



# CITY OF FERNLEY

## CITY COUNCIL

### AGENDA REPORT

**Meeting Date: September 2, 2020**

<b>REPORT TO:</b>	Mayor and City Council
<b>REPORT THRU:</b>	Daphne Hooper, City Manager
<b>REPORT FROM:</b>	<b>Daphne Hooper, City Manager</b>
<b>REVIEWED BY:</b>	Brent Kolvet, Deputy City Attorney
<b>REVIEWED BY:</b>	Denise Lewis, City Treasurer

<b>FINANCIAL IMPACT:</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	<b>CURRENTLY BUDGETED:</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	<b>FUND/ACCOUNT:</b>
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<b>ACTION REQUESTED:</b> <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input type="checkbox"/> Receive/File
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**AGENDA ITEM: Staff Report (For Possible Action): Second Reading, Adoption Bill #288, modifying building code ordinance adopting the 2018 Uniform Plumbing and Mechanical Code, 2018 International Swimming Pool & Spa Code, and delete standard 2017 Accessibility ANSI A117.1.**

<b>Business Impact (per NRS Chapter 237):</b> <input type="checkbox"/> A Business Impact Statement is Attached. <input type="checkbox"/> A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).
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**Agenda Item Brief:** 1. City of Fernley Ordinance (FMC 8.02.12) is to adopt Building Codes.  
2. City of Fernley must update our building codes with the most relative Codes, in order remain consistent with surrounding areas, and NOT affect our ISO rating which may be used in determining home insurance costs. *Nevada Statutes:* NRS 244.105, 268.012, 278.580  
3. The Uniform Plumbing Code is directed by the State Law. *Nevada Statutes:* NRS 444.340  
4. Community Assessment: Protect the health and safety of all persons by creating safe buildings and structures within our community.

**See attached report for background, analysis, alternatives.**

**RECOMMENDED MOTION:** “I move to adopt Bill #288 as an ordinance modifying the 2018 Uniform Plumbing and Mechanical Code, 2018 International Swimming Pool & Spa Code, and delete standard 2017 Accessibility ANSI A117”.

**ALTERNATIVES:**

City Council could choose to...Continue the already adopted Codes in the format.

**PROJECT SUMMARY:** The City of Fernley Ordinance (FMC 8.02.12) is created to adopt and implement the most recent coordinated set of codes within 18 months of publication. Adoption of the latest code aids in maintaining our Building Code Effectiveness Grading Schedule (BCEGS) rating as classified by Insurance Services Office, Inc. (ISO). This was done in November 11, 2018. In the adoption process, the 2018 Uniform and Mechanical Codes and the 2018 International Pool and Spa Codes were not included. These codes directly affect commercial development projects and these three codes are consistent with the same adoption of all the surrounding area. These additional codes will allow consistent practices by paid professionals throughout the region.

**BACKGROUND:** The 2018 Codes version of the code were adopted November 7<sup>th</sup>, 2018 per Bill #269. These published codes were reviewed with all the codes by the Northern Nevada Chapter of the International Code Council during the regional area adoption process. This modification adds three additional codes and deletion of a standard already adopted by reference within the code language. These changes will give us more consistency with the surrounding area, and the additional codes will provide more options.

**ANALYSIS:**

**FINDINGS:**

**LEGAL IMPLICATIONS:** None

**FINANCIAL IMPLICATIONS:** None

**ATTACHMENTS:** 1. List of codes adopted in November 2018. 2. Cover page of Northern Nevada ICC Amendments to the Codes Reviewed October 18<sup>th</sup>, 2018.