CITY OF LOVELOCK BUILDING

COMMERCIAL BUILDING GUIDE

Minimum Standards for Building Plans:

NEW COMMERCIAL PROJECT PERMIT APPLICATION CHECKLIST:

For commercial structures, such as Groups:

A, B, E, F, H, I, M, R, and S occupancies.

THE FOLLOWING MUST BE PROVIDED AT TIME OF SUBMITTAL IN COMPLIANCE WITH ADOPTED CODES

CODES ARE AVAILABLE FOR REFERENCE FROM CITY COUNTER OR ONLINE AT:

https://codes.iccsafe.org/content/IBC2024V1.0

Incomplete packages will not be accepted

All Fees are due in full at time of permit submittal

- A complete application including a list of all sub-contractors and an original signature on the last page of the application. Full payment of all permit, connection fees, taxes and applicable fees are due at time of initial submittal for permit. Partial payments will not be accepted.
- Complete Civil Improvement Plan Application or Encroachment/Excavation Permit Application
- Existing and Proposed ERC Calculation Worksheets
- Request for Will Serve- signed by applicant
- New Connection Form
- Fire Protection Authorization Form.

- **Nevada Department Environmental Protection (NDEP) Permits:**
  - If project disturbs more than 1 (one) acre you are required to apply for NDEP: 'Storm Water Pollution Prevention Plan Permit' (SWPPP). Please provide copy to City or waiver letter;
  - If project disturbs more than 5 acres (five) acres you are required to apply for NDEP ' Dust Control Permit'. Please provide copy to City or waiver letter.
  - If project will have Construction Runoff OR Industrial Facility Runoff, provide evidence of NDEP Stormwater General Permit.
  - If project has: Emissions of Air Pollution, provide NDEP Air Quality Operating Permit.
  - If project has Hazards of Catastrophic Chemical Accidents, provide NDEP Permit for Accident Prevention.
  - If project has Hazardous Waste (as defined by NRS and Federal Code), provide NDEP Hazardous Waste Permit.
  - If project has pesticide application, provide NDEP Pesticide Permit.
  - If project involves injection effects on drinking water, provide NDEP Permit for Underground Injection Control.

  Please call (775) 684-2712 or Log onto: https://ndep.nv.gov/water/water-pollution-control/permitting for more information.

- **Nevada State Health Department or Healthcare Compliance Permits:**
  If project involves food contact State Health Department. A copy of State permit must be provided prior to submitting for permit in Winnemucca. Provide copy of approved State permit with permit submission. If this is a healthcare facility or provider, contact State Healthcare Compliance and provide proof of permit issuance: tel. (775) 623-6588.

- **Nevada Departmemt of Transportation (NDOT) Permits:**
  If project is adjacent to a NDOT road an NDOT permit shall be required. Provide copy of NDOT permit. https://www.dot.nv.gov/doing-business/contractors-construction/construction
  State of Nevada Department of Public Safety-Boiler Permit. Contact State Boiler Inspector: 775 824-4656. Provide proof of State permit issuance.

- A copy of the Letter of Approval from the City's Planning Department (i.e.: Design Review, SUP..etc) and any other approval letters from the Planning Division, if applicable. The building official may review a permit and ask Planning Division to provide specific reviews.

- (3) complete sets of plans with the required design professional/licensed contractor stamps/signatures. Minimum size sheets accepted are **11"x17"**. Maximum size sheets acceptable are 30"x42". No pencil drawings will be accepted. Drawings shall be prepared to scale, and the applicable scale shall be clearly indicated on each drawing. Minimum text size is 1/8 inch text height or 9 point font.

Plans to include the following (3 sets unless noted otherwise) drawn in compliance with currently adopted codes and signed/stamped by design professional or licensed contractor:

The minimum required drawings/data will depend greatly upon the size, nature and complexity of the project. However, the following is the minimum recommended standard required before the Building Department shall begin the plan review process. Additions and remodels may not require all of the following components for plan submittal and for a permit.

- **Cover Sheet:**

1. Project identification.
2. Project address and a location map.
3. All design professionals shall be identified.
4. The principal design professional (that is the professional who is responsible for project coordination) shall be identified. All communications shall be directed through this individual.
5. Provide Plumbing Fixture count analysis demonstrating that occupancy is satisfied by fixture counts M/F per 2024 IBC Table 2902.1
6. Design Criteria List:
    - Occupancy Group
    - Type of Construction
    - Location of property and location on property
    - Seismic zone
    - Square footage, total occupancy load, allowable area and height, breakdown per area & occupancy
    - Fire alarms
    - Fire sprinklers
    - Height and number of stories
    - Roof Class
    - Land use zone
    - Flood zone
    - List of Federal, State and Local Code that apply and respective editions

- **Site or Civil Plan:**

Show proposed new structure and any existing buildings, or structures, all property lines with dimensions, all streets, easements, and setbacks. Show all water, sewer, gas, storm drain, electrical points of connection, sizes, proposed service routes and existing utilities on the site. Show all required parking with calculations breakdown of spaces for occupancy load including ADA required spaces, drainage and grading information (with reference to finish floor and adjacent streets). Indicate drainage inflow and outflow locations and specify areas required to be maintained for drainage purposes. Show North Arrow and scale.

- **Egress Plan;**

Provide the travel distances, exit requirements and widths, separations if applicable, number of occupants per room and occupants allocated to each exit per IBC requirements.

- **Floor Plan:**

Show all floors including basements. Show all rooms, with their use, overall dimensions and locations of all structural elements and openings. Show all doors and windows and provide door and window schedules with U-value and SHGC coefficient listing. Show all fire assemblies, draft stops and area and occupancy separations with relative listing of Fire Rating. Provide ADA requirements.

- **Building Sections and Wall Sections:**

Show materials of construction, detail non-rated and fire-rated assemblies and fire rated penetrations with listed assembly numbers. Show all height dimensions, wall and floor types.

- **Exterior Elevations:**

Show all views. Show all vertical dimensions and heights from grade. Show all openings and their sizes, and identify all materials.

- **Energy Compliance for Building Envelope:**

Provide BUILDING ENVELOPE COMPLIANCE per IECC 2024 providing a "pass" report with the design professional's signature using latest DOE COMCheck software available online at: https://www.energycodes.gov/comcheck

- **Foundation Plan:**

Show all foundations and footings; indicate size, locations, thicknesses, reinforcing, materials and strengths. Show all embedded anchoring such as anchor bolts, hold-downs, post bases, etc. **Provide soils report for the proposed structure at the site and/or show engineered fill below foundation footings.**

- **Framing Plans and Roof Framing Plans:**

Show all structural members, their sizes, methods of attachment, location and materials for floors and roofs. Provide any manufactured framing or Truss Calculations.

- **Structural Calculations:**

Provide structural calculations for the entire structural system of the project, stamped, dated and signed by a Nevada State registered engineer or architect.

- **Mechanical Systems:**

Show the entire mechanical system. Include all units, their sizes, mounting details, all duct work and duct sizes. Indicate all fire dampers where required. Provide equipment schedules. Provide size of equipment based on BTU's and horsepower, unit schedule with isometrics. Provide ENERGY CONSERVATION COMPLIANCE (HVAC SYSTEM) per IECC 2024 providing a "pass" report with the design professional's signature using latest DOE COMCheck software available online at: https://www.energycodes.gov/comcheck

- **Plumbing Systems:**

Show all fixtures, piping, slopes, piping materials and sizes. Show point of connections to utilities, septic tanks, pretreatment sewer systems and water wells. Provide fixture count compliance based on occupancy count satisfying IBC table 2902.1. All water heaters shall be labeled gas or electric. Submit all gas, waste water, and water isometric details and calculations. Provide ADA requirements.

- **Electrical Systems:**

Show all electrical fixtures (interior, exterior and site), wiring sizes and circuiting, grounding, panel schedules, single line diagrams, load calculations and fixture schedules. Show point of connection to utility. Provide LIGHTING COMPLIANCE (Interior and Exterior Lighting) per IECC 2024 providing a "pass" report with the design professional's signature using latest DOE COMCheck software available online at: https://www.energycodes.gov/comcheck

Site lighting and signage should be submitted to the City for approval.

- **Specifications:**

Either on the drawings or in booklet form, further define construction components for specialty items.

- **Addenda and Changes:**

It shall be the responsibility of the individual identified on the cover sheet as the principal design professional to notify the Building Official for pre-approval of any and all changes throughout the project and provide revised plans, calculations or other appropriate documents prior to actual construction. Otherwise, the unapproved construction may be subject to removal at the owner's/ contractor's expense.

- **Revisions:**

For clarity, all revisions and their respective locations shall be identified with a bubbled/clouded area, marked with delta symbol and date on the drawings accompanied with a cover letter explaining/addressing each correction requested by the Plan reviewer. If not, the project shall be considered resubmitted as a new project. Only those sheets pertaining to the revisions shall be submitted. This process is required by Nevada Blue Book and it will expedite the revision.

- **Standards:**

It is the responsibility of the principal design professional or contractor preparing drawings to verify that the work is complete, consistent and provides the standard of competence set by the relative state boards. Per Nevada Blue Book, if the plans do not meet these criteria, after the 3rd re-submittal, the Building Official may take any of the following actions:

1. Provide a complete list of corrections.
2. Increase the plan check fee for additional plan review time required due to lack of completeness.
3. Return plans unchecked.
4. Refer the principal design professional to the appropriate State Board for possible disciplinary action.

Design Criteria:

2024 IBC, 2024 IFC, 2024 IECC and Northern Nevada Amendments, 2024 UMC/IMC, 2024 UPC/IPC, 2023 NEC, 2009 ICC/ANSI A117.1, other adopted codes, local ordinances and State Laws (Please ask our permit Tech for a complete list).

Family of I-codes is available online at: https://codes.iccsafe.org/content/IBC2024V1.0

Ground and Roof Snow Load: 10 psf and 30 psf respectively

Wind Speed: 2024 IBC, ASCE 7 - 120 mph.

Seismic Design Category: D_2 – Confirmed by engineer using "latitude and longitude".

Weathering: Severe.

Frost Line Depth: 24 inches.

Termite: None to Slight.

Decay: None to Slight.

Winter Design Temp: 1° (F).

Flood Hazards: (a) June 4, 2003. (b) November 20, 1998 (FIRM).

Air Freezing Index: 594 (°F-days).

Mean Annual Temp: 49.4 (°F).

Radon Potential: Moderate Zone 2.

Demo guidelines: Please provide an approved asbestos report for all demo permits.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

SPECIAL INSPECTIONS MAY BE REQUIRED FOR SOME INSPECTION TYPES

Please ask our Building Department if you have any questions