



BAWN in Action Government Affairs Update

The Builders Association of Western Nevada is committed to keeping you informed on issues and changes within areas that affect you

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January 5, 2010

Municipal Code Title 15 Changes

The Carson City Supervisors have voted on an Ordinance to amend the Municipal Code Title 15 (Which regulates the Building Department Codes and Inspections). The new language eliminated a portion of inspections and certain items that are currently reviewed in the plan review process. These changes are due to reduced staffing in the building department. Recently the Building Department has reduced staff to a total of 3 individuals due to budget shortfalls.

Inspections to be eliminated /amended include: Roof Nail Inspection, Insulation Inspection, Lath and Gypsum Board Inspection, Energy Efficiency Inspections, A new amendment to include; Fire-resistant Assemblies Inspection

Also, Items to be excluded from the plan review process include: International Energy Conservation Code Items, Exterior wall envelope construction (non-structural portion), Attic and under floor ventilation, Location and size of attic and under floor access openings, Drain waste and vent (DWV) sizing, HVAC duct sizing, Electrical system sizing, Fixture and furnishing layout including dimensions.

However, all requirements that will not be examined during the plan review process must still be included within the plans.

With this new Regulation going into effect this month, BAWN would like to encourage everyone who is submitting plans in Carson City to contact us or the building department to further clarify what they now need to provide and inspect in the field to ensure each project is adequately constructed. Please Call Sheena Beaver at (775) 882-4353 or you can reach the Building Department at (775) 887-2310.

Douglas County Building Codes

Dave Lundergreen (Douglas County Building Official) will be presenting a modification to the Ordinance governing the adoption of building codes at the upcoming Commission Meeting. Currently the ordinance mandates an automatic adoption of each newly published code. With the change being presented the Building Official would be granted the option to skip code cycles or delay their adoption. The County Commissioners first voted on this at the December 3rd Meeting with unanimous support. The final hearing will be held on Thursday, January 7th at the old court house in Minden.

As the 2006 Codes are being distributed and reviewed it has become a common theme among Northern Nevada Building Departments to skip the 2006 code cycle. In the current economic times it is not feasible to order all new code books and train County and City staff to these new levels at this time. Also there are new provisions which will be extremely costly to those looking to construct a new home. A couple of which include higher energy efficiency marks and residential fire sprinklers. BAWN agrees with Dave Lundergreen and the County Commission that now is just not the time.

Government Affairs Committee

The Government Affairs Committee will be meeting the fourth Wednesday of each month at 12:00 here at the BAWN office. If you are interested in joining our Government Affairs Committee or would like to just attend to see what it is all about, please contact Maura Freeman at 775-882-4353 or mfreeman@bawn.org

Sincerely,

Sheena Beaver
Government Affairs Director