

Development Services

Residential Building Permit Guidelines

Plans – Every set requires the following items if applicable:

- Site Plan– Required on all plans- We do not accept Google Earth or Google Maps.
- Civil Engineering design.
- Architectural design.
- Mechanical design.
- Plumbing design.
- Electrical design.
- Structural Engineering design.
- Demolition Plan.

Supporting Documents

- Structural calculations.
- Special inspection forms if applicable, Completed by Owner, Structural Engineer & Third- party inspection agency.
- Roof truss design calculations.
- Truss verification letter from the project engineer.
- Energy reports – REScheck and Manual S, J, D.
- Structural observation form – By Structural Engineer for structures that are 4 stories and above.

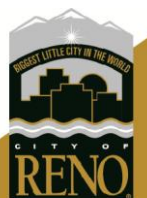
Plan Standards: Per Current State of Nevada Blue Book

- Legible / Readable.
- If submitted in color the plans shall be printed in color for the field.
- Code Analysis: Design criteria and applicable codes.
- All pages in the plans set must be uniform in size, drawn to scale.
- Stamped, Signed and Dated in accordance with NV Bluebook.
- Project address, APN, and unit numbers on plans.
- Scope of work on Cover Sheet.
- Sheet Index.
- Include vicinity map and site plan on plan sets.
- Ensure that structural and architectural details and specifications match. Rated assemblies match.
- Ensure City of Reno EDR Business Rules are followed.

Upon submittal, some items may be deemed incomplete, and the application will be put on hold. Additional information may be required to continue the process.

Cover Page- To include all climatic and geographic design criteria as established by the Northern Nevada Amendments, sheet index listing all pages, code analysis, scope of work, vicinity map and project information.

Site Plan- Include property lines, public and private driveways, easements, setbacks, existing and proposed structures, area of work. Include all utilities, drainage and grading information.



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Foundation Plan- Include footing schedule as well as size, location, thickness, materials, reinforcing hold- downs, anchor bolts and embedment.

Floor Plan- All floors including basements must be shown, all rooms identified and labeled with their use and overall dimensions including ceiling heights.

Floor, Shearwall, and Roof Framing Plan- All structural members must be identified and must match accompanying calculations. Truss calculations with a truss layout must include a truss verification letter from the engineer of record. Roof pitch and materials must be identified.

Framing Details- Show wall/roof/floor framing and critical connections.

Building and Wall Sections- Multiple sections may be required to show multiple portions of

Small Documents

Energy Compliance Documents- REScheck, Manual D, J, and S.

Structural Calculations- All structural calculations must include all required design criteria (seismic, wind, snow), stamped, signed and dated by the engineer of record or architect.

Additional items may be required for compliance with all applicable currently adopted code provisions and Northern Nevada Amendments.

Guidelines only. Not all items will apply to all projects.

the structure. Footings, insulation, floor covering, wall construction, interior walls (bearing and non- bearing), framing to include top and bottom plates, blocking, rim joists, ceiling joists, roof rafters, roof sheathing and any attached decks or other similar elements.

Energy Compliance- All insulation values should be shown on building section plan sheet.

Mechanical System Plan- Provide size/specs of equipment, ducting details and ventilation details.

Plumbing Plans- Include Waste/vent, water supply and gas lines.

Electrical Plan- Show wiring, outlets including lighting, switching, receptacles, panel location and size.

Truss Calculations- Truss calculations with a truss layout must include a truss verification letter from the engineer of record.

Special Inspection Agreement- If required must be completed in full and signed by the owner, engineer/architect and special inspector.

