

Storey County
Residential
Construction Packet

Policy #006: Established August 1, 2017 / Revised 02/03/2026.

Community Development Department



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Official, Joseph Stames

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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 must follow every step in this exact order. Each property is unique as such, there may be additional items not listed that may need to be addressed; 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 \$1,600 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 one-time fee that goes with the land being developed. This construction fee is paid at the Storey County Community Development Department located at 110 East Toll Road in Virginia City, when the permit is ready for pickup. 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 to date be presented when obtaining a building permit. This may be obtained at 26 North B Street within the Storey County Treasurers Office. If taxes are delinquent on the property a permit will not be issued until paid to-date.
- 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 to the Community Development Department at the time of obtaining a building permit.
- d. Plan Drawings and Requirements (2024 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; except for the following exemptions as called out in the “Nevada Blue Book – 2020 Edition:
 1. For plans prepared by an owner/builder: List owners name who prepared plans in a prominent location on the front sheet of 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.

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). The form may be found in this packet. Any work being performed under the owner / builder the contractor or handyman must have a Storey County Business License.

V: PLAN REQUIREMENTS OUTSIDE OF COMMUNITY DEVELOPMENT:

1. 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.
2. For lots located in the Virginia City Highlands 1-acre subdivision, plans should be submitted to their Architectural Committee; see virginiacityhighlands.com. Plans for lots located in the Highland Ranches 10-acre subdivision should be submitted to their architectural committee; see highlandsranchespoa.com. Please make arrangements to have the appropriate architectural committee review your plans. Architectural approval stamp must be on plans at time of submittal to Community Development.
3. Comstock Historic District: The Historic District (Generally, Virginia City and Gold Hill). represents all structures built within the boundaries of the Comstock Historic District. They are primarily concerned with what the exterior of your building will look like compared to the surrounding Historic architecture. If you are building within the Historic District or if you don't know if your lot falls within the Historic District, please call #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 _____



Submitting a Project to Storey County



If you're submitting a project for approval—whether it's commercial, industrial, or residential—please send it to plans@storeycounty.org. Note that the plans email is for plan submissions only. For questions or additional correspondence, please use the email addresses provided at the bottom of this page.

Please follow these steps once you have your project ready for submittal:

1. Ensure you have a complete package. Projects will not be accepted if items are missing.
 - Completed permit application
 - Set of plans (If applicable, the engineer must be Nevada licensed)
 - Owner Builder Affidavit (Residential – Any work done by owner)
 - Historic Approval (Residential – VC and Gold Hill)
 - HOA (Residential – VC Highlands 1 and 10 acre lots)
 - State Health Construction Permit for Septic (Residential - SFR)
 - Well Drillers Log (Residential – New SFR)
 - TRI ARCH approval (Commercial)
 - Special Inspections Packet (Commercial)

Fire alarm and sprinklers must have separate plans and be submitted with the Fire Protection permit application.

(If you have questions on what is required for your project submittal, please call 775-847-0966)

2. Email digital files to plans@storeycounty.org in pdf format; pictures, links and zipped folders will not be accepted. The address must be in the subject line of your email. For small residential projects only, you may bring in your plans and associated documents for a potential over the counter plan review. Plans shall be legible, to scale, and a minimum of 11X17. Over the counter plan review will be at the discretion of Community Development. ***If your files are too large to send via email, please send an application and request to the plans email address above for an alternate submittal method.**
3. Plan reviews may take up to 30 business days from the date of receipt. This review process includes assessments by the Building, Planning, and Fire (if applicable) departments; as well as the TRI GID (if applicable). Once the plans have been approved, an invoice will be issued.
4. After payment is processed, an email will be sent including the permit and stamped set of plans. The permit and full plan set must be printed in color (at least 11x17 for residential) and on the jobsite at all times for inspection purposes.

It's important to note these are the basic steps. Sometimes additional information is required and requested, such as a Storey County business license, documents for residential submittals, etc. If further information is needed, it will be requested promptly before the permit can be issued.

*Please note that permits will not be issued with TBD listed as a contractor.

If you have any questions, please contact the Building Department building@storeycounty.org 775-847-0966 or the Fire District DL_FirePrevention@storeycounty.org 775-847-0954 x0

VII: PLAN REQUIREMENTS:

1. A **Plot Plan** must be submitted which includes all structures and improvements on the property. Additionally, any structures or improvements within a 150' radius of the septic tank and leach field. These shall also be shown on site plan, including neighboring property structures and improvements in a 150' radius. 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. **All road easements 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, garage and property boundaries.
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 roads and all easements** should be shown (on site plan) 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:

1. A plot plan must be approved by an on-site inspection and the permit must be issued **before** any work commences.
2. 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.

3. A septic permit is required from Nevada State Department of public and behavioral Health *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. Some 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.
4. Nevada Health Authority Division of Purchasing and Compliance 727 Fairview Dr. Ste. E Carson City, NV 89701 - #775-546-3619
5. Upon approval of your plot plan and septic system, a construction permit is issued; you may install the septic system.
6. 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 is reproduced here as the other sections do not apply to residential construction.

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 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.

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
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

Before plans are released from Nevada Blue to the owner, a Building Permit must first be obtained.

- a. 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.
- b. Fees covered in the Building Permit will include:
 - i. Building fee
 - ii. Plan review fee
 - iii. Electrical, plumbing, mechanical, wood or pellet stove if applicable.
 - iv. School and park tax.
 - v. The permit is valid for six 6 months (180 days). Inspections must be scheduled 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. (At the discretion of the Building Official).

- vi. The Building Permit covers all inspections for the course of construction and Certificate of Occupancy inspection.
- vii. If two inspections are called for when work is not completed and ready to be inspected, a special / re-inspection fee of \$100.00 per hour will be required for the third inspection of that stage of construction.

XI: REMODELS /ADDITIONS:

All steps listed above apply to remodels / additions with the exception of school tax 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**. (At the discretion of the Building Official). The fee for a travel trailer permit is \$50.00 and is valid for six months.

***You may not store items on the property that do not pertain to the construction process. Construction-related items are permitted to be stored on an unimproved lot with an active single family residence permit.**

XIII. ELECTRICAL SERVICE:

- a. In order to obtain electrical service, the applicant must make application with:
NV Energy Customer Service at (775) 834-444
- 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. Authority to Connect: 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 decal with the inspection date and inspector signature on the equipment. Without this tag / decal, electrical service may be delayed. (Final inspection required for PV solar system installation prior to NV energy solar meter may be set).

XIV. 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 inspections by calling (775) 847-0966 or email building@storeycounty.org. Please provide address, permit number, inspection type and contact person.

****We have many Residential Inspection Checklists you may find helpful on our website to help ensure code compliant construction. We also urge non-professional builders to obtain the appropriate code books and please seek professional guidance from a licensed contractor if necessary.**

See attached required inspections and general guideline of order of inspections.

Residential Inspection Order of Operations

Residential single-family residence "general" order of inspection guidelines. This order of operations is subject to change depending on structure type and construction design build. This guideline shall be used for reference purposes only. All inspections will be inspected per our adopted code compliance.

- 1) **Plot Walk / Site Visit** – Verify setbacks and structure(s) orientation to site plan / plot map. All property / structure corners shall be marked during this inspection.
- 2) **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. (Remote inspection not permitted for initial inspection)
- 3) **Under slab inspections** – Electrical or plumbing rough inspections. If plumbing is present pressure tests are required.
- 4) **Joist / Girder Inspection**- Floor joist, girder frame inspection with associated underfloor electrical, mechanical, and plumbing inspections. Underfloor venting and moisture barrier may be inspected at this time.
- 5) **Sheer and Hold Downs** - The inspector will look at the nailing in the sheer panels and confirm that all anchor bolts and 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 sheer value as well.

- 6) **Roof Nailing** - The inspector will want to observe the roof sheathing and confirm

that all nailing is correct. Roof seismic straps and hangers will be inspected at this time. The inspector will be also looking for "shiners", or nails that missed the studs.

- 7) **Rough Framing** - This includes the entire framing and connecting methods of the structure. (Per plans) If Items are not on plans but still required by code all code related structural / seismic straps / fasteners shall be in place at the time of this inspection.

- 8) **Rough Electrical, Mechanical and Plumbing-** E.M.P. Combo inspections preferred. All trades will be inspected for code compliance. (See general inspection checklists). Electrical, mechanical, and plumbing must be inspected prior to being covered with insulation. Plumbing domestic water distribution lines 100psi air test or municipal pressure approved. Drain, waste and vent (DWV) will need to be pressure tested using either the 10-foot head pressure test or a by an approved means and methods. 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 1 1/4" inch from face of stud nail protection on the edge of the stud to protect the wiring from future drywall nails and screws will be required.

- 9) **Insulation** - After all the 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. R-21 walls, R-30 in floor and R-49 in ceiling.

- 10) **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. The minimum drywall nailing should be every 8 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. Mold or moisture resistant drywall is required to have corrosion resistant fasteners. Drywall type and thickness shall be per code. Cut outs and electrical box setbacks per National Electrical Code.

11) Final Inspection for Certificate of Occupancy.

12) SPECIAL INSPECTIONS: (If required on plans or engineer on record.)

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.

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. All reports shall be submitted to the Community Development Department and will be saved in the property file.

Compaction - The soil 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 will 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.

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.

XV. 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 legally consolidated to unify said lots into one legal lot of record, consolidation of lots for tax purposes only does not allow for development over lot lines. The procedure must be taken care of prior to any construction permit being issued. Property taxes must be paid in full for both parcels for the fiscal year prior to the recording of an administrative lot consolidation.

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. 775-847-1144. Planning@storeycounty.org The forms and documentation (Deed(s), etc.) MUST be reviewed by the Planning Department prior to recording. Storey County does not charge a fee for the lot consolidation process. There is, however, a fee is charged to record the document(s).

XVI. 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 is reviewed and approved administratively through the Storey County Planning Department. It may then be recorded at the Storey County Recorder's Office. You must also provide proof that the property taxes are paid in full for the fiscal year 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 to the property. The map processing fee is collected when the map is submitted to the Planning Department for review. The fee is \$250.00 + \$25.00 per final lot.

XVII. IFC SECTION 503, FIRE APPARATUS ACCESS ROADS:

Please contact the Storey County Fire Protection District for further information.
775-847-0954

XVIII. RESIDENTIAL BUILDING REQUIREMENTS:

Ground Snow load requirements:

ELEVATION	POUNDS PER SQUARE FOOT
6500' – 7000'	90
6000' – 6499'	70
5500' – 5999'	50
5000' – 5499'	20
4000' – 4999'	20
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
Painted Rock	Live 20 / Dead 10
Rainbow Bend	Live 20 / Dead 10
Virginia City	Live 20 / Dead 10
Highlands Ranches	Live 20 / Dead 10
Virginia City Highlands	Live 20 / Dead 10
Virginia Ranches	Live 20 / Dead 10

Seismic design category:

OCCUPANCY CLASSIFICATION	CATEGORY
Residential (all areas)	D2

Wind Factor:

Minimum Basic Wind Speed Table 1609.3.2		
Risk Category	Ultimate Vult (MPH)	Vasd: 3 Sec. Gust (MHP)
I	110	85
II	120	93
III	130	101
IV	135	104

Set-back Requirements:

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

Front, Back and Side Setbacks are measured from road easement lines Not property lines.

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). Contact Storey County Planning Department for further questions: planning@storeycounty.org.

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, 5000’ elevation or above.

Air freezing index: 49.4

Mean annual temp: 59.4

XIX: STOREY COUNTY CODE (Other Residential)

Please visit the Storey County website for current adopted codes and further information / requirements.

15.12.080 Permits for septic system installation and well drilling required.

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

15.12.094 Accessory dwelling unit and accessory structure defined.

XX: WILDLAND URBAN INTERFACE CODE (RESIDENTIAL)

Please contact the Storey County Fire Protection District for further information.
775-847-0954

XXI: Chapter 17 Planning (Residential Zones)

Please contact our Storey County Planning Department or view chapter 17 of Storey County Municipal Code for further information regarding: Allowed uses, minimum floor and parcels areas, setbacks, building height, storage on an unimproved lot, etc.
775-847-1144, planning@storeycounty.org.

The Highlands are divided into 1 acre, 10 acre and 40 acre parcels (subdivisions) of land. The 1 acre Virginia City Highlands has a Homeowner’s association (HOA), (virginiacityhighlands.com). The 10 acre (Highland Ranches) has a HOA, (highlandranchespoa.com), both have requirements beyond the County requirements for development on the parcels. The 40 acre parcels (Virginia Ranches) do not have an HOA, but still must comply with county ordinances. A well and septic system are required prior to a building permit being issued.

These parcels are not served by a municipal water or sewer system. Each parcel requires a well and septic system, both approved by State of Nevada agencies, the State Department of Water Resources for the well, and the Division of Public and Behavioral Health for the septic, http://dpbh.nv.gov/Reg/ISDS/Individual_Sewage_Disposal_Systems_-_Home/. 775-684-5280
http://dpbh.nv.gov/Reg/ISDS/dta/Permits/Individual_Sewage_Disposal_Systems_-_Permits/Water.nv.gov
775-684-2800

Wells can add a significant cost to development, depending on the depth the well needs to be drilled, I have heard of prices anywhere from \$30,000 to \$100,000. If you are looking at an undeveloped parcel, it may be worthwhile to check with a local well driller to see what their thoughts are for costs for the area you are looking at, it can make a difference if you are high on a mountain, or lower in a valley.

Short Term Vacation Rentals, i.e. Air BnB/VRBO are not allowed in the Estate zone.

Storey County allows for a prefab home if it is built to International Building Code standards. Some manufactured homes are, and some are not. For the 40 acre parcel, if the prefab home meets building code, is located on a permanent foundation and meets the minimum size requirements (401 sf for a 1 bedroom, 1,000 sf for a 2 bedroom, or 1,200 for a 3 bedroom), it would typically be permissible. The HOA may prohibit such a home on the 1 and 10 acres, but that is part of the HOA regulations, not the County.

Properties are permitted an accessory dwelling unit. The unit may only be occupied by family members (not rented separately) and there is a deed restriction requirement for construction. You would need to make sure that the State requirements for your well and septic system are sufficient for both structures. The State regulates how much water you may draw from you well and the septic system would need to be designed for both units.

Private Roadway easements are in place for access to all properties located in the One Acre Virginia City Highlands and Ten Acre Highland Ranches.

Roadways and access tend to also be issues for development within the 40 acre Virginia Ranches area. Roadways are maintained by the property owners, not the County, and you would want to make sure any parcel you select has adequate access and if necessary, easements in place if the access doesn't follow the access easement areas.

XXII: OWNER BUILDER AFFIDAVIT

See attached.



NEVADA STATE CONTRACTORS BOARD

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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 **and initial** 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).
- Identify your consultant or construction manager. _____
- 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. I certify under penalty of perjury to the truth and accuracy of all statements contained herein.

Dated this _____ day of _____, _____

Legal Owner of Residential Property (Signature)

(Print Name)

Location of Single Family Residence

City State Zip

Telephone #: _____



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EXEMPTION & DISCLOSURES

NRS 624.031

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

1. Work performed exclusively by an authorized representative of the United States Government, the State of Nevada, or an incorporated city, county, irrigation district, reclamation district, or other municipal or political corporation or subdivision of this State.

2. An officer of a court when acting within the scope of his or her office.

3. Work performed exclusively by a public utility operating pursuant to the regulations of the Public Utilities Commission of Nevada on construction, maintenance and development work incidental to its business.

4. An owner of property who is building or improving a residential structure on the property for his or her 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.

5. Any work to repair or maintain property the value of which is less than \$1,000, including labor and materials, unless:

(a) A building permit is required to perform the work;

(b) The work is of a type performed by a plumbing, electrical, refrigeration, heating or air-conditioning contractor;

(c) The work is of a type performed by a contractor licensed in a classification prescribed by the Board that significantly affects the health, safety and welfare of members of the general public;

(d) The work is performed as a part of a larger project:

(1) The value of which is \$500 or more; or

(2) For which contracts of less than \$500 have been awarded to evade the provisions of this chapter; or

(e) The work is performed by a person who is licensed pursuant to this chapter or by an employee of that person.

6. The sale or installation of any finished product, material or article of merchandise which is not fabricated into and does not become a permanent fixed part of the structure.

7. The construction, alteration, improvement or repair of personal property.

8. The construction, alteration, improvement or repair financed in whole or in part by the Federal Government and conducted within the limits and boundaries of a site or reservation, the title of which rests in the Federal Government.

9. An owner of property, the primary use of which is as an agricultural or farming enterprise, building or improving a structure on the property for his or her use or occupancy and not intended for sale or lease.

10. Construction oversight services provided to a long-term recovery group by a qualified person within a particular geographic area that is described in a proclamation of a state of emergency or declaration of disaster by the State or Federal Government, including, without limitation, pursuant to [NRS 414.070](#). A long-term recovery group may reimburse such reasonable expenses as the qualified person incurs in providing construction oversight services to that group. Except as otherwise provided in this subsection, nothing in this subsection authorizes a person who is not a licensed contractor to perform the acts described in paragraphs (a) and (b) of subsection 1 of [NRS 624.700](#). As used in this subsection:

(a) "Construction oversight services" means the coordination and oversight of labor by volunteers.

(b) "Long-term recovery group" means a formal group of volunteers coordinating response and recovery efforts related to a state of emergency or disaster that is proclaimed or declared by the State or Federal Government.

(c) "Qualified person" means a person who possesses the abilities, education, experience, knowledge, skills and training that a long-term recovery group has identified as being necessary to provide construction oversight services for a project to be performed by that group.

[1:Art. III:186:1941; A 1951, 47] + [2:Art. III:186:1941; 1943 NCL § 1474.14] + [3:Art. III:186:1941; A 1951, 47] + [4:Art. III:186:1941; A 1947, 307; 1951, 47] + [5:Art. III:186:1941; 1931 NCL § 1474.17] + [6:Art. III:186:1941; 1931 NCL § 1474.18] + [7:Art. III:186:1941; A 1951, 47] + [9:Art. III:186:1941; A 1947, 307; 1943 NCL § 1474.21]—(NRS A 1975, 1167; 1987, 1730; 1989, 1629; 1997, 2019, 3162; 2001, 2409; 2007, 855; 2009, 763)

NAC 624.015 & 624.017

NAC 624.015 Exemption for owner-builder: Procedure. (NRS 624.031, 624.100)

1. To apply for an owner-builder exemption from the provisions of chapter 624 of NRS pursuant to subsection 4 of NRS 624.031, an owner of property must submit an Owner-Builder Disclosure Statement to:

- (a) The Board; and
- (b) The local building official responsible for issuing the permit for the work that will be the subject of the exemption.

2. If the Owner-Builder Disclosure Statement submitted pursuant to subsection 1 is completed fully and accurately, and signed by the applicant under penalty of perjury, the Board will approve the owner-builder exemption.

3. Unless the Board notifies the applicant within 10 days after he submits the Owner-Builder Disclosure Statement to the Board that the owner-builder exemption is denied, the owner-builder exemption shall be deemed to have been approved by the Board.

4. If the Board denies an application for an owner-builder exemption, the Board will, within 10 days after the applicant submits the Owner-Builder Disclosure Statement to the Board:

- (a) Notify the applicant that the owner-builder exemption is denied; and
- (b) Set forth the reasons for the denial.

5. If the applicant is notified pursuant to subsection 4 that the owner-builder exemption is denied, the applicant may submit supplemental materials to the Board regarding the application for an owner-builder exemption.

6. If it appears to the satisfaction of the Board that the materials submitted pursuant to subsection 5 satisfy the reasons for the denial of the owner-builder exemption, the Board may approve the owner-builder exemption.

7. As used in this section, "Owner-Builder Disclosure Statement" means the form adopted by the Board pursuant to NAC 624.017.

(Added to NAC by Contractors' Bd. by R047-03, eff. 12-4-2003)

NAC 624.017 Exemption for owner-builder: Owner-Builder Disclosure Statement. (NRS 624.031, 624.100)

1. The Board will adopt a form for the Owner-Builder Disclosure Statement.

2. The form must include, without limitation:

(a) The name, mailing address, physical address and telephone number of the owner of property applying for the owner-builder exemption from the provisions of chapter 624 of NRS pursuant to subsection 4 of NRS 624.031;

(b) The county where the property that will be subject to the owner-builder exemption is located;

(c) The parcel number of the county assessor for the property;

(d) A description of the work to be performed on the property;

(e) With regard to the work described in paragraph (d), the type of permit for which the owner of property is, or will be, applying;

(f) A description of the basis for the owner-builder exemption; and

(g) A declaration, to be signed under penalty of perjury by the owner of property submitting the form, stating that:

(1) The owner of property owns the property and is building or improving a residential structure on the property for his own occupancy and not intended for sale or lease;

(2) The information contained in the Owner-Builder Disclosure Statement is accurate and complete; and

(3) The owner of property will comply with all applicable statutes, regulations, ordinances and codes.

(Added to NAC by Contractors' Bd. by R047-03, eff. 12-4-2003)

NRS 624.900 – 624.930

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.

(Added to NRS by 1997, 2698; A [2001, 2977; 2005, 2377](#))—(Substituted in revision for part of NRS 597.713)

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.

(Added to NRS by 1997, 2698; A [2001, 2977; 2005, 2377](#))—(Substituted in revision for part of NRS 597.713)

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](#).

(Added to NRS by 1997, 2698; A [2001, 2977; 2005, 2377](#))—(Substituted in revision for part of NRS 597.713)

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 or herself 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.

(Added to NRS by [2005, 2376](#))

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.

(Added to NRS by [2005, 2376](#))

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.