



City of Fernley  
Building Division  
595 Silver Lace Blvd.  
Fernley NV. 89408  
**WWW.CITYOFFERNLEY.ORG**  
Shawn Keating CBO  
Building Official

Building Permits  
Building Inspection  
Building Plan Review  
Disaster Assessment  
Code Enforcement  
  
Tel 775-784-9900

### Building Department Handout

## Design Criteria 2018 Codes

Sec. 8.02.01. - Codes adopted; amended. *Codes adopted.* City of Fernley does hereby adopt, pursuant to NRS 268.012, in whole the following construction codes and specialized codes which will be collectively known as the City of Fernley Building Codes:

1. International Building Code, 2018 edition, including appendix C, E, H and I.
2. International Residential Code, 2018 edition, including appendix A, B, C, G H and Q.
3. International Mechanical Code, 2018 edition.
4. International Plumbing Code, 2018 edition, including appendix B, E, F.
5. International Fire Code, 2018 edition, including appendix B, C and D.
6. International Property Maintenance Code, 2018 edition.
7. National Electric Code, 2017 edition.
8. International Fuel Gas Code, 2018 edition.
9. International Energy Conservation Code, 2018 edition.
10. International Existing Building Code, 2018 edition.
11. International Swimming Pool & Spa Code 2018 edition
12. Uniform Plumbing Code, 2018 edition
13. Uniform Mechanical Code, 2018 edition
14. 2018 Northern Nevada Amendments by NNIICC. Copies are available at [www.nnicc.org](http://www.nnicc.org)

## Climatic and Geographic Design Criteria

1. Roof Snow Load – See Below Table 1608.2.1
2. Wind Speed (mph) – Exposure “C”
  - IRC – 115 mph
  - IBC
    - Risk Category I -110 mph Vult’
    - Risk Category II -120 mph Vult’
    - Risk Category III -130 mph Vult’
    - Risk Category IV-135 mph Vult’
3. Seismic Design Category – D1
4. Frost Depth – 18” minimum
5. Winter Design Temperature – 11°
6. Ice Shield Under Layment Required – NO < 5,300’ elevation
7. Flood Hazards – Consult with the Engineering Division of Development Services
8. Air Freezing Index – 594
9. Mean Annual Temperature – 49.4° F
10. Subject to Damage From – Weathering – Severe / Termite 18’ – Moderate/Heavy

**City of Fernley**

Ground Snow Load <sup>d</sup>	Wind Design				Seismic Design Category <sup>f</sup>	Subject to Damage From			Winter Design Temp <sup>e</sup>	Ice Barrier Underlayment Required <sup>h</sup>	Flood Hazards <sup>g</sup>	Air Freezing Index <sup>i</sup>	Mean Annual Temp <sup>j</sup>
	Speed <sup>a</sup> (MPH)	Topographic Effects <sup>k</sup>	Special Wind Region <sup>l</sup>	Windborne Debris Zone <sup>m</sup>		Weathering <sup>n</sup>	Frost Line Depth <sup>b</sup>	Termite <sup>c</sup>					
See IBC Table 1608.2.1	115	No	No	No	D1	Severe	18"	Moderate To Heavy	11°F	No	(a)06/04/2003 (b)11/20/1998 Firm	594	49.4°F

**Manual J Design Criteria**

**Table 1608.2.1 GROUND SNOW LOADS P<sub>g</sub> FOR NORTHERN NEVADA LOCATIONS**

Add Table 1608.2.1 to read as follows:

**TABLE 1608.2.1  
GROUND SNOW LOADS P<sub>g</sub> FOR NORTHERN NEVADA LOCATIONS**

Elevation In Feet	West of U.S. Hwy 395 Sierra Slope, Carson, Douglas, Reno, Washoe Counties, Pg (Pounds Per Square Foot)	East of U.S. Hwy 395 Carson, Douglas, Washoe Counties, Reno & Sparks Pg (Pounds Per Square Foot)	Lyon County  Pg (Pounds Per Square Foot)	Storey County  Pg(Pounds Per Square Foot)	All Nevada Counties, Lake Tahoe Basin  Pg (Pounds Per Square Foot)
4500	30	30	10	10	
5000	30	30	30	10	
5100	41	31	31	10	
5200	52	33	31	10	
5300	64	34	34	10	
5400	75	35	35	10	
5500	86	37	37	50	
6000	142	43	43	70	220
6500	171	43	43	90	235
7000	200	57	57	90	250
7500	215	57	57	90	265
8000	229	86	86	90	280
8500	243	86	86	90	295
9000	271	114	114	114	330
9500	300	142	142	120	390
10000	357	142	142	142	420

1. Drift load design in the 30-psf zones may utilize ASCE 7 -10 table C7-1 ground snow values.
2. The final roof design loads shall not be less than 20 psf after all reductions are factored, except for Lyon County.
3. Intermediate values may be interpolated by proportion.

*Amend Section 1704.2 to read as follows:*

**1704.2 Special Inspections and tests.** Where application is made to the *building official* for construction as specified in Section 105, the owner or the owner's authorized agent, other than the contractor, shall employ one or more approved agencies to provide *special inspections* and tests during construction on the types of work specified in Section 1705 and identify the *approved agencies* to the *building official*. These *special inspections* and tests are in addition to the inspections by the *building official* that are identified in Section 110.

**Exceptions:**

1. *Special inspections* and tests are not required for construction of a minor nature or as warranted by conditions in the jurisdiction as *approved* by the *building official*.
2. Unless otherwise required by the *building official*, *special inspections* and tests are not required for Group R-3 occupancies as applicable in section 101.2 and Group U occupancies that are accessory to a residential occupancy including, but not limited to, those listed in Section 312.1.
3. *Special inspections* and tests are not required for portions of structures designed and constructed in accordance with the cold-formed steel light-frame construction provisions of Section 2211.1.2 or the conventional light-frame constructions provisions of Section 2308.
4. The contractor is permitted to employ the *approved agencies* where the contractor is also the owner.