



Com. Dev. Policy #006: Residential Construction Internal/External Guideline  
Established: August 1, 2017/Revised 11/14/17-01/16/18-10/17/18

Storey County  
Residential  
Construction Packet  
Community Development Department



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- I. PURPOSE:** To establish and provide Storey County residents with a general informational guide to residential construction.



**II. POLICY:** It is the policy of the Storey County Community Development Department to assist current and future residents of Storey County with residential building requirements and to ensure a safe and code compliant dwelling for the customer. In order to provide that assistance, the following residential permitting process and guideline(s) have been established. Customers are always encouraged to contact us at any time during the construction process with any questions.

**III. PROCEDURE:** This procedure is being provided as a starting point for our customers wishing to build within Storey County. It should be used as such and not a rigid document in which you have to follow every step in this exact order. As such, there may be things not listed in this document that must be completed; although, we have attempted to provide the vast majority of items which you may have questions.

**IV. RESIDENTIAL PERMIT FEES AND PLAN INFORMATION:**

- a. Residential Construction Privilege Tax (Storey County Code 3.52.040). This tax is in the amount of \$500 for the construction of each dwelling unit. It is in place to support the Storey County School District and goes directly to them. It is a onetime fee that goes with the land being developed. This fee is paid at the Storey County Community Development Department located at 110 East Toll Road in Virginia City. You are encouraged to retain your receipt as proof of payment should it ever be needed.
- b. Tax Statement (Storey County Policy). It is required that a statement showing taxes are paid in full be presented when obtaining a building permit. This may be obtained at 26 North B Street within the Storey County Treasurers Office.
- c. Park Tax Fee (Storey County Code 3.84.50). A fee of \$250 for the development of individual community park(s). This fee is paid at the Community Development Department at the time of obtaining a building permit.
- d. Plan Drawings and Requirements (2018 International Residential Code). Storey County Community Development Department plan checks for compliance with the model codes as adopted by the Storey County Board of Commissioners. Plans drawn by persons not licensed by the Nevada State Board of Architecture or the Nevada State Board of Registered Professional Engineers and Land Surveyors, cannot be generally accepted; accept for the following exemptions as called out in the "Nevada Blue Book – 1998 Edition:
  1. For plans prepared by an owner/builder: List owners name who prepared plans in a prominent location on the front sheet of the each set of plans. This information should be accompanied by the original signature of the owner/builder. NOTE: Owner/builder affidavit must be completed at time of plan submittal. Affidavit attached as Tab #1.



2. For plans provided by a Nevada licensed contractor (licensed under the provisions of NRS 624): List contractor's name, license number and name of person who prepared plans in a prominent place on the front sheet of each set of plans. This information should be accompanied by the original signature of the contractor on the set of plans being submitted.
3. Owner, builder or contractor will be solely responsible for the design and any liability therefrom. A single family residence may be constructed under Owner/Builder responsibility. However, Workers Compensation insurance is required for the course of the construction. The NEVADA STATE CONTRACTORS BOARD requires the New Residential Dwelling Construction form to be signed and placed on file (which in summary, promises that the home to be constructed is not being built as a speculation house to be sold but rather as a residence for the owner). Their form may be found in this packet.

**V. PLAN REQUIREMENTS OUTSIDE OF COMMUNITY DEVELOPMENT:**

- a. Plans must be submitted to and approved by various organizations as outlined below. These plans must be stamped and signed before being submitted to Storey County Community Development.
- b. Highlands Architectural Committee. This committee represents all of the one acre and 10 acre parcels within the Virginia City Highlands. If the applicant is building on either a one (1) acre or ten (10) acre lot please make arrangements to have this committee review and approve your plans. Please contact your Architectural Committee to verify the date and time. Web addresses for the Virginia City Highlands and Highland Ranches are: [www.vchpoa.org](http://www.vchpoa.org) and [www.hrpoa.org](http://www.hrpoa.org). Architectural stamp must be on plans at time of submittal.
- c. Comstock Historic District: The Historic District represents all structures built within the boundaries of the Comstock Historic District. This area includes some of the Highlands forty acre parcels. They are primarily concerned with what the exterior of your building will look like compared to the surrounding Victorian architecture. If you are building within the Historic District or if you don't know if your lot falls within the Historic District, please contact Bert Bedeau 775-847-0281. A Certificate of Appropriateness must be submitted with residential plans when required by the Comstock Historic District.

**COMSTOCK HISTORIC DISTRICT COMMISSION**

P.O. Box 128



Virginia City, Nevada 89440

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Pursuant to Nevada Revised Statutes Section 384.110, application is hereby made to the Comstock Historic District Commission for a Certificate of Appropriateness for work I propose to undertake as described below:

Property  
address/description \_\_\_\_\_  
Located in the community  
of \_\_\_\_\_

Description of proposed work:

New Structure

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Alteration of /Addition to Existing Structure

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Move Existing Structure

\_\_\_\_\_  
\_\_\_\_\_  
(Reason) \_\_\_\_\_  
\_\_\_\_\_

Demolish Existing Structure

\_\_\_\_\_  
\_\_\_\_\_  
(Reason) \_\_\_\_\_  
\_\_\_\_\_

By making this application I hereby agree to indemnify and save and hold harmless the State of Nevada and the Counties of Lyon and Storey and their agents and employees from any and all claims, causes of action or liability arising from the granting of this application. I further agree to strictly comply with any and all conditions of the Certificate of Appropriateness, if issued, and the regulations and laws of the Comstock Historic District Commission.



Owner or Designated Representative:

Name \_\_\_\_\_ Date \_\_\_\_\_

Mailing Address \_\_\_\_\_

Signature \_\_\_\_\_ Telephone \_\_\_\_\_

CHDC Staff:

Received

By \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

**VI. PLAN SUBMITTAL TO COMMUNITY DEVELOPMENT:**

After obtaining the above approvals (when required), the owner must submit plans to Storey County Community Development Department for review. This may be done as follows:

Take one set of your wet stamped building plans to Nevada Blue, located at one of the following locations:

Reno: 9738 South Virginia Street, Suite D, Reno, Nevada 89511, (775) 827-4441.

Carson City: 280 East Winnie Lane, Carson City, Nevada 89703, (775) 883-6011.

Nevada Blue will obtain your information, scan and copy your plans and upload the plans to the Storey County Plan Review Portal. Nevada Blue will notify Storey County when plans have been uploaded.

When uploaded to our portal, Storey County Community Development will review, check and examine your plans. Comments will be made directly to the plans in digital format.

Storey County Community Development will stamp your plans and notify Nevada Blue when they may be released. We will also notify you at the same time if you provide an email address at time of submittal to Nevada Blue.

When final approval is given you will be able to return to Nevada Blue and obtain either a digital or hard copy of your plans with notes. A hard copy must be maintained on site at all times.

If building in the “Highlands” plans must have an architectural review stamp at time of submittal.

If building in the historic district a certificate of appropriateness must be submitted with building plans.



## VII. PLAN REQUIREMENTS:

1. **A Plot Plan** must be submitted which includes all structures and improvements on the property within a 150' radius of the septic tank and leach field. This is for the purpose of determining neighboring leach lines, well, septic and house. If surrounding property is undeveloped, note that property as "vacant" on the plot plan. All surrounding improvements need to be identified. Only one residence can be permitted per lot and only one residence per well and septic system is allowed. Because of this, guest houses are not permitted. **All road easement's need to be identified on the plot plan.** The plot plan then must be inspected on site and

approved **BEFORE** any work begins. The plot must be staked and labeled to show locations of the well, septic, residence and garage.

2. **A permanent address** must be installed at the base of the driveway using 5 inch letters attached to a 4x4 post. Address information can be obtained by contacting the Planning Department at (775) 847-1144.
3. **Private road easement** in the Virginia City Highlands area, all roads have a 50 foot wide easement for private roadway drainage and utilities. The only exceptions are Castle Peak Road, Cartwright Road and Bonanza Road which have 60 foot easements and Lousetown Road which has an 80 foot easement. (Lousetown Road is designated as County Road No. 45.)
4. **Elevations, floor layout, foundation, plumbing, mechanical, electrical, cross section and details** must be included within wet stamp plan submittal.
5. **Engineering** truss calculation (as may be required) for snow, live and dead loads must be wet stamped upon submittal to Nevada Blue. Engineering required for non-standard trusses in custom homes which may not already be completed or a cut and stack type of construction. See below for additional information.
6. The well, septic and electrical permit may be purchased together for the initial development of the lot.

## VIII. WELL AND SEPTIC REQUIREMENTS:

- a. A plot plan must be approved by an on-site inspection and the permit must be issued **before** any work commences.
- b. When applying for a well permit, please provide the name of the well drilling company, their address, phone number, and their State of Nevada Well Drilling License Number. The well drilling company should send the final well report to the Storey County Community Development Department for the property file. The well must be located at least 100 feet away from any septic tank and at least 150 feet away



from any leach lines. These include any septic or leach fields on neighboring properties.

- c. A septic permit is required from Nevada State Health Department *before* a Storey County Permit can be issued. Please contact State Health for further information. In order to install a septic system, a percolation test will need to be performed. A percolation test detail is attached with the packet for your information. In the Virginia City Highlands 1 acre parcels, a licensed engineer must verify the percolation test. In other areas of Storey County, an engineered septic system may be required if the percolation test is poor. The result of the “perc” test and design of the septic and leach field system must be submitted to the Nevada State Division of

Public and Behavioral Health for their approval and permit. REMEMBER: NO leach line shall run through or within 100 feet of natural drainage areas.

- d. State Health Contact Information; Phone Number (775) 687-7573; Address: 727 Fairview Drive, Suite D, Carson City, NV 89701.
- e. Upon approval of your plot plan and septic system, you may install the septic system.
- f. An inspection is required before covering any part of the septic system. State Health will send notification of approval to the Community Development Department.

#### **IX. PLAN REVIEW FEE:**

Resolution #03-172 Adopts the 1997 Uniform Building Code, Section 107 Fees. Section 107.3 states “Said plan review fee shall be 65 percent of the building permit fee”.

#### **X. BUILDING PERMIT:**

Resolution #03-172 Adopts Section 107 Fees. This resolution also adopts the April 1998 Building Standards for Building Valuation.

NOTE: This standard is partially reproduced here for reference. Specifically the residential portion of the Building Standards for Building Valuation are reproduced here as the other sections do not apply to residential construction.

At the request of numerous building officials, Building Standards offers the following building valuation data representing average costs for most buildings. Because residential buildings are the most common for many cities, two general classes are considered for these, one for “average” construction and the other for “good”. Adjustments should be made for special architectural or structural features and the location of the project. Higher or lower unit costs may often result.

The unit costs are intended to comply with the definition of “valuation” in Section 223 of the 1997 Uniform Building Code and thus include architectural, structural, electrical, plumbing and





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mechanical work, except as specifically listed below. The unit costs also include the contractor's profit, which should not be omitted.

The determination of plan check fees for projects reviewed by the International Conference of Building Officials will be based on valuation computed from these figures, which were established in April 1998.

When calculating permit fees, it is necessary to establish the valuation of the project. To calculate the valuation, you will need to look at the following tables; residential, grading, residential construction, electrical, mechanical or plumbing, to determine what it is you are building or the scope of work for the project.

After determining the valuation of the project as described above, you will use Table 1-A below to determine the Building Permit Fee.

**Table 1-A Building Permit Fees:**

Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$1,000.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

NOTE: Plan review is based on 65% of the building permit from the table above.

**Residential Fee Per Square Foot:**

Occupancy and Type Cost per square foot, average.
7. Dwellings:



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- Type V – Masonry \$68.70 (Good) \$88.00
- Type V – Wood Frame \$61.10 (Good) \$83.90
- Basements
  - Semi-Finished \$18.20 (Good) \$21.10
  - Unfinished \$13.10 (Good) \$16.10

It is Storey County Community Development policy that if five of the following ten items are in the structure, than it qualifies for “good” versus “standard”:

- Thirty year or more rated roofing
- Kitchen countertops other than linoleum
- Flooring of any kind other than carpet/linoleum
- Double pane windows or better
- Vaulted or raised ceilings; or, wood ceilings of any kind in any room
- Any decks or porches outside of entryway
- Bonus rooms or attic conversions
- Custom home plans that are original and singular to the resident  
 (Further defined are homes that are not of a track or production type plan)
- Wood stove, pellet stove or other type of stove for heating
- Any energy star upgrades in construction of any kind

Sources of upgraded construction:

- <http://homebuildingsmart.com/popular-new-home-upgrades/>
- <https://www.newhomesource.com/guide/articles/home-upgrades-that-are-totally-worth-it>
- <https://www.houzz.com/discussions/867614/top-ten-upgrades-for-new-construction>

**Grading Plan Review Fees (based upon 1997 Uniform Building Code as Adopted by Commission):**

50 Cubic Yards or less	No fee
51 to 100 Cubic Yards	\$23.50
101 to 10,000 Cubic Yards	\$37.00
10,001 to 100,000 Cubic Yards	\$49.25 for the first 10,000 plus \$24.50 for each additional 10,000 cubic yards or fraction thereof
100,001 to 200,000 Cubic Yards	\$269.75 for the first 100,000 cubic yards plus \$13.25 for each additional 10,000 cubic yards or fraction thereof
200,001 Cubic Yards or more	\$402.25 for the first 200,000 plus \$7.25 for each additional 10,000 cubic yards or fraction thereof

**Grading Permit Fees (based upon 1997 Uniform Building Code as Adopted by Commission):**

50 Cubic Yards or less	\$23.50
51 to 100 Cubic Yards	\$37.00



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101 to 10,000 Cubic Yards	\$37.00 for the first 100 cubic yards plus \$17.50 for each additional 100 cubic yards or fraction thereof
10,001 to 100,000 Cubic Yards	\$194.50 for the first 1000 cubic yards plus \$14.50 for each additional 1,000 cubic yards or fraction thereof
100,001 Cubic Yard or more	\$919.00 for the first 100,000 cubic yards plus \$36.50 for each additional 10,000 cubic yards or fraction thereof

**Resolution No. 03-172, signed on January 6, 2003, establishes the following residential construction fees, as follows:**

Type	Description	Per Sq. Ft.	Flat Fee
Balcony	Wood floor only	\$6.51	N/A
Barns/Stables	Dirt floor and electrical	\$12.41	N/A
Barns/Stables	Finished floor and electrical	\$13.80	N/A
Basements	Unfinished with electrical	\$11.75	N/A
Basements	Finished with electrical and plumbing	\$16.20	N/A
Concrete Slab	Foundation only/all others no charge	\$4.23	N/A
Decks/porches	Wood	\$5.62	N/A
Decks/porches	Composite	\$9.96	N/A
Demolition permit	Residential only	N/A	\$50.00
Electrical	Fees set in Table 3-A of 1997 UBC (see below)	N/A	N/A
Foundation	Based on valuation	N/A	Valuation
Fencing	M2 over 6 feet high per running foot	N/A	Valuation
Garages-Carport	Unfinished	\$13.35	N/A
Garages-Masonry	Unfinished	\$22.16	N/A
Garages-Masonry	Finished	\$25.70	N/A
Garages-Wood Frame	Unfinished	\$19.48	N/A
Garages-Wood Frame	Finished	\$23.21	N/A
Manufactured Homes	Based on valuation (not including actual home cost/only cost to prepare pad)		Valuation
Mechanical	Fees set in Table 1-1 of 1997 UBC (see below)	N/A	N/A
Patio Roof	Screen/Fiberglass	\$4.00	N/A
Patio Roof	Awning (fabric)	\$8.33	N/A
Patio Roof	Wood-Average	\$6.55	N/A
Patio Roof	Wood-Good	\$15.54	N/A
Plot Plan	Includes plot plan review inspections	\$100.00	N/A
Plumbing	Fees set in Table 1-1 of 1997 UBC (see below)	N/A	N/A
Pump house/Equip Shed	Concrete floors/NO electrical	\$11.05	N/A
Re-inspection	Per hour	N/A	\$47.00
Remodel	Based on cost; plus electrical, mechanical and	N/A	N/A



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	plumbing fees.		
Residence/additions	Masonry – Type V	\$70.93	N/A
Residence/additions	Wood frame – Type V	\$54.96	N/A
Retaining wall - poured	6"	\$9.60	N/A
Retaining wall - poured	8"	\$10.77	N/A
Retaining wall - poured	12" or larger	\$12.65	N/A
Retaining wall	Railroad ties	\$5.88	N/A
Retaining Wall	Brick – 8"	\$13.76	N/A
Retaining Wall	Block 6"	\$7.16	N/A
Retaining Wall	Block 8"	\$7.60	N/A
Retaining Wall	Rock 12"	\$17.76	N/A
Roof cover/reroof	Based on valuation	N/A	Valuation
Septic	Additional to plot plan	N/A	\$50.00
Solid fuel devices	Wood, coal and pellet stoves (after initial construction/included in sq ft cost for new construction)	N/A	\$50.00
Stairs	After initial construction/included in sq ft cost for new construction	\$6.90	N/A
Temporary trailer	Issued for a travel trailer only during the course of construction. Permit is active for six months. Can be renewed for an additional six months when active construction is occurring at the same rate as initial permit.	N/A	\$50.00
Well	Included in plot plan fee	N/A	N/A

**Below table is from Ordinance No. 03-172, signed January 6, 2003 and taken directly from the 1997 UBC as adopted.**

**Electrical Fee Schedule Table 3-A:**

New SFR & 2-family SFR buildings (does not include garages, carports and patios)	\$0.050 sq ft
New multi-family residence – three (3) or more units (does not include garages, carports or patios)	\$0.045 sq ft
Private swimming pools	\$44.25 each
Power (temporary)	\$22.00 per
Power (permanent)	\$27.25 per
Receptacles, switches, light fixtures or other outlets	\$1.00 each for the first 20
Additional (over the first 20)	\$0.65 each
Fixed residential appliances (ovens, ranges, dryer, washer, dishwasher, etc.)	\$4.25 each
Motors up to 10hp	\$22.00 each
Motors between 10hp and not over 50hp	\$44.25 each
Replacement of existing service not over 200 AMPS	\$27.25 per



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Permit fee	\$22.00 per
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**Mechanical Fee Schedule Table 1-1:**

Install or relocate forced air or gravity furnace or air conditioning (includes suspended, wall/floor mounted unit heater and includes ducts/vents attached to and including 100,000 BTU)	\$13.25 each
Over 100,000 BTU	\$16.25 each
Evaporator cooler (non-portable)	\$9.50 each
Vent fan connected and single duct	\$6.50 each
Vent system not part of the heating or air conditioning with permit	\$9.50 each
Hood served by mechanical exhaust (including hood duct)	\$9.50 each
Repair, alter or add to heating appliance, refrigeration unit, comfort cool unit, absorption unit or comfort heating, cool absorb or evaporation cool system (including installation of controls)	\$12.25 each
Install, relocate or replace appliance vent (not including in application permit)	\$7.00 each
For boiler, see code book (up to 100,000 BTU)	\$13.15 each
Appliance or equipment required by 1997 UBC and no category listing	\$9.50 each
Permit fee	\$20.00 each

**Plumbing Fee Schedule Table 1-1:**

Bathtub	\$7.00 each
Lavatories	\$7.00 each
Water closets	\$7.00 each
Urinals	\$7.00 each
Laundry trays	\$7.00 each
Showers	\$7.00 each
Sinks	\$7.00 each
Garbage disposals	\$7.00 each
Dishwasher	\$7.00 each
Auto washer	\$7.00 each
Drinking fountain	\$7.00 each
Water piping	\$7.00 each
Water heater	\$7.00 each
Other drain trap unit	\$7.00 each
Gas piping 1 to 5	\$5.00 each
Gas piping 5 or more	\$1.00 each
Cesspools	\$25.00 each
Private sewer disposal system	\$40.00 each
Sprinkler irrigation systems (including piping)	\$7.00 each
Repair or alterations or drainage or vent pipe	\$7.00 each



Permit fee	\$20.00
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- a. Before plans are released from Nevada Blue to the owner, a Building Permit must first be obtained.
- b. Please allow at least two weeks for the completion of plans review.
- c. When the plan review process is complete, the owners will be notified that they can finish paying any remaining fees and obtain a physical copy of the Building Permit.
- d. Fees covered in the Building Permit will include:
  1. Building fee
  2. Plan review
  3. Electrical, plumbing, mechanical, wood or pellet stove if applicable
  4. School and park tax.
  5. The permit is valid for six (6) months. Inspections must be called for within 180 days of issuance of the permit or the permit becomes void. It is possible to renew the permit at one half of the cost of the building fee portion of the permit.
  6. The Building Permit covers all inspections for the course of construction and Certificate of Occupancy inspection.
- e. If two inspections are called for when work is not completed and ready to be inspected, a special inspection fee of \$100.00 per hour will be required for the third inspection of that stage of construction.

## **XI. REMODELS:**

All steps listed above apply to remodels with the exception of school construction and park tax, unless the occupancy of the building has been changed from a previous use to residential use, then all of the above are applicable.

## **XII. TEMPORARY TRAVEL TRAILER PERMIT:**

The applicant may obtain a travel trailer permit for a unit **not to exceed 35 feet** in length, and may occupy said trailer **during the course of construction only**. This permit is valid for six months. The applicant must have an approved well and septic system in place and an approved electrical power source before such issuance. Also, the Building Permit must be issued before the applicant can be issued a travel trailer permit. This permit can be renewed for a second six month period if construction has been ongoing with significant progress. The fee for a travel trailer permit is \$50.00 and is valid only for six months at a time.

## **XIII. ELECTRICAL SERVICE:**



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a. In order to obtain electrical service, the applicant must make application with:

NV Energy Customer Service at (775) 834-4444

- b. They will provide an information booklet on distances, power pole installations, etc.
- c. NV Energy will need a plot plan map indicating dwelling location and electrical service needs. It is possible to apply for temporary electrical power for construction needs.
- d. You will be required to contact the Storey County Community Development and schedule a meter set inspection. The inspector will determine the suitability of the electrical equipment and place a tag with inspection date and inspector signature on the equipment. Without this tag, electrical service may be delayed.

#### **XIV. ELECTRICAL PERMIT:**

- a. Acquire electrical service connection permits from the Storey County Community Development.
- b. The fees for these permits are \$44.00 for a temporary power pole and/or \$49.25 for a permanent installation which covers the costs of the inspections.
- c. Install service entrance with proper grounding and/or support on a pole or the house, then call for inspection by Community Development.
- d. Upon compliance, the Building Inspector will place a tag on the electrical equipment and Community Development will call NV Energy and give authority for connection of electrical service.

#### **XV. INSPECTIONS:**

Inspections will be required to be performed by a Building Inspector at various stages of construction. Below is a list of mandatory inspections that must be scheduled before moving on to the next phase of construction. You may schedule these inspection by calling (775) 847-0966.

- a. **Plot Plan** – This inspection is addressed above.
- b. **Footings and Stem Wall** – The trenches, holes, reinforcements and forms must be inspected **BEFORE** concrete is poured. The inspector will also look at service grounding and any plumbing that will be buried under concrete.
- c. **Rough Framing** – This includes underfloor spaces such as plumbing or mechanical devices that will be beneath the floor. Do not cover the floor framing with sheathing until an inspector has looked at those items. The inspector will also want to look at the framing and connecting methods as well.
- d. **Sheer and Hold Downs** – The inspector will look at the nailing in the sheer panels and confirm that all hold downs called out for in the plans are in place. Washers and nuts should be in place and will be checked that they are properly tightened and all hold downs, ties, straps etc. are properly nailed. The inspector will also ensure that



nails did not miss the studs. Numerous misses can lower the shear value of the walls. Counter-sinking fastener heads too deeply in a panel can affect the shear value as well.

- e. **Roof Nailing** – The inspector will want to visualize the roof sheathing and confirm that all nailing is correct. At this time, the inspector will be looking for “shiners”, or nails that missed the studs. Again, excessive counter-sinking and too many misses decreases the strength of the sheathing.
- f. **Rough Electrical and Plumbing** – Typically, these can be inspected together as they must be inspected before being covered with insulation. Plumbing will need to be pressure tested using either the 10 foot head pressure test or an air pressure test. All electrical wiring must be in place and secured 12 inches or less from any box. If wiring is run through wall studs, any hole closer than ½ inch from the edge must be

fitted with nailing protection on the edge of the stud to protect the wiring from future drywall nails and screws.

- g. **Insulation** – After all insulation is installed, the inspector will want to confirm that all insulation has been installed properly and in accordance with what has been called out on the plans.
- h. **Drywall Nailing** – Before any tape or mud can be applied. The inspector will be looking at all areas to ensure no area has been missed. Minimum drywall nailing should be every 6 inches on the edges and 12 inches in the field of each sheet of drywall. The inspector will confirm that the appropriate type and thickness of drywall has been used.
- i. **SPECIAL INSPECTIONS:** At certain times and for various reasons, Community Development personnel may require a special inspection. These are inspections for items that may not be typical or have attributes too complex to visualize with just a walk through. This may include laboratory testing which Community Development does not have the ability to conduct. Example of special inspection may include;
- j. **Concrete** – There are several things related to concrete that may require a special inspection. For example, the compressive strength must be within a certain value. This type of inspection is conducted by a third party company using a lab. They will test a sample taken at the time of pour. It would be rare for this type of test to be required for a residential building.
- k. **Compaction** – The soils upon which the building is constructed must be within certain limits in order to support the weight of the construction. Compaction must be at 90% or better. Improper soils compaction could lead to cracks in concrete slabs and could later destabilize the home. Generally these are required when new fill material is used to build up the pad where the home will be built. If the fill has been in one place without being moved for several years, a special inspection would not be required. Your inspector will be able to assess the situation during the initial plot inspection to determine if a compaction test would be needed.





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1. **Structural Steel** – In some cases, structural steel is called for in the construction of certain parts of the home. If steel construction is called out, then certain welds, pins or bolts may need to have a special inspection. Again, the Plans Examiner or your Inspector will be able to guide you if a special inspection is recommended.

## **XVI. LOT CONSOLIDATION:**

Should the property owner design the improvements on the plot plan to spread over two or more lots, it is required that the lots be consolidated to unify said lots into one parcel that may not be split in the future. The procedure must be taken care of prior to any construction on the property, and should be completed per the time needed by the Records Office which generally calls for 30-day's prior to any development.

The forms for this process are available at the Storey County Planning Department, located in the Storey County Courthouse, 26 South B Street in Virginia City. The forms

and documentation (Deed(s), etc.) MUST be reviewed by the Planning Department prior to recording. In order to encourage consolidation lot in the Virginia City Highlands, Storey County does not charge a fee for the lot consolidation process in the Highlands only. There is, however, a fee charged to record the document(s).

## **XVII. LOT LINE ADJUSTMENTS:**

In the case of lot line adjustments, a Record of Survey needs to be prepared by a State of Nevada licensed surveyor and after approval by the Planning Commission and Storey County Board of Commissioners, it is then recorded in the Storey County Recorder's Office. You must also provide proof that the property taxes are as of current date when recording the map at the Recorder's Office.

If you are planning a lot line adjustment, it is recommended that you start the process several months before you wish to begin any improvements upon the property. To be placed upon the agenda for the Planning Commission, call the Storey County Planning Department by the 15<sup>th</sup> day of the month prior to their regular meeting, which is held on the first Thursday of each month. The fee for lots involved in a lot line adjustment is \$200.00 + \$25.00 per final lot.

Should you have any questions, please feel free to contact us at Community Development at any time. We are located at 110 East Toll Road, Virginia City, Nevada 89440. Our mailing address is P.O. Box 526, Virginia City, Nevada 89440 and our phone number is (775) 847-0966. We can also be reached via email at [building@storeycounty.org](mailto:building@storeycounty.org) or by fax at (775) 847-0935.

Please contact us as well to determine which model code sets are adopted and being used. As information, we also adhere to model energy code and Assembly Bill 359 for water conservation.



**XVIII. IFC SECTION 503, FIRE APPARATUS ACCESS ROADS:**

503.2.8 Driveways. Driveways intended for fire apparatus access shall be provided when any portion of an exterior wall of the first story of a building is located more than one hundred fifty (150) feet from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of twelve (12) feet and a minimum unobstructed height of thirteen feet six inches (13'6"). Driveways in excess of one hundred fifty (150) feet in length shall be provided with turnarounds. Driveways in excess of two hundred (200) feet in length and less than twenty feet (20) in width shall be provided with turnouts in addition to turnarounds.

503.2.9 Turnout. Turnouts shall be an all-weather road surface at least 10 feet wide and 30 feet long. Driveway turnouts shall be located as required by the fire code official.

**XIX. RESIDENTIAL BUILDING REQUIREMENTS:**

**Snow load requirements (used in conjunction with roof load):**

ELEVATION	POUNDS PER SQUARE FOOT
6500' – 7000'	90
6000' – 6499'	70
5500' – 5999'	50
5000' – 5499'	10
4000' – 4999'	5
4000' and below	No requirement

**Roof Load:**

Location	Roof Load (capacity lbs. per sq. ft.)
Gold Hill	Based on snow load requirements above
Mark Twain	Live 20 + Dead 10 = 30 psf
Painted Rock	Live 20 + Dead 10 = 30 psf
Rainbow Bend	Live 20 + Dead 10 = 30 psf
Virginia City	Live 20 + Dead 10 = 30 psf <b>Plus Snow Load</b>
Highlands Ranches	Live 20 + Dead 10 = 30 psf <b>Plus Snow Load</b>
Virginia City Highlands	Live 20 + Dead 10 = 30 psf <b>Plus Snow Load</b>
Virginia Ranches	Live 20 + Dead 10 = 30 psf <b>Plus Snow Load</b>

**Seismic design category:**



OCCUPANCY CLASSIFICATION	CATEGORY
Residential (all areas)	D2

**Wind Factor:**

WIND FACTOR	90 miles per hour 3 second gusts
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**Set-back Requirements:**

Location	Front	Back	Sides	Well	Septic
Gold Hill	20'	20'	8'	5' from prop line	8' from prop line
Mark Twain	20'	12'	12'	5' from prop line	8' from prop line
Painted Rock	50'	50'	50'	5' from prop line	8' from prop line
Rainbow Bend	10'	5'	5'	5' from prop line	8' from prop line
Virginia City	20'	20'	8'	5' from prop line	8' from prop line
Highland Ranches	30'	40'	15'	5' from prop line	8' from prop line
Virginia City Highlands	30'	40'	15'	5' from prop line	8' from prop line
Virginia Ranches	30'	40'	15'	5' from prop line	8' from prop line

**Addressing:**

All areas with the exception of the Highlands Ranches, Virginia City Highlands and Virginia Ranches are 5” permanent contrasting color numbers. The Highlands Ranches, Virginia City Highlands and Virginia Ranches are 5” permanent contrasting color numbers with a 4X4 post required.

**Flood:**

All areas with the exception of Rainbow Bend are Zone C. Rainbow Bend is AO-1, AO-2, AOI-3, B and C (dependent upon location).

**Weather and general requirements:**

- Weathering: Severe
- Frost Line: 24”
- Termite: Moderate to Heavy
- Decay: None to slight
- Winter design temperature: 10f
- Ice shield underlayment required: Yes
- Air freezing index: 49.4
- Mean annual temp: 59.4



## XX. OWNER BUILDER AFFIDAVIT



### STOREY COUNTY COMMUNITY DEVELOPMENT

110 TOLL ROAD  
P.O. BOX 526  
VIRGINIA CITY, NEVADA 89440  
OFFICE: (775) 847-0966 FAX: (775) 847-0935

It is required by the Nevada Revised Statute (NRS), Chapters 616 and 617, that owner/builders must carry Workers Compensation Insurance if you will have any paid or compensated workers and/or employees at your job site.

Effective July 1, 1999, small businesses (including owner/builders) must contact a private insurance company to secure the above required insurance. The Employer's Insurance Company of Nevada will no longer handle policies with premiums under \$750.00.

Please contact any company providing Workers Compensation Insurance.

For questions on rates, please contact:

National Council of Compensation Insurance (NCCI)

Phone: (800) 622-4123 Extension 5

Once insurance is secured, the providing insurance company will notify NCCI.

It will be the owner/builder's responsibility to send a "certificate of insurance" to:

Industrial Insurance Regulation Section (IIRS)

400 West King Street, Suite 400

Carson City, Nevada 89703

Phone: (775) 687-3032



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Additionally, a copy of your certificate of insurance, and/or this complete form must be submitted to the Storey County Community Development Department prior to the issuance of any owner/builder permit.

As the owner/builder of the construction project at the following location:

Address: \_\_\_\_\_ Area: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ APN \_\_\_\_\_ Permit #: \_\_\_\_\_

I affirm that I/we, will not be paying or compensating any workers and/or employees for work on the construction project described on the referenced permit.

I acknowledge that I have read and understand the above notice.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please Print Name: \_\_\_\_\_ Witness: \_\_\_\_\_



NEVADA STATE CONTRACTORS BOARD  
Com. Dev. Policy #006: Residential Construction Internal/External Guideline

Established: August 1, 2017/Revised 11/14/17-01/16/18-10/17/18

5390 KIETZKE LANE, SUITE 102, RENO, NEVADA, 89511

(775) 688-1141 FAX (775) 688-1271, INVESTIGATIONS (775) 688-1150

2310 CORPORATE CIRCLE, SUITE 200, HENDERSON, NEVADA, 89074

(702) 486-1100 FAX (702) 486-1190, INVESTIGATIONS (702) 486-1110 www.nscb.nv.gov

Owner/Builder Affidavit Revised 03/2010

NRS 624.031 Applicability of chapter: Exemptions. The provisions of this chapter do not apply to:

4. An owner of property who is building or improving a residential structure on the property for his own occupancy and not intended for sale or lease. The sale or lease, or the offering for sale or lease, of the newly built structure within 1 year after its completion creates a rebuttable presumption for the purposes of this section that the building of the structure was performed with the intent to sell or lease that structure. An owner of property who requests an exemption pursuant to this subsection must apply to the board for the exemption. The board shall adopt regulations setting forth the requirements for granting the exemption.

If you are seeking an exemption from licensure pursuant to NRS 624.031(4) you must complete the following affidavit, obtain the required signatures, and submit the original to the building department with your application for a building permit.

OWNER BUILDER AFFIDAVIT OF EXEMPTION

I hereby certify that I am the owner of the property listed below, and that I am building or improving a residential structure on this property for my own occupancy and do not intend to sell or lease the property.

Parcel Number: \_\_\_\_\_ Description of Work: \_\_\_\_\_ Type of Permit \_\_\_\_\_

I further acknowledge the following obligations and duties:

- I may not sell or lease this property. If I sell or lease, or offer to sell or lease this property within 1 year after completion, it may be presumed that I have violated the provisions of this exemption and Chapter 624 of NRS.
- I may not hire an unlicensed person to act as my contractor, agent, or construction manager. • I must directly supervise the construction.
- Any subcontractor(s) working on this project must be properly licensed by the Nevada State Contractors Board.
- Any person working on my project who is not a licensed contractor must work under my direct supervision and must be employed by me. I must comply with all State and Federal laws as an employer in the State of Nevada, including payroll deductions (FICA and income tax withholding), provide industrial insurance coverage, and pay the required unemployment compensation for that employee.
- If my project requires the repair, restoration, improvement or construction of a pool or spa, I acknowledge my obligation and duty to comply with the provisions of NRS 624.900 through NRS 624.930 (inclusive).
- I acknowledge that I have received copies of NRS 624.900 through NRS 624.930 (inclusive) and NRS 278.573.

I have read the above owner builder affidavit of exemption and certify that the information provided is true and correct to the best of my knowledge.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Legal Owner of Residential Property (Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
Location of Single Family Residence

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Witness



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**DISCLOSURES**

NRS 278.573 Statement of restrictions: Duty of building official to deliver to owner who is issued permit for construction on his residence; owner to acknowledge receipt in writing; text.

1. A building official who issues a permit to the owner of a residence to construct, alter, repair, add to, subtract from, improve, move, wreck or demolish the residence shall, at the same time, deliver to him a statement. The owner of the residence shall acknowledge in writing receipt of the statement.
2. The statement delivered by the building official must include the following text:

State law requires construction to be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own contractor with certain restrictions although you do not have a license.

You must directly supervise the construction, on the job, yourself. The building or residence must be for your own use or occupancy. It may not be built or substantially improved for sale or lease. If you sell or lease a building you have built or substantially improved yourself within 1 year after the construction is complete, it is presumed that you built or substantially improved it for sale or lease, which is a violation of this exemption and a violation of chapter 624 of NRS.

You may not hire an unlicensed person to act as your contractor or to supervise people working on your building. It is your responsibility to make sure that people employed by you have the licenses required by state law and by county or municipal licensing ordinances. You may not delegate the responsibility for supervising work to a contractor unless he is licensed to perform the work being done. Any person working on your building who is not licensed must work under your direct supervision and must be employed by you, which means that you must deduct FICA and withholding tax and provide industrial insurance and pay the required contribution for unemployment compensation for that employee, and comply with other state and federal laws relating to employment. Your construction must comply with all applicable laws, ordinances, building codes and zoning regulations.

**RESIDENTIAL SWIMMING POOLS AND SPAS**

NRS 624.900 Definitions. As used in NRS 624.900 to 624.965, inclusive, unless the context otherwise requires, the words and terms defined in NRS 624.905, 624.910 and 624.915 have the meanings ascribed to them in those sections.  
(Supplied in revision)

NRS 624.905 "Contract" defined. "Contract" means any contract or agreement in which a contractor agrees to perform work concerning a residential pool or spa.

NRS 624.910 "Contractor" defined. "Contractor" means a person licensed pursuant to the provisions of this chapter who performs work concerning a residential pool or spa.

NRS 624.915 "Work concerning a residential pool or spa" defined.

1. "Work concerning a residential pool or spa" means any of the following acts, if performed for a fee:
  - (a) The design, construction, repair, maintenance, restoration, alteration or improvement of any residential swimming pool or spa, regardless of use, including the repair or replacement of existing equipment or the installation of new equipment, as necessary; or
  - (b) Any consultation or supervision concerning such work.
2. The scope of such work includes layout, excavation, operation of construction pumps for removal of water, steelwork, construction of floors, installation of gunite, fiberglass, tile and coping, installation of all perimeter and filter piping, installation of all filter equipment and chemical feeders of any type, plastering of the interior, construction of decks, installation of housing for pool equipment and installation of packaged pool heaters.
3. The scope of such work also includes the installation of plumbing, including, without limitation, connections to potable water, and the installation of gas lines if the contractor holds classifications for such work pursuant to NRS 624.925.



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NRS 624.920 License or other authorization required to perform work concerning residential pool or spa. A person shall not, directly or indirectly, perform or offer to perform, for a fee, any work concerning a residential pool or spa or any consultation or supervision concerning such work or otherwise hold himself out as being able to perform such acts for a fee, unless the person holds:

1. A license as a contractor or subcontractor under state law which authorizes the person to perform such acts for a fee; or
2. Any other license, certificate, registration or permit under state law which authorizes the person to perform such acts for a fee.

NRS 624.925 Classifications of licensing.

1. The Board shall adopt regulations to provide for classifications of licensing that authorize a contractor who performs work concerning a residential pool or spa to perform, in connection with such work, the installation of:

- (a) Plumbing, including, without limitation, connections to potable water; and
- (b) Gas lines.

2. The regulations adopted by the Board must include, without limitation, regulations establishing the qualifications, training and examinations that are required for such classifications.

NRS 624.930 Contractor and subcontractor required to obtain permits and meet certain requirements; certain owner builders required to submit information regarding bonds and insurance; supervision and control of work; license or other authorization required to perform certain acts for owner-builder.

1. Any contractor or subcontractor who performs work concerning a residential pool or spa shall, regardless of whether the work is performed under the direction of a builder who is also the owner of the property being improved:

- (a) Apply for and obtain all applicable permits for the project; and
- (b) Meet all applicable requirements imposed pursuant to this chapter and any regulations adopted by the Board with respect to contracts for work concerning a residential pool or spa.

2. If a contractor or subcontractor performs work concerning a residential pool or spa and the work is performed under the direction of a builder who is also the owner of the property being improved, the owner shall comply with all state and local laws and ordinances for the submission of names, licenses and information concerning any required bonds and insurance with respect to the contractors and subcontractors working on the project.

3. With respect to a contract for work concerning a residential pool or spa, the work performed pursuant to such a contract must be supervised and controlled directly by the qualified employee or qualified officer of the contractor.

4. If work concerning a residential pool or spa is performed under the direction of a builder who is exempt from having to obtain a license as a contractor because the builder is also the owner of the property being improved, a person shall not, directly or indirectly, perform or offer to perform, for a fee, any act as a consultant, adviser, assistant or aide to the builder for the purposes of the project, including, without limitation, any act associated with obtaining permits for the project, or otherwise hold himself out as being able to perform such acts for a fee, unless the person holds:

- (a) A license as a contractor or subcontractor under state law which authorizes the person to perform such acts for a fee; or
- (b) Any other license, certificate, registration or permit under state law which authorizes the person to perform such acts for a fee.





## **XXI. STOREY COUNTY CODE (Other Residential)**

### **15.12.080 Permits for septic system installation and well drilling required.**

A permit must be obtained from the county building department before a person may drill a well and from the state division of health before a person installs a septic system or does any work in preparation for the well or septic system. (Ord. No. 14-255, § II, 5-19-2014; Ord. 172 § 1(part), 2000)

### **15.12.090 Water source required. Must provide a minimum of 2 gpm.**

A building permit may not be issued until the applicant has provided an adequate source of water fit for human consumption, either by drilling a well on the premises or by water being piped in through a public or private utility designed for the transportation of water. A "will serve letter" must be issued by that public or private utility designed for transportation and deliverance of water and be submitted to the building department with the permit application. (Ord. No. 14-255, § II, 5-19-2014; Ord. 172 § 1(part), 2000)

### **15.12.094 Accessory dwelling unit and accessory structure defined.**

- A. An attached accessory dwelling unit is a portion of or an addition to a single-family main dwelling that is designed to be used as a separate and independent dwelling unit. An attached accessory dwelling unit includes, at a minimum, permanent kitchen and bathroom (i.e., a toilet) facilities, but may also include living, sleeping, and eating facilities, all separated from the main unit by walls or ceilings and accessed through a lockable exterior or interior door. Converting part of, or adding on to, an existing single-family main dwelling may create an attached accessory dwelling. To be considered attached, the accessory dwelling unit must abut (i.e., be on the opposite side of a wall or ceiling) the habitable space of the main dwelling, or the ceiling of a garage attached to the main dwelling. Incidental and accessory features such as trellises, decks, patios, breezeways, or tool sheds will not be considered as establishing an attached dwelling unit. Typical uses include guest rooms, guest apartments and "granny flats."
- B. A detached accessory dwelling unit refers to a dwelling unit on the same lot as the main dwelling unit, but which is physically separated from the main dwelling unit. A detached accessory dwelling unit is designed and



configured to provide independent living facilities for one or more persons, and includes, at a minimum, permanent kitchen and bathroom (i.e., a toilet) facilities, but which may also include living, sleeping, and eating facilities. Typical uses include guesthouses, second units, "granny flats" and caretaker's quarters.

- C. A detached accessory structure refers to a building or structure on the same lot as the main residential structure and devoted to a use incidental to that main residential structure. A detached accessory structure is not designed, configured, or used for human habitation. The detached accessory structure may be connected to water and wastewater systems subject to the recordation of a deed restriction prohibiting the use of the structure as a dwelling unit. Installation of both a kitchen and a toilet in a detached accessory structure requires the structure to be considered a dwelling unit and subject to the accessory dwelling unit provisions. Typical uses include storage buildings and sheds, barns and detached garages. (Ord. No. 14-255, § II, 5-19-2014; Ord. No. 11-236, § 1, 8-2-2011)

**15.12.096 Domestic use limit.**

If the development and use of underground water from a well for an accessory dwelling unit of a single-family dwelling, as defined in Section 15.12.094, qualifies as a domestic use or domestic purpose:

- A. The owner of the well must:
1. Obtain approval for that use from the board after a report and recommendation by the planning commission; and
  2. Install a water meter, at owner's expense, capable of measuring the total withdrawal of water from the well; and
  3. Ensure the total withdrawal of water from the well does not exceed two acre-feet per year.
- B. The board or its designee must report the approval of the accessory structure on a form provided by the State Engineer.



- C. The State Engineer is required to monitor the annual use of water from the well.
- D. The date of priority for the use of the domestic well to supply water to any accessory structure is the date of approval received by the owner of the well from board. (Ord. No. 14-255, § II, 5-19-2014; Ord. No. 11-236, § 1, 8-2-2011)

## **XXII. WILDLAND URBAN INTERFACE CODE (RESIDENTIAL)**

### **WUI Section 101.2, Scope and General Requirements:**

**101.2 Scope.** The provisions of the Wildland Urban Interface Code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises and to the management of fuels on undeveloped lots and on unmodified portions of large lots within the wildland-urban interface areas in this jurisdiction.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

### **WUI Section 302, Wildland-Urban Interface Area Designations:**

**302.3 Review of wildland-urban interface areas.** The code official shall reevaluate and recommend modification to the wildland-urban interface areas contained in the Community Wildland Protection Plan in accordance with Section 302.1 as deemed necessary by the code official.

### **WUI Section 502, Fire Hazard Severity:**

**502.1 General.** The fire hazard severity of building sites for all buildings hereafter constructed, modified or relocated into wildland-urban interface areas shall be established in accordance with Table 502.1 or Appendix C.



### **WUI Section 504, Class 1 Ignition-resistant Construction:**

**504.2 Roof covering.** Roofs shall have a Class A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers, or have one layer of 72-pound (32.4 kg) mineral-surfaced, non-perforated cap sheet complying with ASTM D 3909 installed over the combustible decking. Roof coverings consisting of shakes or shingles made of wood are not approved as part of any Class A roof assembly.

**504.10.1 Vent locations.** Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from lot lines. Under floor ventilation openings shall be located as close to grade as practical.

Exception: Vents designed and approved to prevent flame or ember penetration into the structure may be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas.

### **WUI Section 505, Class 2 Ignition-resistant Construction:**

**505.10.1 Vent locations.** Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from lot lines. Under floor ventilation openings shall be located as close to grade as practical.

Exception: Vents designed and approved to prevent flame or ember penetration into the structure may be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas.



### **WUI Section 603, Defensible Space:**

**603.2.1 Responsible party.** Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire-resistive vegetation on the property owned, leased or controlled by said person.

**603.2.1.1 Adjacent land.** Property owners of land that is directly adjacent to property containing buildings or structures requiring defensible space are responsible for modifying or removing non fire-resistive vegetation on said property.

**603.2.2 Trees.** Trees are allowed within the defensible space, provided the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm) or an acceptable distance as determined by the code official.

### **WUI Section 604, Maintenance of Defensible Space:**

**604.4 Trees.** Tree crowns extending to within 10 feet (3048 mm) of any structure shall be pruned to maintain a minimum clearance of 10 feet (3048 mm) or an acceptable distance as determined by the code official. Tree crowns within the defensible space shall be pruned to remove limbs located less than 10 feet (3048 mm) above the ground surface adjacent to the trees; or an acceptable distance as determined by the code official

**604.4.1 Chimney clearance.** Portions of tree crowns that extend to within 10 feet (3048 mm) of the outlet of a chimney shall be pruned to maintain a minimum clearance of 10 feet (3048 mm).

### **WUI Section 607, Storage of Firewood and Combustible Materials:**

**607.1 General.** Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. When required by the code official, storage of firewood and combustible material stored in the defensible space shall be



located a minimum of 30 feet (6096 mm) from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet (4572 mm).

## **Appendix B, Vegetation Management Plan.**

### **WUI Section B101, General:**

**B101.1 Scope.** Where required vegetation management plans shall be submitted to the code official and the State Forester Firewarden for review and approval as part of the plans required for a permit.

**B101.2 Plan content.** Vegetation management plans shall describe all actions that will be taken to prevent a fire from being carried toward or away from the building. A vegetation management plan shall include at least the following information:

1. A copy of the defensible space plan.
2. Methods and timetables for controlling, changing or modifying areas on the property. Elements of the plan shall include removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the thinning of live trees.
3. A plan for maintaining the proposed fuel-reduction measures.

### **WUI Section B102, Defensible Space Plans.**

**B102.1 General.** Where required, defensible space plans must be submitted to the code official for review and approval as part of the plans required for a permit.

**B102.2 Plan content.** A defensible space plan shall include at least the following information:

1. Property boundaries.
2. Current and proposed structures on the property.
3. Trees and vegetation taller than 3 feet in height.
4. Individual plant or brush fields 20 square feet or larger in area.
5. Tree drip lines.
6. Roads and driveways on abutting the property.



### **XXIII. MINIMUM REQUIREMENTS FOR CERTIFICATE OF OCCUPANCY**

After successful completion of all prior required inspections, the following must be completed for a certificate of occupancy.

1. A permanent address sign must be installed in accordance with above requirements.
2. A complete bathroom must be in service. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.
3. The kitchen must have a sink, food storage and preparation area and stove. The unit shall be provided with a kitchen sink, cooking appliance and refrigerator facilities, each having a clear working space of not less than 30" in front. Light and ventilation conforming to this code shall be provided.
4. All rooms shall have a switch for lights.
5. No wires shall be exposed; all electrical shall be complete.
6. Floors shall be smooth.
7. All doors and windows shall work.
8. Smoke alarms shall be in place and operating.
9. Heating system shall be functioning. Every dwelling and guest room shall be provided with heating facilities capable of maintaining a room temperature of 70 degrees Fahrenheit at a point 3 feet above the floor in all habitable rooms.
10. The unit shall have a living room of not less than 220 square feet of superficial floor area. An additional 100 square feet of superficial floor area shall be provided for each occupant of such unit in excess of two. Bedrooms shall be no less than 70 square feet and provided with a separate closet.
11. Exterior walls must be enclosed.
12. Grading shall be completed to the extent that no drainage shall come within five feet of the structure, foundation or underpinnings.
13. Gravel access to home per requirement of Storey County Ordinance for Fire Code Emergency Access.



## **XIV: Chapter 17.16 R1 Residential Zones**

### **Sections:**

- 17.16.015 Purpose and intent
- 17.16.020 Allowed uses
- 17.16.030 Uses subject to special use permit
- 17.16.040 Minimum floor area
- 17.16.050 Minimum parcel area and width requirements
- 17.16.060 Setback requirements
- 17.15.065 Height of buildings and structures
- 17.60.070 Home enterprises
- 17.16.080 Distance between buildings on the same lot

### **17.16.015 Purpose and Intent**

The R1 residential zone is established to provide for the development of single-family residential uses and to prohibit the development of uses that are incompatible and detrimental to the residential environment.

### **17.16.020 Allowed Uses**

In an R1 residential zone, land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended and designed for the following uses:

- A. One single-family detached dwelling of permanent character in a permanent location.
- B. Accessory uses, buildings, and structures when they are incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and comply with the regulations under section 17.12.045-046.
- C. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. These uses also include community gardens.
- D. Childcare where 4 or less children are cared for.
- E. Storage parking for recreational vehicles, boats, utility trailers, horse trailers and similar equipment owned by the occupant of the permitted principal residence, provided that such items are stored entirely on private property.

### **17.16.030 Uses Subject to Special Use Permit**

The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions.

- A. Congregational establishments including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.
- B. The keeping of large domestic animals such as sheep, bovine, swine, llamas, horses, goats, and other similar domestic farm animals under the ownership of the resident occupant of the lot, provided that any combination of such animals on any one lot does not exceed 2 for the first 20,000 square feet of lot area. Additional animals may be allowed at the rate of 1 for each additional 10,000 square feet of lot area. There must be a minimum of 400 square feet per animal of penned land area, which must be on less than 10 percent slope grade.





- C. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.
- D. Bed and breakfast inns offering accommodations for up to 8 guests, subject to providing one off-street parking space for each sleeping room.
- E. Short-term vacation rental of a single-family detached residential dwelling. This provision does not apply to long-term rental and lease arrangements.
- F. Child care facilities where 5 or more children will be cared for. Child care must not exceed 15 children.
- G. Natural resources river restoration regulated under section 17.12.100.
- H. Civic uses including:
  - 1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
  - 2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.
  - 3. Crisis care use, temporary.
  - 4. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial, but not including student residential accommodations.
  - 5. Picnicking areas, parks, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.

#### **17.16.040 Minimum Floor Area**

In the R1 residential zone, no detached single-family dwelling may have a floor area of less than 800 square feet for a one-bedroom residence; 1,000 square feet for a two-bedroom residence; and 1,200 square feet for a three or more bedroom residence.

#### **17.16.050 Minimum Parcel Area and Width Requirements**

Each R1 residential zone must have a minimum parcel area limit. The minimum parcel area limit number is the suffix for the respective zone (e.g., “R1-5” is an R1 zone with 5,000 square feet minimum parcel area) A parcel zoned R1 must be at least 5,000 square feet. The area contained within the R1 zone parcel must include all easements, including easements for access to an adjacent parcel. The minimum area and width for each R1 Residential zone is indicated in the following table:

<b>Zone and Suffix</b>	<b>Minimum Lot Area (square feet)</b>	<b>Minimum Width From Street (feet)</b>
R1-5	5,000	50
R1-6	6,000	50
R1-8	8,000	60
R1-10	10,000	60
R1-15	15,000	80
R1-20	20,000	100



### **17.16.060 Setback Requirements**

The required distance between the building and the property line is shown in the following table. Setback requirements for accessory structures must comply with section 17.12.045.

<b>Zone and Suffix and Lot Configuration</b>	<b>Front Setback</b>	<b>Side Setback</b>	<b>Rear Setback</b>
R1-5, R1-6, and R1-8	20 feet	8 feet	20 feet
R1-10 and R1-15	30 feet	8 feet	20 feet
R1-20	40 feet	8 feet	20 feet
Corner lot facing two streets	Same as above	10 feet street side; 8 feet non-street side	Same as above

### **17.15.065 Height of Buildings and Structures**

A building, manufactured home, or structure may not exceed a height of 3 stories or 35 feet, whichever is higher, except as may be allowed by a variance. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. The height of support structures (towers) for radio, television, other communication antennas, and wind energy turbines is regulated under chapter 17.12 General provisions.

### **17.60.070 Home Enterprises**

Home **enterprises** are regulated under chapter 17.12 General provisions.

### **17.16.080 Distance Between Buildings on the Same Lot**

There must be a minimum distance of 10 feet between a building used for dwelling purposes and an accessory building. There must be a minimum distance of 6 feet between accessory buildings.