

COMMUNITY SERVICES DEPARTMENT
Planning & Building Division

2018 CODE UPDATE

SUBMITTAL GUIDELINES

FOR

MASTER PLANS

The following guidelines are intended to be used by developers with Master Plans in communities currently under construction: (2 copies of all documents shall be provided. If Boxes 7 or 11a are checked, 3 copies are required. Please note that all documents must be wet/electronically stamped and signed by the appropriate Nevada Licensed Professional.)

- 1. APPLICATION:** A new application is required to be submitted for each of the existing master plans. The description of work will be listed as, “*Addendum to WBLD12M-_____ for compliance with the 2018 adopted codes and NNICC amendments.*”

- 2. ENGINEER’S VERIFICATION:** The Engineer of Record for the current master plan will be required to submit a letter indicating that the original structural calculations and plans have been reviewed, and that no changes are necessary in order to comply with the adopted 2018 codes, ASCE 7-16, and the Northern Nevada Amendments. The above referenced letter shall contain the following current design criteria.

- 3. Design Criteria:**
 - Wind Speed:** 120 MPH for Risk Category II structures.
 - Exposure:** As defined in section 301.2.1.4 of the 2018 IRC.
 - Seismic Design Category:** D2.
 - Snow Load:** Site specific based upon actual elevation.

- 4.** If structural changes are required new calculations and structural plan sheets will need to be submitted.

- 5.** If the Engineer of Record has changed, new calculations and all new structural plan sheets will need to be submitted.

- 6. DESIGN PROFESSIONAL’S VERIFICATION:** The Design Professional for the current master plan will be required to submit a letter indicating that the plans have been reviewed, and that no changes are necessary in order to comply with the adopted 2018 codes and the Northern Nevada Amendments.



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□ 7. PLANNING REVIEW: If there are changes to the exterior elevations or interior layouts, including the garage all new plans and a Planning review will be required.

□ 8. ENERGY CALCULATIONS AND CERTIFICATION: Energy calculations and a passing certification by a recognized software program indicating compliance with the 2018 IECC will be required. The certification shall indicate all required insulation R-values, window U-values, door U-values as well as the size of the required heating equipment. **A free, online energy tool is available at: <https://www.energycodes.gov/software-and-web-tools>**

If there are changes to the insulation, or the door and window values previously shown on the plans then all sheets containing changes shall be resubmitted.

□ 9. MANUAL D, S, AND J CALCULATIONS: Heating and cooling equipment shall be sized in accordance with ACCA manual D, S, and J as required by section 403.7 of the IECC. Such calculations shall be submitted.

□ 10. COVER SHEET: A new cover sheet including a list of all current codes, the current design criteria as well as an updated plan sheet index will be required.

□ 11. FLOOR PLAN: A copy of the original floor plan shall be submitted. Such plan shall include all room identifications and dimensions, all window and door locations as well as type and size.

□ 11A. If there are any changes to the floor plan a complete resubmittal shall be required.

□ 12. ELECTRICAL PLAN: A complete new electrical plan complying with the requirements of the 2017 National Electric Code shall be submitted.

□ 13. MECHANICAL PLAN: A mechanical plan indicating the locations of all heating and cooling equipment, heating and cooling registers, as well as the size of each air duct shall be submitted.

□ 14. TRUSS VERIFICATION LETTER: A new truss verification letter from the Engineer of Record will be required.

□ 15. TRUSSES: If new trusses or a new truss manufacturer are used, the following information must be provided:

Truss Calculations

Truss Verification Letter from the Engineer of Record

Truss layout sheet

Roof framing plan

