

CHAPTER 23

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Uniform Building Code

23.010 Findings of City Council.

The City Council finds that pursuant to NRS 266.155, 266.366, and 278.580 the City Council may:

1. Regulate all matters relating to the construction, maintenance and safety of buildings, structures and property within the City;
2. Adopt a Uniform Building Code printed in book or pamphlet form specifying the design, soundness and materials of structures necessary to carry out the provisions of NRS 266.366, with such changes as may be necessary to make the same applicable to conditions in the City, and with such other changes as may be desirable, by reference thereto;
3. Adopt rules, ordinances and regulations for the enforcement of the building code; and
4. Fix a reasonable schedule of fees for the issuance of building permits.
(Sec. 1, Ord. No. 136)

23.020 Adoption of 1994 edition of Uniform Building Code.

The City of Lovelock adopts the 1994 edition of the Uniform Building Code, published by the International Conference of Building Officials, a copy of which is placed on file in the office of the City Clerk. In addition, the City may adopt any resolutions necessary to make the code applicable to special conditions in the City or to make any other desirable changes to the code.

(Sec. 1, Ord. No. 187)(Resolution changing Code to 1994 edition as of July 2, 1996.
See attached Resolution.)

23.030 Designation of Building Official.

The building official specified in the Uniform Building Code (1994 edition) may be a permanent appointee of the City Council, a City employee, or some individual temporarily appointed or employed for such purpose. The building official so designated has all the powers and duties described in the Uniform Building Code (1994 edition)

(Sec. 2, Ord. No. 187)

23.050 Building permit fees.

1. Building permits shall be issued in the Lovelock City Clerk's office.
2. Those fees set forth in the 1994 edition of the Uniform Building Code shall be adopted as the building fees which shall go into effect on July 2, 1996, if so approved by the Nevada State Department of Taxation.
3. The Lovelock City Council may, by resolution change the fees for building permits. All fee changes become effective immediately upon passage of any such resolution.

(Sec. 4, Ord. No. 187)

23.060 Violations and penalties.

1. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure without first obtaining the proper permit in advance.
2. Any person violating the provisions of this ordinance is guilty of a misdemeanor and upon conviction shall be punished by a fine of not more than ONE THOUSAND (\$1000.00) DOLLARS or by imprisonment in the county jail for not more than SIX (6) MONTHS, or by both such fine and imprisonment.
3. Such person shall be guilty of a separate offense for each day or any portion thereof, during which any violation of this ordinance is committed, continued or permitted.

(Sec. 5, Ord. No. 187)

Outdoor Advertising Structures

23.070 Definitions.

As used in sections 23.070 to 23.180, inclusive, the words and terms defined in sections 23.080 to 23.110, inclusive, have the respective meanings assigned to them in such sections.

(Part Sec. 2, Ord. No. 118)

23.080 "Advertising display" or "display" defined.

"Advertising display" or "display" means any outdoor advertising structures.

(Part Sec. 2, Ord. No. 118)

23.090 "Outdoor advertising structure" defined.

1. "Outdoor advertising structure" means any sign or advertisement used as an outdoor display by painting, posting or affixing on a surface pictures, emblems, words, figures, numbers or lettering for the purpose of making anything known, the matter so advertised or displayed being remote from its point of sale.
2. "Outdoor advertising structure" does not include:
 - (a) An official notice by any court, public body or public officer.
 - (b) A notice posted by a public officer in the performance of a public duty or by

any person in giving any legal notice.

(c) Directional, warning or information signs or structures required by or authorized by law or by Federal, State or County authority.

(Part Sec. 2, Ord. No. 118)

23.100 "Sign" defined.

1. "Sign" means any words, lettering, parts of a letter, figures, numerals, phrases, emblems, devices, designs, trade names or trade marks by which any person, profession, commodity, business or fact is made known.

2. "Sign" does not include the notices, signs or structures specified in subsection 2 of section 23.090. (Part Sec. 2, Ord. No. 118)

23.110 "To place" defined.

The verb "to place" and any of its variants as applied to advertising displays includes the maintaining and erecting, constructing, posting, painting, printing, tacking, nailing, gluing, sticking, carving or otherwise fastening, affixing or making visible any advertising display on or to the ground or any tree, bush, rock, fence, post, wall, building, structure or thing. (Part Sec. 2, Ord. No. 118)

23.120 Purpose.

The purpose of sections 23.070 to 23.180, inclusive, is to promote the public interest and safety of the people of the City by regulating the location, appearance, construction and maintenance of any outdoor advertising structure erected in the City after July 1, 1969. (Sec. 1, Ord. No. 118)

23.130 Applicability.

1. The provisions of sections 23.070 to 23.180, inclusive, apply to any advertising display constructed in the City after July 1, 1969.

2. Except as otherwise provided in section 23.170, section 23.070 to 23.180, inclusive, do not apply to advertising displays used exclusively for:

(a) Advertisement of the sale or lease of property upon which the advertising display is placed.

(b) Designation of the name of the owner or occupant of the premises or to identify such premises or any business conducted on such premises.

(Part Sec. 3, Ord. No. 118)

23.140 Advertising display: Name of owner, person maintaining to be displayed.

No advertising display may be maintained unless the name of the person owning or maintaining it is plainly displayed thereon. (Part Sec. 3, Ord. No. 118)

23.150 Prohibited locations, positions.

No advertising display shall be placed in any of the following locations or positions:

1. Within the right-of-way of any highway or within any distance from a primary or secondary highway prohibited by NRS.

2. Within one-half mile in either direction along any highway right-of-way from a designated safety rest area to a depth of 660 feet on either side of such right-of-way.

3. Within any stream or drainage channel where the advertising display might be deluged and swept under any highway structure or against the supports of any highway structure.

4. Within a distance of 300 feet from the point of intersection of a highway or highways and railroad right-of-way lines.

5. So as to prevent a traveler on a highway from obtaining a clear view of approaching traffic for a distance of 500 feet. (Part Sec. 3, Ord. No. 118)

23.160 Prohibited displays.

Displays of the following nature are prohibited:

1. Imitations or simulations of any warning, danger or informational signs permitted under the provisions of sections 23.070 to 23.180, inclusive.
2. Display of a red or blinking or intermittent light likely to be mistaken for a warning or danger signal.
3. Illumination of such brilliance or position as to blind or dazzle the vision of travelers.
4. Displays containing statements, words or pictures of an obscene, indecent or immoral character. (Part. Sec. 3, Ord. No. 118)

23.170 Standards of construction, maintenance.

Painted surfaces of all advertising displays placed after July 1, 1969, under the provisions of sections 23.070 to 23.180, inclusive, shall be kept in a reasonable state of repair. (Sec. 5, Ord. No. 118)

23.180 Nuisances; penalties.

1. A display placed in violation of the provisions of sections 23.070 to 23.170, inclusive, is a public nuisance and may be removed as provided by NRS.
2. Every person, whether principal, agent or employee, violating any of the provisions of sections 23.070 to 23.170, inclusive, is guilty of a misdemeanor, and conviction thereof shall be punished as provided in section 35.010.
3. The remedies provided in sections 23.070 to 23.170, inclusive, for the removal of illegal advertising displays are cumulative and not exclusive of any other remedies provided by law. (Sec. 6, Ord. No. 118).

BUILDING WATER CONSERVATION

23.200 Definitions.

This section shall be known as the "Building Water Conservation Code of the City of Lovelock". It may be cited as such or referenced by the short title of "Water Code" or herein as "this code".

1. This ordinance governs all new residential and commercial construction and all replacement of plumbing fixtures in both residential and commercial building.
2. All definitions of the Plumbing Code adopted by Nevada Revised Statutes are applicable. However for the purposes of this Code, the following definitions apply and supersede similar definitions wherever found.
 - (a) Commercial construction means all restrooms and bathrooms in commercial, industrial, and public establishments, including but not limited to: restaurants, bars, night clubs, public buildings, comfort stations, school, gymnasiums, factories, offices, and athletic clubs.
 - (b) Residential construction means all single family dwellings, apartments,

23.210 New Residential Construction.

In all new residential construction and in all replacement of plumbing fixtures in existing residential construction, the following conservation devices shall be installed and maintained:

1. All mixing faucets must be designed to deliver a maximum of two and one-half (2-1/2) gallons per minute or must be equipped with flow control devices that deliver maximum of two and one-half (2-1/2) gallons per minute.
2. All shower heads shall be of a type that deliver a maximum of two and one-half (2-1/2) gallons per minute.
3. All toilets shall be designed to use a maximum of one and one-half (1-1/2) gallons per flush.
4. Evaporative cooling systems and all fountains, waterfalls and other decorative, water-using facilities shall be equipped with approved water recycling or reuse systems.

(Sec. II, Ord. 189)

23.220 New Commercial Construction.

In all new commercial construction and in all replacements of plumbing fixtures in existing commercial construction, the following conservation devices shall be installed and maintained:

1. All shower heads shall be of a type that delivers a maximum of two and one half (2-1/2) gallons per minute.
2. All toilets shall be designed to use a maximum of one and one half (1-1/2) gallons per flush.
3. All urinals shall be designed to use a maximum of one (1) gallon per flush. No urinals shall be installed which use a timing device to flush periodically irrespective of demand. Continuous flow urinals are prohibited.
4. All lavatories must be equipped with either spring loaded faucets that close when not in use or faucets that are equipped with metering valves that close automatically after delivering a maximum of .25 gallon. Multiple faucets activated from a single point are prohibited.
Exception: Public restrooms may be equipped with faucets designed for the physically handicapped.

5. Evaporative cooling systems and all fountains, waterfalls and other decorative water-using facilities shall be equipped with approved water recycling or reuse systems.

(Sec. III, Ord. 189)

23.230 Exceptions.

The director of the department of building may allow the use of a stand fixture or a special design where the applicant shows evidence that a health hazard or physical conflict would arise or where there is an unavailability of water saving fixtures, or where the above requirements would cause a greater quantity of water to be used to properly operate the fixture.

(Sec. IV, Ord. 189)

