

	<p>City of Fernley Building Division 595 Silver Lace Blvd. Fernley NV. 89408 WWW.CITYOFFERNLEY.ORG Shawn Keating CBO Building Official</p>	<p>Building Permits Building Inspection Building Plan Review Disaster Assessment</p>
Building Department Handout		

Building - Designs

Can I design my own project? Residential projects under the “owner-builder exemption” (see NRS 624.031) may be designed by the owner when of conventional wood-frame construction covered by the International Residential Code. Commercial projects require register professionals.

Do I need an architect to prepare my plans? Residential projects typically do not require an architect to draw the plans. Depending on the design and scope of work engineering may be required.
 Some commercial improvements will require an architect to prepare the plans.

What does the code look for? The International Residential Code (IRC) is prescriptive in nature; it gives the minimum for everything associate with a structure. This is your most basic. The International Building Code (IBC) allows design method based upon performance standards. This is demonstrated with designer calculations. The alternated method is nothing else applies; the designer and applicant must prove and demonstrate how the process proposed meets or exceeds the standards of the code. This is done with testing.

How close can I build to my property line? Minimum setback requirements are established by City zoning codes. You are encouraged to phone or email the Planning Division prior to starting. There may also be restrictions due to easements established on the property or other deed restrictions.

When and where do I need to install an ARC Fault Circuit Breaker? ARC fault protection is required for all 15- and 20-amp electrical circuits supplying outlets (includes lighting outlets and smoke detectors) in living areas for new residential construction. There is also a requirement these receptacles be tamper resistance.

When do I need “energy calculations”? New residential construction including habitable additions must comply with the prescriptive energy requirements of 2018 International Energy Efficient Code, chapter 4, climate zone 5. An acceptable option is to provide calculations using the REScheck software available at www.energycodes.gov. Commercial projects must comply with the requirements 2018 International Energy Efficient Code, Chapter 5, climate zone 5.

Is a permit required for a Storage Container? Storage containers used for storage may not require a permit unless they are altered. If alterations or electrical connection are made, a permit will be required. Planning Department approval is required in all instances. Fire department approval is also required for commercial use.

Is an Apartment or Condominium a Residential or Commercial permit? Apartments, Condominiums and Three or more-unit buildings are considered commercial permits.