

Foundation Only Permits

Revised 01/29/03

Subject

Issuance of foundation only permits per the International Building Code. The Building Official may issue a permit for part of the building before the entire building permit has been approved. Washoe County policy will include a process for foundation only permitting. The review of the foundation permit is limited and the applicant assumes the risk of the possible modifications that may result from the review of the entire project. The County does not make any assurances that based on the issuance of the foundation permit that the permit for the entire building or structure will be granted.

The following is the Washoe County Department of Building and Safety's requirements for the submittal of plans and the procedure for the issuance of a "**foundation only permit**":

1. Plans submitted must be labeled "foundation only permit".
2. A separate permit will be issued for the foundation and the fees for the permit will be based on the contract price of the foundation work. The valuation costs for the foundation work will be subtracted from the entire project's valuation costs when determining the permit fees for the balance of the project's permits. If the lot is on septic, the permit for the septic tank will be included.
3. The "foundation only permit" plan sets must include the following:
 - **All drawings necessary for foundation construction**
 - Completed sets of the wet stamp and signed engineer's (foundation) calculations.
 - Site plans including any civil drawings needed for the grading of the project, location of setback/foundation/address/APN/septic location/well, flood plain elevation.
 - Elevation drawings.
 - Section drawings.
 - Commercial projects will include a Life Safety Code analysis. (Include all supporting documentation)
 - Within the Incline Village, Crystal Bay portion of Washoe County, the application must include the Tahoe Regional Planning Agency's permit for the project as proposed.
 - Applicant must submit (Hold Harmless) attesting that they understand that the County does not make any assurances that based on the issuance of the foundation permit that the permit for the entire building or structure will be granted.
 - Architectural Committee approval.

Submit the following number of sets of plans:

- Residential projects to have two (2) complete sets as described above plus two (2) additional sets of the site plans if on septic.
- Commercial projects to have five (5) complete sets as described above with a minimum of two (2) of the sets to be wet stamped and signed by the professional

designers, the three (3) additional complete sets may contain copied stamps and signatures.

The foundation permit application and plans will be routed to the appropriate reviewing agencies for their approval to issue the foundation only permit. The foundation only permit will be expedited for building department approvals. The project's entire plan review will be worked in with the balance of the department's workload.

Background

To expedite the construction of projects, this policy will allow the builder to begin the project's construction. Weather and other factors may be involved in which this policy will allow a project to be "fast tracked" with reduced time delays from the Building Department.

Attachment 1

**Hold Harmless Agreement
Footing Foundation**

Date: _____

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

This letter is a clarification of the liability of the County regarding the issuance of a "Foundation/Grading" permit for Number: _____ Address _____:

"Contractor/Owner" hereby agrees that said permit is a preliminary permit and any subsequent requirements by the County upon further review of plans for additional footings, holdowns or grading alterations shall be the sole responsibility of the Contractor. Contractor further acknowledges that he will install any subsequent alterations required by the County at his own cost, in order to comply with the "Final Approved Plan", and hold the County harmless for any discovery of said requirements between the issuance of the "Foundation/Grading" permit and the "Final Approved Plans" and permit.

Sincerely,

Contractor/Owner Signature _____
Contractor/Owner Name _____
License Number _____

File: Building Inspection

Permit Services to make record of this agreement in the permits system.