



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Planning & Building Division

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328.2020  
FAX (775) 328.6132

## Decks & Patio Covers

### Required Submittal

As of June 1, 2020 all Building Permit submittals to Washoe County will be Electronic and submitted online only ([www.onenv.us](http://www.onenv.us))

#### General Requirements for Building Permits:

All Plan sheets, calculations and specifications submitted for review must be drawn by a NV licensed design professional, contractor or owner-builder (with affidavit). Contractors of each trade specialty need to sign and assume design responsibility within the scope of their license for drawings they prepare. Where more than one sheet is submitted, pages must be numbered, titled and each page should be identified on the front cover sheet under *Sheet Index* or similar list.

Once plans have been accepted by the Building Program, you can check the status and review comments on permits online at: [www.OneNV.us](http://www.OneNV.us)

**Requirements for Submitting:** All Documents must follow Washoe County's Naming Conventions located on the following link: [https://www.washoecounty.gov/building/getting\\_started/Submit%20for%20a%20Permit.php](https://www.washoecounty.gov/building/getting_started/Submit%20for%20a%20Permit.php)

- Plan Set** electronically stamped, signed and dated by design professional(s) (DP) including date of license expiration per NRS requirements. Plans designed by a contractor must have signature, license number, class, and limit. Needed for routing to: Planning, Engineering, Building, Fire (if in High or Extreme WUI Zones), GID's (Sun valley or Incline Village) and WC Health District (if on septic).

#### Drawings Required

- Site Plan
- Foundation/Footing Details
- Elevations/Sections
- Roof framing

#### Documents Required

- Completed** application
- Structural Engineering Calculations
- HOA letter (if applicable)
- TRPA Approval (if applicable)

#### Additional Requirements

##### Floodplains

- If the structure is in a FEMA floodplain or in an area determined to be a floodplain, there will be additional requirements for construction. There are several options and methods of construction in a floodplain and the Engineering Division will assist you in determining which methods meet your needs.
- The services of a licensed engineer or land surveyor will be required to complete a FEMA Elevation Certificate. The first part of the elevation certificate is required before a building permit is issued. The second part is required at the floor joist inspection. The elevation certificate (part 2) can be used to obtain flood insurance for the structure.



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#### General Information

##### 1. Prerequisite

Architectural Committees (NRS 278.563): If the project is located in an area that has an architectural committee, the committee must be registered with Washoe County per NRS 278.564 and the State of Nevada Department of Business and Industry, Real Estate Division, Office of the Ombudsman for Commission for Common-Interest Communities and Condominium Hotels, OR have an "Exemption Certificate". Architectural committee letter of approval is required prior to submitting your plans to the Building Program.

If project location is within Incline Village or Crystal Bay, TRPA approval or exemption is needed prior to permit being issued.

##### 2. Site Plan Requirements

The following information shall be present on either the title sheet or on the site plan:

- Owners name & contact information.
- Project address & Assessor's parcel number.
- Vicinity map, north arrow, date and scale (preferred 1" = 40').
- All property lines, with distances, dimensions, and total parcel area.
- Existing and proposed drainage.
- Location of right-of-way, access and utility easements, street and/or driveway serving the structure.
- Required front, side and rear yard setbacks.
- All public utilities, drainage, and easements. Structures shall not be located on any easements.
- Proposed and existing contours (only if any change in landform is proposed)
- All structures, existing and proposed, including dimensions, height, location and use.
- Add following notes if they pertain to the project
  - No grading associated with this permit.
  - Owner is responsible to perpetuate existing drainage.

#### DRAFTING OF PLANS

- All design documents must be stamped and signed by a Nevada licensed/registered design professional.
- Plans drawn by persons not licensed/registered by the Nevada State Board of Architecture or the Nevada State Board of Registered Professional Engineers & Land Surveyors cannot be accepted.

Exceptions:

1. An owner builder (with affidavit) may prepare plans for use with his/her residential construction. This does not exempt the owner builder from any engineering requirements set forth in the building code or by Washoe County.
2. Plans submitted by a licensed contractor under the provisions of NRS 623 who provides his own drawings for his own construction activity

#### STRUCTURAL ENGINEERING REQUIREMENTS

Structural engineering is strongly recommended for all patio covers and decks. Structural engineering is required when the ground snow load (See table below) is more than 70 pounds per square foot, exceeds the prescriptive design requirements, or exceeds a 25' length braced wall line.

- Provide two (2) stamped and signed engineering calculations for the project.
- All engineering requirements are to be shown on plans.
- The project engineer or architect shall wet stamp and seal all engineered plan sheets



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#### Special Wind Region – Basic Wind Speed, Exposure & Risk Category

- Washoe County is in a Special Wind Region
- Minimum basic wind speed within Washoe County is 120 MPH ( $V_{ult}$ ), Exposure C, Risk Category II

#### Seismic Design – IBC Chapter 16, Section 1613

- The seismic design for structures within Washoe County shall be based on the response parameters and equations of Chapter 16. Use Category “D2” for single family residential structures to comply with the IRC.

#### Snow Load Requirements

Elevation In Feet	WEST of U.S. Hwy 395/ old 395 Sierra slope Carson, Douglas, <b>Washoe</b> , Reno	EAST of U.S. Hwy 395 / old 395 <b>Washoe</b> County,	Lyon County	Storey County	All Nevada Counties Lake Tahoe Basin
	Pg (Pounds Per Square Foot)	Pg (Pounds Per Square foot)	Pg (Pounds Per Square foot)	Pg (Pounds Per Square foot)	Pg (Pounds Per Square foot)
4500	30	30	10	10	
5000	30	30	30	10	
5100	41	31	31	10	
5200	52	33	33	10	
5300	64	34	34	10	
5400	75	35	35	10	
5500	86	37	37	50	
6000	142	43	43	70	220
6500	171	43	43	90	235
7000	200	57	57	90	250
7500	215	57	57	90	265
8000	229	86	86	90	280
8500	243	86	86	90	295
9000	271	114	114	114	330
9500	300	142	142	142	390
10000	357	142	142	142	420

1. Drift load design in the 30-psf zones may utilize ASCE 7 -16 Table C7-1 ground snow values.
2. The final roof design loads shall not be less than 20 psf after all reductions are factored, except for Lyon County.
3. Intermediate values may be interpolated by proportion.



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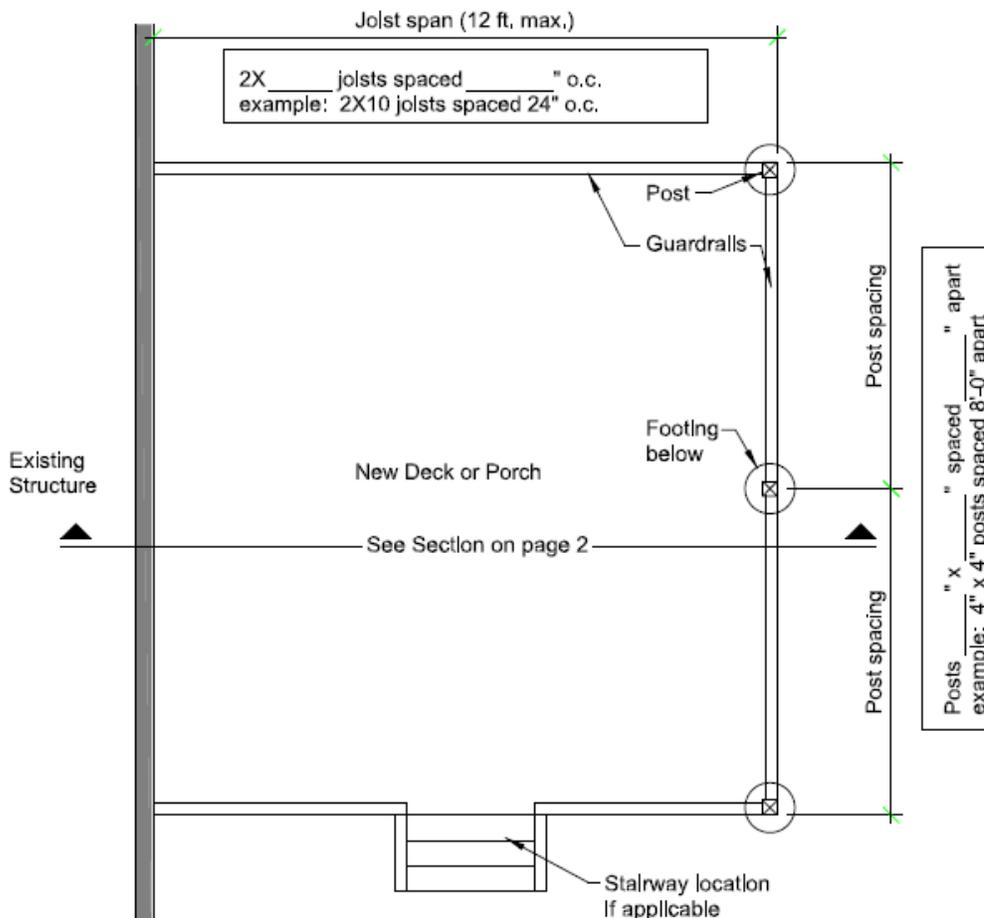
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# Single Family Residential Uncovered Decks & Porches

## Engineering Requirments:

Structural engineering is required if:

1. The ground snow load is more than 70 Pg. (See snow load table)
2. The deck or porch projects more than 12' from the existing structure.
3. The deck or porch is more than 10' above finish grade.
4. Exceeds a 25' length braced wall line.



## Deck/Porch Plan

Sample Foundation Plan



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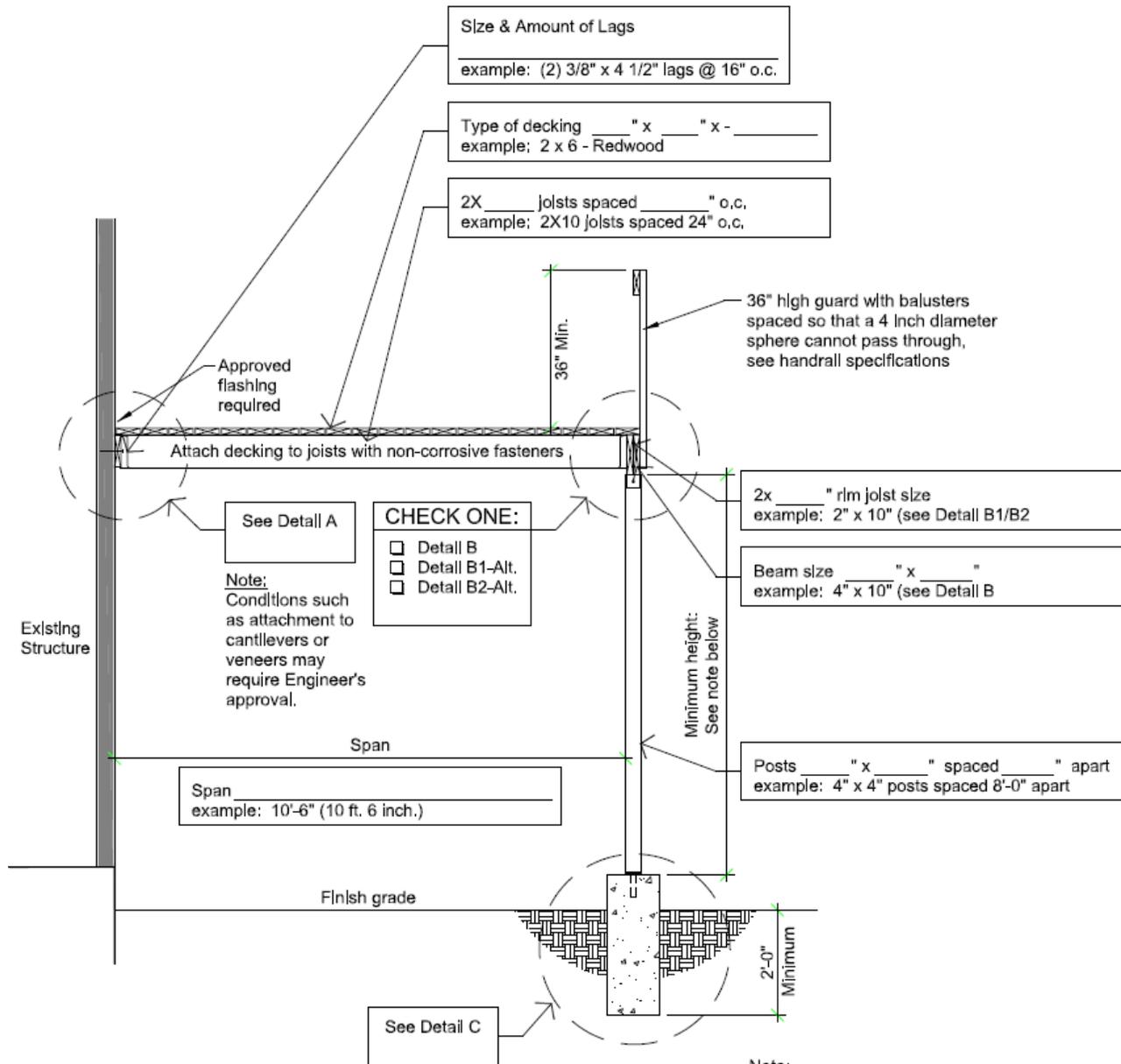


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**Note:**  
If an exit or egress from the existing structure passes under the proposed deck, or if there is an existing patio under the proposed deck, a minimum clear headroom of not less than 6'-8" must be maintained under the beam. Please indicate openings in existing wall if applicable.

## Deck/Porch Section

### Sample Framing Plan



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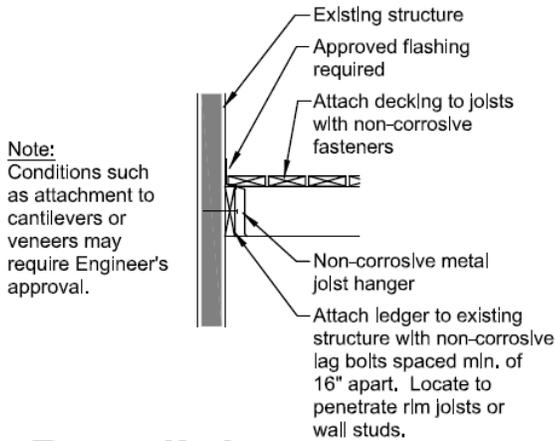


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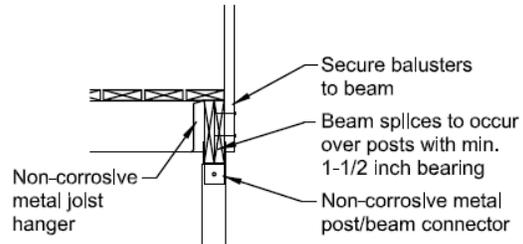
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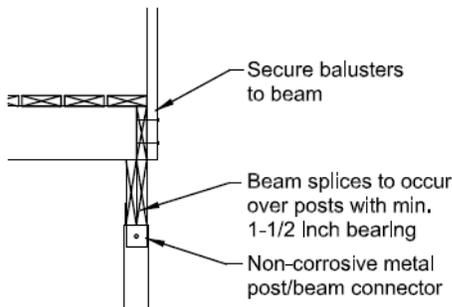
### Planning & Building Division



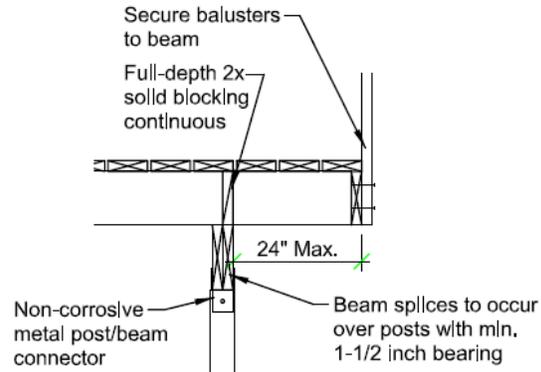
### Detail A



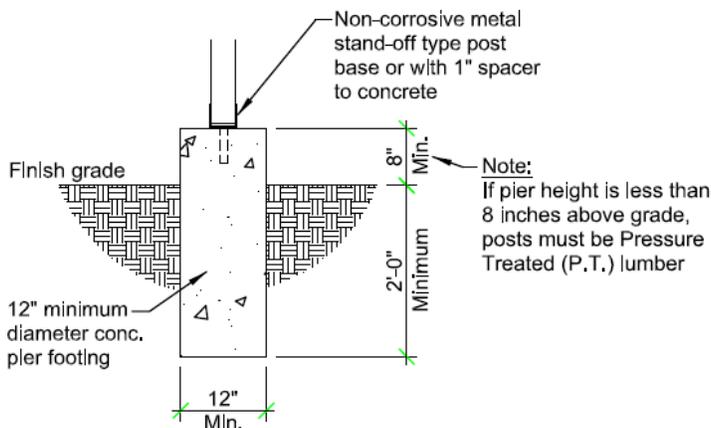
### Detail B



### Detail B1 - Alt.



### Detail B2 - Alt.



### Detail C



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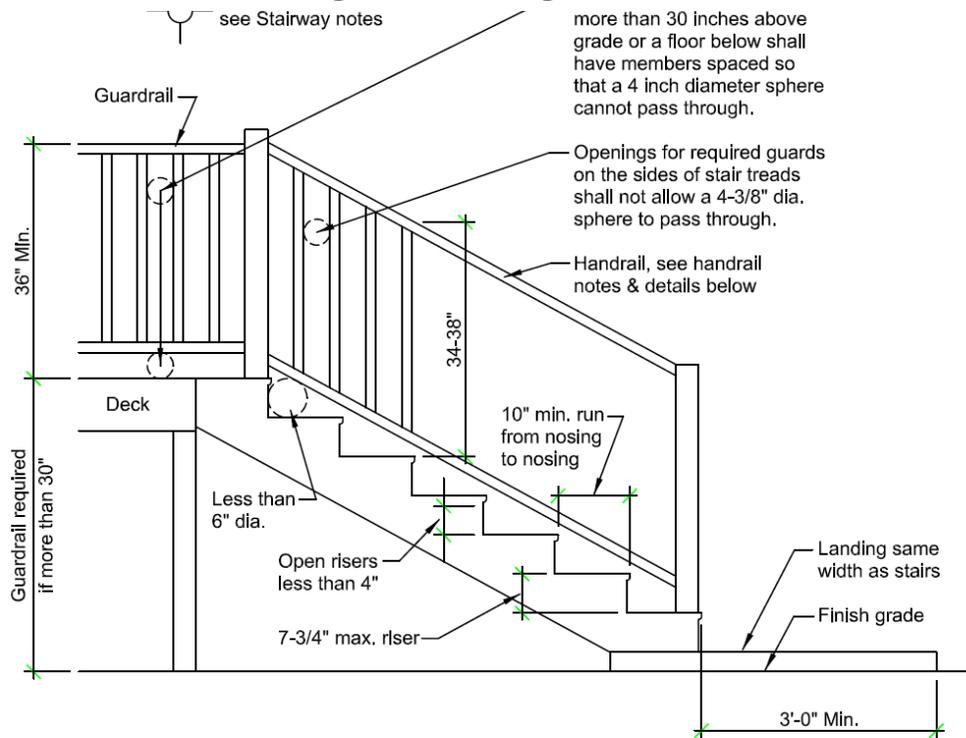
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## Framing/Footing Detail



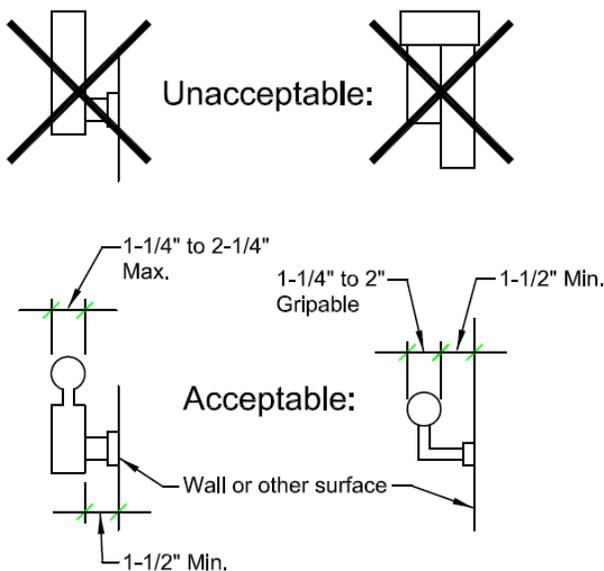
## Stair & Handrail Specifications

### Stairway Notes:

1. Stairways shall be not less than 36" in width.
2. Stairway risers shall not be greater than 7-3/4"
3. Stairway treads shall have a minimum run of 10".
4. The length of Run and the height of Riser shall not vary more than 3/8" in the entire run of the stair.
5. Exterior stairways shall be provided with a light source in the immediate vicinity of the top landing or located directly over the stairway section.
6. Open risers are permitted if the opening is less than 4" in height.
7. A nosing not less than 3/4" but not more than 1-1/4" shall be provided on stairways with solid risers with a run less than 11".

### Handrail Notes:

1. Handrails shall be continuous on at least one side of stairs with 4 or more risers.
2. Top of handrails shall be placed not less than 34" nor more than 38" above stair nosings.
3. The handgrip portion of handrails shall be not less than 1-1/4" nor more than 2-1/4" in circular cross section.
4. Handrails shall be placed not less than 1-1/2" clear from any wall or other surface.
5. Handrails to be returned to wall, post or safety terminal at top & bottom of stairway runs.



## Handrail Details



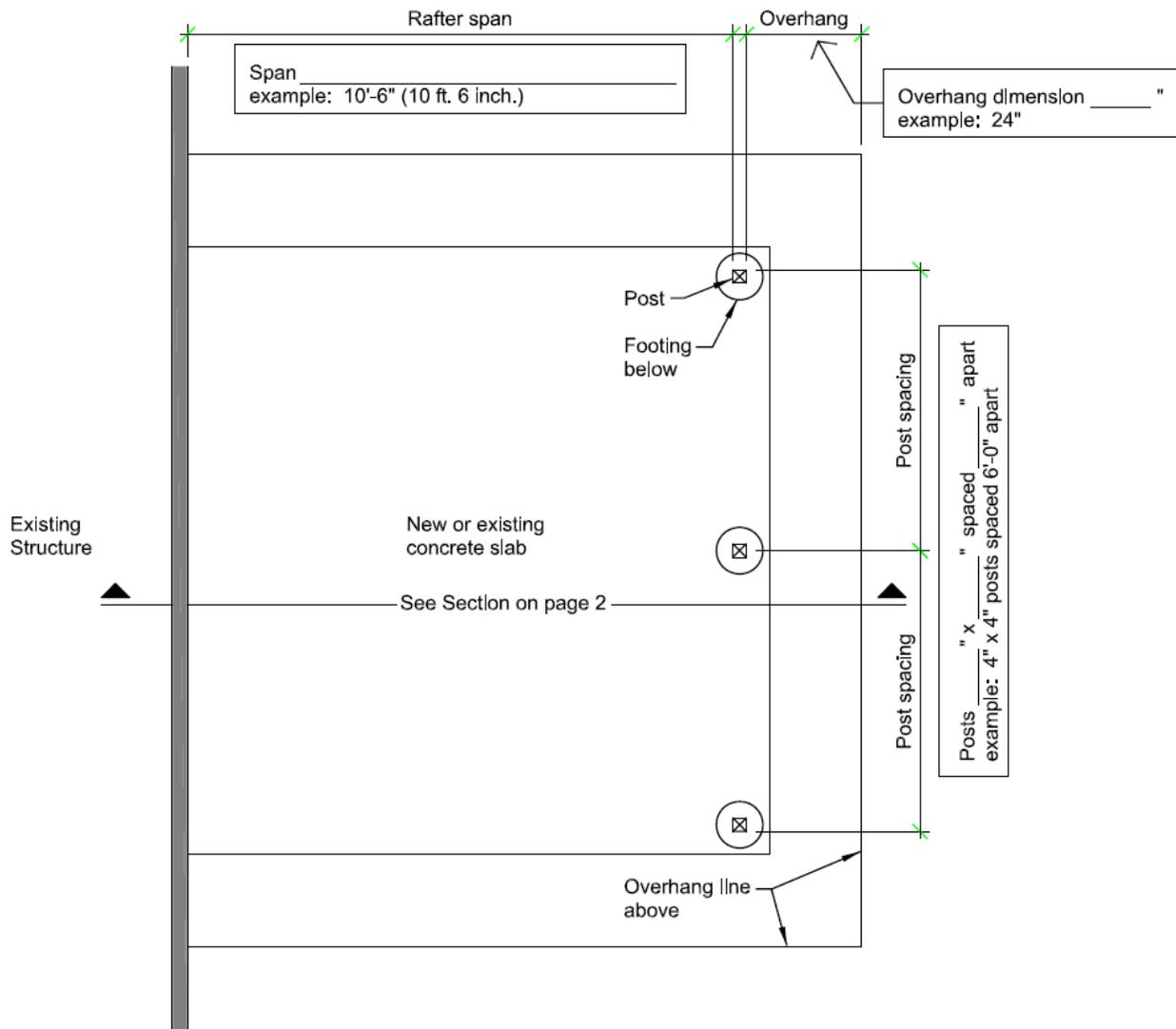


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# Single Family Residential Patio Covers



## Patio Plan

Sample Foundation Plan



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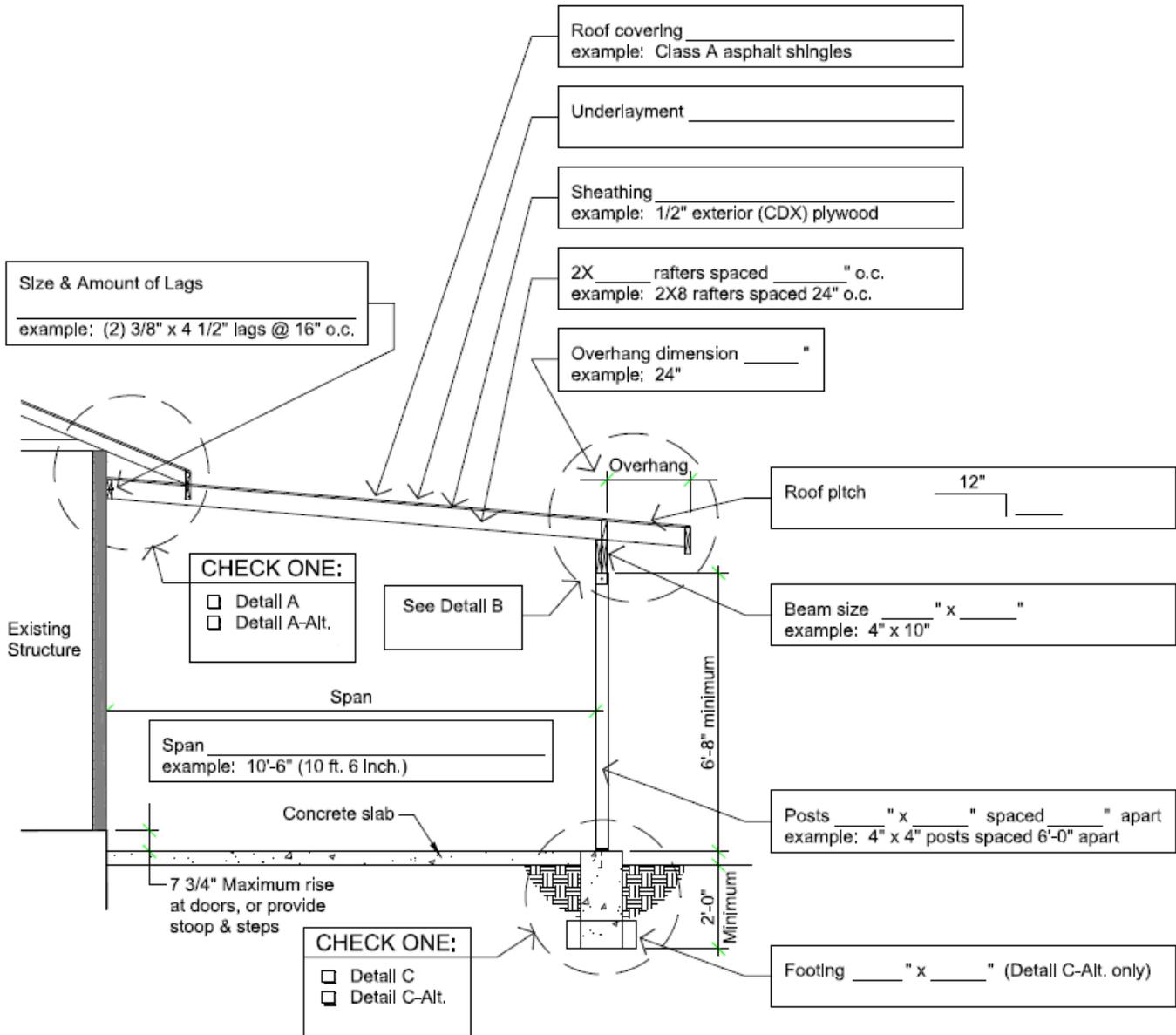
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**Note:**  
A patio cover shall be permitted to be supported on a slab on grade without footings, provided the slab is not less than 3.5 inches thick & the columns do not support a live & dead loads in excess of 750 pounds per column.

### Patio Section Sample Framing Plan



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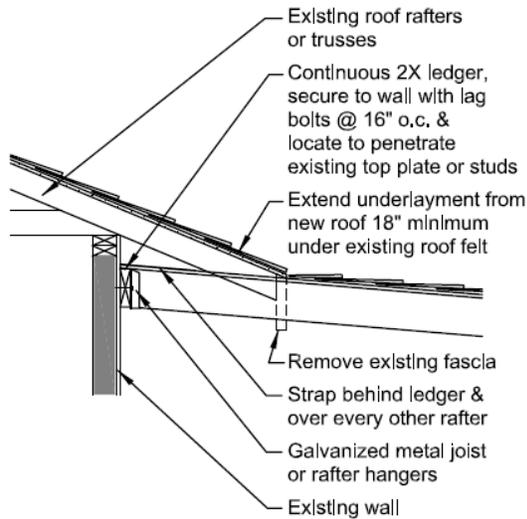


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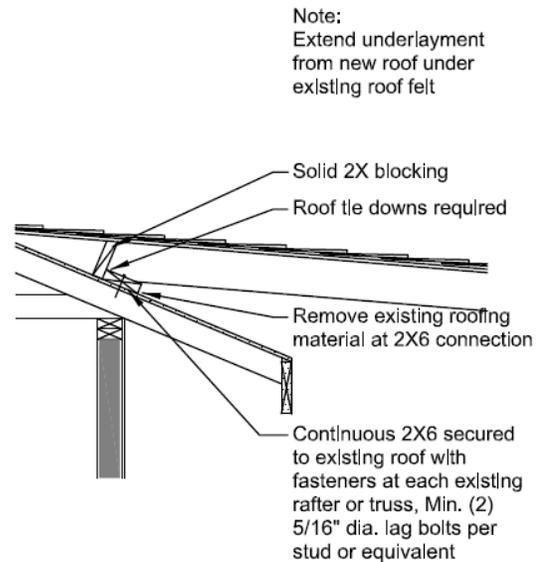
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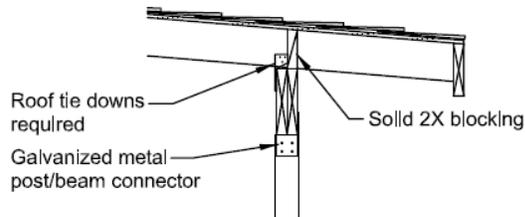


### Detail A



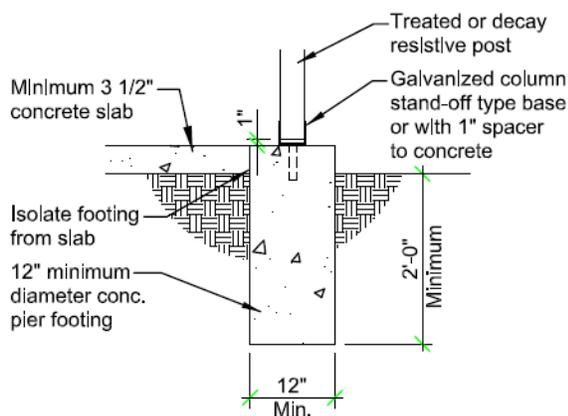
Note:  
 Extend underlayment from new roof under existing roof felt

### Detail A-Alt.

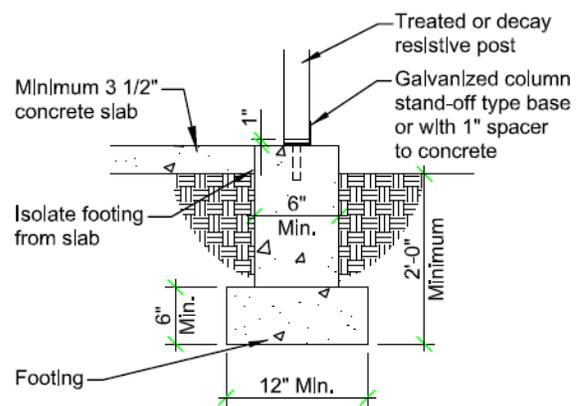


### Detail B

Note:  
 A patio cover shall be permitted to be supported on a slab on grade without footings, provided the slab is not less than 3.5 inches thick & the columns do not support a live & dead loads in excess of 750 pounds per column.



### Detail C



### Detail C-Alt.

