

Soil and Setback Certification

Subject

All commercial construction, single family dwellings or additions, and manufactured homes shall require that a Civil Engineer, Soils Engineer, Engineering Geologist or Land Surveyor with current Nevada registration provide a wet stamp/signed certification to the Building Official for the following:

Footing Inspection

1. A Certification letter is needed stating the soils supporting the foundation are adequate for structure stability. (**Exception:** detached accessory buildings when fill or expansive soil is not apparent and approved by the building inspector.)
2. Survey certification stating foundation setback and elevation¹ are per the approved construction plans. (**Exception:** Detached accessory buildings and attached additions when the building inspector can clearly verify setbacks and elevations.)

Final Inspection²

Survey certification stating the final elevation¹, drainage and grading are per the approved construction plans. (**Exception:** Detached accessory buildings when grading, drainage and elevations can be clearly verified by the building inspector.)

Manufactured Home Set-up Inspection

1. A Survey certification stating setbacks, grading, elevation¹ and drainage are per the approved plans. (Exception: Homes on parcels in excess of two (2) acres when the building inspector can clearly verify setbacks, grading and drainage.)

If you have questions regarding these requirements, contact your inspector by phone between (8 a.m. and 8:30 a.m.)

¹ Elevation changes of one (1) foot \pm , when outside a flood plain and does not create a driveway slope or drainage problem, need not be re-approved by this division.

² Certifications will be required before final approval of the inspection. (Exception: Master planned housing tracts when approved by the building inspector, but prior to issuance of a C of O.)

Background

Section 110.438.80 was added to the Washoe County Code, which requires engineering certification for certain inspections. Previously, building inspectors not qualified in soil engineering or surveying would be placed in a situation of approving soil conditions for foundation support and building setbacks. Engineering certification will insure that the finish project will conform to the submitted and approved plot plans, with building codes and with accepted soil engineering standards.

Setbacks, grading and drainage on parcels in excess of two (2) acres have rarely been a problem. Size of parcel does not affect the requirements for soil engineering.

Alternatives in submitting engineering certifications for large housing tract developments was accepted because of the continuous and large number of inspections involved.

Flood plain elevation certificates must be submitted to and approved by the Washoe County Engineering Division.

No certificate of occupancy shall be issued until all the required wet stamp/signed-engineering certificates have been received and accepted by personnel of this division.

SEE ATTACHMENTS 1,2,3,4

Attachment 1

Washoe County Department of Building & Safety
1001 E. Ninth Street
PO Box 11130
Reno, NV 89520

Final Grading Agreement

Address: _____
Lot Number: _____ Block Number: _____
Subdivision Name: _____
Permit Number: _____

Due to weather conditions at the site described, finish-grading operations are not possible at this time. The developer/contractor hereby agrees to complete the grading when the weather improves. The developer/contractor will be responsible for the notification of all parties that will be involved in the sale or ownership of the site; that the site is subject to this agreement. The developer/contractor hereby holds the County harmless and agrees to indemnify the County so that under no circumstance will any person or entity hold the County responsible for such improvements or damages which may result from this agreement, any grading or any delay in completing the grading.

To secure the performance of this agreement, the undersigned hereby authorizes an attachment to the subdivision letter of credit, number _____ for the sum of \$ _____ or bond number _____ for the sum of \$ _____ to guarantee that the final grading will be completed per the approved plans.

Upon certification required in Washoe County Code 100.300 and completion of finish grading, the security will be returned to the developer/contractor.

Developer/Contractor: _____

Signature of Developer/Contractor

Title: _____

Attachment 2

Certification Letter for Elevation, Grading, Drainage and Erosion Control

Engineer
Or
Registered Land Surveyor's
Letterhead

Date: _____

To: Washoe County Department of Building & Safety

Subject: Elevation, Grading, Drainage and Erosion Control Certification

Address: _____
Lot Number: _____ Block Number: _____
Subdivision Name: _____
Permit Number: _____

The elevation, grading, drainage and erosion control for the subject lot was found to be in substantial conformance with the approved Washoe County subdivision construction plans and that positive drainage is provided away from the structures.

Sincerely,

Signature

ENGINEER'S WET STAMP, SIGNATURE AND DATE

Attachment 3

Certification Letter for Building Setback

Engineer
Or
Registered Land Surveyor's
Letterhead

Date: _____

To: Washoe County Department of Building & Safety

Subject: Building Setback Certification

Address: _____
Lot Number: _____ Block Number: _____
Subdivision Name: _____
Permit Number: _____

The building envelope and building setbacks for the subject lot was found to be in substantial conformance with the approved Washoe County plot plans.

Sincerely,

Signature

ENGINEER'S WET STAMP, SIGNATURE AND DATE

Attachment 4

Certification Letter for Adequate Soil Capacity for Structural Stability

Engineer Letterhead

Date: _____

To: Washoe County Department of Building & Safety

Subject: Adequate Soil Capacity Certification

Address:

Lot Number:

Subdivision Name:

Permit Number:

- The soils on which the above project is supported are adequate for structural stability.
- On-site observation and/or performance of tests deemed necessary during the preparation for the foundation support have been made.
- Unsuitable material and expansive clay soils have been removed.

Based on our observations and testing, we conclude that the foundation areas for the proposed building are prepared in accordance with our recommendations and can provide adequate footing support.

Sincerely,

Signature

ENGINEER'S WET STAMP, SIGNATURE AND DATE