2</sup>) and accessory to Group R, Division 3 Occupancies need only comply with the roof-member-to-wall-tie requirements of Section 2365 .5.8.
2. Single story one and two family dwellings that have no more than the minimum openings required for light and ventilation and no areas of discontinuity.
3. Single story residential room additions that meet exception 2 above and do not dependent on the existing structure for lateral stability or the existing structure is designed to resist lateral forces equivalent to those in Chapter 16."

(Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

### **Section 15.01.3300 Appendix Chapter 33 amended--Excavation and Grading**

Chapter 33 of the building code is amended to read as follows:

"3306.1. Permits Required. Except as specified in 3306.2 of this section, no person shall do grading without first having obtained a grading permit from the building official. The public

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works director and building official must review and approve any permits issued."

"3308. Definitions. For the purposes of this appendix the definitions listed hereunder shall be construed as specified in this section.

APPROVAL shall mean the proposed work or completed work conforms to this chapter in the opinion of the building official.

AS-GRADED is the extent of surface conditions on completion of grading.

BEDROCK is in-place solid rock.

BENCH is a relatively level step excavated into earth material on which fill is to be placed.

BORROW is earth material acquired from an off-site location for use in grading on a site.

CERTIFY or CERTIFICATION shall mean the specific inspections and tests where required have been performed and that such tests comply with the applicable requirements of this chapter.

CIVIL ENGINEER is a professional engineer registered in the state to practice in the field of civil works.

CIVIL ENGINEERING is the application of the knowledge of the forces of nature, principles of mechanics and the properties of materials to the evaluation, design and construction of civil works.

COMPACTION is the densification of a fill by mechanical means.

DRAINAGE CHANNEL shall mean those natural channels, the centerline of which are indicated in the Truckee Meadows Drainage Map, attached hereto and made a part hereof, or any addition or amendments thereto; or any other natural channel or drain which is not specifically shown in said Drainage Map, but which may be shown by surveys, hydrology and hydraulic calculations, or by other means to carry natural runoff or drainage waters.

EARTH MATERIAL is any rock, natural soil or fill or any combination thereof.

ENGINEERING GEOLOGIST is a geologist experienced and knowledgeable in engineering geology.

ENGINEERING GEOLOGY is the application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil works.

EROSION is the wearing away of the ground surface as a result of the movement of wind, water and/or ice.

EXCAVATION is the mechanical removal of earth material.

FILL is a deposit of earth material placed by artificial means.

GEOTECHNICAL ENGINEER. See "soils engineer."

GRADE is the vertical location of the ground surface.

Existing Grade is the grade prior to grading.

Rough Grade is the stage at which the grade approximately conforms to the approved plan.

Finish Grade is the final grade of the site which conforms to the approved plan.

GRADING is any excavating or filling or combination thereof.

KEY is a designed compacted fill placed in a trench excavated in earth material beneath the toe of a proposed fill slope.

PROFESSIONAL INSPECTION is the inspection required by this code to be performed by the civil engineer, soils engineer or engineering geologist. Such inspections include that performed by persons supervised by such engineers or geologists and shall be sufficient to form an opinion relating to the conduct of the work.

SITE is any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.

SLOPE is an inclined ground surface the inclination of which is expressed as a ratio of horizontal distance to vertical distance.

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SOIL is naturally occurring superficial deposits overlying bedrock.

SOILS ENGINEER (GEOTECHNICAL ENGINEER) is an engineer experienced and knowledgeable in the practice of soils engineering (geotechnical) engineering.

SOILS ENGINEERING (GEOTECHNICAL ENGINEERING) is the application of the principles of soils mechanics in the investigation, evaluation and design of civil works involving the use of earth materials and the inspection or testing of the construction thereof.

TERRACE is a relatively level step constructed in the face of a graded slope surface for drainage and maintenance purposes."

"3309.4. Engineered Grading Requirements. Application for a grading permit shall be accompanied by two sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report. The plans and specifications shall be prepared and signed by an individual licensed by the state to prepare such plans or specifications when required by the building official.

Specifications shall contain information covering construction and material requirements.

Plans shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that they will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give location of the work, the name and address of the owner and the person by whom they were prepared.

The plans shall include the following information:

1. General vicinity of the proposed site.
2. Property limits and accurate contours of existing ground and details of terrain and area drainage.
3. Limiting dimensions, elevations or finish contours to be achieved by the grading, and proposed drainage channels and related construction.
4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with or as a part of, the proposed work together with a map showing the drainage area and the estimated runoff of the area served by any drains. Computation of runoff and flood flow quantities shall include but not be limited to the following methods and data:
  - A. Use of the Rational Method of Computing runoff for drainage area less than three (3) square miles, where  $A=CiA$ .  
 $Q =$  maximum rate of runoff in cubic feet per second.  
 $C =$  runoff coefficient.  
 $i =$  average rainfall intensity, in inches per hour, for the period of maximum rainfall of a given frequency of occurrence having a duration equal to the time required for the runoff originating during said period of maximum rainfall to flow from the remotest part of the drainage area to the point under design (time of concentration).  
 $A =$  Drainage area, in acres, tributary to the point under design.
  - B. Use of hydrography methods approved by the public works director for computation of runoff for area larger than three (3) square miles.
  - C. Use of the following rainfall-intensity duration frequency curves "A" or "B" or evidence of an alternate analysis of flood flow frequency or rainfall-intensity duration frequency acceptable to the building official. Refer to the Truckee Meadows Drainage Map for the areas where frequency curves "A" or "B" apply.

For areas not shown on the Truckee Meadows Drainage Map and for areas where the average elevations of the drainage area exceeds 5,500 feet in elevation, rainfall-intensity duration frequency curves shall be developed using data published by the U.S.

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Weather Bureau or other flood flow frequency or rainfall-intensity duration frequency data acceptable to the building official.

The following return frequencies shall be used in computing flood flow quantities, unless a higher design standard may be required by any Master Plan of Drainage which may hereafter be adopted by the City of Sparks:

Five (5) years for incidental drainage channels (drainage area less than 1000 acres).

Twenty-five (25) years for major drainage channels (drainage area greater than 5000 acres).

Flood flow quantities shall not be required to be computed for rainfall duration of less than 20 minutes unless in the opinion of the design engineer or the building official a shorter duration time may be required due to configuration or topography of the drainage area.

- D. Use of the following listed runoff coefficients or evidence of the adequacy of lesser coefficients acceptable to the building official.

DESCRIPTION OF AREA	RUNOFF COEFFICIENTS
Business:	
Downtown areas	0.70 to 0.95
Neighborhood areas	0.50 to 0.70
Industrial	0.50 to 0.90
Residential:	
Single family areas	0.40 to 0.50
Multi units	0.40 to 0.75
Parks, playgrounds, cemeteries	0.20 to 0.35
Unimproved areas, including agricultural areas	0.15 to 0.30

Coefficients used shall be based on the projected use of land within the drainage basin.

A composite runoff coefficient based on the percentage of different types of surface in the drainage area may be developed.

The coefficients are based upon the assumption that the design storm does not occur when the ground surface is frozen.

- E. Use of the following formulas for determining the time of concentration, using a minimum build up time of twenty (20) minutes. The build up time may be shortened if, in the opinion of the design engineer or building official, a shorter time is required due to the configuration or topography of the drainage area.

$$t_c = 20 + \frac{L}{V \times 60} \quad t_{c2,3,4,\dots} = t_{c1} + \frac{\dots}{V \times \dots}$$

60

- tc1 = time of concentration at initial inlet or design point.
- tc2,3,4,...= time of concentration at any design point.
- L = length in feet from top of watershed to initial inlet, or length of channel or conduit between design points.
- V = overland, channel or conduit velocity in feet per second.

Consideration should be given to the fact that in irregularly shaped drainage areas, a part

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of the area having a shorter time of concentration and thereby subject to a higher intensity-rainfall may cause a greater runoff rate at a design point than that contributed by the entire area with its longer concentration time and correspondingly lower intensity of rainfall.

Design calculations of runoff and hydraulic computation for channels, conduits and other drainage structures shall be submitted along with the detailed plans. All drainage design shall make provisions for the discharge of drainage water into natural drainage channels at the discharge of any improvements. Drainage improvements will not be permitted to discharge into irrigation ditches except under conditions acceptable to the public works director.

5. Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners which are within 15 feet of the property or which may be affected by the proposed grading operations.

6. Recommendations included in the soils engineering report and the engineering geology report shall be incorporated in the grading plans or specifications. When approved by the building official, specific recommendations contained in the soils engineering report and the engineering geology report, which are applicable to grading, may be included by reference.

7. The dates of the soils engineering and engineering geology reports together with the names, addresses and phone numbers of the firms or individuals who prepared the reports.

8. Any additional plans, drawings or calculations required by the building official."

"3315.5. Drainage Conduit Requirements. The public works director shall approve the size, type, location and grade of any conduit used to enclose any irrigation ditch, drainage ditch or other waterway in the city.

Property owners or developers of any property in the city proposing to enclose any such ditch or waterway in a conduit or other structure shall first submit adequate plans clearly describing such proposed structures, the materials and type of construction to be employed, a cross-section and plan and profile of such proposed structure or conduit.

If the property owner or developer proposes to enclose such ditch or waterway in any manner other than by the use of a prefabricated structure, such structure shall be designed by a registered professional engineer, licensed by the state, and such plans shall so indicate.

All such plans shall be submitted to the public works director for his approval prior to the commencement of such construction. Where building construction is also involved in the property development, the conduit plans shall be submitted for approval at the same time as the building plans."

(Ord. 2017, Amended, 03/22/1999; 1886, Amended, 12/26/1995)

### **Section 15.01.3314 Article 331-4 amended--Uses Not Permitted.**

Article 331-4 of the electrical code is amended to read as follows:

"331-4. Uses Not Permitted. Electrical nonmetallic tubing shall not be used:

- (a) In hazardous (classified) locations.  
EXCEPTION: Except as permitted by Section 504-20.
- (b) For the support of fixtures and other equipment.
- (c) Where subject to ambient temperatures exceeding those for which the tubing is listed.
- (d) For conductors whose insulation temperature limitations would exceed those for which the tubing is listed.
- (e) For direct earth burial.
- (f) Where the voltage is over 600 volts.
- (g) In exposed locations, except as permitted by Sections 331-3(1), 331-3(5), and 331-3(7).
- (h) In theaters and similar locations, except as provided in Articles 518 and 520.
- (i) In type I and II buildings as defined in the Uniform Building Code."

(Ord. 1884, 1995.)

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(Ord. 2017, Amended, 03/22/1999)

## Chapter 15.02

### Sections:

- 15.02.0010 Adoption.**
- 15.02.0020 Certificate of Qualification.**
- 15.02.0025 Application for Certificate of Qualification.**
- 15.02.0030 Fee for Plumbing Certificate of Qualification.**
- 15.02.0035 Plumber's Certificate--Issuance.**
- 15.02.0040 Plumber's Certificate--Reexamination.**
- 15.02.0045 Plumber's Certificate--Expiration.**
- 15.02.0050 Plumber's Certificate--Revocation.**
- 15.02.0402 Section 402 amended--Water Conservation.**
- 15.02.0410 Section 410 amended--Urinals.**
- 15.02.0411 Repealed by 2017**
- 15.02.0505 Section 505 amended--Gas-Fired Water Heater Approval Requirements.**
- 15.02.0506 Section 506 amended--Oil Burning and Other Water Heaters.**
- 15.02.0603 Section 603 amended--General Requirements.**
- 15.02.0608 Section 608 amended--Water Pressure, Pressure Regulators, and Pressure Relief Valves.**
- 15.02.0609 Section 609 amended--Installation, Unions and Location.**
- 15.02.0701 Section 701 amended--Materials.**
- 15.02.0717 Section 717 amended--Size of Building Sewers.**
- 15.02.1001 Section 1001 amended--Traps Required.**
- 15.02.1101 Section 1101 amended--General.**
- 15.02.1201 Section 1201 amended--General.**
- 15.02.1204 Section 1204 amended--Inspection.**
- 15.02.1209 Section 1209 amended--Gas Meter Locations.**
- 15.02.1803 Appendix D amended--Sizing of Rainwater Piping.**

### **Section 15.02.0010 Adoption.**

The Uniform Plumbing Code, 1997 Edition, adopted by the International Association of Plumbing and Mechanical Officials, together with appendices A,B,C,D,E,H,I,J and L, and such changes as are necessary to make the same applicable to conditions in the city, is adopted. (Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

### **Section 15.02.0020 Certificate of Qualification.**

It is unlawful for any person to labor at the trade of plumbing without first having had issued to him a valid certificate of qualification. (1886, Repealed & Replaced, 12/26/1995)

### **Section 15.02.0025 Application for Certificate of Qualification.**

Any person who is required by this code to possess a plumber's certificate of qualification or registration shall make application therefor and pay the fee as hereinafter provided. (1886, Repealed & Replaced, 12/26/1995)

### **Section 15.02.0030 Fee for Plumbing Certificate of Qualification.**

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Every person applying for a plumber's certificate of qualification shall pay the following fees:

- A. Journeyman \$15.00
- B. Apprentice \$10.00
- C. Maintenance \$10.00

(1886, Repealed & Replaced, 12/26/1995)

**Section 15.02.0035 Plumber's Certificate--Issuance.**

The board of plumber examiners shall issue certificates of qualification or registration pursuant to the following provisions:

- A. Journeyman plumber's certificates of qualification or registration shall be issued to every person who makes application for such certificate, pays the required fee and successfully passes the examination conducted by the board of plumber examiners; provided, however, that the board may issue such a certificate to any person who makes application therefor, pays the required fee and possesses and presents to the board a valid journeyman plumber's certificate of qualification or registration issued to him by any other governmental agency giving an examination, the scope and character of which, in the opinion of the board, is at least equal to that given by the board of examiners.

(1886, Repealed & Replaced, 12/26/1995)

**Section 15.02.0040 Plumber's Certificate--Reexamination.**

Any person who fails to pass the examination as prescribed by the board of plumber examiners may apply for reexamination after the expiration of thirty days. Should such person fail to pass the second time, the board may refuse a third application until after the expiration of six months.

(1886, Repealed & Replaced, 12/26/1995)

**Section 15.02.0045 Plumber's Certificate--Expiration.**

Every certificate of qualification or registration shall remain in force and effect until its expiration date unless cancelled or revoked.

- A. Journeyman certificates of qualification or registration shall expire one year from date of issuance.
- B. Apprentice plumber's certificates of qualification or registration shall expire one year from date of issuance.
- C. Maintenance plumber's certificates of qualification or registration shall expire one year from date of issuance.

(1886, , 12/26/1995)

**Section 15.02.0050 Plumber's Certificate--Revocation.**

- A. The board of plumber examiners may cancel or revoke any certificate of qualification or registration issued by it to any person, if such person later shows incompetency or lack of knowledge in matters relevant to such certificate or if such certificate was obtained by fraud. If the certificate of qualification or registration of any person is so cancelled or revoked, another such certificate shall not be granted to such person within twelve months after the date of cancellation or revocation.
- B. Certificates of qualification or registration are not transferable from one person to another and the lending of any certificate or the obtaining of permits thereunder for any other person shall be deemed cause for revocation.

(1886, , 12/26/1995)

**Section 15.02.0402 Section 402 amended--Water Conservation.**

Section 402 of the plumbing code is amended to read as follows:

"402.2. Flush volumes for low consumption and water saver water closets and urinals shall be in accordance with applicable standards referenced in Chapter 3 and listed in Table 14-1.

402.10. Hot Water Conservation. Hot water for domestic and swimming pool purposes shall be generated and delivered in a manner conducive to saving heat energy. Whenever the distance from the source of hot water to the most remote fixture exceeds forty (40) feet, a method of recirculating shall be employed, either by gravity flow, circulatory pump or other acceptable method.

Circulating hot water systems shall be designed and installed so that the circulation pumps can be conveniently turned off, either automatically or manually, when the hot water system is not in operation. Piping heat loss shall be limited to a maximum of twenty-five (25) BTUH per square foot of external pipe surface for above ground piping and a maximum of thirty-five (35) BTUH per square foot of external pipe surface for below ground piping. Maximum heat loss shall be determined at  $\Delta t$  equal to the maximum water temperature minus a design ambient temperature no higher than sixty-five (65) degrees F."

(Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

**Section 15.02.0410 Section 410 amended--Urinals.**

Section 410 of the plumbing code is amended by adding the following sentence:

" The use of timing devices to flush urinals shall be prohibited."

(Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

**Section 15.02.0505 Section 505 amended--Gas-Fired Water Heater Approval Requirements.**

Section 505 of the plumbing code is amended to read as follows:

"505.3. Gas storage-type water heaters and hot water boilers shall be provided with, in addition to the primary temperature controls, an over-temperature and pressure relief device constructed, listed and installed in accordance with nationally recognized applicable standards for such devices."

(1886, , 12/26/1995)

**Section 15.02.0506 Section 506 amended--Oil Burning and Other Water Heaters.**

Section 506 of the plumbing code is amended to read as follows:

"506.2. All storage-type water heaters and hot water boilers deriving heat from fuels or types of energy other than gas, shall be provided with, in addition to the primary temperature controls, an over-temperature and pressure relief device constructed, listed and installed in accordance with nationally recognized applicable standards for such devices."

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(1886, , 12/26/1995)

### **Section 15.02.0603 Section 603 amended--General Requirements.**

Section 603 of the plumbing code is amended to read as follows:

"603.3.2. The premise owner or responsible person shall have the backflow prevention assembly tested by a certified backflow assembly tester at the time of installation, repair, or relocation and at least on an annual schedule thereafter or more often when required by the water purveyor or utility."

(Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

### **Section 15.02.0608 Section 608 amended--Water Pressure, Pressure Regulators, and Pressure Relief Valves.**

Section 608 of the plumbing code is amended to read as follows:

"608.6. Any water heating device connected to a separate storage tank and having valves between said heater and tank shall be provided with an approved combination over-temperature and pressure relief device constructed, listed and installed in accordance with nationally recognized and applicable standards for such devices."

(1886, , 12/26/1995)

### **Section 15.02.0609 Section 609 amended--Installation, Unions and Location.**

Section 609 of the plumbing code is amended to read as follows:

"609.1. Installation. All water piping shall be adequately supported to the satisfaction of the Administrative Authority. Burred ends shall be reamed to the full bore of the pipe or tube. Changes in direction shall be made by the appropriate use of fittings, except that changes in direction in copper tubing may be made with bends provided that such bends are made with bending equipment which does not deform or create a loss in the cross-sectional area of the tubing. Provisions shall be made for expansion in hot water piping. All piping, equipment, appurtenances and devices shall be installed in a workman-like manner in conformity with the provisions and intent of the Code. All water service yard piping shall be at least six (6) inches (.15m) below the average local frost depth. The minimum cover shall be thirty (30) inches (.76 m) below finish grade."

(1886, , 12/26/1995)

### **Section 15.02.0701 Section 701 amended--Materials.**

Section 701 of the plumbing code is amended by adding the following:

"701.1.6. Drainage piping over food preparation areas shall be installed in accordance with applicable Health Department standards."

(1886, , 12/26/1995)

### **Section 15.02.0717 Section 717 amended--Size of Building Sewers.**

Section 717 of the plumbing code is amended to read as follows:

"707.0. Size of Building Sewers.

The minimum size of any building sewer shall be determined on the basis of the total number of fixture units drained by such sewer, in accordance with Table 7-8, but in no event less than four (4) inches in diameter. No building sewer shall be smaller than the building drain." For alternate methods of sizing building sewers, see Appendix L.

(Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

### **Section 15.02.1001 Section 1001 amended--Traps Required.**

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Section 1001 of the plumbing code is amended by adding the following:

"1001.5. P-traps may be omitted on drain lines serving exterior trash receptacles."

(1886, Repealed & Replaced, 12/26/1995)

### **Section 15.02.1101 Section 1101 amended--General.**

Section 1101 of the plumbing code is amended to read as follows:

"1101.5 Subsoil Drains. When required by the soils engineer or Building Official subsoil drains shall be provided around the perimeter of buildings having basements, cellars, or crawl spaces or floors below grade. Such subsoil drains shall be installed in accordance with the soils engineer's design or, in the absence of such design, in accordance with the requirements of this section."

(2017, Added, 03/22/1999)

### **Section 15.02.1201 Section 1201 amended--General.**

Section 1201 of the plumbing code is amended to read as follows:

"1201.0. General. The regulations of this chapter shall govern the installation of all fuel gas piping in or in connection with any building or structure or within the property lines of any premises, other than service pipe. Requirements promulgated by NFPA 54 and NFPA 58 which govern the use and installation of liquefied petroleum gas facilities shall also apply."

(1886, Repealed & Replaced, 12/26/1995)

### **Section 15.02.1204 Section 1204 amended--Inspection.**

Section 1204 of the plumbing code is amended to read as follows:

"1204.3.2. Final Piping Inspection. This inspection shall be made after all piping authorized by the permit has been installed and after all portions thereof which are to be covered or concealed are so concealed and before any fixtures, appliance, or shutoff valve has been attached thereto. This inspection shall include an air, CO<sub>2</sub>, or nitrogen pressure test, at which time the gas piping shall stand a pressure of not less than twenty-five (25) pounds per square inch (172.25kPa) gauge pressure, or at the discretion of the Administrative Authority, the piping and valves may be tested at a pressure of a least six (6) inches (152.4 mm) of mercury, measured with a manometer or slope gauge. Test pressures shall be held for a length of time satisfactory to the Administrative Authority, but in no case for less than fifteen (15) minutes, with no perceptible drop in pressure. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) (.4 m) water column pressure, the test pressure shall not be less than sixty (60) pounds per square inch (413.4 kPa) and shall be continued for a length of time satisfactory to the Administrative Authority, but in no case for less than thirty (30) minutes. These tests shall be made using air, CO<sub>2</sub>, or nitrogen pressure only and shall be made in the presence of the Administrative Authority. All necessary apparatus for conducting test shall be furnished by the permit holder. Test gauges used in conducting tests shall comply with Section 319.0 Test Gauges."

(Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

### **Section 15.02.1209 Section 1209 amended--Gas Meter Locations.**

Section 1209 of the plumbing code is amended to read as follows:

"1209.6. Gas meters shall not be located under a show window or under interior stairways or in engine, boiler, heater or electric meter rooms. Where not prohibited by other regulation, gas meters may be located in the open under exterior stairways. When exposed to probable vehicular damage due to proximity to alleys, driveways or parking areas, above-ground gas meters, regulators and piping shall be suitably protected."

(1886, , 12/26/1995)

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**Section 15.02.1803 Appendix D amended--Sizing of Rainwater Piping.**

Section D1 of Appendix D of the plumbing code is amended to read as follows:

"D1. Stormwater drainage systems shall be designed in accordance with the rainfall rates given in Table D-1. The local rainfall figure to be used is three (3) inches of rainfall per hour and 0.031 GPM/Sqyare Foot."

(Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

**Chapter 15.03**

**MECHANICAL CODE.**

**Sections:**

- 15.03.0010 Adoption.**
- 15.03.0115 Section 115 amended--Fees.**
- 15.03.0703 Section 703 amended--Sources of Combustion Air.**
- 15.03.1101 Section 1101 amended--Scope.**

**Section 15.03.0010 Adoption.**

The Uniform Mechanical Code, 1997 Edition, as adopted by the International Conference of Building Officials, together with Chapters A, B and C of the appendices and such other changes as are necessary to make the same applicable to conditions in the city, is adopted. (Ord. 2017, Amended, 03/22/1999; 1932, Amended, 07/28/1997; 1886, Repealed & Replaced, 12/26/1995)

**Section 15.03.0115 Section 115 amended--Fees.**

Section 115 of the mechanical code is amended to read as follows:

"115.2. Permit Fees. The fee for each permit shall be as set forth in Table No. 1-A, Section 15.01.0100 of the Sparks Municipal Code."

(1886, Repealed & Replaced, 12/26/1995)

**Section 15.03.0703 Section 703 amended--Sources of Combustion Air.**

Section 703 of the mechanical code is amended to read as follows:

"703.2. Under-floor Supply. Lower combustion air openings may connect with under-floor areas conforming to the following requirements:

1. Lower combustion air shall be positively ducted to the outside of the structure.
2. The height of the under-floor space shall comply with the requirements of the Building Code and be without obstruction to the free flow of air."

(1886, Repealed & Replaced, 12/26/1995)

**Section 15.03.1101 Section 1101 amended--Scope.**

Section 1101 of the mechanical code is amended to read as follows:

"1101-1 Scope. Refrigeration systems, equipment and devices, including the replacement of parts, alterations and substitution of a different refrigerant, shall conform to the requirements of this chapter and other applicable provisions of this code.

Water Use Restrictions. Any water-cooled cooling or air conditioning system, together with its related auxiliary systems, including evaporative coolers, shall be of the closed circuit or recirculating type.

Occupied spaces within refrigerated areas shall comply with this chapter and the applicable portions of the Building Code."

(Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

## Chapter 15.04

### Sections:

- 15.04.000010 Adoption.**
- 15.04.110014 Article 110-14 amended--Electrical connections.**
- 15.04.210008 Article 210-8 amended--Ground-fault circuit-interrupter protection for personnel.**
- 15.04.210070 Article 210-70 amended--Lighting outlets required.**
- 15.04.225008 Article 225-8 amended--Disconnection.**
- 15.04.230070 Article 230-70 amended--Service equipment--Disconnecting Means.**
- 15.04.240051 Article 240-51 amended--Edison-base fuses.**
- 15.04.250071 Article 250-71 amended--Service equipment.**
- 15.04.250081 Article 250-81 amended--Grounding electrode system.**
- 15.04.250091 Article 250-91 amended--Material.**
- 15.04.250094 Article 250-94 amended--Size of Alternating-Current--Grounding Electrode Conductor.**
- 15.04.250095 Article 250-95 amended--Size of Equipment Grounding Conductors.**
- 15.04.250112 Article 250-112 amended--To Grounding Electrode.**
- 15.04.305006 Article 305-6 amended--Ground-Fault Protection for Personnel.**
- 15.04.331004 Article 331-4 amended--Uses Not Permitted.**
- 15.04.333000 Article 333 deleted.**
- 15.04.336003 Article 336-4 amended--Uses Permitted.**
- 15.04.347003 Article 347-3 amended--Uses Not Permitted.**
- 15.04.370017 Article 370-17 amended--Conductors Entering Boxes, Conduit Bodies, or Fittings.**

### **Section 15.04.000010 Adoption.**

The National Electrical Code, 1996 Edition, adopted by the National Fire Protection Association, together with such changes as are necessary to make the same applicable to conditions in the city, is adopted.

(Ord. 1884, 1995.)

(Ord. 2017, Amended, 03/22/1999)

### **Section 15.04.110014 Article 110-14 amended--Electrical connections.**

Article 110-14 of the electrical code is amended to read as follows:

"110-14. Electrical Connections. Because of different characteristics of copper and aluminum, devices such as pressure terminal or pressure splicing connectors and soldering lugs shall be identified for the material of the conductor and shall be properly installed and used. Conductors of dissimilar metals shall not be intermixed in a terminal or splicing connector where physical contact occurs between dissimilar conductors (such as copper and aluminum, copper and copper-clad aluminum, or aluminum and copper-clad aluminum), unless the device is identified for the purpose and conditions of use. Materials such as solder, fluxes, inhibitors, and compounds, where employed, shall be suitable for the use and shall be of a type which will not adversely affect the conductors, installation, or equipment.

(FPN): Many terminations and equipment are marked with a tightening torque.

- (a) Terminals. Connection of conductors to terminal parts shall ensure a thoroughly good connection without damaging the conductors and shall be made by means of pressure connectors (including set-screw type), solder lugs, or splices to flexible leads.

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EXCEPTION: Connection by means of wire binding screws or studs and nuts having upturned lugs or equivalent shall be permitted for No. 10 or smaller conductors.

Terminals for more than one conductor and terminals used to connect aluminum shall be so identified. All aluminum conductors sized 1/0 and larger shall be terminated with an approved compression-type connector.

EXCEPTION: Aluminum conductors listed as compact wire.

An oxidation inhibitor shall be used on all aluminum connections.

- (b) Splices. Conductors shall be spliced or joined with splicing devices identified for the use or by brazing, welding, or soldering with a fusible metal or alloy. Soldered splices shall first be so spliced or joined as to be mechanically and electrically secure without solder and then soldered. All splices and joints and the free ends of conductors shall be covered with an insulation equivalent to that of the conductors or with an insulating device identified for the purpose. All aluminum conductors size 1/0 and larger shall be spliced with an approved compression-type splicing device.

Wire connectors or splicing means installed on conductors for direct burial shall be listed for such use.

EXCEPTION: Aluminum conductors listed as compact wire.

An oxidation inhibitor shall be used on all aluminum wire connections.

- (c) Temperature Limitations. The temperature rating associated with the ampacity of a conductor shall be so selected and coordinated as to not exceed the lowest temperature rating of any connected termination, conductor, or device.

- (1) Termination provisions of equipment for circuits rated 100 amperes or less, or marked for Nos. 14 through 1 conductors, shall be used only for conductors rated 60°C (140°F).

EXCEPTION NO. 1: Conductors with higher temperature ratings shall be permitted to be used, provided the ampacity of such conductors is determined based on the 60°C (140°F) ampacity of the conductor size used.

EXCEPTION NO. 2: Equipment termination provisions shall be permitted to be used with higher rated conductors at the ampacity of the higher rated conductors, provided the equipment is listed and identified for use with the higher rated conductors.

- (2) Termination provisions of equipment for circuits rated over 100 amperes, or marked for conductors larger than No. 1, shall be used only with conductors rated 75°C (167°F).

EXCEPTION NO. 1: Conductors with higher temperature ratings shall be permitted to be used, provided the ampacity of such conductors is determined based on the 75°C (167°F) ampacity of the conductor size used.

EXCEPTION NO. 2: Equipment termination provisions shall be permitted to be used with the higher rated conductors at the ampacity of the higher rated conductors, provided the equipment is listed and identified for use with the higher rated conductors.

- (3) Separately installed pressure connectors shall be used with conductors at the ampacities not exceeding the ampacity at the listed and identified temperature rating of the connector.

(FPN): With respect to Sections 110-14(c)(1), (2), and (3), equipment markings or listing information may additionally restrict the sizing and temperature ratings of connected conductors."

(Ord. 1884, 1995.)

(Ord. 2017, Amended, 03/22/1999)

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**for personnel.**

Article 210-8 of the electrical code is amended to read as follows:

"210-8. Ground-Fault Circuit-Interrupter Protection for Personnel.

(FPN): See Section 215-9 for ground-fault circuit-interrupter protection for personnel on feeders.

(a) Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified below shall have ground-fault circuit-interrupter protection for personnel.

(1) Garages.

(2) Garages and grade-level portions of unfinished accessory buildings used for storage or work areas.

EXCEPTION NO. 1: Receptacles that are not readily accessible.

EXCEPTION NO. 2: A single receptacle or a duplex receptacle for two appliances located within dedicated space for each appliance that in normal use is not easily moved from one place to another, and that is cord- and plug-connected in accordance with Section 400-7(a)(6), (a)(7), or (a)(8).

Receptacles installed under exceptions to Section 210-8(a)(2) shall not be considered as meeting the requirements of Section 210-52(g).

(3) Outdoors.

EXCEPTION: Receptacles that are not readily accessible and are supplied from a dedicated branch circuit for electronic snow-melting or deicing equipment as covered in Article 426 shall be permitted to be installed without ground-fault circuit-interrupter protection for personnel.

(4) Crawl spaces. Where the crawl space is at or below grade level.

(5) Unfinished basements. For purposes of this section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms and limited to storage areas, work areas, and the like.

EXCEPTION NO. 1: Receptacles that are not readily accessible.

EXCEPTION NO. 2: A single receptacle or a duplex receptacle for two appliances located within dedicated space for each appliance that in normal use is not easily moved from one place to another, and that is cord-and-plug-connected in accordance with Section 400-7(a)(6), (a)(7) or (a)(8). Receptacles installed under exceptions to Section 210-8(a)(5) shall not be considered as meeting the requirements of Section 210-52(g).

(6) Kitchens. Where the receptacles are installed to serve the countertop surfaces.

(b) Other than Dwelling Units. All 125-volt, single-phase 15- and 20-ampere receptacles installed in the locations specified below shall have ground-fault circuit-interrupter protection for personnel.

(1) Bathrooms.

(2) Rooftops.

(Ord. 1884, 1995.)

(Ord. 2017, Amended, 03/22/1999)

**Section 15.04.210070 Article 210-70 amended--Lighting outlets required.**

Article 210-70 of the electrical code is amended to read as follows:

"210-70. Lighting Outlets Required. Lighting outlets shall be installed where specified in Sections 210-70(a), (b), and (c) below.

(a) Dwelling Unit(s). At least one wall switch-controlled lighting outlet shall be installed in every habitable room; in bathrooms, hallways, stairways, attached garages, and detached garages with electric power; and at the exterior side of outdoor entrances or exits. A

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vehicle door in a garage shall not be considered as an outdoor entrance or exit.

At least one lighting outlet controlled by a light switch located at the point of entry to the attic, underfloor space, utility room, and basement shall be installed where these spaces are used for storage or contain equipment requiring servicing. The lighting outlet shall be provided at or near the equipment requiring servicing.

Where lighting outlets are installed according to (a) above in interior stairways, there shall be a wall switch at each floor level to control the lighting outlet where the difference between floor levels is six steps or more.

EXCEPTION NO. 1: In habitable rooms, other than kitchens and bathrooms, one or more receptacles controlled by a wall switch shall be permitted in lieu of lighting outlets.

EXCEPTION NO. 2: In hallways, stairways, and at outdoor entrances, remote, central, or automatic control of lighting shall be permitted.

EXCEPTION NO. 3: Lighting outlets shall be permitted to be controlled by occupancy sensors that are (1) in addition to wall switches, or (2) located at a customary wall switch location and equipped with a manual override that will allow the sensor to function as a wall switch.

- (b) Guest Rooms. At least one wall switch-controlled lighting outlet or wall switch-controlled receptacle shall be installed in guest rooms in hotels, motels, or similar occupancies.
- (c) Other Locations. At least one wall switch-controlled lighting outlet shall be installed at or near equipment requiring servicing such as heating, air-conditioning, and refrigeration equipment in attics or underfloor spaces. The wall switch shall be located at the point of entry to the attic or underfloor space.
- (d) Ground Fault Circuit Interrupter Prohibited. For lighting outlets required by 210-70 (a) and (b) above, at least one lighting outlet installed in bathrooms of dwelling units and guest rooms in hotels or similar occupancies shall be installed on a circuit that does not have a ground fault circuit interrupter installed."

(Ord. 1884, 1995.)

(Ord. 2017, Amended, 03/22/1999)

### **Section 15.04.225008 Article 225-8 amended--Disconnection.**

Article 225-8 of the electrical code is amended to read as follows:

"225-8. Disconnection.

- (a) Disconnecting Means. The disconnecting means for branch-circuit and feeder fuses shall be in accordance with Section 240-40.
- (b) Disconnect Required for Each. Where more than one building or other structure is on the same property and under single management, each building or other structure served shall be provided with means for disconnecting all ungrounded conductors.

The disconnecting means shall be installed either inside or outside of a building or structure at a readily accessible location nearest the point of entrance of the supply conductors.

Disconnects shall be installed in accordance with the requirements of Sections 230-71 and 230-72.

EXCEPTION NO. 1: For large capacity multibuilding industrial installations under single management, where it is assured that the disconnecting can be accomplished by establishing and maintaining safe switching procedures, the disconnecting means shall be permitted to be located elsewhere on the premises.

EXCEPTION NO. 2: Buildings or other structures qualifying under the provisions of Article 685.

EXCEPTION NO. 3: Poles or groups of poles used as lighting standards where disconnecting means.

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EXCEPTION NO. 4: A single, 20 amp, branch circuit device serving a residential detached garage or storage shed may serve as the disconnecting means. This disconnect must be located in the main service and not more than 30 feet from the structure it serves. Structures located more than 30 feet from the main service disconnect shall have disconnects as required by Article 230 as amended.

- (c) Suitable for Service Equipment. The disconnecting means specified in (b) above shall be suitable for use as service equipment.

EXCEPTION: For garages and outbuildings on residential property, a snap switch or a set of 3-way or 4-way snap switches suitable for use on branch circuits shall be permitted as the disconnecting means.

- (d) Identification. Where a building or structure is supplied by more than one feeder or branch circuit, or by any combination of branch circuits, feeders, and services, a permanent plaque or directory shall be installed at each feeder and branch circuit disconnect location denoting all other services, feeders, and branch circuits supplying that building or structure and the area served by each. See Section 230-2(b)."

(Ord. 1884, 1995.)

(Ord. 2017, Amended, 03/22/1999)

### **Section 15.04.230070 Article 230-70 amended--Service equipment--Disconnecting Means.**

Article 230-70 of the electrical code is amended to read as follows:

"230-70. General. Means shall be provided to disconnect all conductors in a building or other structure from the service-entrance conductors.

- (a) Location. The service disconnecting means shall be installed at a readily accessible location outside of a building or structure, nearest the point of entrance of the service conductors. Installation shall not be more than six feet above finish grade or front access level to the top of the operating handle.

EXCEPTION: The service disconnecting means may be installed within a building when an external, remote shunt trip switch is provided. All shunt trip switches shall be located a minimum of seven feet above finish grade at a location approved by the Fire Department. All shunt trip switches shall be located within a twelve inch equilateral triangle, red in color.

Service disconnecting means shall not be installed in bathrooms.

- (b) Marking. Each service disconnecting means shall be permanently marked to identify it as a service disconnecting means.
- (c) Suitable For Use. Each service disconnecting means shall be suitable for the prevailing conditions. Service equipment installed in hazardous (classified) locations shall comply with the requirements of Articles 500 through 517."

(Ord. 1884, 1995.)

(Ord. 2017, Amended, 03/22/1999)

### **Section 15.04.240051 Article 240-51 amended--Edison-base fuses.**

Article 240-51 of the electrical code is amended to read as follows:

"240-51. Edison-base fuses.

- (a) Classification. Plug fuses of the Edison-base type shall be classified at not over 125 volts and 30 amperes and below.
- (b) Replacement only. Plug fuses of the Edison-base type shall be used only for replacements in existing installations where there is no evidence of overfusing or tampering.
- (c) Alterations. In any existing building where alterations or additions are made to any of the premises wiring, all fuse holders shall comply with 240-54."

(Ord. 1884, 1995.)

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(Ord. 2017, Amended, 03/22/1999)

### **Section 15.04.250071 Article 250-71 amended--Service equipment.**

Article 250-71 of the electrical code is amended to read as follows:

"250.71. Service Equipment.

- (a) **Bonding of Service Equipment.** The noncurrent-carrying metal parts of equipment indicated in (1), (2), and (3) below shall be effectively bonded together.
  - (1) Except as permitted in Section 250-55, the service raceways, cable trays, cablebus framework, or service cable armor or sheath.
  - (2) All service equipment enclosures containing service conductors, including meter fittings, boxes, or the like, interposed in the service raceway or armor,
  - (3) Any metallic raceway or armor enclosing a grounding electrode conductor as permitted in Section 250-92(a). Bonding shall apply at each end and to all intervening raceways, boxes, and enclosures between the service equipment and the grounding electrode.
- (b) **Bonding to Other Systems.** An accessible means external to enclosures for connecting intersystem bonding and grounding conductors shall be provided at the service by at least one of the following means:
  - (1) Exposed metallic service raceways.
  - (2) Exposed grounding electrode conductor.
  - (3) Approved means for the external connection of a copper or other corrosion-resistant bonding or grounding conductor to the service raceway or equipment.

For the purposes of providing an accessible means for intersystem bonding, the disconnecting means at a separate building or structure as permitted in Section 250-24 and the disconnecting means at a mobile home as permitted in Section 550-23(a), Exception No. 1 shall be considered the service equipment.

(FPN No. 1): A No. 6 or a No. 10 copper conductor with one end bonded to the service raceway or equipment and with 6 inches (152 mm) or more of the other end made accessible on the outside wall is an example of the approved means covered in (b)(3).

(FPN No. 2): See Sections 800-40, 800-21 and 820-40 for bonding and grounding requirements for communications and CATV circuits."

(Ord. 1884, 1995.)

(Ord. 2017, Amended, 03/22/1999)

### **Section 15.04.250081 Article 250-81 amended--Grounding electrode system.**

Article 250-81 of the electrical code is amended to read as follows:

"250-81. Grounding Electrode System. If available on the premises at each building or structure served, each item (a) through (d) below, and any made electrodes in accordance with Sections 250-83(c) and (d), shall be bonded together to form the grounding electrode system. The bonding jumper(s) shall be installed in accordance with Sections 250-92(a) and (b), shall be sized in accordance with Section 250-94, and shall be connected in the manner specified in Section 250-115. The unspliced grounding electrode conductor shall be permitted to run to any convenient grounding electrode available in the grounding electrode system. It shall be sized for the largest grounding electrode conductor required among all the available electrodes. A concrete-encased electrode shall be installed in all new construction and sized not smaller than No. 4 copper per Table 250-94 as amended.

EXCEPTION NO. 1: It shall be permitted to splice the grounding electrode conductor by means of irreversible compression-type connectors listed for the purpose or the exothermic welding process.

Interior metal water piping located more than 5 feet (1.52 cm) from the point of entrance to the building shall not be used as part of the grounding electrode system or as a conductor to

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interconnect electrodes that are part of the grounding electrode system.

**EXCEPTION NO. 2:** In industrial and commercial buildings where conditions of maintenance and supervision ensure that only qualified persons will service the installation and the entire length of the interior metal water pipe that is being used for the conductor is exposed.

(FPN): See Section 547-8 for special grounding and bonding requirements for agricultural buildings.

- (a) **Metal Underground Water Pipe.** A metal underground water pipe in direct contact with the earth for 10 feet (3.05 m) or more (including any metal well casing effectively bonded to the pipe) and electrically continuous (or made electrically continuous by bonding around insulating joints or sections or insulating pipe) to the points of connection of the grounding electrode conductor and the bonding conductors. Continuity of the grounding path or the bonding connection to interior piping shall not rely on water meters or filtering devices and similar equipment. A metal underground water pipe shall be supplemented by an additional electrode of a type specified in Section 250-81 or in Section 250-83. The supplemental electrode shall be permitted to be bonded to the grounding electrode conductor, the grounded service-entrance conductor, the grounded service raceway, or any grounded service enclosure.

Where the supplemental electrode is a made electrode as in Sections 250-83© or (d), that portion of the bonding jumper that is the sole connection to the supplemental grounding electrode shall not be required to be larger than No. 6 copper wire or No. 4 aluminum wire.

**EXCEPTION:** The supplemental electrode shall be permitted to be bonded to the interior metal water piping at any convenient point as covered in Section 250-81, Exception No. 2.

- (b) **Metal Frame of the Building.** The metal frame of the building, where effectively grounded.
- (c) **Concrete-Encased Electrode.** An electrode encased by at least 2 inches (50.8 mm) of concrete, located within and near the bottom of a concrete foundation or footing that is in direct contact with the earth, consisting of at least 20 feet (6.1 m) of bare copper conductor not smaller than No. 4 and per Table 250-94 as amended.
- (d) **Ground Ring.** A ground ring encircling the building or structure, in direct contact with the earth at a depth below earth surface not less than 2 ½ feet (762 mm), consisting of at least 20 feet (6.1 m) of bare copper conductor not smaller than No. 2."

(Ord. 1884, 1995.)

(Ord. 2017, Amended, 03/22/1999; 1884, Amended, 11/27/1995)

### **Section 15.04.250091 Article 250-91 amended--Material.**

Article 250-91 of the electrical code is amended to read as follows:

"250-91. Material. The material for grounding conductors shall be as specified in (a), (b), and (c) below.

- (a) **Grounding Electrode Conductor.** The grounding electrode conductor shall be of copper only, except in an approved cable assembly. The material selected shall be resistant to any corrosive condition existing at the installation or shall be suitably protected against corrosion. The conductor shall be solid or stranded, insulated, covered, or bare and shall be installed in one continuous length without a splice or joint.

**EXCEPTION NO. 1:** Splices in busbars shall be permitted.

**EXCEPTION NO. 2:** Where a service consists of more than a single enclosure as permitted in Section 230-40, Exception No. 2, it shall be permissible to connect taps to the grounding electrode conductor. Each such tap conductor shall extend to the inside of each such enclosure. The grounding electrode conductor shall be sized in accordance with Section 250-94, but the tap conductors shall be permitted to be sized in accordance with the grounding electrode conductors specified in Section 250-94 for the largest

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conductor serving the respective enclosures. The tap conductors shall be connected to the grounding electrode conductor in such a manner that the grounding electrode conductor remains without a splice or joint.

EXCEPTION NO. 3: It shall be permitted to splice the grounding electrode conductor by means of irreversible compression-type connectors listed for the purpose or the exothermic welding process.

- (b) Types of Equipment Grounding Conductors. The equipment grounding conductor run with or enclosing the circuit conductors shall be one or more or a combination of the following: (1) a copper or other corrosion-resistant conductor. This conductor shall be solid or stranded; insulated, covered, or bare; and in the form of a wire or a busbar of any shape; (2) rigid metal conduit; (3) intermediate metal conduit; (4) electrical metallic tubing; (5) the copper sheath of mineral-insulated, metal-sheathed cable; (6) the metallic sheath or the combined metallic sheath and grounding conductors of Type MC cable; (7) cable trays as permitted in Sections 318-3(c) and 318-7; (8) cablebus framework as permitted in Section 365-2(a); (9) other electrically continuous metal raceways listed for grounding.

EXCEPTION: For direct-current circuits only, the equipment grounding conductor shall be permitted to be run separately from the circuit conductors.

- (c) Supplementary Grounding. Supplementary grounding electrodes shall be permitted to augment the equipment grounding conductors specified in Section 250-91(b), but the earth shall not be used as the sole equipment grounding conductor."

(Ord. 1884, 1995.)  
(1884, Amended, 11/27/1995)

**Section 15.04.250094 Article 250-94 amended--Size of Alternating-Current--Grounding Electrode Conductor.**

Article 250-94 of the electrical code is amended to read as follows:

"250-94. Size of Alternating-Current Grounding Electrode Conductor. The size of the grounding electrode conductor of a grounded or ungrounded ac system shall not be less than given in Table 250-94."

Table 250-94  
Grounding Electrode Conductor for AC Systems

Size of Largest Service-Entrance Conductor or Equivalent Area for Parallel Conductors		Size of Grounding Electrode Conductor
Copper	Aluminum or Copper-Clad Aluminum	Copper
2 or smaller	1/0 or smaller	
1 or 1/0	2/0 or 3/0	4
2/0 or 3/0	4/0 or 250 kcmil	4
Over 3/0 thru 350 kcmil	Over 250 kcmil thru 500 kcmil	4
Over 250 kcmil thru 600 kcmil	Over 500 kcmil thru 900 kcmil	2
Over 600 kcmil thru 1100 kcmil	Over 900 kcmil thru 1750 kcmil	1/0
Over 1100 kcmil	Over 1750 kcmil	2/0
		3/0

Where multiple sets of service-entrance conductors are used as permitted in Section 230-40, Exception No. 2, the equivalent size of the largest service-entrance conductor shall be

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determined by the largest sum of the areas of the corresponding conductors of each set.

Where there are no service-entrance conductors, the grounding electrode conductor size shall be determined by the equivalent size of the largest service-entrance conductor required for the load to be served.

(FPN): See Section 250-23(b) for size of alternating-current system grounded conductor brought to service equipment.

(1884, Amended, 11/27/1995)

**Section 15.04.250095 Article 250-95 amended--Size of Equipment Grounding Conductors.**

Article 250-95 of the electrical code is amended to read as follows:

"250-95. Size of Equipment Grounding Conductors. Copper equipment grounding conductors shall not be less than shown in Table 250-95.

Where conductors are run in parallel in multiple raceways or cables, as permitted in Section 310-4, the equipment grounding conductor, where used, shall be run in parallel. Each parallel equipment grounding conductor shall be sized on the basis of the ampere rating of the overcurrent device protecting the circuit conductors in the raceway or cable in accordance with Table 250-95.

When conductors are adjusted in size to compensate for voltage drop, equipment grounding conductors, where required, shall be adjusted proportionately according to circular mil area.

Where a single equipment grounding conductor is run with multiple circuits in the same raceway or cable, it shall be sized for the largest overcurrent device protecting conductors in the raceway or cable.

Where the overcurrent device consists of an instantaneous trip circuit breaker or a motor short-circuit protector, as allowed in Section 430-52, the equipment grounding conductor size shall be permitted to be based on the rating of the motor overload protective device but not less than the size shown in Table 250-95 (see TIA 93-1).

EXCEPTION NO. 1: An equipment grounding conductor not smaller than No. 18 copper and not smaller than the circuit conductors and part of fixture wires or cords in accordance with Section 240-4.

EXCEPTION NO. 2: The equipment grounding conductor shall not be required to be larger than the circuit conductors supplying the equipment.

EXCEPTION NO. 3: Where a raceway or a cable armor or sheath is used as the equipment grounding conductor, as provided in Sections 250-51, 250-57(a) and 250-91(b)."

Table 250-95  
Minimum Size Equipment Grounding  
Conductors for Grounding Raceway and Equipment

Rating or Setting of Automatic Overcurrent Device in Circuit Ahead of Equipment, Conduit, etc., Not Exceeding (Amperes)	Size
	Copper Wire No.
15	14
20	12
30	10
40	10
60	10
100	8

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	6
200	4
300	3
400	
	2
500	1
600	1/0
800	
	2/0
1000	3/0
1200	4/0
1600	
	250 kcmil
2000	350 kcmil
2500	400 kcmil
3000	
	500 kcmil
4000	700 kcmil
5000	800 kcmil
6000	

(Ord. 1884, 1995.)

(Ord. 2017, Amended, 03/22/1999; 1884, Amended, 11/27/1995)

**Section 15.04.250112 Article 250-112 amended--To Grounding Electrode.**

Article 250-112 of the electrical code is amended to read as follows:

"250-112. To Grounding Electrode. The connection of a grounding electrode conductor to a grounding electrode shall be accessible and made in a manner that will assure a permanent and effective ground. Where necessary to assure this for a metal piping system used as a grounding electrode, effective bonding shall be provided around insulated joints and sections and around any equipment that is likely to be disconnected for repairs or replacement. Bonding conductors shall be of sufficient length to permit removal of such equipment while retaining the integrity of the bond. When split bolt type connectors are used, there shall be two installed.

EXCEPTION: An encased or buried connection to a concrete-encased, driven, or buried grounding electrode shall not be required to be accessible."

(Ord. 1884, 1995.)

**Section 15.04.305006 Article 305-6 amended--Ground-Fault Protection for Personnel.**

Article 305-6 of the electrical code is amended to read as follows:

"305-6. Ground-Fault Protection for Personnel. Ground-fault protection for personnel for all temporary wiring installations shall be provided to comply with the provisions stated below. This section shall apply only to temporary wiring installations utilized to supply temporary power equipment used by personnel during construction, remodeling, maintenance, repair or demolition of buildings, structures, equipment or similar activities.

Ground-Fault Circuit-Interrupters. All 125-volt, single-phase, 15- and 20-ampere receptacle outlets that are not a part of the permanent wiring of the building or structure and that are in use by personnel shall have ground-fault circuit-interrupter protection for personnel. If a receptacle or receptacles are installed or exist as part of the permanent wiring of the building or structure and used for temporary electric power, GFCI protection for personnel shall be provided.

EXCEPTION: Receptacles on a 2-wire, single-phase portable or vehicle-mounted generator rated not more than 5 kW, where the circuit conductors of the generator are

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insulated from the generator frame and all other grounded surfaces."

(Ord. 1884, 1995.)

(Ord. 2017, Amended, 03/22/1999)

### **Section 15.04.331004 Article 331-4 amended--Uses Not Permitted.**

Article 331-4 of the electrical code is amended to read as follows:

"331-4. Uses Not Permitted. Electrical nonmetallic tubing shall not be used:

- (a) In hazardous (classified) locations.  
EXCEPTION: Except as permitted by Section 504-20.
- (b) For the support of fixtures and other equipment.
- (c) Where subject to ambient temperatures exceeding those for which the tubing is listed.  
(FPN): The ambient temperature of PVC tubing is limited to 50 degrees centigrade (122 degrees Fahrenheit) for application of this section.
- (d) For conductors whose insulation temperature limitations would exceed those for which the tubing is listed.
- (e) For direct earth burial.
- (f) Where the voltage is over 600 volts.
- (g) In exposed locations, except as permitted by Sections 331-3(1), 331-3(5), and 331-3(7).
- (h) In theaters and similar locations, except as provided in Articles 518 and 520.
- (i) In type I and II buildings as defined in the Uniform Building Code."
- (j) Where exposed to the direct rays of the sun, unless identified as "sunlight resistant".

(Ord. 1884, 1995.)

(Ord. 2017, Amended, 03/22/1999)

### **Section 15.04.333000 Article 333 deleted.**

The electrical code is amended by deleting Article 333 in its entirety.

(Ord. 1884, 1995.)

(Ord. 2017, Amended, 04/16/1999)

### **Section 15.04.336003 Article 336-4 amended--Uses Permitted.**

Article 336-4 of the electrical code is amended to read as follows:

"336-4. Uses Permitted. Type NM, Type NMC, and Type NMS cables shall be permitted to be used in one-and two-family dwellings, multifamily dwellings, and other structures defined in the 1997 Uniform Building Code as type U-1 occupancies and occupied as accessory to a dwelling unit, provided that such dwellings do not exceed three floors above grade.

Conversion of existing dwellings to other occupancies may be made without removing the existing Type NM or NMC cables with approval of the Building Official provided the cables are not in a hazardous or deteriorated condition and the new occupancy is not included in Article 336-4. Uses Not Permitted. Where installed in cable trays, cables shall be identified for this use.

(FPN): See Section 310-10 for temperature limitation of conductors.

- (a) Type NM. Type NM cable shall be permitted for both exposed and concealed work in normally dry locations. It shall be permissible to install or fish Type NM cable in air voids in masonry block or tile walls where such walls are not exposed or subject to excessive moisture or dampness.
- (b) Type NMC. Type NMC cable shall be permitted (1) for both exposed and concealed work in dry, moist, damp, or corrosive locations; (2) in outside and inside walls of masonry block or tile; (3) in a shallow chase in masonry, concrete, or adobe protected against nails or screws by a steel plate at least 1/16 inch (1.59 mm) thick and covered with plaster, adobe, or similar finish.
- (c) Type NMS. Type NMS cable shall be permitted for both exposed and concealed work in normally dry locations. It shall be permissible to install or fish Type NMS cable in air

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voids in masonry block or tile walls where such walls are not exposed or subject to excessive moisture or dampness. Type NMS cable shall be used as permitted in Article 780."

(Ord. 1884, 1995.)

(Ord. 2017, Amended, 03/22/1999)

### **Section 15.04.347003 Article 347-3 amended--Uses Not Permitted.**

Article 347-3 of the electrical code is amended to read as follows:

"347-3. Uses Not Permitted. Rigid nonmetallic conduit shall not be used:

- (a) Hazardous (Classified) Locations. In hazardous (classified) locations, except as covered in Sections 503-3(a), 504-20, 514-8, and 515-5; and in Class I, Division 2 locations as permitted in the exception to Section 501-4(b).
- (b) Support of Fixtures. For the support of fixtures or other equipment.  
EXCEPTION: Rigid nonmetallic conduit shall be permitted to support nonmetallic conduit bodies no larger than the largest trade size of an entering raceway. The conduit bodies shall not contain devices or support fixtures.
- (c) Physical Damage. Where subject to physical damage unless identified for such use.
- (d) Ambient Temperatures. Where subject to ambient temperatures exceeding those for which the conduit is listed.
- (e) Insulation Temperature Limitations. For conductors whose insulation temperature limitations would exceed those for which the conduit is listed.
- (f) Theaters and Similar Locations. In theaters and similar locations, except as provided in Articles 518 and 520.
- (g) Type I and II buildings as defined in Uniform Building Code."

(Ord. 1884, 1995.)

(Ord. 2017, Amended, 03/22/1999)

### **Section 15.04.370017 Article 370-17 amended--Conductors Entering Boxes, Conduit Bodies, or Fittings.**

Article 370-17 of the electrical code is amended to read as follows:

"370-17. Conductors Entering Boxes, Conduit Bodies, and Fittings. Conductors entering boxes, conduit bodies, or fittings shall be protected from abrasion and shall comply with (a) through (d) below.

- (a) Openings to Be Closed. Openings through which conductors enter shall be adequately closed.
- (b) Metal Boxes and Conduit Bodies. Where metal boxes or conduit bodies are installed with open wiring or concealed knob-and-tube wiring, conductors shall enter through insulating bushings or, in dry locations, through flexible tubing extending from the last insulating support and firmly secured to the box or conduit body. Where raceway or cable is installed with metal boxes or conduit bodies, the raceway or cable shall be secured to such boxes or conduit bodies.
- (c) Nonmetallic Boxes. Nonmetallic boxes shall be suitable for the lowest temperature rated conductor entering the box. Where nonmetallic boxes are used with open wiring or concealed knob-and-tube wiring, the conductors shall enter the box through individual holes. Where flexible tubing is used to encase the conductors, the tubing shall extend from the last insulating support to no less than 1/4 inch (6.35 mm) inside the box. Where nonmetallic-sheathed cable is used, the cable assembly, including the sheath, shall extend into the box no less than 1/4 inch (6.35 mm) through a nonmetallic-sheathed cable knockout opening. In all instances, all permitted wiring methods shall be secured to the boxes.

EXCEPTION: Where nonmetallic-sheathed cable is used with boxes no larger than a

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nominal size 2 1/4 in. by 4 in. mounted in walls or ceilings and where the cable is fastened within 8 in. (203 mm) of the box measured along the sheath and where the sheath extends through a cable knockout no less than 1/4 in. (6.35 mm), securing the cable to the box shall not be required. Multiple cable entries shall be permitted in a single cable knockout opening.

(d) Conductors No. 4 or Larger. Installation shall comply with Section 300-4(f)."

(Ord. 1884, 1995.)

(Ord. 2017, Amended, 03/22/1999)

**Chapter 15.05**

**ADMINISTRATIVE CODE.**

**Sections:**

- 15.05.0010 Adoption.**
- 15.05.0203 Section 203 amended--Board of Appeals.**
- 15.05.0204 Section 204 amended--Violations.**
- 15.05.0205 Section 205 added--Certificate of qualification.**
- 15.05.0301 Section 301 amended--Permits.**

**Section 15.05.0010 Adoption.**

The Uniform Administrative Code Provisions for the National Electrical Code, 1990 Edition, promulgated by International Conference of Building Officials, together with such changes as are necessary to make the same applicable to conditions in the city, is adopted.

(Ord. 1760, 1992.)

(1886, , 12/26/1995)

**Section 15.05.0203 Section 203 amended--Board of Appeals.**

Section 203 of the administrative code provisions is amended to read as follows:

"Sec. 203. Board of Appeals. In order to determine the suitability of alternate materials and methods of installation and to provide for reasonable interpretations of this code, there shall be and is hereby created a Board of Appeals consisting of the Sparks City Council in accordance with section 15.01.0105 of this code."

(Ord. 1760, 1992.)

(1886, Repealed & Replaced, 12/26/1995)

**Section 15.05.0204 Section 204 amended--Violations.**

Section 204 of the administrative code provisions is amended to read as follows:

"Sec. 204. Violations. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use or maintain any electrical system or equipment or cause or permit the same to be done in violation of this code. Any person who violates any of the provisions of the electrical code or of any rule or regulation promulgated thereunder, or knowingly induces another to do so, is guilty of a misdemeanor and shall be punished as provided in Section 1.12.010 of this code. Each violation is a separate offense and, in the case of a continuing violation, each day's continuance thereof constitutes a separate offense."

(Ord. 1760, 1992.)

(1886, Repealed & Replaced, 12/26/1995)

**Section 15.05.0205 Section 205 added--Certificate of qualification.**

Section 205 is added to the administrative code provisions to read as follows:

"Sec. 205. Certificate of Qualification. It is unlawful for any person to conduct or labor at the installation of any electrical work in the City of Sparks without having issued to him a valid certificate of qualification.

EXCEPTION: A homeowner doing his own work on his own property.

All applicants for certificates shall, at the time of making application, pay the following fees:

Master electrician                      \$20.00

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Journey electrician	\$15.00
Apprentice electrician	\$10.00
Maintenance electrician	\$10.00

Each certificate shall expire one year from the date of issuance. The holder of any certificate may have the same renewed within thirty days from the date of expiration by paying the fees set forth herein."

(Ord. 1760, 1992.)

(1886, Repealed & Replaced, 12/26/1995)

**Section 15.05.0301 Section 301 amended--Permits.**

Section 301 of the administrative code provisions is amended to read as follows:

"Sec. 301.(a) Permits Required. It shall be unlawful for any person, firm or corporation to install, alter, repair, replace, or remodel, any electrical system or equipment regulated by this code, except as specified in Subsection (b) of this section, or cause the same to be done without first obtaining a separate electrical permit for each building or structure.

(b) Exempt Work. An electrical permit shall not be required for the following:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by this code.
2. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
3. Temporary decorative lighting.
4. Repair or replacement of current-carrying parts of any switch, contactor or control device.
5. Reinstallation of attachment plug receptacles, but not the outlets therefor.
6. Repair or replacement of any over-current device of the required capacity in the same location.
7. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
8. Taping joints.
9. Removal of electrical wiring.
10. Temporary wiring for experimental purposes in suitable experimental laboratories.
11. The wiring for temporary theater, motion picture or television stage sets.
12. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
13. Low-energy power, control and signal circuits of Classes II and III as defined in this code. Fire alarm systems shall require an electrical permit.

EXCEPTION: Fire alarm system installation and repair shall require a permit obtained by an alarm contractor licensed by the State Contractors Board and State Fire Marshal.

14. A permit shall not be required for the installation, alteration or repair of electrical wiring, apparatus or equipment or the generation, transmission, distribution or metering of electrical energy or i the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.

15. A permit shall not be required for carnivals, circuses, or other traveling shows or exhibitions, utilizing transportable type rides, booths, displays and attractions.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in violation of the provisions of this code or

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any other laws or ordinances of this jurisdiction."  
(Ord. 1760, 1992.)  
(1886, Repealed & Replaced, 12/26/1995)

## Chapter 15.06

### Sections:

**15.06.0010 Adoption.**

**15.06.1015 Section 1015 amended--Entry Vision.**

**15.06.1017 Section 1017 amended--Sliding Doors.**

**15.06.1018 Section 1018 amended--Windows.**

**Section 15.06.0010 Adoption.**

The Uniform Building Security Code, 1997 Edition, as adopted by the International Conference of Building Officials, together with such changes as are necessary to make the same applicable to conditions in the city, is adopted.

(Ord. 1760, 1992.)

(Ord. 2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

**Section 15.06.1015 Section 1015 amended--Entry Vision.**

Section 1015 of the building security code is amended to read as follows:

"Sec. 1015. All main or front entry door to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Except as provided in Section 1004.3.4 of the Uniform Building Code, such view may be provided by a door viewer having a field of view of not less than 180 degrees through windows or through view ports. A light wired to the main electrical system shall be installed at a point no further than three feet from the door jamb."

(Ord. 1760, 1992.)

(Ord. 2017, Renumbered, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

**Section 15.06.1017 Section 1017 amended--Sliding Doors.**

Section 1017 of the building security code is amended to read as follows:

"Sec. 1017. Sliding door assemblies regulated by this chapter shall comply with U.B.C. Standard 10-5, Part II. Door assemblies shall be installed so that the sliding portion moves on the interior side of the stationary portion and shall be equipped with two independent locking devices.

EXCEPTION: Doors in bedrooms required for emergency egress."

(Ord. 1760, 1992.)

(Ord. 2017, Renumbered, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

**Section 15.06.1018 Section 1018 amended--Windows.**

Section 1018 of the building security code is amended to read as follows:

"Sec. 1018. Window assemblies which are designed to be openable and which are regulated by this chapter shall comply with U.B.C. Standard No. 10-6, unless such windows are protected by approved metal bars, screens or grilles. Louvered or jalousie windows regulated by this chapter require only one locking device. See also Building Code Section 310.4.

(Ord. 1760, 1992.)

(Ord. 2017, Renumbered, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

**Chapter 15.07**

**HOUSING CODE.**

**Sections:**

**15.07.0010 Adoption.**

**Section 15.07.0010 Adoption.**

The Uniform Housing Code, 1994 Edition, as adopted by the International Conference of Building Officials, together with such changes as are necessary to make the same applicable to conditions in the city, is adopted.

(Ord. 1760, 1992.)

(1886, , 12/26/1995)

## Chapter 15.08

### SIGN CODE.

#### Sections:

- 15.08.0010 Adoption.**
- 15.08.0103 Section 103 amended--Enforcement.**
- 15.08.0303 Section 303 amended--Exemptions.**
- 15.08.0304 Section 304 amended--Fees.**

#### **Section 15.08.0010 Adoption.**

The Uniform Sign Code, 1994 Edition, as adopted by the International Conference of Building Officials, together with such changes as are necessary to make the same applicable to conditions in the city, is adopted.

(Ord. 1760, 1992.)

(1886, , 12/26/1995)

#### **Section 15.08.0103 Section 103 amended--Enforcement.**

Sec. 103 of the sign code is amended to read as follows:

"Sec. 103.5. Signs Prohibited on Public Property. It is unlawful for any person to paste, paint, print, nail or tack, or otherwise fasten, any card, banner, handbill, sign, poster, advertisement or notice of any kind or any size, or cause the same to be done, upon any public property or on any wall, curb, lamppost, pole, hydrant, fence, bridge or tree on any public street or on public property without consent of the owner or lessee of such property within the city, except as otherwise provided in this chapter, or as may be required or permitted by the ordinances of the city."

"Sec. 103.6. Liability for Personal Injury or Property Damage Resulting from Signs. The provisions of this chapter may not be construed as relieving or limiting in any way the liability of any person for personal injury or property damage resulting from the placing of a sign, or from the negligence or wilful acts of such persons or their agents, employees or workmen in the construction, maintenance, repair or removal of a sign, erected in accordance with a sign permit.

No liability may be imposed upon the city or its officers or employees by reason of the approval of any sign, material or device under the provisions of this chapter."

(Ord. 1760, 1992.)

(1886, , 12/26/1995)

#### **Section 15.08.0303 Section 303 amended--Exemptions.**

Section 303 of the sign code is amended to read as follows:

"Sec. 303. EXCEPTIONS. A permit is not required for the following signs. These exemptions shall not be construed as relieving the owner of the sign from the responsibility for its erection, maintenance and compliance with the provisions of this code or other laws or ordinances regulating signs.

1. Changing of the advertising copy or message on a painted or printed sign only. Except for theater marquees and similar signs specifically designed for the use of replaceable copy, electric signs shall not be included in this exception.
2. Painting, repainting or cleaning of an advertising structure or changing the advertising copy or message thereon shall not be considered an erection or alteration which requires a sign permit unless a structural change is made."

(Ord. 1760, 1992.)

(1886, Repealed & Replaced, 12/26/1995)

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**Section 15.08.0304      Section 304 amended--Fees.**

Section 304 of the sign code is amended to read as follows:

"Sec. 304. A sign permit fee and plans examination fee shall be paid in accordance with the Building Code Table 1-A as amended by the City of Sparks."

(Ord. 1760, 1992.)

(1886, Repealed & Replaced, 12/26/1995)

**Chapter 15.09**

**Sections:**

**15.09.0010 Adoption.**

**Section 15.09.0010 Adoption.**

The Uniform Solar Energy Code, 1994 Edition, as adopted by the International Conference of Building Officials, together with such other changes as are necessary to make the same applicable to conditions in the city, is adopted.

(Ord. 1760, 1992.)

(1886, , 12/26/1995)

**Chapter 15.10**

**SWIMMING POOL, SPA AND HOT TUB CODE.**

**Sections:**

**15.10.0010 Adoption.**

**Section 15.10.0010 Adoption.**

The Uniform Swimming Pool, Spa and Hot Tub Code, 1997 Edition, as adopted by the International Conference of Building Officials, together with such other changes as are necessary to make the same applicable to conditions in the city, is adopted.

(Ord. 1760, 1992.)

(2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

## Chapter 15.11

### Flood Plain Management

#### Sections:

- 15.11.0010** Statutory authorization.
- 15.11.0020** Finding of fact.
- 15.11.0030** Statement of purpose.
- 15.11.0040** Methods of reducing flood losses.
- 15.11.0050** Definitions.
- 15.11.0060** Basis for establishing the areas of special flood hazard.
- 15.11.0070** Compliance.
- 15.11.0080** Abrogation and greater restrictions.
- 15.11.0090** Interpretation.
- 15.11.0100** Warning and disclaimer of liability.
- 15.11.0110** Severability.
- 15.11.0120** Floodplain development permit.
- 15.11.0130** Permit application.
- 15.11.0140** Use of other flood data.
- 15.11.0150** Alteration of Watercourses.
- 15.11.0160** Stop work orders.
- 15.11.0170** Map determinations.
- 15.11.0180** Appeals.
- 15.11.0190** Submission of new technical data to FEMA.
- 15.11.0200** Anchoring.
- 15.11.0210** Construction materials and methods.
- 15.11.0220** Elevation requirements for lowest floor.
- 15.11.0230** Lowest floor certification requirements.
- 15.11.0240** Nonresidential floodproofing requirements.
- 15.11.0250** Requirements for areas below the lowest floor.
- 15.11.0260** Standards for utilities.
- 15.11.0270** Standards for subdivisions.
- 15.11.0280** Standards for critical structures.
- 15.11.0290** Standards for manufactured homes.
- 15.11.0300** Standards for recreational vehicles.
- 15.11.0310** Floodways.
- 15.11.0320** Mudslide prone areas.
- 15.11.0330** Flood-related erosion-prone areas.
- 15.11.0340** Variances.
- 15.11.0350** Conditions and procedures for variances.
- 15.11.0360** Map correction procedures.

#### **Section 15.11.0010** Statutory authorization.

The legislature of the State of Nevada has in Nevada Revised Statutes 278.020, 244A.057, and 543.020 conferred upon local government units authority to adopt regulations designed to promote the public health, safety and general welfare of its citizenry. Therefore, the city council of the City of Sparks does hereby adopt the following floodplain management ordinance to regulate development within floodplains.

(Ord. 1838, 1994; Ord. 1760, 1992.)

(1886, , 12/26/1995)

**Section 15.11.0020 Finding of fact.**

The flood hazard areas of the city are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

These flood losses are caused by uses that are inadequately elevated, floodproofed, or protected from flood damage. The cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities also contribute to the flood loss.

(Ord. 1838, 1994: Ord. 1760, 1992.)

(1886, , 12/26/1995)

**Section 15.11.0030 Statement of purpose.**

It is the purpose of this ordinance to promote the public health, safety, and general welfare, and to minimize public and private loss due to flood conditions in specific areas by provisions designed to:

1. protect human life and health;
2. minimize expenditure of public money for costly flood control projects;
3. minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. minimize prolonged business interruptions;
5. minimize damage to public facilities and utilities such as water and gas mains, electric telephone and sewer lines, and streets and bridges located in areas of special flood hazards;
6. help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future blighted areas caused by flood damage;
7. ensure potential buyers are notified of property located in areas of special flood hazards;
8. ensure those who occupy the areas of special flood hazards assume responsibility for their actions; and
9. maintain qualifying standards for participation in the National Flood Insurance Program.

(Ord. 1838, 1994: Ord. 1760, 1992.)

(1886, Repealed & Replaced, 12/26/1995)

**Section 15.11.0040 Methods of reducing flood losses.**

In order to accomplish its purposes, this ordinance includes methods and provisions to:

1. restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;
2. require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
3. control the alteration of natural floodplains, alluvial fans, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
4. control filling, grading, dredging, and other development which may increase flood damage; and
5. prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

(Ord. 1838, 1994: Ord. 1760, 1992.)

(1886, Repealed & Replaced, 12/26/1995)

**Section 15.11.0050 Definitions.**

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Unless specifically defined below, words or phrases used in this ordinance shall be interpreted to as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

1. "Administrator" or "Floodplain Administrator" means the public works director of the city.
2. "Anchor" means a series of methods used to secure a structure to its footings or foundation wall so that it will not be displaced by flood or wind forces.
3. "Base flood" means a flood which has a one percent chance of being equalled or exceeded in any given year.
4. "Base flood elevation" means the height in relation to mean sea level expected to be reached by the water of the base flood at pertinent points in the floodplain of riverain areas.
5. "Breakaway wall" means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.
6. "Channel" means a natural or artificial watercourse with definite bed and banks to confine and conduct flowing water.
7. "Channel capacity" means the maximum flow that can pass through a channel without overflowing the banks.
8. "Conditional Letter of Map Revision (CLOMR)" means procedures by which contractors, developers and communities can request review and determination by the Federal Insurance Administrator of scientific and technical data for a proposed project, when complete and functioning effectively, would modify the elevation of individual structures and parcels of land, stream channels, and floodplains on the Flood Insurance Rate Map (FIRM).
9. "Critical structure" means a structure for which even a slight chance of flooding would reduce or eliminate its designed function of supporting a community in an emergency. Fire stations, hospitals, municipal airports, police stations, communication antennas or towers, elderly care facilities (old folks homes) fuel storage facilities, schools designated as emergency shelters, fresh water and sewage treatment facilities are some examples of critical structures.
10. "Federal Insurance Administration (FIA)" means the government unit, a part of Federal Emergency Management Agency (FEMA), that administers the National Flood Insurance Program (NFIP).
11. "Flood Boundary Floodway Map (FBFM)" means the official map of a community where the boundaries of the flood, mudslide and related erosion areas having special hazards have been designated as Zones A, M and E.
12. "Flood Insurance Rate Map (FIRM)" means the official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.
13. "Flood Insurance Study (FIS)" means a document containing the results of and examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, mudslides and erosion hazards.
14. "Floodway" means the channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.
15. Flood Zones are defined as follows:
  - A. SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD
    - Zone A No base flood elevations determined.
    - Zone AE Base flood elevations determined.

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- |          |   |
|----------|---|
| Zone AH  | Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.   |
| Zone AO  | Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined. |
| Zone A99 | To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.                                 |
| Zone V   | Coastal flood with velocity hazard (wave action); no base flood elevations determined.  |
| Zone VE  | Coastal flood with velocity hazard (wave action); base flood elevations determined.   |
- B. OTHER AREAS
- |        |   |
|--------|---|
| Zone X | Areas of 500-year flood; areas of 100-year flood with average (shaded) depths of less than 1 foot or with drainage areas less than 1 square mile; or areas protected by levees from 100-year flood. |
| Zone X | Areas determined to be outside 500-year floodplain. (unshaded)  |
| Zone D | Areas in which flood hazards are undetermined.  |
16. "Historic structure" means any structure that is:
- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
  - b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior;
  - c. Or individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.
17. "Letter of Map Amendment (LOMA)" means the procedure by which any owner or lessee of property who believes his property has been inadvertently included in a Special Flood Hazard Area can submit scientific and technical information to the Federal Insurance Administrator for review to remove the property from said area. The Administrator will not consider a LOMA if the information submitted is based on alteration of topography or new hydrologic or hydraulic conditions since the effective date of the FIRM.
18. "Letter of Map Revision (LOMR)" means the procedures by which contractors, developers, and communities can request changes to flood zones, floodplain and floodway delineations, flood elevations, and planimetric features based on the results of structural works, improvements, or annexations; resulting in additional flood hazard areas.
19. "Lowest floor" means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in

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violation of the applicable non-elevation design requirements of this ordinance. Attached garages are allowed to be built at grade. Below grade garages are not allowed as they are considered to be basements.

20. "Manufactured home (mobile home)" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include recreational vehicles.
21. "National Geodetic Vertical Datum (NGVD)", as corrected in 1929, means a vertical control used as a reference for establishing varying elevations within the floodplain.
22. "Obstruction" means and includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.
23. "Special flood hazard area" means an area having special flood, mudslide or flood-related erosion hazards, and shown on an FHBM or FIRM in Zones A, AO, A1, A30, AE, A99, AH, E or M.
24. "Start of construction" includes substantial improvement and other proposed new development and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.
25. "Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
26. "Substantial improvement" means any reconstruction, rehabilitation, addition, or other proposed new development of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage" regardless of the actual repair work performed. The term does not, however, include either:
  - a. Any project for improvement of a structure to correct existing violations or state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or
  - b. Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure."

(Ord. 1838, 1994; Ord. 1760, 1992.)(1886, Repealed & Replaced, 12/26/1995)

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The areas of special flood hazard identified by the Federal Insurance Administration (FIA) of the Federal Emergency Management Agency (FEMA) in the Flood Insurance Study (FIS) adopted September 30, 1994 and accompanying Flood Insurance Rate Maps (FIRM) and Flood Boundary and Floodway Maps (FBFM) adopted September 30, 1994, and all subsequent amendments and or revisions, are hereby adopted by reference and declared to be a part of this ordinance. The FIS and attendant mapping is the minimum area of applicability of this ordinance and may be supplemented by studies for other areas which allow implementation of this ordinance and which are recommended to the city council by the floodplain administrator. The FIS, FIRMs and FBFMs are on the file at the Public Works Department of the City of Sparks. (Ord. 1838, 1994: Ord. 1760, 1992.)

(1886, , 12/26/1995)

### **Section 15.11.0070 Compliance.**

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violations (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Nothing here shall prevent the city from taking such lawful action as is necessary to prevent or remedy any violation.

(Ord. 1838, 1994: Ord. 1760, 1992.)

(1886, , 12/26/1995)

### **Section 15.11.0080 Abrogation and greater restrictions.**

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and other ordinances, easement, covenant, or deed restriction conflict or overlap, whichever imposed the more stringent restrictions or that imposing the higher standards, shall prevail.

(Ord. 1838, 1994: Ord. 1760, 1992.)

(1886, , 12/26/1995)

### **Section 15.11.0090 Interpretation.**

The interpretation and application of this ordinance, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the city; and
3. Deemed neither to limit nor repeal any other powers granted under state statutes.

(Ord. 1838, 1994: Ord. 1760, 1992.)

(1886, Repealed & Replaced, 12/26/1995)

### **Section 15.11.0100 Warning and disclaimer of liability.**

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the city, any officer or employee thereof, the State of Nevada, or the Federal Insurance Administration, Federal Emergency Management Agency, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

(Ord. 1838, 1994: Ord. 1760, 1992.)

(1886, , 12/26/1995)

**Section 15.11.0110 Severability.**

This ordinance and the various parts thereof are hereby declared to be severable. Should any section of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid.

(Ord. 1838, 1994; Ord. 1760, 1992.)

(1886, , 12/26/1995)

**Section 15.11.0120 Floodplain development permit.**

A floodplain development permit is hereby established for all construction and other development to be undertaken in areas of special flood hazard in the city for the purpose of protecting its citizens from increased flood hazards and insuring new development is constructed in a manner that minimizes its exposure to flooding. It shall be unlawful to undertake any development in an area of special flood hazard, as shown on the Flood Insurance Rate Map enumerated in Section 15.11.0060, without a valid floodplain development permit. Applications for a permit shall be made on forms furnished by the Floodplain Administrator and may include, but not limited to: plans in duplicate drawn to scale showing the nature, location, dimensions and elevation of the area in question, existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing.

(Ord. 1838, 1994.)

(1886, , 12/26/1995)

**Section 15.11.0130 Permit application.**

The applicant shall provide the following information, where applicable. Additional information may be required on the permit application forms.

1. The proposed elevation in relation to mean sea level, of the lowest floor (including basement) of all residential and non-residential structures whether new or substantially improved to be located in Zones A, A1-A30, AB, AE and AH, if base flood elevations data are available.
2. The proposed elevation in relation to mean sea level, of the lowest floor (including basement) and the elevation of the highest adjacent grade of all residential and non-residential structures whether new or substantially improved to be located in Zone AO.
3. The proposed elevation in relation to mean sea level, to which any new or substantially improved non-residential structure will be floodproofed.
4. A certificate from a licensed professional engineer or architect in the State of Nevada for any utility floodproofing will meet the criteria in Section 15.11.0260.
5. A certificate from a licensed professional engineer or architect in the State of Nevada that any non-residential floodproofed structures will meet the criteria in Section 15.11.0240.
6. A description of the extent to which any watercourse will be altered or relocated as a result of the proposed development. Computations by a licensed professional engineer in the State of Nevada must be submitted that demonstrate the altered or relocated segment will provide equal or greater conveyance than the original stream segment. The applicant must submit any maps, computations or other material required by the Federal Emergency Management Agency (FEMA) to revise the documents enumerated in Section 15.11.0060, when notified by the Floodplain Administrator and must pay any fees or other costs assessed by FEMA for this purpose. The applicant must also provide assurances that the conveyance capacity of the altered or relocated stream segment will be maintained.
7. In certain circumstances the Floodplain Administrator will require a technical analysis, by a licensed professional engineer in the State of Nevada, showing the proposed development located in the special flood hazard area will not cause physical damage to

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any other property.

8. When there is no base flood elevation data available for Zone A from any source, the base flood elevation data will be provided by the permit applicant for all proposed development of subdivisions, manufactured home and recreational vehicle parks in the special flood hazard areas, for all developments of 50 lots or 5 acres, whichever is less.

(Ord. 1838, 1994.)

(1969, Amended, 01/12/1998; 1886, , 12/26/1995)

### **Section 15.11.0140 Use of other flood data.**

When the Federal Emergency Management Agency has designated Special Flood Hazard Areas on the community's Flood Insurance Rate Maps (FIRM) but has neither produced water surface elevation data nor identified a floodway, the Floodplain Administrator shall attempt to obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source as criteria for requiring that new construction, substantial improvements or other proposed development meets the requirements of this ordinance.

When base flood elevations are not available, the Floodplain Administrator may use flood information from any other authoritative source, such as historical data, to establish flood elevations within the Special Flood Hazard Areas.

(Ord. 1838, 1994.)

(1886, Repealed & Replaced, 12/26/1995)

### **Section 15.11.0150 Alteration of Watercourses.**

Prior to issuing a permit for any alteration or relocation of a watercourse, the Floodplain Administrator shall:

1. Notify all adjacent communities, Nevada's National Flood Insurance Program Coordinator, Nevada Division of Water Resources and submittal of evidence of such notification to the Federal Insurance Administration and the Federal Emergency Management Agency.
2. Determine that the permit holder has provided for maintenance within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

(Ord. 1838, 1994.)

(1886, , 12/26/1995)

### **Section 15.11.0160 Stop work orders.**

The Floodplain Administrator shall issue, or cause to be issued, a stop work order for any floodplain development found non-compliant with the provisions of this ordinance or conditions of the development permit and all development found ongoing without a floodplain development permit. Disregard of a stop work order shall subject the violator to the penalties described in Section 5.11.0070.

(Ord. 1838, 1994.)

(1886, , 12/26/1995)

### **Section 15.11.0170 Map determinations.**

The Floodplain Administrator will make map interpretations where needed as to the exact location of the boundaries of the areas of special flood hazard and where there appears to be a conflict between a mapped boundary and actual field conditions.

(Ord. 1838, 1994.)

(1886, , 12/26/1995)

**Section 15.11.0180 Appeals.**

The city council of the City of Sparks shall hear and decide appeals when it is alleged there is an error in any requirement, decision or determination made by the Floodplain Administrator in the enforcement or administration of this ordinance.

(Ord. 1838, 1994.)

(1886, , 12/26/1995)

**Section 15.11.0190 Submission of new technical data to FEMA.**

When base flood elevations either increase or decrease resulting from physical changes affecting flooding conditions, as soon as practicable, but not later than six months after the date such information becomes available, the Floodplain Administrator will submit the technical or scientific data to FEMA. Such submissions are necessary so that upon confirmation of the physical changes affecting flooding conditions, risk premium rates and flood plain management requirements will be based upon current data.

(Ord. 1838, 1994.)

(1886, Repealed & Replaced, 12/26/1995)

**Section 15.11.0200 Anchoring.**

1. All new construction and substantial improvements shall be adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
2. All manufactured homes shall meet the anchoring standards of Section 15.11.0290.

(Ord. 1838, 1994.)

(1886, Repealed & Replaced, 12/26/1995)

**Section 15.11.0210 Construction materials and methods.**

All new construction and substantial improvements shall be constructed:

1. With materials and utility equipment resistant to flood damage;
2. Using methods and practices that minimize flood damage;
3. Ensure electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities are designed or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
4. Within Zones AH or AO so that there are adequate drainage paths around structures on slopes to guide flood waters around and away from proposed structures.

(Ord. 1838, 1994.)

(1886, Repealed & Replaced, 12/26/1995)

**Section 15.11.0220 Elevation requirements for lowest floor.**

Residential construction, new or substantial improvements, shall have the lowest floor, including basement:

1. In Zone AO, elevated above the highest adjacent grade to a height exceeding the depth number specified in feet on the FIRM by at least one (1) foot, or elevated at least three (3) feet above the highest adjacent grade if no depth number is specified.
2. In Zone A, elevated to at least one (1) foot above the base flood elevation, as determined by this community.
3. In Zone AE, elevated to at least one (1) foot above the base flood elevation as specified in feet on the FIRM.
4. In all other zones, elevated to at least one (1) foot above the base flood elevation.

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(Ord. 1838, 1994.)

(1969, Amended, 01/12/1998; 1886, Repealed & Replaced, 12/26/1995)

### **Section 15.11.0230 Lowest floor certification requirements.**

Upon completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered professional engineer or surveyor and verified by the community building inspector to be properly elevated. The certification shall be provided to the Floodplain Administrator using the current FEMA Elevation Certificate.

(Ord. 1838, 1994.)

(1886, Repealed & Replaced, 12/26/1996)

### **Section 15.11.0240 Nonresidential floodproofing requirements.**

Nonresidential construction shall either be elevated to conform with Section 15.11.0220 together with attendant utility and sanitary facilities;

1. Will be floodproofed below the elevation recommended under Section 15.11.0220 so that the structure is watertight with walls substantially impermeable to the passage of water;
2. Will have the structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
3. Will be certified by a registered professional engineer or architect that the standards of Section 15.11.0220 are satisfied. The certification shall be provided to the Floodplain Administrator.

(Ord. 1838, 1994.)

(1886, Repealed & Replaced, 12/26/1995)

### **Section 15.11.0250 Requirements for areas below the lowest floor.**

All new construction and substantial improvements with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a licensed professional engineer or architect or meet or exceed the following minimum criteria;

1. Must have a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
2. The bottom of all such openings will be no higher than one foot above the lowest adjacent finished grade.

Openings may be equipped with louvers, valves, screens or other coverings or devices provided they permit the automatic entry and exit of floodwaters.

(Ord. 1838, 1994.)

(1886, Repealed & Replaced, 12/26/1995)

### **Section 15.11.0260 Standards for utilities.**

All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.

All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters. Sanitary sewer and storm drainage systems for buildings that have openings below the base flood elevation shall be provided with automatic backflow valves or other automatic backflow devices that are installed in each discharge line passing through a building's exterior wall.

On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(Ord. 1838, 1994.)  
(1886, , 12/26/1995)

**Section 15.11.0270 Standards for subdivisions.**

All preliminary subdivision proposals shall identify the flood hazard area and the elevation of the base flood.

All subdivision plans will provide the elevation of proposed structures and pads.

All subdivision proposals shall be consistent with the need to minimize flood damage.

All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

All subdivisions shall provide adequate drainage to reduce exposure to flood hazards.

Additionally, all subdivision proposals will demonstrate by providing a detailed hydrologic and hydraulic analyses that the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

(Ord. 1838, 1994.)

(1886, Repealed & Replaced, 12/26/1995)

**Section 15.11.0280 Standards for critical structures.**

Critical structures are not authorized in a Special Flood Hazard Area, unless:

1. All alternative locations in Flood Zone X have been considered and rejected.
2. All alternative locations in Flood Zone Shaded X have been considered and rejected.

If the Floodplain Administrator determines the only practical alternative location for the development of a new or substantially improved critical structure is in a Special Flood Hazard Area, he must give public notice of the decision and reasons for the elimination of all alternative locations.

(Ord. 1838, 1994.)

(1886, Repealed & Replaced, 12/26/1995)

**Section 15.11.0290 Standards for manufactured homes.**

Except within a pre-existing area of a manufactured home park or subdivision, all manufactured homes that are placed or substantially improved within Zones A, AH and AE on the community's Flood Insurance Rate Map must be elevated on a permanent foundation so that the lowest floor will be elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

All manufactured homes to be placed or substantially improved on sites in a pre-existing manufactured home park or subdivision within Zones A, AH and AE on the community's Flood Insurance Rate Map that are not subject to the provisions of subsection A will be elevated so that either the:

1. Lowest floor of the manufactured home is at or above the base flood elevation; or
2. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

Within Zone A, when no base flood elevation data is available, new and substantially improved manufactured homes shall have the floor elevated at least three feet above the highest adjacent grade.

Within Zone AO, the floor for all new and substantially improved manufactured homes

will be elevated above the highest adjacent grade at least as high as the depth number specified on the Flood Insurance Rate Map, or at least two feet if no depth number is specified.  
(Ord. 1838, 1994.)

**Section 15.11.0300 Standards for recreational vehicles.**

All recreational vehicles placed on sites within the floodplain on the community's Flood Insurance Rate Map will either:

1. Be on the site for fewer than 180 consecutive days;
2. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices and has no permanently attached additions, or;
3. Will meet the permit requirements of Section 15.11.0130 and the elevation and anchoring requirements for manufactured homes in Section 15.11.0290.

(Ord. 1838, 1994.)  
(1886, , 12/26/1995)

**Section 15.11.0310 Floodways.**

Designated floodways are located within the special flood hazard areas established in Section 15.11.0060. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions apply.

1. Encroachment will be prohibited, including fill, new construction, substantial improvements, storage of equipment or supplies, and any other development within the adopted regulatory floodway; unless it has been demonstrated through hydrologic and hydraulic analyses, performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge and the Federal Emergency Management Agency has issued a Conditional Letter of Map Revision.
2. If subsection 1 has been satisfied, all proposed new development and substantial improvements must comply with all other applicable flood hazard reduction provisions.

(Ord. 1838, 1994.)

**Section 15.11.0320 Mudslide prone areas.**

All permit applications will be reviewed to determine if the proposed development will be located within a mudslide area.

The reviewing process will determine if the proposed site and improvements will be reasonably safe from mudslide hazards. Factors to be considered in making this determination include but are not limited to the following:

1. Type and quality of soils.
2. Evidence of ground water or surface water problems.
3. Depth and quality of any fill.
4. The overall slope of the site.
5. The weight that any proposed structure will impose on the slope.

When a proposed development is located in an area that may have mudslide hazards the following will be the minimum requirements;

1. A site investigation and further review be made by persons qualified in geology and soils

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engineering.

2. The proposed grading, excavations, new construction and substantial improvements are adequately designed and protected against mudslide damages.
3. The proposed grading, excavations, new construction and substantial improvements do not aggravate the existing hazard by creating either on-site or off-site disturbances.
4. Drainage, planting, watering and maintenance be such as not to endanger slope stability.  
When a proposed development is determined to be within a mudslide hazard area, the following requirements will include but not be limited to:
  1. Adopting and enforcing a grading ordinance in accordance with data supplied by the Federal Emergency Management Agency.
  2. Regulate the location of foundation systems and utility systems of new construction and substantial improvements.
  3. Regulate the location, drainage and maintenance of all excavations, cuts and fills and planted slopes.
  4. Provide special requirements for protective measures including but not necessarily limited to retaining walls, buttress fills, subdrains, diverted terraces and benchings.
  5. Require engineering drawings and specifications to be submitted for all corrective measures, accompanied by supporting soils engineering and geology reports.

(Ord. 1838, 1994.)

(1886, , 12/26/1995)

### **Section 15.11.0330 Flood-related erosion-prone areas.**

All permit applications will be reviewed to determine if the proposed development will be located within a special flood-related erosion hazard area.

The reviewing process will determine if the proposed site alterations and improvements will be reasonably safe from flood-related erosion and will not cause flood-related erosion hazards or otherwise aggravate the existing flood-related erosion hazard.

When the proposed development is found to be in the path of flood-related erosion or to increase the erosion hazard, require the improvement to be relocated or adequate protective measures to be taken which will not aggravate the existing erosion hazard.

When it has been determined the proposed development is in a special flood-related erosion hazard, as delineated Zone E on the community FIRM, the Administrator shall require a setback for all new development from the lake, bay, riverfront or other body of water, to create a safety buffer consisting of a natural vegetative or contour strip. This buffer will be designated according to the flood-related erosion hazard and erosion rate, in conjunction with the anticipated "useful life" of structures and depending upon the geologic, hydrologic, topographic and climatic characteristics of the community's land. The buffer may be used for suitable open spaces purposes, such as for agricultural, forestry, outdoor recreation and wildlife habitat areas, and for other activities using temporary and portable structures only.

(Ord. 1838, 1994.)

(1886, , 12/26/1995)

### **Section 15.11.0340 Variances.**

In passing upon requests for variances, the city council shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance, and:

1. The danger that materials being swept onto other lands and injuring others;
2. The danger of life and property due to flooding or erosion damage;
3. The susceptibility of the proposed facility and its contents of flood damage and the effect of such damage on the existing individual owner and future owners of the property;
4. The importance of the services provided by the proposed facility to the community;
5. The necessity to the facility of a waterfront location, where applicable;

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6. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
9. The safety of access to the property in time of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site;
11. The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water system and streets and bridges.

Any applicant to whom a variance is granted shall be given written notice that;

1. The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance.
2. Such construction below the base flood level increases risks to life and property. A copy of the notice shall be recorded by the Floodplain Administrator in the Office of the Recorder and shall be recorded in a manner so that it appears as an exception on the title of the affected parcel of land.

The Floodplain Administrator will maintain a record of all variance actions, including justification for their issuance and report such variances issued in its biennial report submitted to the Federal Insurance Administration, Federal Emergency Management Agency.

(Ord. 1838, 1994.)

(1886, , 12/26/1995)

### **Section 15.11.0350 Conditions and procedures for variances.**

Generally, variances may be issued for new construction, substantial improvements and other proposed new development contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing that the procedures and requirements of this chapter have been fully considered. The city council may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.

Variances may be issued for the repair or rehabilitation of "historic structures" upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure, and the variance is the minimum necessary to preserve the historic character and design of the structure.

Variances shall not be issued within any mapped regulatory floodway if any increase in flood levels during the base flood discharge would result.

Variances shall only be issued upon a determination that the variance is the "minimum necessary" considering the flood hazard to afford relief. "Minimum necessary" means to afford relief with a minimum of deviation from the requirements of this ordinance.

Applications for variances are subject to the procedures and findings of fact set forth in chapter 20.16 of this code.

(Ord. 1838, 1994.)

(1886, , 12/26/1995)

### **Section 15.11.0360 Map correction procedures.**

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The following administrative procedures are provided whereby the Federal Insurance Administration will review information from an owner or lessee of property who believes his property has been inadvertently included in a Special Flood Hazard Area. These procedures shall not apply when there has been any alteration of topography since the effective date of the first FIRM or FHBM showing the property within an area of special flood hazard.

The scientific or technical information submission may include, but is not limited to the following:

1. An actual copy of the recorded plat map bearing the seal of the County Recorder indicating the official recordation and proper citation, Deed or Plat Book Volume and Page Number.
2. A topographical map showing;
  - a. Ground elevation contours in relation to the NVGD;
  - b. The total area of the property in question;
  - c. The location of the structure or structures located on the property in question;
  - d. The elevation of the lowest adjacent grade to a structure or structures;
  - e. An indication of the curvilinear line which represents the area subject to inundation by a base flood. The curvilinear line should be based upon information provided by an appropriate authoritative source, such as a Federal Agency, Department of Water Resources, a County Water Control District, a County or City Engineer, a Federal Emergency Management Agency Flood Insurance Study or a determination by a Registered Professional Engineer.
3. A copy of the FBFM or FIRM indicating the location of the property in question.
4. A certification by a Registered Professional Engineer or Licensed Land Surveyor that the lowest grade adjacent to the structure is above the base flood elevation.
5. The completion of the appropriate forms in the Federal Emergency Management Agency's Packet, Amendments and Revisions to National Flood Insurance Program Maps (TOD-1).

(Ord. 1838, 1994.)

(1886, , 12/26/1995)

## Chapter 15.12

### RESIDENTIAL CONSTRUCTION TAX.

#### Sections:

- 15.12.0010 Purpose.**
- 15.12.0020 Definitions.**
- 15.12.0030 Master Plan Adopted.**
- 15.12.0040 Imposition and Rate.**
- 15.12.0050 Creation of Special Recreation and Park Fund.**
- 15.12.0060 Applicability to Planned Unit Developments.**

#### **Section 15.12.0010 Purpose.**

The ordinance codified in this chapter is enacted pursuant to the authority granted by Sections 2 through 8, 10 and 12 of AB 241 adopted February 8, 1973, by the Legislature of the state, to provide for the acquisition, improvement and expansion of public parks, playgrounds and recreational facilities in the city and that area of Washoe County which because of its proximity to the incorporated area of the city may be annexed to the city.

(Ord. 1760, 1992.)

(1886, , 12/26/1995)

#### **Section 15.12.0020 Definitions.**

As used in this chapter:

- A. "Apartment house" means a building arranged in several suites of connecting rooms, each suite designed for independent housekeeping but with certain typical mechanical conveniences such as air conditioning, heat, light or elevator services, shared in common by all families occupying the building;
- B. "Common open space" means a parcel or parcels of land or an area of water or a combination of land and water within the site designated for a planned unit residential development which is designed and intended for the use or enjoyment of the residents of the development. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of such residents;
- C. "Mobile home lot" means any area or tract of land designated, designed or used for the occupancy of a mobile home;
- D. "Planned unit development" means an area of land controlled by a landowner which is to be developed as a single entity for a number of dwelling units, the plan for which does not correspond in lot size, bulk or type of dwelling, density, lot coverage and required open space to the regulations established in any one residential district created, from time to time, under the provisions of any zoning ordinance enacted pursuant to law;
- E. "Residential dwelling unit" means a building or a portion of a building planned, designed or used as a residence for one family only living independently of other families or persons and having its own bathroom and housekeeping facilities included in the unit;
- F. "Residential use" means the occupation of a building by one or more persons for sleeping and eating purposes not within Sections 20.06.230 or 20.06.290 of this code.

(Ord. 1760, 1992.)

(1886, Repealed & Replaced, 12/26/1995)

#### **Section 15.12.0030 Master Plan Adopted.**

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The city adopts as a master plan for parks, playgrounds and recreational facilities the parks and recreation element of the master plan for growth management, City of Sparks, Nevada, as amended from time to time, and the Washoe County regional recreation and open space master plan, as amended from time to time.

The city shall construct parks, playgrounds and recreational facilities of a size and in locations conforming where possible to those set out in the master plan and the recreation and open space plan.

(Ord. 1760, 1992.)

(1886, Repealed & Replaced, 12/26/1995)

### **Section 15.12.0040 Imposition and Rate.**

Prior to the issuance of a building permit for the construction of any residential dwelling unit, or apartment house, the development of a mobile home lot, the remodeling of any non-residential structure for the purpose of residential use, or the moving into the city of a residential structure, the applicant shall pay to the city a residential construction tax which shall be equal to one percent of the valuation of each building permit issued, or \$1,000.00 per residential dwelling unit or mobile home lot, whichever is less.

(Ord. 1760, 1992.)

(1886, Repealed & Replaced, 12/26/1995)

### **Section 15.12.0050 Creation of Special Recreation and Park Fund.**

- A. All taxes collected pursuant to Sections 15.12.0040 shall be placed in the recreation and park fund.
- B. The proceeds of the recreation and park fund shall be used for the acquisition, improvement and expansion of neighborhood parks or the installation of facilities in existing or neighborhood parks in the city or county. Money in the fund must be expended for the benefit of the neighborhood from which it was collected.

(Ord. 1760, 1992.)

(1886, Repealed & Replaced, 12/26/1995)

### **Section 15.12.0060 Applicability to Planned Unit Developments.**

The city council, in its discretion, may allow a credit against the amount of the residential construction tax to be imposed on the development of a planned unit development for the amount and value of the developed open space within the planned unit development provided the open space is dedicated to the city for public use and the open space exceeds the requirements of this code for the development.

(Ord. 1760, 1992.)

(1886, , 12/26/1995)

**Chapter 15.13**

**ENERGY CONSERVATION STANDARDS FOR NEW BUILDING CONSTRUCTION.**

**Sections:**

**15.13.0010 Adoption.**

**15.13.0020 Section 1 amended--Authority for Regulations.**

**15.13.0030 Section 6 amended--Enforcement and Violations.**

**Section 15.13.0010 Adoption.**

The State of Nevada Energy Conservation Standards for New Building Construction dated May 23, 1985, together with Tables 1 through 16, inclusive, and Appendices I through V, inclusive, and such other changes as are necessary to make same applicable to conditions in the city, is adopted.

(Ord. 1760, 1992.)

(1886, , 12/26/1995)

**Section 15.13.0020 Section 1 amended--Authority for Regulations.**

Section 1 of the Energy Conservation Standards for New Building Construction is amended by adding thereto a new section 1.04 to read as follows:

"Sec. 1.04. Authority for Regulations. Wherever in these standards the term OCS, Office of Community Services, or any other term indicating an agency having responsibility and/or authority for enforcing this code, the building department of the City of Sparks shall be substituted. The building department of the City of Sparks shall be responsible for enforcing all provisions of this code."

(Ord. 1760, 1992.)

(1886, , 12/26/1995)

**Section 15.13.0030 Section 6 amended--Enforcement and Violations.**

Section 6 of the Energy Conservation Standards for New Building Construction is amended by amending Section 6.05.1 to read as follows:

"Sec. 6.05.1. Enforcement and Violations. It is unlawful for any person, firm or corporation to erect, construct or enlarge any building in the State of Nevada after July 1, 1978, in violation of any of the provisions of these standards, except Section 12, which became effective October 1, 1982. Any person, firm or corporation violating any of the provisions of this code shall be deemed guilty of a misdemeanor and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted. Upon conviction of any such violation, such person shall be punished by a fine of not more than \$1,000 or by imprisonment for not more than 6 months, or by both such fine and imprisonment."

(Ord. 1760, 1992.)

(1886, Repealed & Replaced, 12/26/1995)

**Chapter 15.14**

**BUILDING CONSERVATION CODE.**

**Sections:**

**15.14.0010 Adoption.**

**Section 15.14.0010 Adoption.**

The Uniform Code for Building Conservation, 1997 Edition, as adopted by the International Conference of Building Officials, together with such changes as are necessary to make the same applicable to conditions in the city, is adopted.

(Ord. 1760, 1992.)

(2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

**Chapter 15.15**

**UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS.**

**Sections:**

**15.15.010 Adoption.**

**Section 15.15.010 Adoption.**

The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, as adopted by the International Conference of Building Officials, together with Chapters 1, 3 and 4 of the appendices and such changes as are necessary to make the same applicable to conditions in the city, is adopted.

(2017, Amended, 03/22/1999; 1886, Repealed & Replaced, 12/26/1995)

## Chapter 15.16

### PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.

#### Sections:

- 15.16.010**      **Radio Coverage.**
- 15.16.020**      **Testing procedures.**
- 15.16.030**      **Enhanced amplification systems.**
- 15.16.040**      **Field testing.**
- 15.16.050**      **Exemptions.**

#### **Section 15.16.010**      **Radio Coverage.**

Except as otherwise provided, no person shall maintain, own, erect or construct, any building or structure or any part thereof, or cause the same to be done which fails to support adequate radio coverage for city emergency service workers, including but not limited to firefighters and police officers. For purposes of this section, adequate radio coverage shall include all of the following:

- A.      A minimum signal strength of one (1) microvolt available in 95% of the area of each floor of the building when transmitted from the City of Sparks Communications Systems;
- B.      A minimum signal strength of one (1) microvolt received at the City of Sparks Communications Systems when transmitted from 95% of the area of each floor of the building;
- C.      The frequency range which must be supported shall be 806 MHZ to 869 MHZ; and
- D.      A 95% reliability factor.

(Ord. 1822, 1994.)

(1886, , 12/26/1995)

#### **Section 15.16.020**      **Testing procedures.**

- A.      Initial Tests: Initial tests will be performed by an agent of the City of Sparks. A Certificate of Occupancy shall not be issued to any structure if the building fails to comply with this section.
- B.      Annual tests: Annual tests will be conducted by the Sparks Fire Department in conjunction with inspection procedures.

(Ord. 1822, 1994.)

(1886, Repealed & Replaced, 12/26/1995)

#### **Section 15.16.030**      **Enhanced amplification systems.**

Buildings and structures over thirty-five (35) feet in height shall be equipped with any of the following in order to achieve the required adequate radio coverage: a radiating cable system or an internal multiple antenna system with or without FCC type accepted bi-directional 800 MHZ amplifiers as needed. If any part of the installed system or systems contains an electrically powered component, the system shall be capable of operating on an independent battery and/or generator system for a period of at least twelve (12) hours without external power input. The battery system shall automatically charge in the presence of an external power input.

(Ord. 1822, 1994.)

(1886, Repealed & Replaced, 12/26/1995)

#### **Section 15.16.040**      **Field testing.**

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Police and fire personnel, after providing reasonable notice to the owner or his representative, shall have the right to enter onto the property to conduct field testing to be certain that the required level of radio coverage is present.

(Ord. 1822, 1994.)

(1886, Repealed & Replaced, 12/26/1995)

### **Section 15.16.050 Exemptions.**

This chapter shall not apply to buildings permitted in the R-1 and R-2 zoning districts, any building constructed of wood frame or any building thirty-five (35) feet high or less; provided none of the aforementioned buildings make use of any metal construction or any underground storage or parking areas.

(Ord. 1822, 1994.)

(1886, , 12/26/1995)