

# Development Services

## EZ Permits General Requirements

### Water, Sewer and Gas Lines

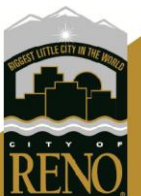
- Backfill material shall be free of construction material, rocks and debris. 2024 IRC P2604.3
- A yellow 18 AWG insulated copper tracer wire shall be installed adjacent to underground nonmetallic gas piping. The tracer wire is required to be accessible at both ends and it shall terminate above grade. 2025 IRC G2415.17.3
- Minimum burial depths for utilities after the serving utility point of connection are as follows:
  - Water line: 30 inches. Residential electric: 18 inches, see 2024 IRC Table E3803.1 for exceptions. Gas piping: 12 inches. Sewer line: 12 inches.
- Gas, water and sanitary sewer lines should be under the appropriate test pressure at time of inspection as follows: Gas 25psig for 30 minutes. Water 50psi for 15 minutes. Sewer 5psi for 15 minutes or 10' of water pressure.

### Window Replacement

- Minimum Energy U-Factor of .30 or better shall be installed. 2024 IECC R402.1.2. Window labels must be in place at time of inspection.
- Safety glazing is required at the following locations per 2024 IRC R324:
  - All glazing panels greater than 9ft<sup>2</sup> with the bottom edge less than 18" to walking surface and a top edge greater than 36" above a walking surface.
  - Within a 24" arc of door openings. Exception: Doors leading to closets or storage areas less than 36" deep.
  - Glazing in tub or shower enclosures that are less than 60" above any standing or walking surface.
  - All glazing within 60" of a tub or shower edge.
  - Glazing adjacent to stairways, landings and ramps within 36" horizontally of a walking surface when the bottom exposed surface of the glass is less than 36" above the plane of the adjacent walking surface.
  - Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36" above the landing and within 60" horizontally of the bottom tread.

### Stucco and Siding

- Lath shall be attached with corrosion resistant fasteners spaced a maximum of 6" on center. 2024 IRC R 703.7.1
- Minimum weep screed height is 2" over hard surfaces such as paving, concrete or pavers and 4" over earth. 2024 IRC R703.2.1
- All other exterior wall coverings shall meet the requirements of 2024 IRC R703 and the manufacturer's installation instructions.



# Development Services

## Reroof

- Flashing shall be installed in a manner to prevent moisture from entering the wall or roof. 2024 IRC R903.2
- Crickets and saddles shall be installed on the ridge side of any chimney or penetration more than 30" wide. 2024 IRC R903.2.2
- Underlayment per 2024 IRC R905.1.1.
- Asphalt shingles shall be applied to solidly sheathed decks. 2024 IRC R905.2.1
- Drip edge shall be provided at eaves and rake edge of shingle roofs. 2024 IRC R905.2.8.5
- Ventilation shall be provided per 2024 IRC R806.
- Roof recover is not allowed where existing roof has two or more applications of any type of roof covering. 2024 IRC R908.4.

\*\*\*Asbestos Letter from Washoe County is required to be on site with permit for all Commercial Reroof projects.

## Electric Service Change

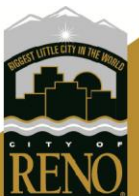
- New equipment installed shall meet the working space requirement of 30" wide or the width of the equipment and 36" deep. 2023 NEC 110.26.
- Overcurrent protection devices shall be durably marked to indicate which circuit they serve per 2023 NEC 408.4.
- New equipment shall be grounded effectively with a concrete encased electrode, 2 ground rods or other approved means in 2023 NEC 250.52.
- All services supplying one- and two-family dwelling units shall be provided with a surge-protective device (SPD) installed in accordance with 2024 IRC Sections E3606.5.1 through E3606.5.3.

## Car Chargers

- Wiring methods for car chargers shall comply with 2023 NEC Article 300.
- Grounding and bonding shall comply with 2023 NEC Article 250.
- Overcurrent protection devices shall be installed per 2023 NEC Article 240.

## A/C Units

- Overcurrent protection shall be sized for the unit being installed. 2024 IRC E4101.4
- A/C's require a readily accessible disconnect within sight from the unit. 2024 IRC E4101.5.
- Equipment shall be secured to a level platform that exceeds 3" minimum above grade. 2024 IRC M1305.1.3.1
- Line sets shall be protected from damage that includes sunlight, moisture, equipment maintenance and wind. Adhesive tape shall not be used. 2024 IECC R403.4.1



# Development Services

## Water Heaters and Furnaces

- Temperature and pressure relief valves shall be installed on all appliances and equipment used for heating water. The valve shall discharge to the floor, to the pan serving the water heater or storage tank, to a waste receptor or to the outdoors. 2024 IRC P2804
- Condensate from cooling coils and evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. A secondary drain or auxiliary drain pan shall be required for each cooling or evaporative coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping per 2024 IRC M411.9.1.
- Appliances having an ignition source shall be elevated such that the sources of ignition is not less than 18" above the floor in garages. 2024 IRC M1307.3, P2801.6
- A level working space not less than 30" deep by 30" wide shall be provided in the front of the control side to service an appliance. 2024 IRC M1305.1
- Where a sediment trap is not incorporated as part of the appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as possible. 2024 IRC G2419.4
- Provide combustion air to all gas fired appliances. 2024 IRC G2407
- Water heaters shall be anchored or strapped to resist movement due to earthquake motion. Strapping shall be placed within the upper one-third and the lower one-third of the tank. The lower strap shall be a minimum of 4" above the controls. 2024 IRC R301.2.2.10, P2801.7
- Where a storage tank-type water heater or hot water tank is installed where leakage from the tank will cause damage, the tank shall be installed in a pan not less than 1 1/2 " deep and of sufficient size and shape to receive dripping or condensate from the tank or water heater. 2024 IRC P2801.5
- A manometer test is required for gas water heater and furnace change outs. Manometer testing shall be performed by a person holding a valid Washoe County Manometer tester card for which the number is to be provided at the time of the request for inspection. 2024 Northern Nevada Amendments G2417.6.2
- Electric water heaters require within sight or lockable disconnect. 2024 IRC E4101.

