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Elko County

Building & Safety Division

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Residential Design Criteria & Checklist

One & Two Family dwellings (with attached garages)
 (Effective January 2, 2006)

General Information:

The following codes have been adopted:

- | | | | |
|------|--|------|---|
| 1997 | Uniform Administration Code | 2003 | Uniform Mechanical Code |
| 2003 | International Residential Code
(Building & Electrical Chapters) | 2003 | Uniform Plumbing Code |
| | | 2002 | National Electrical Code (as a reference) |

The minimum design criteria for Elko County is as follows:

- * Roof Live & Snow Load **below 6,000 ft** elevation - Minimum 30 lbs. PSF (with no reductions)
 (A ground snow load of 50 psf for the use of Tables R802)
- * Roof Live & Snow Load **above 6,000 ft** elevation - Minimum 50 lbs. PSF (with no reductions)
 (Note: A designed roof load can be used instead of the minimum 50 lbs. PSF roof load.)
 (A ground snow load of 70 psf for the use of Tables R802)
- * Seismic Zone - D (by Design)
- * Wind Load - 75 mph, exposure "C" (90 mph, 3 second gust)
- * Frost Depth - 36" minimum vertical
- * Soil Bearing Pressure - 1500 lbs. maximum without a designed soils report

GROUND SNOW LOAD	WIND SPEED CATEGORY	SEISMIC DESIGN CRITERIA	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			Weathering	Frost line depth	Termite	Decay					
SEE ABOVE	SEE ABOVE	SEE ABOVE	SEVERE	36" minimum	None to Slight	None to Slight	-2	YES	AS REQUIRED	1500	45

Elko County's objective is to provide you, the applicant, with a guideline of necessary information to be submitted in order to ensure that your application is processed in a timely and professional manner. **It is the responsibility of the contractor or owner-builder to become familiar and comply with the adopted codes, ordinances and the manufacturer's requirements for the specific product and processes as approved by the ICC Evaluation Service as adopted by Elko County.** This checklist is specific to the actual construction requirements to the structure itself. Other requirements for Zoning, FEMA or State Health are to be addressed also at the time of permit application. Additional construction information will be required when located within a flood zone.

Plans and Specifications shall be drawn to scale (minimum 1/4" per foot) and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations, 1997 U.A.C section 302.3

The following information is required and must be submitted for the plan review of the proposed structure. Please provide two identical sets of plans for review. An "APPROVED" job copy will be returned to the applicant as required by U.A.C. section 303.1. ***The applicant must check each area below to indicate the documentation is provided as set forth in this checklist.*** When not applicable please indicate so by "N/A".

Plot Plan:(separate from the building plans)

- _____ Accurate representation of the legal description - including property dimensions or acreage for large parcels over 40 acres
- _____ All buildings and attached structures shown
- _____ All setbacks to property lines from the proposed building and to other buildings within 20' shown
- _____ Location of the main electrical service and electrical line, including wire size to the building with distances for possible voltage drop calculations for new electrical installations over 400 feet
- _____ Location of a well (if applicable)

Building Construction Plans:

Cover Sheet

- _____ Design criteria list:
 - a. Occupancy group
 - b. Type construction
 - c. Seismic zone
 - d. Square footage, total of all floors and accessory areas
 - e. Height and number of stories
 - f. Roof Load (over 6,000 foot elevation)
 - g. Occupant load, (Duplexes)
 - h. Code editions used

Floor Plan:

- _____ Building dimensions, including all room dimensions
- _____ Room designation - (ie: living room, kitchen, bedroom, etc.)
- _____ Light and ventilation per section R303, 2003 I.R.C.
- _____ Door and window sizes, designation of required egress windows, and required safety glazing
- _____ Fire wall construction, fire rated door type (ie: metal or wood) and penetration rated materials - (for attached garages)
- _____ Show attic access size and location

Footing Plan:

- _____ Show Dimensions for continuous footings or pier pad footings (Table R403.1)
- _____ Footing elevations that are stepped down due to changes in grade shall be shown
- _____ Show reinforcement iron size and spacing (if applicable)
- _____ Show the Ufer ground size and location (if applicable)

Foundation Wall Plan:

- _____ Foundation wall height and thickness and PSI rating (Tables R404.1.1 & 402.2)
- _____ Show reinforcement iron size and spacing (both vertical & horizontal), including any additional reinforcement iron as required by code around all window and door openings
- _____ Anchor bolt size, spacing and the embedded depth to comply with section R403.1.6, 2003 I.R.C.
- _____ Show underfloor ventilation method (in wall or rim) to comply with section R408, 2003 I.R.C.
- _____ Show underfloor access size and location including access through any supporting walls
- _____ Foundation hold down devices shown when used with the alternate braced wall panels for the shear wall requirements as allowed by section R602.10.6, 2003 IRC or R602.10.6.2, 2004 IRC Supplement

Cross Sectional Plan:

- _____ A complete cross sectional drawing detailing construction methods from the footing and foundation wall through the floor(s) and wall(s) to the roof structure shall be provided with full detail, including anchorage from foundation through roof structure and all changes in floor elevations
- _____ A complete stairway construction detail - (showing type of material, rise and run, headroom height, handrail, guardrail and direction of travel)

Framing Plan:

- _____ Conventional floor framing showing size of joists used, spans, spacing, bearing locations and hangers
- _____ Engineered floor framing showing manufacturer's series and size of joists used, spans, spacing, bearing locations, and hangers
- _____ Exterior and interior shear wall bracing locations shown with method of shear panel, stud wall size and spacing
- _____ Header sizes, spans and bearing to foundation for all specific locations (ie: doorways, windows, arch ways, overhead doors and covered porches/decks)
- _____ Manufactured roof truss layout, spacing and slope(s) - (showing uplift protection, bearing locations & girder truss placement and type hangers,) Note: provide a separate roof sectional in multiple roof layouts.
- _____ Roof rafter framing layout - showing size, spacing, spans and roof slope(s). Show ridge beam size, bearing locations and provide a separate roof sectional in multiple roof layouts, or when used on a truss roof for over framing *NOTE: Cut and stacked roofs shall be designed by a registered architect or engineer **prior** to the plan submittal unless approved otherwise by the building official.*
- _____ Provide an analysis for bearing stud wall height greater than 10' and non-bearing stud wall greater than height listed in Table R602.3(5), 2003 I.R.C.

Plumbing Plan: (shown on separate plan)

- _____ Water heater location(s) and type of fuel source and BTU rating
- _____ Plumbing fixture locations and types - (sinks, lavs, tubs, showers, floor drains)
- _____ Plumbing diagrams for water, drain/waste and gas and material types used

Mechanical Plan: (shown on separate plan)

- _____ FAU location(s) and size(s)(BTU) of furnace and type of fuel source
- _____ Fireplace location(s) - type of fuel source and BTU rating (gas, oil, pellet, or wood)
- _____ BTU rating for all fuel fired appliances, ie: ranges, ovens, clothes dryers, etc.
- _____ Combustion air shall comply with the requirements of Chapter 7 of the 2003 U.M.C.
- _____ Exhaust fans
- _____ Duct diagram and material types used, ie: supply air, return air, combustion air
- _____ Flue sizes for all fuel fired appliances

Electrical Plan: (shown on separate plan)

- _____ Location of lights, fans, switches, receptacles
- _____ Location of panels - (outside disconnect and load centers)
- _____ Location of branch circuits and conductor sizes
- _____ Location of smoke detectors (indicate wall or ceiling mount)
- _____ Baseboard heating

Elevation/Architectural Views:

- _____ Exterior final grading elevations shown around the building (including finished floor elevations from grade for multiple stories - unless located in a flood zone)
- _____ Exterior landings & steps showing type of material (concrete or wood), rise and run, handrail, guardrail
- _____ Exterior deck (including roof covering) construction showing type of material, bearing location, with attachment connections, handrail and guardrails (if applicable)
- _____ Exterior porch construction showing type of material, bearing location, with attachment connections
- _____ Roof material type
- _____ Exterior siding material - provide evaluation report for the types of exterior wall covering and supply all certificate of installation (if applicable)

When the building official issues the permit where plans are required, the building official shall endorse in writing or stamp the plans and specifications APPROVED. Such approved plans and specifications shall not be changed, modified or altered without authorization from the building official, and all work regulated by this code shall be done in accordance with the approved plans. - section 303.1, 1997 U.A.C.

All construction or work for which a permit is required shall be subject to inspection by the building official and all such construction or work shall remain accessible and exposed. - section 305.1, 1997 U.A.C.

Work requiring a permit shall not be commenced until the permit holder or an agent of the permit holder shall have posted or otherwise made available an inspection record card as to allow the building official to conveniently make the required entries thereon regarding inspections of the work. - section 305.2, 1997 U.A.C.

It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. - section 305.3, 1997 U.A.C. Elko County requires all inspection requests to be scheduled 24 hours in advance by **4:00 pm**. Inspections will be made the following working day between **8:00 am - 5:00 pm**.

Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. – section 304.4, 1997 U.A.C.

Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. - section 303.4, 1997 U.A.C.

I, _____ do hereby verify to the best of my knowledge that all necessary and required information has been submitted for plan review on this date of _____, 200__.