



# WASHOE COUNTY

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## STAFF REPORT

BOARD MEETING DATE: June 21, 2016

**DATE:** May 26, 2016

**TO:** Board of County Commissioners

**FROM:** Don C. Jeppson, County Building Official,  
Community Services Dept., 328-2030, [dcejppson@washoecounty.us](mailto:dcejppson@washoecounty.us)

**THROUGH:** Dave Solaro, Arch., P.E., Director,  
Community Services Department, 328-3600, [dsolaro@washoecounty.us](mailto:dsolaro@washoecounty.us)

**SUBJECT:** Possible action to introduce and hold the first reading of an ordinance amending Chapter 100 of the Washoe County Code by (1) adding thereto a provision decreasing fees for various building permits, including general building permits, other inspection and permit fees, and plan review fees, (2) adding a new category of fees for projects with a value in excess of \$10,000,000.00, (3) increasing the fee for the renewal of all permits other than building permits to 100% of the original permit cost, and (4) providing other matters necessarily connected therewith and pertaining thereto; and to set the public hearing for second reading and possible adoption to be held on July 12, 2016. (All Commission Districts.)

### SUMMARY

This ordinance amending Chapter 100 accomplishes three items. First, the building permit fee is reduced by 4% to offset the technology fee for the new permit system. This idea was presented by Building & Safety to the construction industry at various meetings over the last year and half and received very positive feedback. Second, following national trends Building & Safety has proposed an additional tier to the valuation table for projects over \$10,000,000 reducing the permit fee per \$1,000 of valuation from \$3.36 to \$2.36. This will make the County even more competitive with permitting fees on large projects like Tesla and Apple. The last item implements changes to the cost of renewing permit fees for minor permits such as hot water heaters, furnace, and re-roof permits. These types of permits are often inexpensive, \$45 to \$90; however, if there are renewal fees and trip permits required due to unforeseen project conditions renewal amounts can cost more than the original permit fee. Changing the renewal cost should help streamline the process for minor permits and give flexibility to extend when necessary and still cover building inspection costs.

These changes were presented and approved by the Enterprise Fund Advisory Committee on April 13, 2016.

Washoe County Strategic Objective supported by this item: Safe, Secure and Healthy Communities.

## **PREVIOUS ACTION**

**August 13, 2013:** The Board of County Commissioners (Board) approved a request to initiate proceedings to amend Washoe County Code (Chapter 100 – Buildings and Construction) to adopt an administrative permit, amended work exempt from permit, amend fee schedule on Table 2 and Table 7, and other matters properly relating to the provisions of Chapter 100, effective October 1, 2013; and directed the County Clerk to submit the request to the District Attorney for preparation of a proposed ordinance, pursuant to Washoe County Code Section 2.030 and 2.040.

**July 14, 2009 Fee Revisions:** Bill No. 1593, Ordinance No. 1414. An ordinance amending Chapter 100 of the Washoe County Code by adding thereto a provision increasing fees for building permits including building permit fees, other inspection and permit fees, and plan review fees, and providing other matters properly relating thereto. Proposed June 23, 2009. Passed July 14, 2009. Effective: August 1, 2009.

**March 25, 2008 Fee Revisions:** Bill No. 1545, Ordinance No. 1363. An ordinance amending Chapter 100 of the Washoe County Code by adding thereto a provision by increasing fees for building, grading permits, modifying building valuation data, and providing other matters properly relating thereto. Proposed March 11, 2008. Passed March 25, 2008. Effective: June 1, 2008.

**May 22, 2007 Fee Revisions:** Bill No. 1508, Ordinance No. 1329. An ordinance amending the Washoe County Code by adding thereto provisions creating building permit valuations under the international residential code, by increasing fees for building, grading, solar, and pool permits, increasing fees for related inspections and licenses, adding plan review fees, modifying building valuation data, and restricting building permits renewals, and providing other matters properly relating thereto. Proposed May 8, 2007. Passed May 22, 2007. Effective: July 1, 2007.

**June 28, 2005 Fee Reduction and Revisions:** Bill No. 1449, Ordinance No. 1270. An ordinance amending Washoe County Code by reducing the building permit fees, changes to ground snow loads, and other matters properly relating thereto. Proposed June 14, 2005. Passed June 28, 2005. Effective July 8, 2005.

**September 28, 2004 Fee Reduction:** Bill No. 1428, Ordinance No. 1248. An ordinance amending the Washoe County Code by reducing the building permit fees, and other matters properly relating thereto. Proposed September 14, 2004. Passed September 28, 2004. Effective October 8, 2004.

## **BACKGROUND**

The Board heard a report from staff on March 25, 2014 concerning progress towards awarding the Regional License and Permits Platform contract to Accela, Inc. That report included a description of meetings held with the Builder's Association of Northern Nevada, the Association of General Contractors, the Chamber, and all jurisdictions' customers on the proposed regional technology fee.

The Board approved an Interlocal Cooperative Agreement on June 17, 2014 establishing the Regional Business License and Permit Program among Washoe County, the City of

Reno, the City of Sparks, and the Washoe County Health District. The Board further approved a contract with Accela, Inc. totaling \$1,580,074.66 for the Program (total project budget of \$1,667,444.32), and directed staff to return prior to project implementation with a regional technology fee to recover portions of the project's costs with the fee to only be implemented after go-live of the platform.

### **FISCAL IMPACT**

The building valuation table is proposed to be reduced by 4% to offset the proposed technology fee for the new permit system. RTC fees and Park Construction fees are exempt from the technology fee. Other building flat fees and hourly fees will not be reduced. The building revenue is expected be reduced by \$120,000 annually which should not impact operation significantly, but operations and revenue will be monitored and any proposed changes brought back to the Board.

This ordinance is exempt from the Business Impact Statement pursuant to NRS 237.060 (2)(c). The proposed permit fees comply with NRS 354.59891 (2) as defined by NRS 354.59891 (1)(c).

### **RECOMMENDATION**

It is recommended the Board of County Commissioners take possible action to introduce and hold the first reading of an ordinance amending Chapter 100 of the Washoe County Code by (1) adding thereto a provision decreasing fees for various building permits, including general building permits, other inspection and permit fees, and plan review fees, (2) adding a new category of fees for projects with a value in excess of \$10,000,000.00, (3) increasing the fee for the renewal of all permits other than building permits to 100% of the original permit cost, and (4) providing other matters necessarily connected therewith; and pertaining thereto; and to set the public hearing for second reading and possible adoption to be held on July 12, 2016.

### **POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be: "Move to introduce and hold the first reading of an ordinance amending Chapter 100 of the Washoe County Code by (1) adding thereto a provision decreasing fees for various building permits, including general building permits, other inspection and permit fees, and plan review fees, (2) adding a new category of fees for projects with a value in excess of \$10,000,000.00, (3) increasing the fee for the renewal of all permits other than building permits to 100% of the original permit cost, and (4) providing other matters necessarily connected therewith and pertaining thereto; and to set the public hearing for second reading and possible adoption to be held on July 12, 2016."

**WORKING COPY**

**INFORMATION ONLY**

REGULAR TEXT: NO CHANGE IN LANGUAGE

~~STRIKEOUT TEXT: DELETED LANGUAGE~~

**BOLD TEXT: NEW LANGUAGE**

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**SUMMARY:** An ordinance amending Chapter 100 of the Washoe County Code by (1) adding thereto a provision decreasing fees for various building permits, including general building permits, other inspection and permit fees, and plan review fees, (2) adding a new category of fees for projects with a value in excess of \$10,000,000.00, (3) increasing the fee for the renewal of all permits other than building permits to 100% of the original permit cost, and (4) providing other matters necessarily connected therewith and pertaining thereto.

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**TITLE:**

**AN ORDINANCE AMENDING CHAPTER 100 OF THE WASHOE COUNTY CODE BY (1) ADDING THERETO A PROVISION DECREASING FEES FOR VARIOUS BUILDING PERMITS, INCLUDING GENERAL BUILDING PERMITS, OTHER INSPECTION AND PERMIT FEES, AND PLAN REVIEW FEES, (2) ADDING A NEW CATEGORY OF FEES FOR PROJECTS WITH A VALUE IN EXCESS OF \$10,000,000.00, (3) INCREASING THE FEE FOR THE RENEWAL OF ALL PERMITS OTHER THAN BUILDING PERMITS TO 100% OF THE ORIGINAL PERMIT COST, AND (4) PROVIDING OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.**

**THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:**

**SECTION 1** Chapter 100 of the Washoe County Code is hereby amended at Appendix A to read as follows:

**Schedule of Permit Fees.** Building permit fees shall be based on Table 1 of this code. Any table, list or other specifications of building permit fees contained in any code adopted pursuant to section 100.100.010 is amended to read as follows:

**TABLE 1  
BUILDING PERMIT FEES**

Total Valuation	Fee
\$0.01 to \$500.00	\$45.00
\$500.01 to \$2,000.00	\$45.00 for the first \$500.00 plus <del>\$3-503.36</del> for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,000.01 to \$25,000.00	<del>\$97-5095.40</del> for the first \$2,000.00 plus <del>\$15-7815.14</del> for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,000.01 to \$50,000.00	<del>\$460-44443.62</del> for the first \$25,000.00 plus <del>\$11-3610.90</del> for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,000.01 to \$100,000.00	<del>\$744-44716.12</del> for the first \$50,000.00 plus <del>\$7-957.63</del> for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,000.01 to \$500,000.00	<del>\$1,141-941,097.62</del> for the first \$100,000.00 plus <del>\$6-185.93</del> for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,000.01 to \$1,000,000.00	<del>\$3,613-943,469.62</del> for the first \$500,000.00 plus <del>\$5-295.07</del> for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.01 and up to \$10,000,000.00	<del>\$6,258-946,004.62</del> for the first \$1,000,000.00 plus <del>\$3-503.36</del> for each additional \$1,000.00 or fraction thereof, <b>to and including \$10,000,000.00.</b>
\$10,000,000.01 and up	<b>\$36,244.62 for the first \$10,000,000.00 plus \$2.36 for each additional \$1,000.00 or fraction thereof.</b>

The fee for the renewal of the building permits shall be \$45 plus 10 percent of the original building permit fee and any sub fees or \$10 whichever is greater. **The fee for the renewal of all other permits, including grading, fences, and utilities, shall be 100% of the original permit fee including any sub fees.** The renewal of the building permits will shall exclude the Parks tax, Regional Transportation Commission fee, and plan check fee, provided that no changes have been made to the project.

SECTION 2 General Terms.

1. Business Impact Note. This is not a “rule” within the meaning of NRS 237.030 – 237.150 (Adoption of Rules Affecting Businesses) because it is an ordinance adopted pursuant to NRS Chapter 278.
2. Validation of Actions. Notwithstanding any defects or irregularities, all actions, proceedings, matters and things heretofore taken by the board of county commissioners and its agents or the officers, employees and contractors of the County purportedly had or taken under law or under color of law by any of them which actions, proceedings, matters and things are not inconsistent with the provisions of this Ordinance are ratified and approved.
3. Implementation; edits. The Chairman of the Board and the officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.
4. Repealer. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed but only to the extent of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.
5. Publication and Effective Date. This ordinance shall be executed and its title shall be published as required by NRS 244.100, NRS 244.105, and any other enabling laws, and shall be effective on the date specified below.
6. Severance of Invalid Provisions. Each term and provision of this ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then it shall be excised from this ordinance. In any event, the remainder of this ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

Proposed on ..... (month) ..... (day) 2016.

Proposed by Commissioner \_\_\_\_\_.

Passed on ..... (month) ..... (day) 2016.

Vote:

Ayes:           Commissioners: \_\_\_\_\_

Nays: Commissioners: \_\_\_\_\_

Absent: Commissioners \_\_\_\_\_

\_\_\_\_\_  
Chair  
Washoe County Commission

ATTEST:

\_\_\_\_\_  
County Clerk

This ordinance shall be in force and effect from and after the **Twenty second** day of the month of **August of the year 2016**.