



2017 Administrative Codes

The City of Elko Building Department has adopted new Administrative Codes. The 90 day grace period was from July 17 to October 17, 2017 for these administrative code changes to be implemented.

Following are a few of the areas of change:

E. Limitations on Temporary Certificates and Permits; Waivers: The City, to include the City Council and the Building Official, **shall not issue any temporary or partial Permit, temporary or partial Certificate of Occupancy, or temporary or partial Certificate of Completion**, or waive any requirement contained in this Title, unless specifically authorized by this Code.

Change - Removed temporary and partial certificate of occupancies.

G. Permit Exemptions: The following Buildings, Structures and other improvements to property are exempt from any Permit requirements contained in this Title:

1. Buildings and Structures: Except as otherwise provided in this Subsection, no Permit shall be required for the construction or installation of any of the following:

a. A single one-story detached accessory Structure used as a tool or storage shed, playhouse or similar use, or a patio cover, carport, garage or similar use, provided the floor area does **not exceed two hundred (200) square feet** and further provided the Structure is not occupied, except as follows:

Change - Increased from 120 sq. ft.

c. Fences not over **six feet six inches (6'-6")** in height constructed of wood, vinyl or composite that are not part of a pool barrier.

Change - Height of fence increased from 6'-0" to 6'-6". The height of a fence is measured from the ground to the top of the fence. Most fence slats are 6'-0' in length and installed so the bottom of the slat is 4 to 6 inches above the ground. The increase in height allows for this installation and therefore will not require a permit.



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Permits will now be required for all re-roofing and all antennas/towers.

The following are in current code and being removed in the new administrative code:

- q. Reroofing when in compliance with Section 1610 of the International Building Code.
- 3. Antennas/Towers: Residential television or radio antennas/towers or towers used for any function whose height does not exceed ten feet (10') above the primary structure located on the property and so located that the distance to the nearest property line is equal to or greater than the total height of the antenna/tower or must have fail points so as to assure that the structure will collapse on the subject site and not extend to and jeopardize adjacent property.

COLD WEATHER REQUIREMENTS FOR CONCRETE

Please keep in mind a few of the cold weather requirements that come into play this time of year when temperatures are below freezing:



- 1) Concrete should not be placed on frozen sub-grade material. The sub-grade sometimes can be thawed acceptably by covering it with insulating material for a few days before the concrete placement, but in most cases external heat must be applied. Experimenting at the site will show what combinations of insulation and time causes sub-surface heat to thaw the subgrade material. If necessary, the thawed material should be re-compacted.
- 2) Ensure that all surfaces that will be in contact with newly placed concrete are at temperatures that cannot cause early freezing or seriously prolong setting of the concrete. Ordinarily, the temperatures of these contact surfaces, including subgrade materials, need not be higher than a few degrees above freezing, say 35F.



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3) All snow, ice, and frost must be removed so that it does not occupy space intended to be filled with concrete. Unless the work area is housed, this work should be done immediately prior to concrete placement to prevent refreezing. Recommendations for cold weather concreting are given in detail in Chapter 4 of ACI 306R.



The Building Department will be **CLOSED** on the following days these upcoming months.

- Nevada Day-October 27th
- Veterans Day-November 10th
- Thanksgiving Day-November 23rd
- Family Day-November 24th
- Christmas-December 25th

Need To Contact The City Building Department?

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