

## **LANDER COUNTY, NEVADA PLAN DRAWING GUIDELINES**

**WHO CAN DRAW PLANS?** For residential projects, owner / builders, contractors (for their own work) and architects. Owner / builder may hire licensed contractors for work in which a valid permit has been obtained, only if the design and plans submitted to the LCBD were prepared by the owner / builder. **For Commercial or Industrial projects, only plans prepared by a registered and licensed engineer or architect will be accepted.**

**WHO APPROVES PLANS?** Lander County has contracted with a Nevada State Licensed agency to perform plan reviews in accordance with IBC Section 105 (Permits) Section 108 (Fees) and Section 109 ( Inspections). The Lander County Building Official may waive plan review and fee's when deemed feasible / practical.

**HOW LONG DOES IT TAKE FOR A PLAN REVIEW?** Non-commercial plans normally will not take longer than three weeks for review, depending upon the complexity of the structure and design requirements. Commercial plans may take as long as three (3) months or more depending upon the complexity of the structure and design requirements.

**PLAN DESIGNS REQUIRING A NEVADA STATE LICENSED ENGINEER OR ARCHITECT:** All commercial buildings. Structures two (2) stories or more in height, basements and pole buildings larger than 36' X 48' are required to be structurally engineered. This requirement is necessary due to the seismic zone in Lander Co. and associated exposures. Lander County building criteria for construction and engineering is based on non-failure due to the following: Seismic zone D2, Freeze depth of 24", wind factor of 90 MPH, Snow load of 20 to 30 lbs. (depending on elevation) and Exposure C. Any applicant proposing a residence over 1,500 square feet, or any residence where there are two floors or more or ceiling elevation changes shall be required to provide structural calculations prepared by a registered engineer. All basements shall require structural engineering. All engineered steel structures which do not include engineered foundation plans require separate engineering for foundations. Structural engineering may be waived when a licensed, registered architect has provided the entire set of plans. Plans prepared by other than a registered architect must be accompanied by structural calculations.

**Three sets of plans** must be submitted for review, two full size (24" X 36") (with wet stamp) and one 11" X 17" (copy ok), one will serve as a field copy that must remain on the job site at all times. All building permits are required to have a minimum of a plot plan showing the location of and distance to all structures, utilities and parcel lines of the property in which the applicant intends to improve. Plans shall show structural integrity, life safety, architectural designs, compliance with applicable codes, and a definition of the scope of work.

**NOTE:** **Lander County is contracted with the State Fire Marshal to perform Fire /Life Safety plan review. All sprinkler system and fire alarm system plans must be submitted to the Lander County Building Department.**

A **Floodplain Development Permit** shall be required if construction is proposed in a designated Flood Zone, applications for a permit shall be made on forms furnished by the Lander County Building and Planning Department and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions and elevation of the area in question, existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing.

#### **PLAN REQUIREMENTS:**

1. Plans shall be drawn as close to scale as humanly possible.
2. Where a discrepancy in scale and measurements is evident, the written measurement will prevail.
3. Cover sheet shall show project identification, project location and vicinity map, all persons or firms associated with the drawings, owner of the project, type of construction, square footage, seismic zone (Lander County is D2) height and number of stories, occupant load, land use zone, freeze depths (24" Min.) and wind loads, If the first sheet does not reflect these minimums, the Building Department will not accept the plans.
4. Site plan shall show all other structures and their proximity to the proposed construction, existing utilities, parking where applicable, elevation relative to nearest street.
5. Foundation plan shall show all foundations and footings, reinforcements, rebar sizes and locations, anchor bolts sizes and locations and tie-downs and locations, and under floor ventilation with formula for proper ventilation (one square inch of ventilation for each square foot of under floor space).
6. Floor plan shall show all floors including basements and garage, overall dimensions of all rooms, doors, windows, fire assemblies, area separations and draft stops.
7. Framing plan shall show all structural members, materials and their sizes, method of attachment and floor and roof construction with truss calculations.
8. Mechanical plans shall show the entire mechanical system and its branches. Including unit sizes and ductwork sizes.
9. Plumbing plans shall show all fixtures, piping and sizes, point of connection to utilities, septic tanks and water wells.
10. Electrical plans shall show all electrical fixtures, wiring sizes, grounding, load calculations and point of connection to utility.

**Building Permit & Commercial Plan Review applications shall be filled out in their entirety, and shall be signed by each contractor for their classification of work prior to acceptance of plans by the Building Department.**