



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: September 15, 2016

Staff Contact: Shawn Keating, Chief Building Official

Agenda Title: For Possible Action: To consider granting or not granting an extension of Building Permit No. 12-52 and associated Fire permits 12-265 and 14-556 for construction of the Ormsby House, located at 600 South Carson Street and to consider any terms or conditions regarding any extension as may be appropriate under the circumstances. (Shawn Keating, skeating@carson.org)

Staff Summary: The subject building permit expires October 8, 2016. Building permits are valid for 18 months from the date of issuance, and the Building Official may grant two 18-month administrative extensions, after which any further extensions require Board of Supervisors approval. The applicant has already been granted the two permitted administrative extensions and has requested an additional extension.

Agenda Action: Formal Action/Motion

Time Requested: 30 minutes

Proposed Motion

I move to ***grant or not grant*** an extension of Building Permit No. 12-52 and associated Fire permits 12-265 and 14-556 for construction of the Ormsby House, located at 600 South Carson Street ***and to consider any terms or conditions regarding any extension as may be appropriate under the circumstances.***

Board's Strategic Goal

Safety

Previous Action

None.

Background/Issues & Analysis

Pursuant to CCMC 15.05.105(5), building permits are valid for 18 months from the date of issuance, and the Building Official may grant two 18-month administrative extensions, after which any further extensions require Board of Supervisors approval.

The subject building permit has already received the two permitted administrative extensions and will expire on October 8, 2016, unless the Board of Supervisors grants an extension. Approval of the extension would allow construction to continue under the current building permit. Should the current permit expire, a new permit would need to be issued for any unfinished work and new permit fees would apply.

Following is the Carson City Municipal Code (CCMC) section pertaining to the expiration of permits:

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is

commenced. 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 on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

All permits issued by the building official under the provisions of this code expire by limitation and become null and void 18 months after the date of issuance. Any permittee holding an unexpired permit may apply for an 18-month extension when the permittee is unable to complete the permitted work within 18 months of permit issuance or within 18 months of the granting of an extension. The building official is authorized to approve not more than two 18-month extensions to a valid permit. If the permittee is unable to complete the work within the time frame allowed by the two aforementioned extensions, the permittee may make application through the Carson City Building Division for a third or subsequent extension. The third or subsequent extension request may only be approved by the Board of Supervisors.

The following is a history of the primary permits that have been issued for the reconstruction of the Ormsby House (other minor permits have been issued for specific aspects of work but are not included on this list):

- June 20, 2002 - The initial remodel permit was issued (02-842).
- March 8, 2007 - Permit 02-842 expired.
- October 3, 2008 - Permit 08-85 was issued to continue construction.
- July 7, 2011 - Permit 08-85 expired.
- March 30, 2012 - The subject permit, 12-52, was issued to continue construction.
- October 10, 2013 - The first 18-month administrative extension was granted.
- April 8, 2015 - The second 18-month administrative extension was granted.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 15.05, Building Code, Section 15.05.105, Permits.

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: N/A

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: The Carson City Building Division has already collected building permit fees associated with the proposed work under the subject permit.

Alternatives

- 1) Deny the building permit extension and allow the permit to expire on October 8, 2016.
- 2) Grant an extension for a time period of up to 18 months without conditions.

Attachments:

- 1) Letter requesting Building Permit extension

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)



Ormsby House

hotel/casino

August 29, 2016

Mr. Shawn Keating
Chief Building Official

Thank you for reminding us of the expiration date of the Ormsby House permit. Please accept this letter as our formal request for extending the current building permit.

We really do need the building permit to be extended so a new owner can quickly get the Ormsby House in operation. The extension of the permit will also increase the desirability of the property.

"Why has it taken so long?" This is the question we are asked again and again and again. There are simple answers to this question. We made a mistake when we did not demo the building and start over. However, we had plenty of professional help in making this decision!

The original Ormsby House was actually two buildings. The hotel tower is a steel reinforced concrete building. This building has 11 floors plus a basement. The concrete pillars in the building extend from the basement to the roof and cannot be moved. The columns are 2 foot square and are constructed of steel and concrete with many pieces of steel connected into the floor. The floors are similar in construction. Concrete with many pieces of steel embedded for strength and tied into the columns.

The second building is two floors high and contains the casino floor on the ground level and ballrooms on the second floor. The north portion of the building is an addition built in the late 1980's and or early 1990's. All of this structure is supported by pilings' about 35 feet in depth and capable of supporting large loads.

The original building had asbestos everywhere in the tower. It was in the floor covering, the room walls, the ceilings, the pipe insulation,everywhere. To cure the asbestos problem, the hotel tower was gutted. All that was left was concrete and steel! The concrete floor on the second floor banquet level was found to be cracked everywhere which caused the flooring to be "bouncy". This took hundreds of man-hours of effort to inject all the cracks with a special epoxy to stiffen the floor.

The above is only a portion of our problems. The mistake was not taking the building down and rebuilding from scratch! This is where the time went. Las Vegas blows them down for a reason. It is quicker and less costly and building new makes it easy to build to code!

Sincerely,

Don Lehr, Manager
Ormsby House