

STAFF REPORT

Date: May 7, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: Staff Report (For Possible Action): Presentation and discussion on the adoption of the 2024 Building Codes along with the Northern Nevada Amendments, including public outreach process, and next steps for an ordinance update to Title 14 of the Reno Municipal Code.

From: Chris Pingree, Director of Development Services

Department: Development Services - Building

Summary:

Presentation and discussion on the adoption of the 2024 International Code Council (ICC) Building Codes along with the Northern Nevada International Code Council (NNICC) regional code amendment package. These codes and amendments have been vetted by the development community through an in-depth process including industry partners and neighboring government jurisdictions in Northern Nevada. The purpose of this presentation is to explain the code adoption process, highlight significant changes, and answer City Council questions.

Alignment with Strategic Plan:

Economic and Community Development

Public Safety

Infrastructure, Climate Change, and Environmental Sustainability

Previous Council Action:

2018 Building Code and Amendment presentation on October 24th, 2018, followed by November 18, 2018, adoption. 2012 Building Code and Amendment presentation and official adoption on July 7th, 2012. 2012 Building Code and Amendment presentation and official adoption on February 13th, 2009.

Background:

Every six years, local jurisdictions in Northern Nevada partner to review the most recently

published building codes. This process is required in order for local building departments to stay up to date with the most recent construction materials and safety standards that regulate the building industry. The Northern Nevada Chapter of the International Code Council of which the City of Reno is a member, prepares the Northern Nevada Code Amendments recommended for our region. The regional process of crafting amendments ensure consistency across our region for the development, design, and construction community, also helping contractors in order to bid jobs more effectively knowing the rules are the same in each jurisdiction. This process has been followed for the adoption of the 2006, 2012, and 2018 Building Code updates.

Discussion:

In May, the Reno City Council will consider adoption of an ordinance to amend Reno Municipal Code, Title 14 with the recommended building codes and amendments, with an effective date of July 1st, 2025, with a grace period until January 1st, 2026. The codes and amendments under consideration include:

- 2024 International Building Code
- 2024 International Existing Building Code
- 2024 International Energy Conservation Code
- 2024 International Residential Code
- 2024 International Fuel Gas Code
- 2024 International Mechanical Code
- 2024 Uniform Plumbing Code
- 2024 Uniform Mechanical Code
- 2023 National Electric Code
- 2024 Northern Nevada Code Amendments

The Northern Nevada Chapter of the International Code Council spearheaded the code amendment vetting process over a year and a half including technical committees, and steering committees for each code publication for final approval prior to the presentation to the elected bodies for presentation and future adoption. Each technical committee was comprised of subject matter experts, industry professionals, and local jurisdiction code professionals. The codes and amendments were vetted for local environment conditions in Northern Nevada, analysis to the building construction cost, and statistics to document support.

The participating local jurisdictions in the code review and Northern Nevada Amendments processes include:

- Carson City
- City of Sparks
- City of Fallon
- Reno-Sparks Indian Colony
- Churchill County

- City of Fernley
- Douglas County
- Storey County
- City of Elko
- City of Reno
- Lyon County
- Washoe County
- The participating organizations in the code review and Northern Nevada Amendments processes include:
BJG Architecture, Brightlife Electric NV LLC, Certified Structure Inspector, Construction Materials Engineer, CORE Construction, CWX Architecture, D&D Plumbing, Desert Wind Homes, DR Horton, ENGEO, Frame Architecture Inc, Jensen Engineering, Lennar Reno LLC, National Electric Manufacturers Association, Nevada Builders Alliance, New Fields, PK Electric, PHCC of Nevada, Raglen System Balance Inc, RHP Mechanical Systems, Savage and 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 move forward with the 2024 code adoption with amendments related to Title 14.

Proposed Motion:

I move to direct staff to move forward with the ordinance update to Title 14 of the Reno Municipal Code.

Attachments:

2024 Northern Nevada International Code Council Amendments.