

City of Carson City Agenda Report

Date Submitted: January 23, 2007

Agenda Date Requested: February 1, 2007
Time Requested: 5 minutes

To: Mayor and Board of Supervisors
From: Building Division

Subject Title: Action to adopt, on second reading, Bill No.103, Ordinance No. _____, an ordinance amending Carson City Municipal Code Title 15, Buildings and Construction, Chapter 15.06 Residential Code, Section 15.06.010 Adoption of the International Residential Code, Appendices and Amendments, Section R105 Permits R105.2 Work Exempt from Permit delete number 1 under "Building:" and replace with a new number 1 specifying the maximum floor area is not to exceed 120 square feet, R105.3 Application for Permit 105.3.2 Time Limitation of Application by deleting the existing paragraph and replacing it with a new paragraph on time limitations of applications. 105.5 Expiration by deleting the existing paragraph and replacing it with four new paragraphs specifying every permit shall become invalid unless the work has been commenced within 180 days after its issuance, or if work on the site is suspended or abandoned for 180 days but less than one year a new permit and a fee of one half of the permit will be required , in order to renew action on an expired permit a full permit fee is required, a permit may be extended one time only, permits issued by the Building Official become null and void 18 months after the date of issuance, a permit may be extended only one time for no more than 18 months, permits of a minor nature become null and void 6 months after the date of issuance, and other matters properly related thereto.

Staff Summary: The proposed ordinance would modify the text of the Carson City Municipal Code by changing/adding to the current language per Section R105.2, maximum allowed exempt structure is 120 square feet to be compatible with the International Building code, time limitations on applications per Sections 105.3.2 and 105.

Type of Action Requested:

Resolution Ordinance, second reading
 Formal Action/Motion Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to adopt, on second reading, Bill No.103, Ordinance No. _____, an ordinance amending Carson City Municipal Code Title 15, Buildings and Construction, Chapter 15.06 Residential Code, Section 15.06.010 Adoption of the International Residential Code, Appendices and Amendments, Section R105 Permits R105.2 Work Exempt from Permit delete number 1 under "Building:" and replace with a new number 1 specifying the maximum floor area is not to exceed 120 square feet, R105.3 Application for Permit 105.3.2 Time Limitation of Application by deleting the existing paragraph and replacing it with a new paragraph on time limitations of applications, 105.5 Expiration by deleting the existing paragraph and replacing it with four new paragraphs specifying every permit shall become invalid unless the work has been commenced within 180 days after its issuance, or if work on the site is suspended or abandoned for 180 days but less than one year a new permit and a fee of one half of the permit will be required , in order to renew action on an expired permit a full permit

fee is required, a permit may be extended one time only, permits issued by the Building Official become null and void 18 months after the date of issuance, a permit may be extended only one time for no more than 18 months, permits of a minor nature become null and void 6 months after the date of issuance, and other matters properly related thereto.

Explanation for Recommended Board Action: The Board of Supervisors, pursuant to Carson City Municipal Code, is required to take final action on all code amendments. This is the second of two readings.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC Title 15, Section 15.06.010
Adoption of the International Residential Code

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

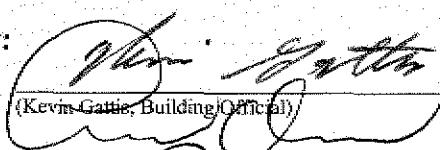
Alternatives: 1) Deny the ordinance, 2) Refer the matter back to Building for further review.

Supporting Material:

Ordinance

Prepared By: Kristie Knowlton, Management Assistant III, Planning

Reviewed By:


(Kevin Gattie, Building Official)


(Lawrence Werner, Development Services Director)


(Linda Ritter, City Manager)


(Melanie Bruketta, Chief District Attorney)

Date: 1/23/07

Date: 1/23/07

Date: 1-23-07

Date: 1-23-07

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay _____
2) _____ _____

(Vote Recorded By)

BILL NO. 103

ORDINANCE NO.

AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 15
BUILDINGS AND CONSTRUCTION, CHAPTER 15.06 RESIDENTIAL CODE
SECTION 15.06.010 ADOPTION OF THE INTERNATIONAL RESIDENTIAL
CODE, APPENDICES AND AMENDMENTS SECTION R105 PERMITS R105.2
WORK EXEMPT FROM PERMIT DELETE NUMBER 1 UNDER "BUILDING:"
AND REPLACE WITH A NEW NUMBER 1 SPECIFYING THE MAXIMUM
FLOOR AREA IS NOT TO EXCEED 120 SQUARE FEET, R105 APPLICATION
FOR PERMIT 105.3.2 TIME LIMITATION OF APPLICATION BY DELETING
THE EXISTING PARAGRAPH AND REPLACING IT WITH A NEW
PARAGRAPH ON TIME LIMITATIONS OF APPLICATIONS, 105.5
EXPIRATION BY DELETING THE EXISTING PARAGRAPH AND
REPLACING IT WITH FOUR NEW PARAGRAPHS SPECIFYING EVERY
PERMIT SHALL BECOME INVALID UNLESS THE WORK HAS BEEN
COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE, OR IF WORK ON
THE SITE IS SUSPENDED OR ABANDONED FOR 180 DAYS BUT LESS
THAN ONE YEAR A NEW PERMIT AND A FEE OF ONE HALF OF THE
PERMIT FEE WILL BE REQUIRED, IN ORDER TO RENEW ACTION ON AN
EXPIRED PERMIT A FULL PERMIT FEE IS REQUIRED, A PERMIT MAY BE
EXTENDED ONE TIME ONLY, PERMITS ISSUED BY THE BUILDING
OFFICIAL BECOME NULL AND VOID 18 MONTHS AFTER THE DATE OF
ISSUANCE, A PERMIT MAY BE EXTENDED ONLY ONE TIME FOR NO
MORE THAN 18 MONTHS, PERMITS OF A MINOR NATURE BECOME NULL
AND VOID 6 MONTHS AFTER THE DATE OF ISSUANCE, AND OTHER
MATTERS PROPERLY RELATED THERETO.

THE BOARD OF SUPERVISORS OF CARSON CITY DO ORDAIN:

SECTION I:

That Section 15.06.010 of the Carson City Municipal Code is hereby amended as follows:

Section R105 Permits

R105.2 Work Exempt From Permit - delete number 1 under "Building:" and replace it with a new number 1:

Building:

[1. One-story detached accessory structures, provided the floor area does not exceed 200 square feet ($18.58m^2$).]

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet ($11.15m^2$).

SECTION II:

That Section 15.06.010 of the Carson City Municipal Code is hereby amended as follows:

R105.3 Application for Permit

105.3.2 Time Limitation Of Application - delete paragraph and add new paragraph

[An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.]

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 frame for action by the applicant for a period not exceeding 180 days on 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.

105.5 Expiration - delete paragraph and add as new paragraphs:

[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. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.]

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. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore 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 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 one 18 month extension when the permittee is unable to complete the permitted work within 18 months of permit issuance. No permit shall be extended more than once.

Exception: Permits of a minor nature (ex. Re-roofing, FAU change out, water heaters, electrical service changes etc.) expire by limitation and become null and void 6 months after the date of issuance.

SECTION III:

That no other provisions of Title 15 of the Carson City Municipal Code are affected by this ordinance.

Proposed on January (month) 18 (day), 2007 (year).

Proposed by Supervisor Robin Williamson

Passed _____ (month) _____ (day), 2007

Votes:

AYES: Supervisors

NAYS: Supervisors

ABSENT: Supervisors

ATTEST:

Alan Glover, Clerk/Recorder

Mary Teixeira, Mayor

This ordinance shall be in force and effect from and after the _____ day of the month of
_____, of the year 2007.