

Storey County
Commercial/Industrial
Construction Packet

Community Development Department



110 East Toll Road ~ P.O. Box 526 ~ Virginia City, Nevada 89440

Office Phone: (775) 847-0966

Email: building@storeycounty.org

www.storeycounty.org

Community Development Building Official / Director, Joseph Starnes



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Storey County Community Development
 SCCD Policy and Procedure #8: Commercial Development - Customer Information and Process
 Adopted: August 15, 2017

Tab #1: Helpful Information for Project Startup/Checklist

<input type="checkbox"/> Yes	<input type="checkbox"/> No	Storey County Business License (Required)	(775) 847-0966 -or- www.storeycounty.org businesslicense@storeycounty.org
<input type="checkbox"/> Yes	<input type="checkbox"/> No	State of Nevada Business License (Required)	https://www.nvsilverflume.gov/home
<input type="checkbox"/> Yes	<input type="checkbox"/> No	State of Nevada Contractors License (Required)	http://www.nvcontractorsboard.com/
<input type="checkbox"/> Yes	<input type="checkbox"/> No	NDEP – SWPP Permit (dependent upon project)	https://genpermits.ndep.nv.gov/
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Water and Sewer Will Serve	http://tahoereno.com/wp-content/uploads/2011/11/Water-and-Sewer-Will-Serve-Packet_Mae-Revised.pdf www.tri-gid.org smcknight@tri-gid.org
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Special Inspection Application (required for soils testing, compaction, and concrete minimum)	https://storeycounty.org/
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Tahoe Reno Industrial Complex Architectural Review Packet (Required for all TRIC properties)	http://tahoereno.com/wp-content/uploads/2011/11/Arch-Review-Packet-2_Mae-Revised.pdf
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Encroachment Permit – Storey County (dependent upon project)	NDOT or Storey County Public Works
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Excavation Permit Application (must have a detailed site plan submitted to Storey County)	(Excavation Permit App.) plans@storeycounty.org
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Certificate of Appropriateness	https://www.storeycounty.org/DocumentCenter/View/8409
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Submit Plans for Review to Storey County Plans Database with the following information: <ul style="list-style-type: none"> - Permit Application (page 16-17) - SWPP Permit - Water and Sewer Will Serve Letter - Architectural Approval Letter - Encroachment Permit (when applicable) - Certificate of Appropriateness (required in historic district boundaries) - Special Inspection Packet NOTE: Plans must be stamped by a Nevada Licensed Engineer, Architect, Professional or Contractor – dependent upon trade being submitted. Plans also must be submitted for construction only.	Storey County Plans https://www.storeycounty.org/plans@storeycounty.org
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Sales Tax Credit Form – (Required)	County Manager’s Office (775) 847-0968
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Electrical and Gas Application	https://www.nvenergy.com//
<input type="checkbox"/> Yes	<input type="checkbox"/> No	State Health Inspection/Plan Review (required for any cooking, bar or other food establishment)	http://dhhs.nv.gov/
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Permit Received	Community Development (775) 847-0966 building@storeycounty.org



Tab #2: Storey County Contacts and Helpful Websites

Assessor	(775) 847-0961
Business Development	(775) 847-0986
Clerk/Treasurer	(775) 847-0969
Commissioners/Human Resources	(775) 847-0968
Communications	(775) 847-0930
Community Development	(775) 847-0966
Comptroller	(775) 847-1006
District Attorney	(775) 847-0964
Emergency Management	(775) 847-0986
Fire District (headquarters)	(775) 847-0954
Information Technology	(775) 847-1152
Planning	(775) 847-1144
Public Works	(775) 847-0958
Recorder	(775) 847-0967
Sheriffs Business Office	(775) 847-0959
Storey County Website	http://www.storeycounty.org/
Tahoe Reno Industrial Complex Website	http://tahoereno.com/
NDEP	https://ndep.nv.gov/
NV Energy	https://www.nvenergy.com/
State Health	http://dpbh.nv.gov/
Nevada Business License	https://www.nvsilverflume.gov/home
Nevada Contractors Board	http://www.nvcontractorsboard.com/
Nevada State Fire Marshal	http://fire.nv.gov/



Tab #3: Required Inspections

All special inspections reports must be sent to building@storeycounty.org in a timely manner.

We ask that inspections are requested 24-hours in advance. These may be scheduled by simply calling the office at the phone number listed in the right column.

<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Underground Plumbing	(775) 847-0966
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Storm sewer, drains, oil, sand catch basins and retention pond(s)	(775) 847-0966
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Thrust Block(s)	(775) 847-0954
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Underground electrical and grounding	(775) 847-0966
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Fire hydrant flush and loop	(775) 847-0954
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Footings, rebar and forms	Special Inspector
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Footings pour	Special Inspector
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection - Pour footings slump, air, temp and placement	Special Inspector
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Anchor bolts and hold downs	Special Inspector
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Anchor bolts and hold downs (combustible construction)	(775) 847-0966
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Slab, rebar and dowels	Special Inspector
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Slab, rebar and dowels (Small projects)	(775) 847-0966
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Pouring concrete slab	Special Inspector
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Pouring concrete slab (Small projects)	(775) 847-0966
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Tilt up panels, rebar and embeds	Special Inspector
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Tilt up panels, in wall electrical, mechanical, or plumbing	(775)-847-0966
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Panel pour	Special Inspector
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Columns and beams	Special Inspector
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Roof / TPO = Manufacture inspections & final report	Manufacture
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Roof, sheeting, and nail(s)	(775) 847-0966
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Siding Panels	(775) 847-0966
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection Frame rough electrical, mechanical, plumbing and metal bolts	(775) 847-0966
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Electrical service	(775) 847-0966
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Gas service	(775) 847-0966
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Sheet rock	(775) 847-0966
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Fire taping sheet rock	(775) 847-0966
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – T Bar ceiling	(775) 847-0966
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Fire alarms	(775) 847-0954
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Fire sprinkler system	(775) 847-0954
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Inspection – Certificate of Occupancy	(775) 847-0966



Tab #4: Zoning

Zoning

Please find below a link to Storey County Planning Chapter 17 which addresses zoning. You may also find these ordinances on our website at Storeycounty.org.

For more questions: email: planning@storeycounty.org ; Phone # 775-847-1144

Link: https://library.municode.com/nv/storey_county

Chapter 17.10 Definitions:

Chapter 17.12 General Provisions:

Chapter 17.24 Agricultural Zone:

Chapter 17.28 C Commercial Zone:

Chapter 17.30 CR Commercial Residential Zone:

Chapter 17.34 I-1 Light Industrial Zone:

Chapter 17.35 I-2 Heavy Industrial Zone:



Tab #5: Model Code Adoptions and Amendments

As of January 1st 2026, the following model codes and amendments have been adopted by Storey County and are now in ordinance. You will want to submit plans using these adopted model codes. You may find these code references with links on our website.

Link: <https://storeycounty.org/150/Building-Codes>

- A. The 2024 International Building Code (IBC)
- B. The 2024 International Residential Code (IRC)
- C. The 2024 International Existing Building Code (IEBC)
- D. The 2024 International Energy Conservation Code (IECC)
- E. The 2024 International Fuel Gas Code (IFGC)
- F. The 2024 International Mechanical Code (IMC)
- G. The 2023 National Electric Code (NEC)
- H. The 2024 Uniform Mechanical Code (UMC)
- I. The 2024 Uniform Plumbing Code (UPC)
- J. The 2024 International Swimming Pool and Spa Code (ISPSC)
- K. The 2024 Northern Nevada Amendments
- L. The 2024 International Fire Code (IFC)
- M. The 2024 Northern Nevada Amendments published by Northern Nevada Chapter of the International Code Council at (2018 NNIFC Amendments) Fire.
- N. The 2024 International Wildland Urban Interface Code (IWUI),
- O. The 2023 National Fire Protection Association Standards (NFPA)
- P. Storey County Fire Code Amendments

NOTE: Where conflicts occur between the codes referenced above, the amendments will apply.



Tab #6: Storey County Fee Schedule

When plans are required to be submitted per Section 106.3.2 of the IBC there shall be a building plan review fee charged. When plans are required to be submitted per NRS 477.750 there shall be a fire plan review fee charged. Contact fire for fee related questions. (775-847-0954) Generally speaking, there will always be a plan review fee for both building and fire as there are specific areas in which both are reviewed. These fees shall be paid at the time of submitting the plans for review. Said building plan review fees shall be 65 percent of the construction permit fee.

There are three fees associated with commercial construction:

1. Construction Permit Fees: These fees include all inspections listed in Tab #3. Required Inspections and one additional re-inspection(s). Additional hourly fees will be charged for inspections past one re-inspection.
2. Building Plan Review which is based upon 65% of the Construction Permit Fee. This fee covers the initial cost of submittal and up to one additional re-submittal. Hourly fees will be charged for re-submittals after the first.
3. Fire Plan Review: You may Call Storey County Fire Protection at: 775-847-0954

The fee for each review shall be based on valuation of the project as adopted by the Storey County Board of Commissioners and Storey County Board of Fire Commissioners within Storey County Ordinance #08-269. The valuation used for calculating construction permits will include the total value of all construction work for which the review/permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, and other permanent equipment.

Please see (website) storeycounty.org to calculate fee amount estimates. Final fees shall be calculated and issued by Storey County Community Development.



Tab #7: Design Criteria for Commercial Construction

This tab encompasses many of the standard questions needed to complete design for any structure within the McCarran area of Storey County.

Storey County 2024 Building / Design Requirements												
Storey County Building	SETBACK REQUIREMENTS See footnotes below					ROOF LOAD CAPACITY (psf)	ZONING CODES	ADDRESSING	SEISMIC RES COM		FLOOD ZONES	
	Front	Sides	Back	Well	Septic							
GOLD HILL R-1 See footnotes	20	5	10	5 FEET FROM PROPERTY LINE	8 FEET FROM BUILDING	Dead load: 10 lbs./ft ² Live load: 20 lbs./ft ²	CR ² , I-2, P R ¹ , SPR	5" permanent #s	D2	D	C	
MARK TWAIN Estates, E-1	20	12	12			Ground Snow Load See Table Below	E, F, P	5" permanent #s	D2	D	C	
McCarran / TRIC I-1 & I-2	20 50	20 50	20 50			Based on Elevation & Risk Category	A, F, I, I-2	12" permanent #s		D		C
PAINTED ROCK Forestry	30	50	50				A, F	5" permanent #s	D2			C
L.W. RAINBOW BEND PUD, Public & M.H.P.	10	5	5				A, I-1, MHP PUD, P	5" permanent #s	D2	D		AO-1 AO-2, AOI-3, B, C
VIRGINIA CITY HIGHLANDS Estates, E-1, 10, 40 Acre Subdivisions	30	15	40				E-1-VCH E-10-HR E-40-VR	5" permanent #s VCH – 4X4 Post	D2			C
VIRGINIA CITY R-1 & CR	20	5	10				I-1, I-2, CR ² R-1 ¹ , R-2 ²	5" permanent #s	D2	D		C

SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP	Soil Bearing
Weathering	Frost Line Depth	Termite	Decay						
Severe	24"	Moderate to Heavy	None to Slight	10 °F	YES 5,000' & above	(a) 6/03 (b) 2/19/81 & 7/19/93	594	49.4 °F	1,500 psf or site specific

GROUND SNOW LOAD (psf)	Elevation					
	4,500-4,999	5,000-5,499	5,500-5,999	6,000-6,499	6,500-6,999	7,000-8,500
I	20	20	50	70	90	103
II	20	20	50	70	90	129
III	20	48	79	110	142	142
IV	20	52	86	120	155	155

Minimum Basic Wind Speed Table 1609.3.2		
Risk Category	Ultimate V _{ult} (mph)	V _{act} : 3 Sec Gust (mph)
I	110	85
II	120	93
III	130	101
IV	135	104

¹ Corner lot facing two streets shall have an 8 ft setback street side, and a 5 ft setback non-street side. Setback requirements for accessory structures must comply with the regulations under section 17.12.045
² Commercial residential setback listed are for single and multi-family uses not in the Virginia City Downtown District. Setbacks for CR in Virginia City Downtown District and commercial or mixed commercial residential use are 0 ft.
³ R-2 multi family setbacks listed are for single and multi-family uses not in the Virginia City Downtown District. Setbacks for CR in Virginia City Downtown District and commercial or mixed commercial residential use are 0 ft. Setback requirements for accessory structures must comply with the regulations under section 17.12.045. Setback distances must also comply with section 17.12.050 Visibility at intersections. Setbacks are from the property line except when an encroaching easement exists for the purpose of providing a public or private road, but not driveway (see section 17.12.000 for explanation and illustration).

Development Requirements:

- TRIC Water and Sewer will serve. Obtain a will serve letter as defined in Tab #13 GID new development. TRI GID – newdevelopment@tri-gid.org Website: <https://www.tri-gid.org/newdevelopment>. 1-775-636-6126 Submit copy with permit application.
- TRIC Architectural Approval. Obtain architectural approval as defined in Tab #15. Submit approval letter with permit application.
- Onsite Storm Water Retention Basin. This is for a 100-year event/24-hour storm to be included on initial grading/plot plan.
- Provide Storm Water Pollution Plan (SWPP) as defined in Tab #1. Submit copy of permit with permit application for construction.

Storey County 2024 Building / Design Requirements

Storey County Building	SETBACK REQUIREMENTS See footnotes below					ROOF LOAD CAPACITY (psf)	ZONING CODES	ADDRESSING	SEISMIC RES COM	FLOOD ZONES	
	Front	Sides	Back	Well	Septic						
GOLD HILL R-1 See footnotes	20	5	10	5 FEET FROM PROPERTY LINE	8 FEET FROM BUILDING	Dead load: 10 lbs./ft ² Live load: 20 lbs./ft ²	CR ² , I-2, P R ¹ , SPR	5" permanent #s	D2	D	C
MARK TWAIN Estates, E-1	20	12	12			Ground Snow Load See Table Below	E, F, P	5" permanent #s	D2	D	C
McCarran / TRIC I-1 & I-2	20 50	20 50	20 50			Based on Elevation & Risk Category	A, F, I, I-2	12" permanent #s		D	C
PAINTED ROCK Forestry	30	50	50				A, F	5" permanent #s	D2		C
L.W., RAINBOW BEND PUD, Public & M.H.P.	10	5	5				A, I-1, MHP PUD, P	5" permanent #s	D2	D	AO-1 A0-2, AOI-3, B, C
VIRGINIA CITY HIGHLANDS Estates, E-1, 10, 40 Acre Subdivisions	30	15	40				E-1-VCH E-10-HR E-40-VR	5" permanent #s VCH – 4X4 Post	D2		C
VIRGINIA CITY R-1 & CR	20	5	10				I-1, I-2, CR ² R-1 ¹ , R-2 ³	5" permanent #s	D2	D	C

SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP	Soil Bearing
Weathering	Frost Line Depth	Termite	Decay						
Severe	24"	Moderate to Heavy	None to Slight	10 °F	YES 5,000' & above	(a) 6/03 (b) 2/19/81 & 7/19/93	594	49.4 °F	1,500 psf or site specific

GROUND SNOW LOAD (psf)	Elevation					
Risk Category	4,500-4,999	5,000-5,499	5,500-5,999	6,000-6,499	6,500-6,999	7,000-8,500
I	20	20	50	70	90	103
II	20	20	50	70	90	129
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¹ Corner lot facing two streets shall have an 8 ft setback street side, and a 5 ft setback non-street side. Setback requirements for accessory structures must comply with the regulations under section 17.12.045

² Commercial residential setback listed are for single and multi-family uses not in the Virginia City Downtown District. Setbacks for CR in Virginia City Downtown District and commercial or mixed commercial residential use are 0 ft.

³ R-2 multi family setbacks listed are for single and multi-family uses not in the Virginia City Downtown District. Setbacks for CR in Virginia City Downtown District and commercial or mixed commercial residential use are 0 ft. Setback requirements for accessory structures must comply with the regulations under section 17.12.045. Setback distances must also comply with section 17.12.050 Visibility at intersections. Setbacks are from the property line except when an encroaching easement exists for the purpose of providing a public or private road, but not driveway (see section 17.12.090 for explanation and illustration).



Tab #8: Storey County Business License

Storey County ordinance chapter 5.04 Business License is the guiding document to obtain a business license. You can visit: https://library.municode.com/nv/storey_county for full details on Chapter 5.04.

Additional information may be found at the above website, by email at building@storeycounty.org or calling Community Development at (775) 847-0966. Business license application may be found here: <https://www.storeycounty.org/documentcenter/view/8405>
-or- below in this document.

A hard copy of the application is available at storeycounty.org.

To Conduct business in Storey County, you must obtain a Storey County Business license. This requirement applies to all vendors, engineers, general contractors, subcontractors, and others involved in business operations.

For those opening a physical business within the county, inspections by the Building, fire and health departments are required. To obtain the original form, please contact Community Development at (775-847-0966 or email businesslicense@storeycounty.org.

As your project nears completion, please contact our to schedule said inspection to finalize your business license after receiving the certificate of occupancy.

Requirements for “in-county” business license checklist:

1. Submit Business License application to Community Development via email at businesslicense@storeycounty.org
2. Contact State Health Department (if applicable) for review at (775) 895-3603
3. To schedule an inspection once your business is total ready to open, call Community Development at (775) 847-0966 or submit request via email at building@storeycounty.org. We do ask for 24-hour advance notice for requests.
4. Once approved by building, fire and state health a link to pay with the fees will be emailed. After payment is processed, a temp license will be sent.



Tab #9: State Business License

In order to receive a Storey County Business License, you must have or obtain a Nevada Business License first. We will require you to list your state business license on our application form.

State of Nevada Business License procedure was streamlined in 2009 by automating their application system. You may visit <https://www.nvsilverflume.gov/home> to establish an account and complete the online application. There is also a Business Resource Center tab, you may renew your license here and a tab with important Other Business Services that is very helpful.



Tab #10: Grading and Excavating

Each application for a grading permit shall be accompanied by a plan in sufficient clarity to indicate the nature and extent of the work. The plans shall give the location of the work, the name of the owner and the name of the person who prepared the plans. The plans shall be submitted only by State of Nevada licensed engineers, design professionals or general contractors (or any other professional as identified in 2018 IBC). The plan shall include the following information:

1. General vicinity of the proposed site.
2. Limiting dimensions and depth of cut and fill.
3. Location of any buildings or structures where work is to be performed and the location of any buildings or structures within 15 feet of the proposed grading.
4. Location of any natural or engineered drainage and plans must indicate how drainage will either not be impacted or will be improved by work being performed.

The building official may require professional inspections through the Storey County Special Inspector program (see Tab #14 for application packet).

Fees shall be assessed in accordance with the fee schedule as adopted by Storey County Board of Commissioners. When a plan or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fees shall apply to retaining walls or major drainage structures as required within the 2018 IBC. For excavation and fill on the same site, the fee shall be based on the volume of excavation or fill, whichever is greater.

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

Excavation and Grading Requirements:

1. All construction materials shall conform to the standard specifications for Public Works Construction (SSPWC) and the Standard Details for Public Works Construction (SDPWC), latest edition, as adopted by Storey County and shall be subject to the approval of the owner. All specifications referenced herein refer to the SSPWC unless indicated otherwise (re: Green Book).
2. The contractor shall provide and maintain all necessary traffic control, throughout construction, in accordance with the applicable parts of the specification section 332, the Manual on Uniform Traffic Control Devices, (MUTCD, latest edition) and the Nevada Department of Transportation traffic control standards as well as Storey County Public Works traffic control requirements.
3. The contractor shall be responsible for the general safety during construction and all work shall conform to pertinent safety regulations and codes. The contractor shall fence and/or barricade the construction area as required to protect adjacent sites, vehicular traffic and pedestrian traffic. The contractor shall be solely and completely responsible for compliance with all applicable provisions of OSHA and NRS Chapter 618, in the construction practices for all employees directly engaged in the construction of said project.
4. The contractor shall be responsible for the location and/or protection of all existing and proposed piping, utilities, structures adjacent to streets and all other existing improvements.
5. The contractor shall incorporate adequate drainage procedures during the construction process to eliminate excessive ponding and/or erosion. The contractor shall also install erosion and run-off control measures at County roads and drainage ways.
6. The contractor shall be responsible for maintaining the site in a neat and orderly manner throughout the construction process. All materials shall be stored within approved construction areas.
7. The contractor shall be responsible for obtaining the NDEP Dust Control Permit and for the continuous dust control throughout the construction project. The contractor shall be responsible for the regular cleaning of all mud, dirt, debris, etc. from any and all adjacent streets and sidewalks.
8. No materials of any kind shall be stockpiled, or construction equipment parked on concrete or asphalt surfaces.
9. Construction of street improvements must allow for the perpetuation of all existing legal accesses and existing driveways.



10. Inspection requirements shall be in accordance with the Storey County standards or the standard specifications; whichever is more stringent.
11. The contractor shall be responsible for all layouts of lines and grades provided by a Nevada licensed surveyor.
12. The contractor shall submit details and calculations for rockery walls to Storey County. These must be completed and stamped by a Nevada licensed engineer.
13. All materials and equipment purchased for said project should be received in Storey County and the value reported as "County of Delivery" on the Nevada Department of Taxation form TPI-02.01 "Combined Sales and Use Tax Return". You must also report the value for ALL materials and equipment (personal or rented) used on this project as "Use Tax" on TPI-02.02. Proof of appropriate reporting is required prior to a certificate of completion or certificate of occupancy may be issued.

Earth Work Requirements:

1. Clearing and grubbing, sub-grade preparation and earthwork shall be performed in accordance with Storey County and NDEP requirements.
2. Contractor shall maintain all existing drainage facilities within the construction area until new drainage improvements are in place and functioning. This will be inspected and approved by Storey County Planning Department at (775) 847-1144.
3. No fence or other obstruction which interferes with discharge shall be constructed within the drainage or storm drain easements.
4. All excess or unsuitable material shall be disposed of in accordance with the latest Storey County regulations.
5. Mechanical slope stabilization is to be performed for slopes steeper than 3:1. When rock riprap is used for slope stabilization it shall contain a minimum of four fractured faces and be placed to a minimum depth of 12 inches. A minimum of 75% of the riprap shall be the specified diameter rock or greater.

Erosion Control Requirements:

1. The contractor and/or their authorized agents shall each day remove all sediment, mud, construction debris or other potential pollutants that may have been discharged to or accumulated in the public right-of-ways of Storey County as a result of construction activities associated with the site development or construction. Such material shall be prevented from entering the storm drain system.
2. Additional construction site discharge best management practices (BMP) may be required of the owner or his or her agents due to unforeseen erosion problems or if the submitted plan does not meet the performance standards specified in Storey County construction site BMP handbook.
3. Temporary or permanent stabilization practices will be installed on disturbed areas as soon as practicable and no later than 15-days after the start of construction activity in that portion of the site that has temporarily or permanently ceased.



4. At a minimum, the contractor or his/her agent shall inspect all disturbed areas, areas used for storage of materials and equipment that are exposed to precipitation, vehicle entrance and exit locations and all BMPS weekly, prior to forecasted rain event and within 24 hours after any actual rain event. The contractor or his/her agent shall update or modify the storm water pollution prevention plan as necessary.
5. Accumulated sediment in BMPS shall be removed within seven days after storm water runoff event prior to the next anticipated storm event whichever is earlier. Sediment must be removed when BMP design capacity has been reduced by 50% or more.
6. All areas disturbed and left undeveloped for a period of more than fourteen (14) days shall be stabilized by the application of dust palliative and if left more than forty-five days must comply with Section 8 of Truckee Meadows Regional Storm Water Quality Management Program.
7. All drainage swales where riprap is not required shall be revegetated with seed mixture as shown in note five.
8. Mechanical slope stabilization for slopes (unless otherwise noted) greater than 3:1 shall be stabilized with riprap. Swales and V-ditches shall be riprapped as specified on plans. The rock shall contain a minimum of four fractured faces and be placed to a minimum depth of 12 inches. A minimum of 75% of the riprap shall be the specified rock diameter or greater.
9. Stabilize construction entrances and equipment parking areas with gravel prior to grading.
10. Install principal basins and sediment barriers before grading occurs. After construction, remove accumulated debris in the sediment barriers to prevent erosion. Install catch basins before culverts.
11. Stabilize existing stream banks at culvert or drainage swale outfalls and install drainage systems as early as possible.
12. Before construction begins, install silt control devices at storm drain inlets receiving runoff from the site and maintain them during construction.
13. When the work, including vegetation, has been completed, the temporary erosion control measures shall be removed.
14. Contractor shall comply with the storm water pollution prevention (SWPPP) and documents.

STOREY COUNTY COMMUNITY DEVELOPMENT

EXCAVATION PERMIT APPLICATION

110 E. TOLL RD. ~ PO BOX 526 VIRGINIA CITY, NV 89440

Phone: (775) 847-0966 Fax: (775) 847-0935

Building@storeycounty.org

Application Date _____ Total Cubic Yards Being Moved _____
 APN _____
 Job Site Address _____
 Description of Work _____

Applicant _____ Phone _____

Email _____

***This is for grading work ONLY. Any civils or site improvements must be permitted separately using a different application form. ***

Conditions of Permit: Should any prehistoric remains/artifacts be discovered during development or excavation, work shall temporarily be halted at the specific site and the Storey County Community Development Department shall be notified in order to evaluate said site; and, if deemed necessary, to record and photograph the site in question. The period of temporary delay shall be limited to a minimum of two working days from the date of notification unless it is a significant find and it is deemed necessary to provide more time to evaluate and protect historical remains or artifacts. Please call (775) 847-0966 if discovered.

Applicant Signature _____ Date _____

Contractor _____ Phone _____

Address _____

Email _____

NV Business License No. _____

Nevada Contractor's License No. _____ Storey County Business License No. _____

24HR Job Contact Name _____ Phone _____

-----Office Use Only-----

Approvals Required:

Plot Walk	
Planning Department	
Plan Review	

Permit No. _____



Fees Amount: \$ _____ Fees Sent _____ Fees Paid _____ Date Issued: _____

STOREY COUNTY COMMUNITY DEVELOPMENT COMMERCIAL / INDUSTRIAL PERMIT APPLICATION

110 E. TOLL RD. ~ PO BOX 526 VIRGINIA CITY, NV 89440

Phone: (775) 847-0966 Fax: (775) 847-0935

Building@storeycounty.org

Application Date _____ Valuation \$ _____
 APN _____ Square Footage _____
 Job Site Address _____ Proposed Occupancy Classification _____
 Description of Work _____

Applicant _____ Phone _____

Email (fees and permit will be sent to this address(s)) _____

I will save, indemnify, and hold harmless the County of Storey, its officers, employees and agents against all liabilities, judgements, costs, and expenses which may accrue against them in consequence of the results of the review, inspections, or use of any on-site or off-site improvements placed by virtue hereof, and will in all things strictly comply with all the rules, ordinances, and laws.

Applicant Signature _____ Date _____

Property Owner _____ Phone _____

Address _____

Email _____

Contractor _____ Phone _____

Address _____

Email _____

NV Business License No. _____

Nevada Contractor's License No. _____ Storey County Business License No. _____

24HR Job Contact Name _____ Phone _____

-----Office Use Only-----

Approvals Required:

Plot Walk	
TRI GID	
TRI ARCH	
Special Inspections Packet	
Planning/Flood Zone	
Fire Dept. Review	
State Health	
Historic District	
Plan Review	
Storey Co. Business Lic.	

Permit No. _____



Fees Amount: \$ _____ Fees Sent _____ Fees Paid _____ Date Issued: _____



Tab #11: Site Design Guidelines

This information is taken from TRIC Development Handbook as of October 28, 1999.

http://tahoereno.com/wp-content/uploads/2011/11/Arch-Review-Packet-2_Mae-Revised.pdf

Site Design Standards: Minimum Site Size: The minimum site size established by the Code for industrial sites at RIC is three (3) acres for heavy industrial uses and one (1) acre for light industrial uses. Smaller sites can be approved by the county through Attachment A, Subsection 5.6 of the Development Agreement. There is no minimum on commercial sites.

Building Site Coverage: Site coverage (defined as the building-ground contact area divided by the total gross lot area) shall not exceed the following in each of the zones:

- Heavy Industrial Zone: 55%
- Light Industrial Zone: 50%
- Commercial Zone: 35%

Building Height: Maximum building height is set by the Code, as summarized below:

- Heavy Industrial Zone: 6 Stories or 75'
- Light Industrial Zone: 4 Stories or 50'
- Commercial Zone: 3 Stories or 45'

Proposed height of structures associated with industrial uses (which does not include silos, stacks and equipment) exceeding the above referenced height limitations shall be subject to the issuance of a variance from the ARC and special use permit by Storey County.

Building Setbacks and Landscape Buffer: Setbacks (distance from building structure to property line) required by the Code and landscape buffer areas required by these Design Guidelines, are outlined below.

	Side	Rear	Front
Heavy Industrial Zone	50/10*	50/10	50/10
Light Industrial Zone	20/10	20/10	20/10
Commercial Zone	10/10	20/10	20/10

* 50/10 = 50' building setback with 10' minimum landscape buffer adjacent to parcel boundary line.

Narrower setbacks can be approved, see Attachment A, Subsection 5.6 of the Design Guidelines.



Storey County Community Development
SCCD Policy and Procedure #8: Commercial Development - Customer Information and Process
Adopted: August 15, 2017

Tab #12: Application Packet for Water & Sewer Will Serve

Storey County Public Works:

Will serve letters for Storey County can be obtained by contacting **1-(775) 847-0958**.

TRI General Improvement District: 1-(775) 636-6126

440 USA Parkway, #105 McCarran, Nevada 89437

A will serve letter must be included for all new construction projects in the Reno, Tahoe Industrial Parl.

This information can be found by clicking this link:

[NEW DEVELOPMENT | Mysite \(tri-gid.org\)](#)

[Utility | TRI General Improvement District | United States \(tri-gid.org\)](#)

Below is a copy of the new customer checklist. Please contact TRI General Improvement District for any questions.



Tab #13: Special Inspector Application and Guidelines

Refer to Storey County Community Development Policy #017 Special Inspection Requirement and Process. Please visit our website using the link below to obtain a PDF copy of the special inspection packet.

[Building Permits | Storey County, NV - Official Website](#)

*** Please review our website / Community Development / building permits for more information pertaining to commercial permits / projects.

- Alternate Materials and Methods of Construction Request Form
- Building Fees
- Certificate of Occupancy Commercial Checklist
- Commercial Construction Guidelines
- Commercial Permit Application
- Commercial Special Inspection Packet
- Revision to Approved Plan Form
- Revision As-build Guidelines



Tab #14: Plan Submittal

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)
 - TRI GID (General Improvement District) 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



Tab #15: Existing Buildings and Structures

Buildings and structures which require a license to conduct business in Storey County shall provide plans for tenant improvements to the Storey County Community Development Department. See Tab #16 on how to submit electronically through Storey County Plans email. Fees shall be based upon the valuation of the building changes as described in Tab #6. Plan reviews and permit must be issued prior to any tenant improvements are conducted.


When a commercial structure changes hands or a tenant improvement is done, all of the most current codes as adopted must be adhered too. Most commonly found, buildings that are three (3) stories (includes basements) or 5,000 square feet in size (measured from outside of footings), must have fire sprinklers and fire alarms installed – regardless of occupancy load or type.

All changes to existing businesses, such as remodels, tenant improvements, repairs, improvements, alteration and changes in floor display layout must adhere to this process of plan review and construction permit(s).



Tab 16: Sales and Use Tax Letter

Storey County is unique in regards to its zip coding. If you are building outside of Virginia City or Gold Hill, it will be likely that you have a Reno, Sparks or Dayton zip code. If you have any questions on this matter you may call the Storey County Commissioners Office at (775) 847-0968.

	<p>STOREY COUNTY COMMISSIONERS' OFFICE Storey County Courthouse 26 South "B" Street P.O. Box 176 Virginia City, Nevada 89440 Phone (775) 847-0968 Fax (775) 847-0949 <i>commissioners@storeycounty.org</i></p>
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November 4, 2013

Sales and Use Tax

Historically Storey County has found the Sales and Use taxes reported in Storey County are considerably lower than expected. Research indicates the taxes for the Tahoe-Reno Industrial Center are reported based on the Sparks zip code of 89434 that belongs to the Washoe County postal region.

Although the Postmaster has authorized the use of McCarran, Nevada 89434 to identify this area as part of Storey County, sellers are plagued with the burden of reporting the proper County as the point of delivery to the Nevada Department of Taxation. In addition, errant reporting results in the overpayment of taxes as Storey County has a lower tax rate than Washoe County.

Please use the included Combined Sales and Use tax Return in lieu of any automated reporting programs that rely on ZIP methodology.

To identify misreported taxes, we are requesting a list of all contractors, subcontractors, suppliers, etc. involved in any projects in/for the "McCarran" area.

We realize this may be quite an undertaking but are certain you appreciate the importance of proper reporting.

Sincerely,



Pat Whitten
 County Manager

cc: Vanessa DuFresne, Storey County Clerk/Treasurer
 Dean Haymore, Storey County Community Development Director
 Hugh Gallagher, Storey County Comntroller

Here is the link to access State of Nevada Department of Taxation Sales & Use Tax Forms:

https://tax.nv.gov/Forms/Sales_Use_Tax_Forms/