

# Memorandum

Date:

February 28, 2019

To:

SOUTHERN NEVADA DISTRICT BOARD OF HEALTH

From:

Jeremy Harper, REHS, Environmental Health Supervisor

Karla Shoup, REHS, Environmental Health Manager UU Christopher Saxton, REHS, Director of Environmental Health

Joseph P. Iser, MD, DrPH, MSc, Chief Health Officer

Subject:

Variance Request to Operate three Public Bathing Places not in Compliance with the Nevada Administrative Code (NAC) 444.480, NAC 444.494; Nevada Board of Regents, dba University of Nevada Las Vegas, located at 4505 South Maryland Parkway, Las Vegas, Nevada 89154; [Assessor's Parcel Number (APN) 162-22-203-001] for Health Permits PR0131098, PR131099, PR0131100, Patrick Castellano, for the Owner(s), Nevada Board of Regents.

# I. BACKGROUND:

Nevada Board of Regents dba University of Nevada Las Vegas is petitioning for a variance as requested by Patrick Castellano, representative for the owner, to construct and operate three public bathing places not in compliance with the following: Nevada Administrative Code (NAC) 444.480.1, which states that "Each spa must be provided with a drain at the deepest point to permit complete drainage..." and NAC 444.494.1, which states that "When surface skimmers are used as the sole overflow system, at least one surface skimmer must be provided for each 100 square feet (9.03 square meters), or fraction thereof, of the surface area of the water."

The public bathing places are located on APN 162-22-203-001, at 4505 South Maryland Parkway, Las Vegas, Nevada.

# II. DISCUSSION:

For the public swimming spas, the petitioner is requesting a variance from NAC 444.480, and NAC 444.494, which will apply to three therapy spas at the UNLV Fertitta Football Complex: a treadmill spa; a hot spa; and a cold plunge. All three spas will be constructed with one skimmer rather than the two required, due to the small surface area and limited access. The treadmill spa will be constructed with the main suction outlet relocated from the floor of the spa to the side wall, due to the special design incorporating the treadmill.

The evidence presented for granting a variance to permit Nevada Board of Regents to deviate from NAC 444.480, and 444.494, is listed below.

The petitioner states the following in regard to this requirement:

1. There must be circumstances or conditions which are unique to the applicant, and do not generally affect other persons subject to the regulation:

The Whiting-Turner variance request is unique because the Fertitta Football Complex will utilize Hydroworx Therapy Vessels. These three vessels will be used by trainers to administer hot and cold therapies to the student athletes and have the capacity to view athletes perform exercises on a treadmill. These manufactured above ground pools are extremely small (95-104 square feet) for a total of 294 square feet of water within facility. These pools provide unique therapy and viewing environment as they use hot and cold jetted water and a treadmill with prefabricated portals for viewing athletes which will be unique to the UNLV campus with no other occurrence of like facility existing on UNLV's campus.

The Hydroworx pools utilized within the Fertitta Football Complex are small enough not to need two skimmers. With just the one skimmer, each pool meets the required water turnover by NAC.

2. There must be circumstances or conditions which make compliance with the regulation unduly burdensome and cause a hardship to and abridge a substantial property right of the applicant, and the variance is necessary to render substantial justice to and preserve the property rights of the applicant:

The use of the prefabricated above ground pools will provide a professional level of hydrotherapy and observation for the UNLV Football program comparable to many other Division 1 programs. The budgetary restraints afford only these vessels be utilized as stainless steel and shotcrete vessels were deemed cost prohibitive. Costs to bring these vessels into NAC compliance are also cost prohibitive due to the fact they are prefabricated and modifications to hydrotherapy room or vessels themselves will create an undue burden to the already depleted budget.

3. Granting the variance will not be detrimental or pose a danger to the public health and safety:

Using the Hydroworx prefabricated vessels will provide the UNLV Football program a viable resource for treatment of their student athletes. Access to these three pools will be strictly administered by professional trainers. The design of the vessels having a single skimmer does not pose an adverse effect to the safe and sanitary operation of these pools, nor does the placement of the main drain on the treadmill pool.

# III. RECOMMENDATION:

1. With regard to a variance from NAC 444.480, and 444.494 for the aquatic venues, staff is of the opinion that circumstances exist which satisfy the requirements for a variance, and that

granting a variance from these regulations will not be detrimental or pose a danger to public health and safety.

Staff recommends approval of a variance with the conditions outlined below.

# IV. CONDITIONS

- 1. The petitioner agrees to maintain water quality in accordance with the requirements of the regulations;
- 2. The petitioner agrees to adhere to all other applicable requirements of the Public Bathing Places Public Spas Regulations, NAC 444 and Aquatic Facility Regulations;
- 3. Failure of the petitioner to prevent public health and safety issues, as determined by the health authority, will result in the voiding of this variance;
- 4. This variance is non-transferable upon closing of any sale transaction involving the subject property. New owners must apply in writing for continuation of any variance conditions

JΗ

## Attachments:

- A. Nevada Secretary of State Corporate Information
- B. Variance Application Letter
- C. Variance Candidate Worksheet
- D. Assessor's Parcel Information
- E. Assessor's Map
- F. Aquatic Venue Example Photographs
- G. Public Notice

# ATTACHMENT A

# BOARD OF REGENTS NEVADA SYSTEM OF HIGHER EDUCATION

Non-Title 7 Business	Entity Information		
Status:	Active	File Date:	5/19/2016
Type:	Other	Exemption Code:	002
NV Business ID:	NV20161295653	Exemption Exp:	5/31/2019

Registered	<b>Agent</b>	Information
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No Registered Agent required for Non-Title 7 Business Licenses.

# ATTACHMENT B

January 15, 2019

Al Karns Southern Nevada Health District 280 S. Decatur Boulevard Las Vegas, NV 89107

Subject:

Therapy Vessels Waiver Request

Project:

UNLV Fertitta Football Complex 4505 S. Maryland Parkway

Las Vegas, NV 89119

Mr. Karns,

Per your preliminary meeting with Whiting-Turner on July 10th, 2018, and our Variance Candidate meeting on January 10<sup>th</sup>, 2019 we are formalizing our request for waivers to modifying our project to meet every section of NAC Chapter 444 due to design constraints and athletic program requirements.

## I. Treadmill spa:

A. We request a waiver to have one skimmer for a 105 square foot vessel, which per NAC 444.494 would require 2 skimmers. The vessel will have 1 skimmer for the 105 square foot indoor vessel, with limited access/limited use. This would modify NAC 444.494 Skimmers. (NRS 439.200, 444.070)

- 1. When surface skimmers are used as the sole overflow system, at least one surface skimmer must be provided for each 100 square feet (9.03 square meters), or fraction thereof, of the surface area of the water. When two or more skimmers are used in a spa, they must be located to maintain effective skimming action over the entire surface area of the water.
- 2. The total capacity of all skimmers must be at least two-thirds of the required recirculation flow.
- 3. In outdoor spas, one skimmer must be placed at a point away from the direction from which prevailing winds blow, if the surface area of the water is greater than 100 square feet (9.03 square meters).
- Skimmers must comply with all applicable requirements of NSF International Standard 50 or, in the absence of any current or applicable standards, be approved by the health authority.
- 5. All skimming devices must be equipped with an approved equalizer valve and equalizer line with an inside diameter of at least 2 inches (5.08 centimeters) installed at least 12 inches (30.48 centimeters) below the normal operating level of the water. The inlet to the equalizer line or lines must be designed to prevent the creation of a holding force whenever the body or limb of a bather comes into direct contact with the inlet. The inlet must be protected by a grill or shroud that will prevent a bather or any limb of a bather from entering the inlet.

[Bd. of Health, Public Spa Reg. Art. 20 §§ 20.3-20.5, eff. 11-27-79]—(NAC A 11-2-88; 1-16-96)

The Vessel will not have a main drain on the floor due to the treadmill "recessed pit" built into the premanufactured fiberglass vessel, as the drain suction cover would conflict with the adjustable depth treadmill. Dual main drains will be on the wall as low as possible (similar to the vessel at the UFC training facility located in Las Vegas), rather than at the bottom of the vessel.

## B. This would modify NAC 444.480 Drains. (NRS 439.200, 444.070)

 Each spa must be provided with a drain at the deepest point to permit complete drainage. Outlets on the pump suction must be covered by suitable protective grates or antivortex covers which are securely fastened and cannot be removed except with tools. Las Vegas, Nevada 89154-1027

- 2. The total velocity through grate openings must not exceed 1 1/2 feet per second (.5 meters per second) through an opening no greater than 1/2 square inch (1.3 square centimeters). Where only one main drain is provided, it must be an antivortex drain and velocity must not exceed 6 feet per second.
- 3. The location and design of spa outlets must incorporate at least one of the following methods for preventing outlet entrapment:
- (a) The spa must contain at least two outlets separated by a minimum of 3 feet, or located on different surface planes within the spa.
- (b) A hydrojet booster system that includes no fewer than two main drains separated by not less than 4 feet and connected to pipes of equal diameter. The system must not permit either drain to be cut off from the suction line. Drains for hydrojet booster systems must have antivortex covers as approved by the health authority.
- (c) The spa's drainage system must include at least one antivortex outlet drain. In depths of 4 feet 6 inches (1.37 meters) or less the antivortex drain must not provide a tripping or stubbing hazard to the bather.
  - (d) The spa's drainage system must contain some other approved means to guard against outlet entrapment.
  - 4. The main drains must be capable of taking at least 50 percent of the circulated flow. [Bd. of Health, Public Spa Reg. Art. 18 §§ 18.3-18.5, eff. 11-27-79]—(NAC A 11-2-88)

### II. Hot spa:

The vessel will have I skimmer for the 105 square foot indoor vessel, with limited access/limited use. We request a waiver to have one skimmer for a 105 square foot vessel, which per NAC 444.494 would require 2 skimmers

- A. This would modify NAC 444.494 Skimmers. (NRS 439.200, 444.070)
- 1. When surface skimmers are used as the sole overflow system, at least one surface skimmer must be provided for each 100 square feet (9.03 square meters), or fraction thereof, of the surface area of the water. When two or more skimmers are used in a spa, they must be located to maintain effective skimming action over the entire surface area of the water.
  - 2. The total capacity of all skimmers must be at least two-thirds of the required recirculation flow.
- 3. In outdoor spas, one skimmer must be placed at a point away from the direction from which prevailing winds blow, if the surface area of the water is greater than 100 square feet (9.03 square meters).
- Skimmers must comply with all applicable requirements of NSF International Standard 50 or, in the absence of any current or applicable standards, be approved by the health authority.
- 5. All skimming devices must be equipped with an approved equalizer valve and equalizer line with an inside diameter of at least 2 inches (5.08 centimeters) installed at least 12 inches (30.48 centimeters) below the normal operating level of the water. The inlet to the equalizer line or lines must be designed to prevent the creation of a holding force whenever the body or limb of a bather comes into direct contact with the inlet. The inlet must be protected by a grill or shroud that will prevent a bather or any limb of a bather from entering the inlet.

[Bd. of Health, Public Spa Reg. Art. 20 §§ 20.3-20.5, eff. 11-27-79]—(NAC A 11-2-88; 1-16-96)

## III. Cold plunge:

The vessel will have 1 skimmer for the 105 square foot indoor vessel, with limited access/limited use. We request a waiver to have one skimmer for a 105 square foot vessel, which per NAC 444.494 would require 2 skimmers

- A. This would modify NAC 444.494 Skimmers. (NRS 439.200, 444.070)
- 1. When surface skimmers are used as the sole overflow system, at least one surface skimmer must be provided for each 100 square feet (9.03 square meters), or fraction thereof, of the surface area of the water. When two or more skimmers are used in a spa, they must be located to maintain effective skimming action over the entire surface area of the water.
- 2. The total capacity of all skimmers must be at least two-thirds of the required recirculation flow.
- 3. In outdoor spas, one skimmer must be placed at a point away from the direction from which prevailing winds blow, if the surface area of the water is greater than 100 square feet (9.03 square meters).
- 4. Skimmers must comply with all applicable requirements of NSF International Standard 50 or, in the absence of any current or applicable standards, be approved by the health authority.

5. All skimming devices must be equipped with an approved equalizer valve and equalizer line with an inside diameter of at least 2 inches (5.08 centimeters) installed at least 12 inches (30.48 centimeters) below the normal operating level of the water. The inlet to the equalizer line or lines must be designed to prevent the creation of a holding force whenever the body or limb of a bather comes into direct contact with the inlet. The inlet must be protected by a grill or shroud that will prevent a bather or any limb of a bather from entering the inlet.

[Bd. of Health, Public Spa Reg. Art. 20 §§ 20.3-20.5, eff. 11-27-79]—(NAC A 11-2-88; 1-16-96)

Please contact me if you need additional information or clarification.

Sincerely,

Patrick Castellano

Architect/Senior Project Manager

UNLV Office of Planning & Construction

cc: Joseph Swanson: Whiting-Turner

file

# ATTACHMENT C





# VARIANCE CANDIDATE WORKSHEET

# PART I:

# ESTBLISHMENT INFORMATION

Name of Facility/Establishment: UNLY FERTITTA FOOTBALL COMPLEX
Health Permit Number: Date of Inquiry: Date of Inquiry:
Name of Operator/Agent: Knorr Systems, Inc.
Address of Operator/Agent: 2221 Standard Ave., Santa Ana, CA 92707
Contact Information of Operator/Agent:
Office Phone: 714-754-4044 Cell Phone: 714-507-9074
Fax Number: 714-755-7791 Email Address: karls@knorrsystems.com
If corporation, the name/title of individual to sign for Variance document:
Name: Patrick Castellano (UNLV)
Title: Senior Project Manager
OWNER INFORMATION
Name of Property Owner: UNIVERSITY OF NEVADA LAS VEGAS (UNLV)
Address of Property Owner: 4505 SOUTH MARYLAND PARKWAY, LAS VEGAS, NV 89154
Contact Information of Property Owner: PATRICK CASTELLANO
Office Phone: 702-895-5218 Cell Phone: 702-419-8619
Fax Number:Email Address: patrick.castellano@univ.edu
PROPERTY INFORMATION
Property Address: 4505 SOUTH MARYLAND PARKWAY, LAS VEGAS, NV 89154
Assessor's Parcel Number (APN): 162-22-203-001
Describe location within larger facility (i.e. hotel/casino/resort, etc.):
SPORT'S TRAINING COMPLEX.
Describe Variance Issue (s): (Include sections of the Regulation or Nevada Administrative Code
that applies to the request for a variance)
NAC 444.480 (DRAINS); VESSEL WILL NOT HAVE A MAIN DRAIN ON THE FLOOR AS IT WOULD CONFLICT WITH THE TREADMILL. (TREADMILL SPA)
NAC 444.494 (SKIMMERS); REQUESTING TO HAVE (1) SKIMMER, BASED ON LIMITED ACCESS/LIMITED USE. (ALL VESSELS)

# **PART II:**

Nevada Administrative Code 439.240 states in general that certain conditions or circumstances must be shown to exist in order for a Board of Health to approve a request for a Variance from adopted public health regulations. A variance application letter (as noted below in PART III) MUST specifically address each of the following issues:

1. There must be circumstances or conditions which are unique to the applicant, and
do not generally affect other persons subject to the regulation. Please indicate how
your request is unique to your situation and is, therefore, not likely to affect other
persons subject to the regulations:
The Whiting-Turner variance request is unique because the Fertitla Football Complex will utilize Hydroworx Therapy Vessels. These three vessles are going to be housed inside of facility
for the purpose of trainers to administer hot and cold therapies to the student athletes and have the capacity to view athletes perform excercises on a treadmill. These
manufactured above ground pools are extremely small (95-104 square feet) for a total of 294 square feet of water within facility. These pools provide unique therapy
and viewing environment as they use hot and cold jetted water and a treadmill with prefabricated portals for viewing athletes which will be unique to the UNLV campus with no other
оссителсе of like facility existing on UNLV's campus.
The Hydroworx pools utilized within the Fertitta Football Complex are small enough not to need two skimmers. With just the one skimmer, each pool meets the required
water turnover by NAC.
2. There must be circumstances or conditions which make compliance with the regulation
unduly burdensome and cause a hardship to and abridge a substantial property right of
the applicant, and the variance is necessary to render substantial justice to and preserve
the property rights of the applicant. Please indicate in what manner compliance with the
regulation would be burdensome or cause a hardship on your business or how the free
use of your property may be affected (if economic factors are an issue, please include
estimates regarding the costs that would incurred by compliance):
The use of the prefabricated above ground pools will provide a professional level of hydrotherapy and observation for the the UNLV Football program comparable to many other
Division 1 programs. The budgetary restraints afford only these vessels be utilized as stainless steel and shotcrete vessels were deemed cost prohibitive. Costs
to bring these vessels into NAC compliance are also cost prohibitive due to the fact they are prefabricated and modifications to hydrotherapy room or vessels themselves will create an undue
burden to the already depleted budget.
3. Granting the variance will not be detrimental or pose a danger to the public health and safety.
Please provide evidence that the variance request, if approved, will not adversely affect the
safe and sanitary operation of the applicant(s) pool, spa, or food establishment:
Using the Hydroworx profabricated vessels will provide the UNLV Football program a viable resource for treatment of their student athletes. Access to these three pools will be strictly administered by
professional trainers. The design of the vessels having a single skimmer does not pose an adverse effect to the safe and sanitary operation of these pools, nor does the placement of the main drain on the treadmill pool.

# NAC 439.240 Approval by State Board of Health. (NRS 439.150, 439.190, 439.200)

- The State Board of Health will grant a variance from a regulation only if it finds from the evidence presented at the hearing that:
  - (a) There are circumstances or conditions which:
    - (1) Are unique to the applicant;
    - (2) Do not generally affect other persons subject to the regulation;
    - (3) Make compliance with the regulation unduly burdensome; and
    - (4) Cause a hardship to and abridge a substantial property right of the applicant; and
  - (b) Granting the variance:
    - (1) Is necessary to render substantial justice to the applicant and enable the applicant to preserve and enjoy his or her property right; and
    - (2) Will not be detrimental or pose a danger to public health and safety.
- Whenever an applicant for a variance alleges that he or she suffers or will suffer economic hardship by complying with the
  regulation, the applicant must submit evidence demonstrating the costs of compliance with the regulation. The Board
  will consider the evidence and determine whether those costs are unreasonable.

[Bd. of Health, Variances Reg. §§ 2.7-2.8, eff. 10-16-80; A 2-5-82; 1-19-84]

### PART III:

A Variance Application Letter, which includes all information provided by the applicant on his worksheet, must be submitted in writing to the Environmental Health Division (EHD) Director no later than 40 days before the monthly Board of Health Meeting. The Application letter must be on the owner's letterhead signed by the Owner/Corporate Officer specifically listing which part(s) of the Regulation the proposed Variance covers with this completed Worksheet as an attachment. The written Application Letter must take particular care in providing statements and evidence of circumstances or conditions and reasons why the District Board of Health should grant the Variance as listed in NAC 439.240 as shown at the top of this page. ALL information you have provided in PART I and II of this Worksheet must be included in the body of the letter. The evidence required may include 81/2" x 11" or 11" x 17" detailed drawings and/or photographs.

The Variance process is outlined in Nevada Administrative Code (NAC) 439.200 through 439.260 with the exception that an application fee is payable to SOUTHERN NEVADA HEALTH DISTRICT (SNHD).

# This section to be completed by SNHD staff ONLY

Next closing date is: for the _	BOH Meeting.
Referred by:	
(Print Name of REHS)	
Completed by:	Date:
(Print Name of REHS if not by supervisor)	
Received by:	Date:
(Owner/Operator/Agent)	
Reviewed by:	Date:
(Signature of SNHD Manager)	

# ATTACHMENT D

GENERAL INFORMATION	
PARCEL NO.	162-22-203-001
OWNER AND MAILING ADDRESS	UNIVERSITY BOARD OF REGENTS %UNIVERSITY NV LAS VEGAS 4505 S MARYLAND PKWY BOX 451060 LAS VEGAS NV 89154-1060
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	PARADISE
ASSESSOR DESCRIPTION	PT SE4 NW4 SEC 22 21 61
RECORDED DOCUMENT NO.	* 00000844:677906
RECORDED DATE	Dec 29 1967
VESTING	NS
COMMENTS	FR 150-340-006,012;.44A TO RD 980901:1205

\*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT				
TAX DISTRICT	470			
APPRAISAL YEAR	2017			
FISCAL YEAR	2018-19			
SUPPLEMENTAL IMPROVEMENT VALUE	0			
INCREMENTAL LAND	0			
INCREMENTAL IMPROVEMENTS	0			

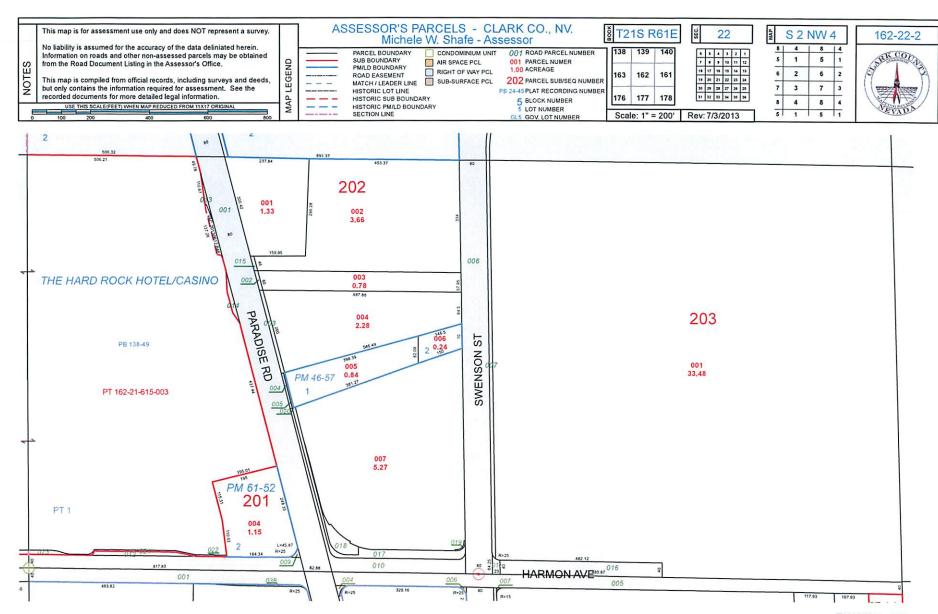
REAL PROPERTY ASSESSED VALUE				
FISCAL YEAR	2017-18	2018-19		
LAND	6125234	8166978		
IMPROVEMENTS	348556	348207		
PERSONAL PROPERTY	0	0		
EXEMPT	6473790	8515186		
GROSS ASSESSED (SUBTOTAL)	6473790	8515186		
TAXABLE LAND+IMP (SUBTOTAL)	18496543	24329103		
COMMON ELEMENT ALLOCATION ASSD	0	0		
TOTAL ASSESSED VALUE	6473790	8515186		
TOTAL TAXABLE VALUE	18496543	24329103		

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION		
ESTIMATED SIZE	33.48 Acres	
ORIGINAL CONST. YEAR	1964	
LAST SALE PRICE MONTH/YEAR SALE TYPE	0	
LAND USE	41.410 - Offices, Professional and Business Services. Schools	
DWELLING UNITS	1	

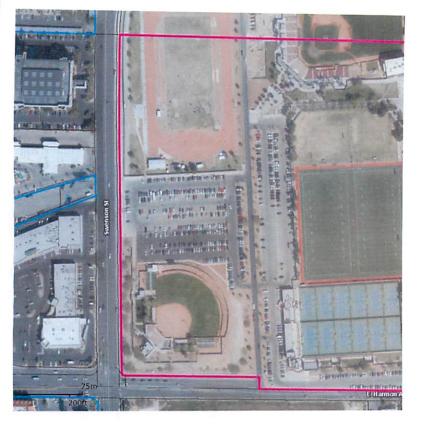
PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	0	CASITA SQ. FT.	0	ADDN/CONV	
2ND FLOOR SQ. FT.	0	CARPORT SQ. FT.	0	POOL	NO
3RD FLOOR SQ. FT.	0	STYLE	Placeholder, no bldg	SPA	NO

UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION
FINISHED BASEMENT SQ. FT.	][0	BATHROOMS	0	ROOF TYPE
BASEMENT GARAGE SQ. FT.	][	FIREPLACE	0	
TOTAL GARAGE SQ. FT.	0			

# ATTACHMENT E



# ATTACHMENT F







# ATTACHMENT G



# PUBLIC NOTICE

The Southern Nevada Health District Board of Health will conduct a PUBLIC HEARING on February 28, 2019, at 8:30 a.m. during its monthly meeting held at 280 South Decatur Boulevard, Las Vegas, NV 89107, to approve or deny a variance request to operate public bathing places not in compliance for University Board of Regents, dba University of Nevada Las Vegas, located at 4505 South Maryland Parkway, Las Vegas, Nevada 89154, APN 162-22-203-001. Note, if this application is not presented at the February 28, 2019 meeting, it will be presented at the March 28, 2019 meeting.

The variance request is made to allow the Petitioner to operate aquatic venues not in accordance with the Nevada Administrative Code (NAC) 444 Public Bathing Places and Public Spas: NAC 444.480 Drains – Drain relocation, and NAC 444.494 Skimmers – number of skimmers.

Interested persons may appear at the public hearing and present their views thereon. Written comments will also be considered by the Southern Nevada Health District Board of Health and must be forwarded to Jeremy Harper, Environmental Health Supervisor for the Aquatic Health Program, Southern Nevada Health District, P.O. Box 3902, Las Vegas, Nevada 89127-3902, or via email at harper@snhd.org, no later than February 27, 2019. The variance application request is available for review at the Southern Nevada Health District, Environmental Health Division, 333 N Rancho Drive, Las Vegas, NV 89106.

If there are special viewing needs, please contact Bonnie Archie at (702) 759-0572 or aquatic@snhd.org to schedule an appointment to review the permit application during normal business hours of 8:00 a.m. to 4:00 p.m. Copies of the documents may be requested during that time for \$1.00 per page.

-S-	2-4-2019	
Christopher Saxton, Director of Environmental Health	Date	
Southern Nevada Health District		