



Washoe County
Department of Building & Safety
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November 16, 2007

2006 CODE ADOPTION UPDATE

Dear Builders & Contractors,

The Washoe County Board of County Commissioners had the first reading of an ordinance adopting the 2006 International Codes and amendments on November 13, 2007. The ordinance, when approved in December, will become **effective March 10, 2008**. The Board wanted to ensure adequate notice and time for builders to prepare for the code change during the current construction market and has extended the effective date for implementation from January 1, 2008. The ordinance and amendments may be viewed on the department's website at www.washoecounty.us/bldgsafety. In November of 2006, the department began the review and development process for proposed amendments to the 2006 International Codes. This was done in conjunction with the local ICC Chapter, construction associations and the following building departments: Reno, Sparks, Carson City, Fernley, and Lyon County. Almost 100 contractors, architects, engineers and code officials participated in seven committees and one steering committee. The scope of the process was to review and unify the different amendments among the jurisdictions as much as possible and develop one regional amendment package to the 2006 International and Uniform Codes. The Regional Code Adoption Committee set January 1st as the date for implementation. This also coincides with the State of California's adoption of the 2006 International Codes.

In addition, to the code adoption, Building & Safety plans to change the requirements for new master plan submittals. In the past, Building & Safety has allowed up to five options or combinations of the five options. This method has caused some confusion and problems both in the office and in the field. Building & Safety proposes the following for new master plans:

1. Elevation configurations are limited to three.
2. Roof configurations are limited to three.
3. Garage configurations are limited to two.
4. Interior floor plan configurations are limited to two.
5. Structural changes are limited to the above roof, elevation, garage and interior floor plan configurations.
6. Square foot changes are limited to the above elevation and garage configurations.

EXCEPTION: Existing approved master plans may keep their existing number of options when updating to the new code.

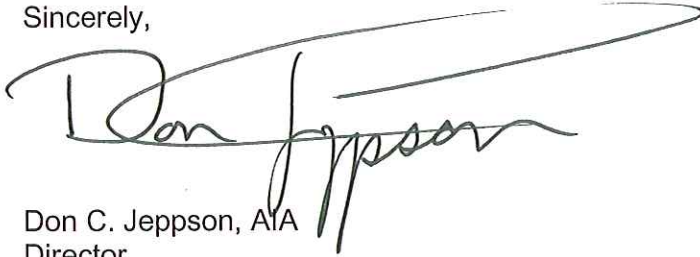
A matrix of options and the WC number on the plans will still be required, as will a letter from the engineer acknowledging and approving all options. Master plans that require additional changes can be submitted as a one time site specific revision and must pay additional plan review and permit fees, a site specific set of drawings may be required depending on the complexity of the revision.

Master plans plan-checked and approved under the 2003 codes may be submitted for until March 9, 2008. Plan review for repeat master submittals expires within one year after the submittal date and these permits must be issued within that time frame or they will become void.

After March 9, 2008, master plans must be approved and issued under the 2006 Codes.

If there are any questions, please call Washoe County Building & Safety at 328-2020.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Jeppson". The signature is written in a cursive style with a large, sweeping initial "D" and a long horizontal line extending to the right.

Don C. Jeppson, AIA
Director