

STAFF REPORT

Date: May 21, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: Ordinance Introduction - Bill No. ____ (For Possible Action): Ordinance to amend Reno Municipal Code Title 14 “Building and construction,” Chapter 14.04 “Building and Housing Codes,” Section 14.04.001. “Purpose,” Section 14.04.007. “Interpretation,” Section 14.04.010 “International Existing Building Code,” Section 14.04.050 “International Building Code,” Section 14.04.100 “International Residential Code,” Section 14.04.105 “International Mechanical Code,” Section 14.04.110 “International Fuel Gas Code,” Section 14.04.115 “Uniform Mechanical Code,” Section 14.04.120 “Uniform Plumbing Code,” Section 14.04.120.010 Subsection (D) “Apprentice Plumbing Certificate,” Section 14.04.125 “National Electric Code,” and to adopt the amended versions of the following: 2024 International Existing Building Code, 2024 International Building Code, 2024 International Residential Code, 2024 International Mechanical Code, 2024 International Fuel Gas Code, 2024 Uniform Plumbing Code, 2023 National Electric Code, Section 14.04.125.005 Subsection (C) “Certificates required under the National Electric Code,” Section 14.04.125.005 Subsection (E) “Certificates Required under the National Electric Code,” Section 14.04.125.010 Subsection (D) “Apprentice Electrical Certificate,” Section 14.04.130 “International Energy Conservation Code,” together with the Northern Nevada Amendments associated with each code to add and delete certain wording related thereto; together with matters properly relating thereto.

From: Chris Pingree, Director of Development Services

Department: Development Services - Building

Summary:

This is a request to approve amendments to Reno Municipal Code, Title 14 Buildings and Construction, Chapter 14.04 Building and Housing Code, in addition to the adoption of the following codes: 2024 International Existing Building Code, 2024, International Building Code, 2024 International Residential Code, 2024 International Mechanical Code, 2024 International Fuel Gas Code, 2024 Uniform Mechanical Code, 2024 Uniform Plumbing Code, the 2023

National Electric Code, and the 2024 International Energy Conservation Code; and amendments to those codes with the adoption of the 2024 Northern Nevada Amendments, published by the Northern Nevada Chapter of the International Code Council.

Alignment with Strategic Plan:

Economic and Community Development

Public Safety

Governance and Organizational Effectiveness

Previous Council Action:

November 28, 2018 - Council adopted the 2018 International Building Code, 2018 International Residential Code, 2018 International Mechanical Code, 2018 International Fuel Gas Code, 2018 Uniform Mechanical Code, 2018 Uniform Plumbing Code, and the 2011 national Electric Code along with the 2018 Northern Nevada Amendments. Feb 10, 2016 - Council adopted the 2012 International Energy Conservation Code with the associated 2015 Northern Nevada Energy Code Amendments. June 5, 2013 - - Council adopted the 2012 International Building Code, 2012 International Residential Code, 2012 International Mechanical Code, 2012 International Fuel Gas Code, 2012 Uniform Plumbing Code, 2012 Uniform Mechanical Code, and the 2011 National Electric Code along with the 2012 Northern Nevada Amendments. February 11, 2009 - Council adopted the 2006 international Existing Building Code along with the various amendments to Title 14, "Buildings and Construction".

Background:

At the May 7th, 2025 City Council Meeting, staff provided information regarding the 18-month process with stakeholders, and regional partners to vet the proposed codes and amendments, as well as the planned introduction of this ordinance.

Discussion:

The adoption of the 2024 Northern Nevada Building Code Amendments and the Title 14 amendments to the City of Reno building code requirements. For several building code cycles, this regional adoption process has allowed the development community to have consistency across jurisdictions knowing the rules are the same in each location they work in Northern Nevada. The entire collaborative process took place over an 18-month period including Technical Committees, the Steering Committee, Northern Nevada Code Council Board of Directors, and finally to city councils and commissions throughout the region.

Significant changes to the 2024 Building Codes and Amendments are:

- **International Building Code** changes to 1807.2.1.1 Rockery walls, Table 1608.2 Ground Snow Load Table

- **International Energy Conservation Code** changes to C402.6.2 Air leakage compliance, C403.4.7 Heating and Cooling system controls for operable openings to the outdoors, R404.2 Interior lighting controls, R408.2 Additional energy efficiency credit requirements.

The 9 participating public agencies involved in the production of these amendments include:

- Carson City
- City of Fernley
- City of Reno
- City of Sparks
- Douglas County
- Lyon County
- Pershing County
- Washoe County
- Storey County.

Participating industry professionals in the production of the Northern Nevada Amendment process include ·BJG Architecture·BrightLife Electric NV LLC·Certified Structure Inspector·Construction Materials Engineer·CORE Construction ·CWX Architects·D&D Plumbing ·Desert Wind Homes·DR Horton ·ENGEO·Frame Architecture, Inc.·Jensen Engineering, Inc.·Lennar Reno LLC ·National Electrical Manufacturers Association·Nevada Builders Alliance ·New Fields·PK Electrical·Plumbing Heating Cooling Contractors of Nevada·Raglen System Balance, Inc·RHP Mechanical Systems·Savage & Sons Inc ·Southwest Gas Corporation·Summit Engineering Corporation·The Happy Outlet, LLC

Financial Implications:

None at this time.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Recommendation:

Staff recommends Council approval and adoption of the 2024 Building Codes and the 2024 Northern Nevada Amendments to Title 14, "Buildings and Construction" for a second reading and adoption.

Proposed Motion:

I move to refer the proposed text amendments and the 2024 Northern Nevada Amendments to the Reno Municipal Code, Title 14, "Buildings and Construction" for a second reading.

Attachments:

2024 Northern Nevada Amendments Chapter 14.04 Building and Housing Codes Significant Changes to IBC Significant Changes to IECC