



Clark County Department of Building & Fire Prevention

4701 West Russell Road, Las Vegas, NV 89118 ~ (702) 455-3000

Alternate Materials & Methods of Construction Building Permit Guide

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Part I. General Information

This guide is intended to assist architects and engineers in developing alternate materials/methods of construction when the building design cannot meet the prescriptive requirements enforced by the Clark County Building Department.

Alternate Materials and Methods of Construction are required to provide a level of protection at least equivalent to that intended by the prescriptive code requirements.

Part II. Applicant's Responsibility

The design professional is responsible for:

- Researching the subject and providing the Building Department sufficient information to clearly demonstrate that the request provides the level of protection intended by the prescriptive requirements.
- Providing the Department of Building with a written submission as early in the building permit process as possible.
- Conforming to listings and manufacturer's installation instructions.
- Thoroughly reviewing all available products and assemblies meeting the applicable code requirements prior to submitting any requests for alternate materials (Engineered Judgments).
- Ensure coordination with all applicable construction documents.
- If notified by the builder that the alternate cannot be installed in accordance with approved documents, submitting revised documents to the Building Department and correcting the situation upon approval.

Part III. Prerequisites

The design professional shall make an appointment with the appropriate Building Department staff to discuss:

- Reasons for the proposed alternate.
- The Department of Building's preliminary concurrence of non-compliance aspects.
- Proposed mitigating aspects to provide equivalency.
- The Department of Building's preliminary support for the proposed approach.
- Submittal expectations.

Part IV. Applicable Codes

Currently adopted:

- International Building Code
- International Residential Code
- Uniform Mechanical Code
- Uniform Plumbing Code
- International Energy Conservation Code
- National Electrical Code
- ICC/ANSI
- Clark County Building Administrative Code
- Southern Nevada Building Code Amendments

Part V. Submittal Package

The design professional shall submit a written request using the “Alternates Application Form” to the Manager of Plans Examination for formal acceptance. This request must be accompanied by a written report that contains, at a minimum, the following applicable elements for review:

- Provide an introductory statement clearly describing the subject. Include the reason(s) the code requirement(s) cannot be met.
- List all code sections that the proposed arrangement does not meet along with the applicable requirement(s).
- Describe the intent of the applicable requirement(s) for which the proposed approach is being requested.
- Clearly describe what is requested by the proposal.
- Clearly list all mitigating aspects and provide sufficient justification to substantiate equivalency to the applicable code requirement(s) in term of:
 - Quality
 - Suitability
 - Strength
 - Structural integrity
 - Effectiveness
 - Fire-resistance
 - Durability
 - Performance
 - Health
 - Life and fire safety
 - Accessibility
 - Sanitation
 - Impact on the building and/or occupants
- Clarify that the proposal is compatible with all other applicable code requirements.
- Include references of authoritative document(s) that substantiate the proposal.

NOTE: An authoritative document contains state-of-the-art knowledge on a particular subject and is promulgated by means of an open consensus process or a review by professional peers conducted by recognized authoritative professional organizations or governmental agencies. Research papers, theses, and other technical papers representing individuals' opinions that are not, or not yet, widely accepted would not be considered authoritative documents.

Document all assumptions, references and evaluation methods used include:

- ❖ Intended use
- ❖ Input data
- ❖ Anticipated outputs
- ❖ Limitations of computer models
- ❖ Other analytical tools or methods

Explain how the proposed mitigating aspects will be identified on-site.

Explain when and where special inspection and testing are necessary and the standards of acceptance for demonstrating compliance.

Explain how the mitigating aspects will be recognized throughout the life of the building and remain part of the building safety features.

NOTE: Where land use restrictions and building setbacks are required, deed restrictions may be an appropriate method to ensure continued compliance.

- Summarize how and where the proposed mitigating aspects will be incorporated into construction plans.
- Specify any necessary revisions to approved drawing submittals.
- Provide a summary statement paraphrasing the request and mitigating aspects ensuring equivalency.
- The report and all related documents must be dated, signed and stamped by the responsible design professional according to the Building Department's plan submittal procedures.
- An authorized representative of the Owner(s) is also required to sign the report when mitigating aspects require commitment of follow-up beyond normal expectations.
- When enforcement is shared with other departments (i.e. Fire), review and approval by the appropriate agency will be required.
- Include supporting documentation in appendices. This may include:
 - Small scale drawings clearly showing pertinent aspects
 - Calculations
 - Computer input/output
 - Copies of substantiating documentation
 - Manufacturer's information
 - Copies of referenced authoritative document(s)
 - Copies of deed restrictions

Part VI. Additional Information

- At least two (2) copies are required for review. At least four (4) copies are required for final submittals ready for the Building Department approval.
- Alternates to tested assemblies (Engineered Judgments) will only be considered when the request stipulates that a thorough review of all available assemblies has been conducted and no compliant assemblies exist that resolve the specific application.
- Requests to use alternate materials and methods of construction that are denied by the Building Official may be appealed to the Combined Board of Building Appeals. See the 22.02.155 of the Clark County Building Administrative Code.

Department of Building & Fire Prevention Locations & Services

MAIN OFFICE 4701 W. Russell Road Las Vegas, NV 89118 (702)455-3000	On-Site Plan Submittals All "Walk-Through" Plan Review / Permitting Functions Residential Tract Submittal / Permitting All Sub-Trade (Electrical, Plumbing & Mechanical) Permitting Building Inspection Scheduling Functions Fire Prevention Inspection Services Records	Temporary Certificate of Occupancy Submittals Building Inspections Building Inspector Inquiries Amusement / Transportation Systems Operation Certificates Approved Fabricators Quality Assurance Agency Listing
LAUGHLIN OFFICE Regional Government Center 101 Civic Way Laughlin, NV 89029 (702)298-2436	Building Inspection Services Fire Prevention Inspection Services	
OVERTON OFFICE 320 North Moapa Valley Blvd. Overton, NV 89040 (702)397-8089	Building Inspection Services Fire Prevention Inspection Services	

Automated Phone System (702) 455-3000

- Option 1:** For all Inspection services or to report a building code violation.
- Option 2:** For information regarding on-site permits or new plan submittals.
- Option 3:** For the Building Plans Examination division or QAA information.
- Option 4:** For the Zoning Plans Examination division.
- Option 5:** For information or copies regarding land development, construction documents, plans or permits.
- Option 6:** To speak with Management staff.
- Option #:** For hours of operation, Office location and website information.

Other Clark County Departments/Divisions/Districts

Air Quality & Environmental Management	500 S. Grand Central Parkway, Las Vegas NV	(702) 455-5942
Public Works, Development Review Services	500 S. Grand Central Parkway, Las Vegas NV	(702) 455-6000
Comprehensive Planning	500 S. Grand Central Parkway, Las Vegas NV	(702) 455-4314
Fire Department	575 E. Flamingo Road, Las Vegas NV	(702) 455-7316
Las Vegas Valley Water District	1001 S. Valley View Boulevard, Las Vegas NV	(702) 870-2011
Southern Nevada Health District	625 Shadow Lane, Las Vegas NV	(702) 759-1000
Water Reclamation District	5857 E. Flamingo Road, Las Vegas NV	(702) 668-8888

State of Nevada

Division of Water Resources	400 Shadow Lane, Suite 201, Las Vegas NV	(702) 486-2770
Nevada State Contractors Board	2310 Corporate Circle, Suite 200, Henderson NV	(702) 486-1100

Utilities

Nevada Power	6226 W. Sahara Avenue, Las Vegas NV	(702) 402-5555
Southwest Gas	5241 Spring Mountain Road, Las Vegas NV	(877) 860-6020

www.clarkcountynv.gov/building