

Washoe County PLAN SUBMITTAL

Deck & Awning

July 2016

PERMITS+PLUS ZONE



Washoe County
1001 East Ninth Street
Reno, NV 89512

GUIDELINES

The following is an outline of the requirements for a **deck & awning** submittal. This list is for reference purposes only and may not include all items needed to complete the plan review process.

General Requirements

- Deck Permits are not required when the height of the deck is less than 30 inches above the lowest grade. However, any deck over 18 inches in height must meet appropriate setbacks. Please check with Planning for setback requirements.

1. Prerequisite

- **Architectural Committees (NRS 278.563):** If the project is located in an area that has an architectural committee that is registered with Washoe County, architectural committee approval is required prior to submitting your plans to the building department.

2. Plan Sets Required for Submittal

- All plans and engineering must be stamped and signed by a Nevada licensed/registered design professional. (See Plan Requirements)
- Two complete sets of plans plus four sets of architectural & site plans for other agencies. Two additional site plans if lot has a septic system. (For additional septic information, see requirements below.)
- Provide two (2) stamped and signed engineering calculations for the project.
- All drawings shall be firmly bound and on the same size paper with a recommended minimum paper size of 8 1/2" x 11".
- Plans and details must be legible, clear, drawn to scale, and fully dimensioned.

3. Site Plan Requirements

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

- Owners name & contact information.
- Project address & Assessor's parcel number.
- Show vicinity map, north arrow, date and scale (preferred 1" = 40').
- Show all property lines, with distances, dimensions, and total area.
- Awning and deck information shall include location, distance from property lines and height from grade

4. Fire Department

- Contact your local fire department for fire requirements and access issues.
- For construction requirements mandated by fire hazard area designation see the **Wildland Urban Interface Code (WUI) Guide: Building Construction Requirements** available at http://www.washoecounty.us/building/application_page/index.html.

PLAN REQUIREMENTS

1. Drafting of Plans:

- All design documents must be stamped and signed by a 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 may prepare plans for use with his own 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.

2. Engineering Requirements

Structural engineering is required if:

- i. The ground snow load is more than 70 Pg. (See snow load table below).
 - ii. The awning projects more than 12' from the building.
 - iii. The deck projects more than 12' from the building.
 - iv. The deck is more than 10' high.
 - v. The structure is not constructed with wood.
- 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.

Table 1608.2.1 – Ground Snow Loads Pg, for Northern Nevada Locations

Elevation In Feet	WEST of U.S. Hwy 395 Sierra slope	EAST of U.S. Hwy 395	Lyon County	Storey County	All Nevada Counties Lake Tahoe Basin
	Carson, Douglas, Washoe, Reno	Carson, Douglas, Washoe Counties, Reno & Sparks			
	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

- | |
|---|
| <ol style="list-style-type: none">1. Drift load design in the 30-psf zones may utilize ASCE 7-10 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. |
|---|

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 130 MPH (V_{ult}), Exposure C, and 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 designed to the IRC.

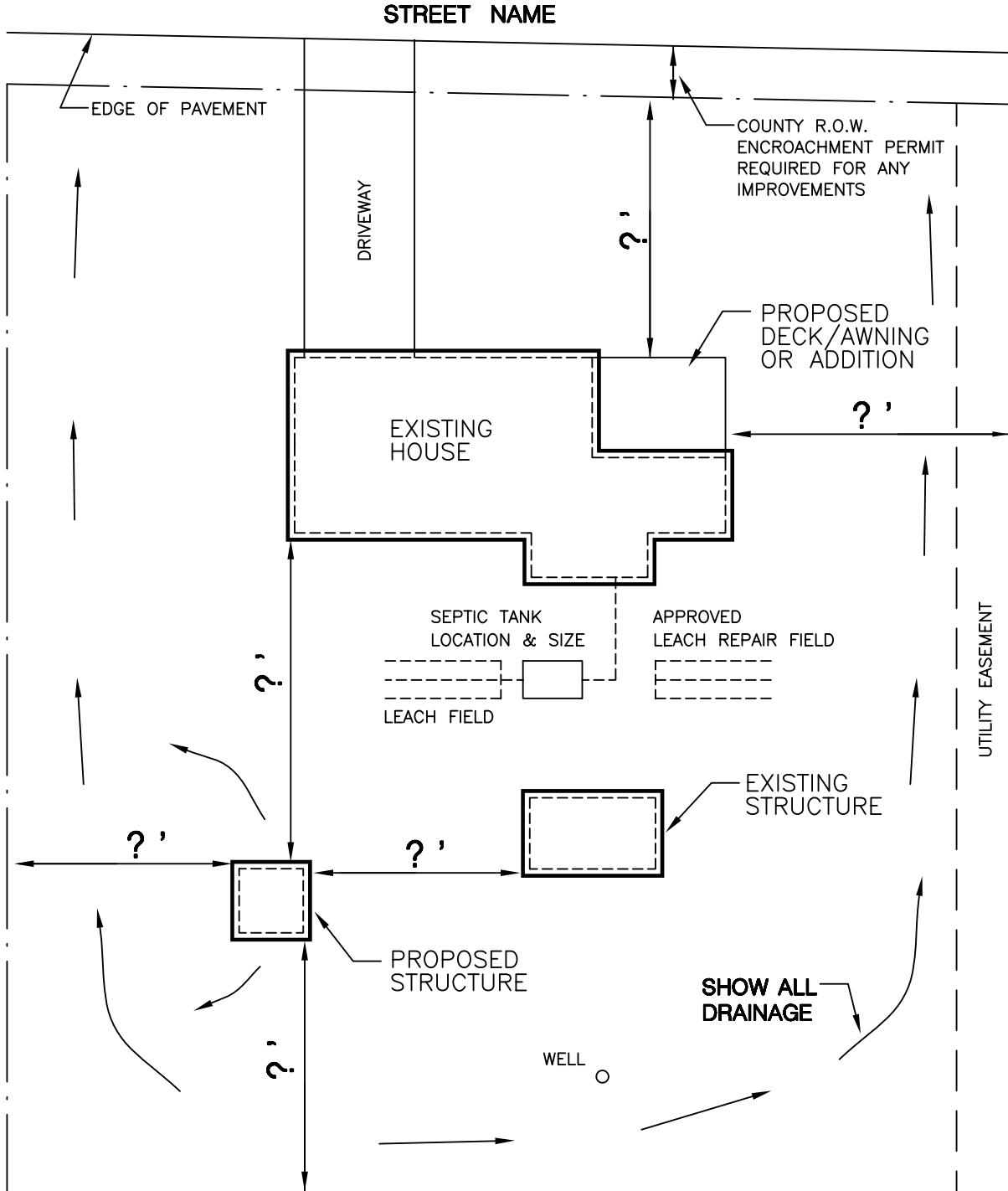
CHECKLIST

- SHOW ALL DIMENSIONS BETWEEN STRUCTURES
- SHOW NEW STRUCTURE DIMENSIONS
- SHOW DISTANCES TO PROPERTY LINES
- SHOW PROPANE TANK LOCATIONS
- SHOW DISTANCES FROM WELL TO LEACH FIELDS
- SHOW ADDRESS & PARCEL NUMBER
- SHOW SEPTIC TANK LOCATION & SIZE
- SHOW ALL UTILITY & ACCESS EASEMENTS
- ** ADDITIONAL GRADING INFO MAY BE REQUIRED

NAME:

ADDRESS:

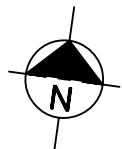
PARCEL NUMBER:



PLOT PLAN EXAMPLE

SCALE (1" = 30'-0" IS RECOMMENDED)

b1dwg1



Single Family Residential Uncovered Decks & Porches

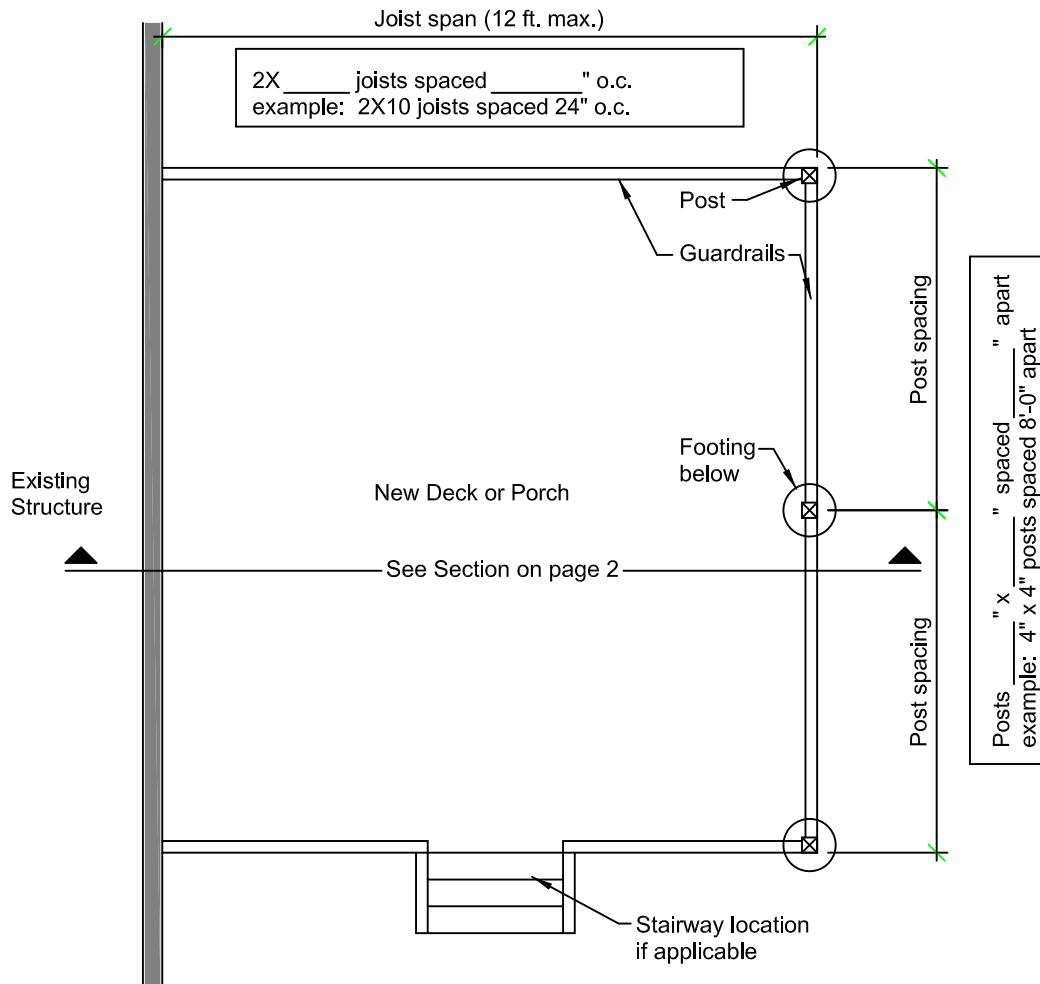
Directions:

1. Fill in the blanks with dimensions and materials which will be used to build the structure. Please print legibly.
2. Indicate in the check boxes which details from page 3 will be used.
3. In fire hazard areas, fire resistant construction may be required. See Chapter 5 of the WUI Code.

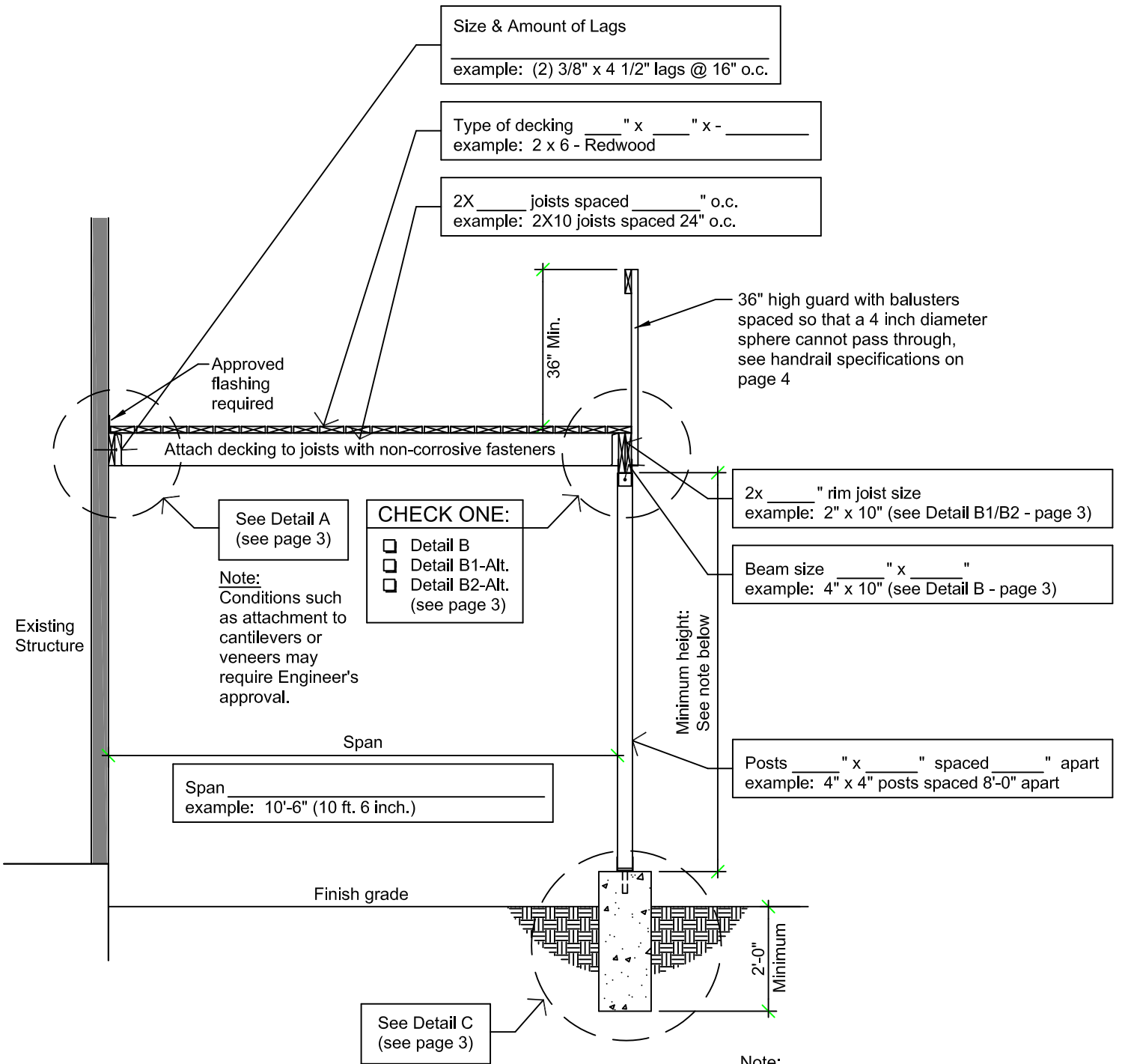
Engineering Requirements:

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.



Deck/Porch Plan



Size & Amount of Lags
 example: (2) 3/8" x 4 1/2" lags @ 16" o.c.

Type of decking ____" x ____" x - ____
 example: 2 x 6 - Redwood

2X ____ joists spaced ____" o.c.
 example: 2X10 joists spaced 24" o.c.

36" high guard with balusters spaced so that a 4 inch diameter sphere cannot pass through, see handrail specifications on page 4

Approved flashing required

Attach decking to joists with non-corrosive fasteners

See Detail A (see page 3)

CHECK ONE:
 Detail B
 Detail B1-Alt.
 Detail B2-Alt. (see page 3)

2x ____" rim joist size
 example: 2" x 10" (see Detail B1/B2 - page 3)

Beam size ____" x ____"
 example: 4" x 10" (see Detail B - page 3)

Note:
 Conditions such as attachment to cantilevers or veneers may require Engineer's approval.

Minimum height: See note below

Posts ____" x ____" spaced ____" apart
 example: 4" x 4" posts spaced 8'-0" apart

Span
 example: 10'-6" (10 ft. 6 inch.)

Finish grade

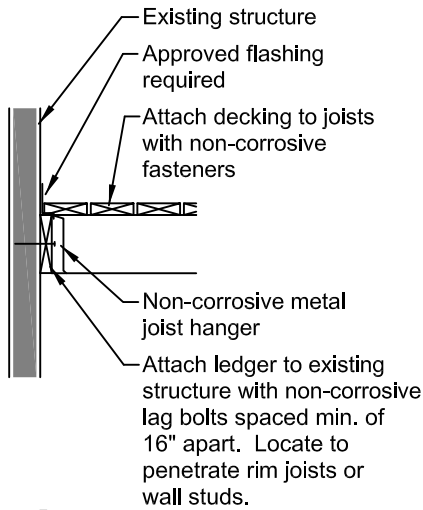
2'-0" Minimum

See Detail C (see page 3)

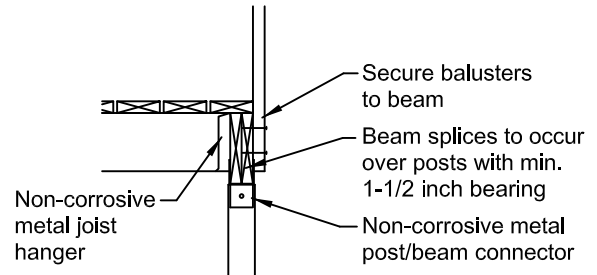
Note:
 If an exit or egress from the existing structure passes under the proposed deck, or if there is an existing patio under the proposed deck, a minimum clear headroom of not less than 6'-8" must be maintained under the beam. Please indicate openings in existing wall if applicable.

Deck/Porch Section

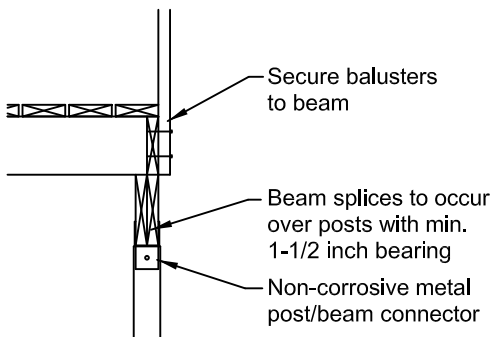
Note:
Conditions such as attachment to cantilevers or veneers may require Engineer's approval.



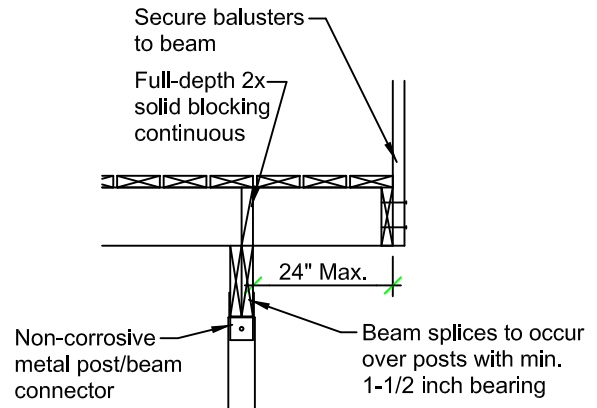
Detail A



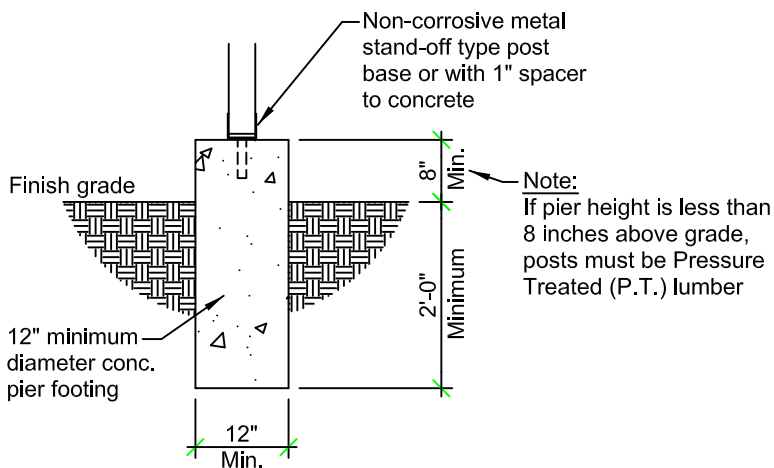
Detail B



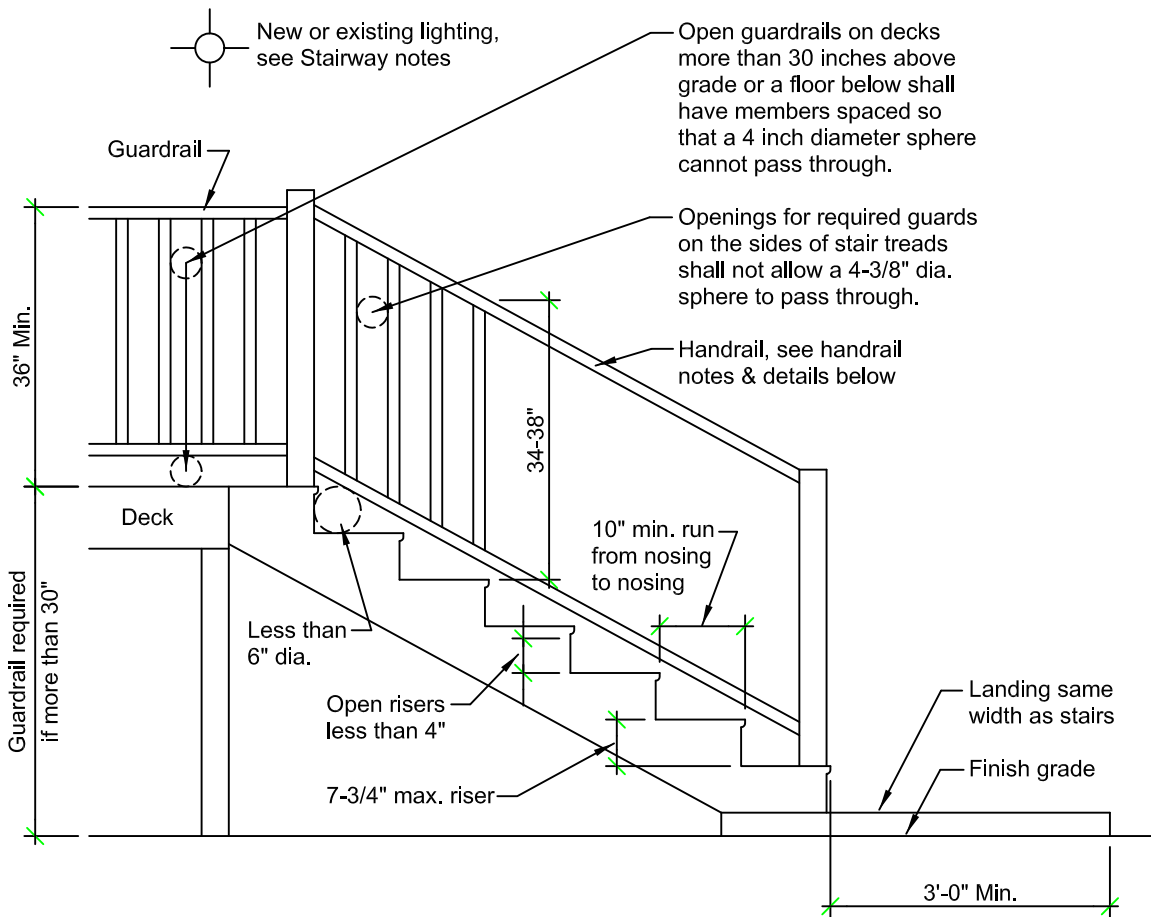
Detail B1 - Alt.



Detail B2 - Alt.



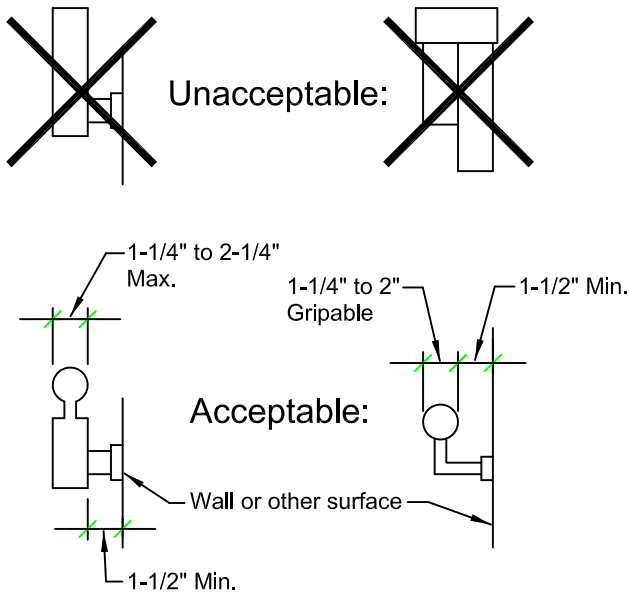
Detail C



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 Details

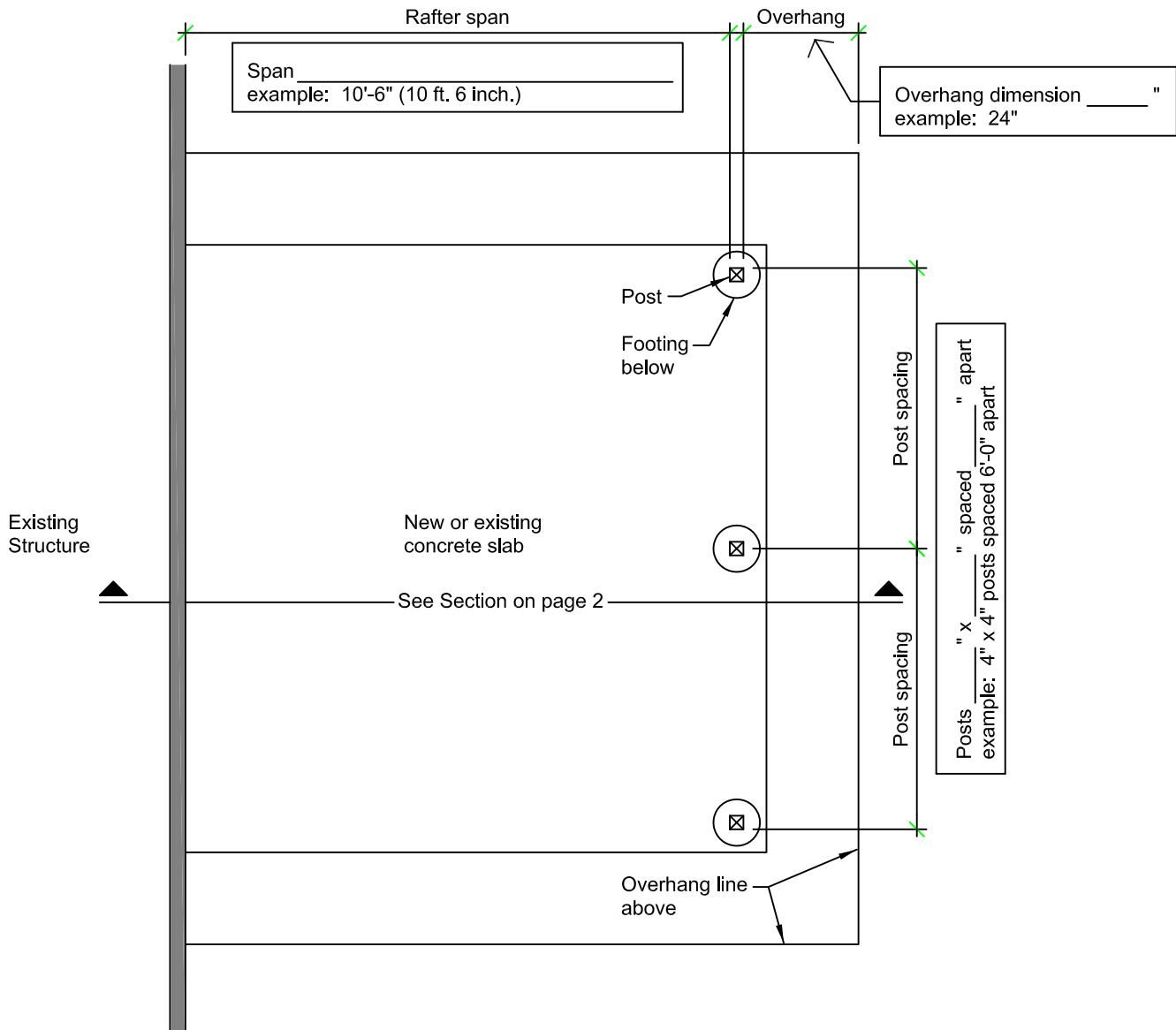
Handrail Notes:

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.

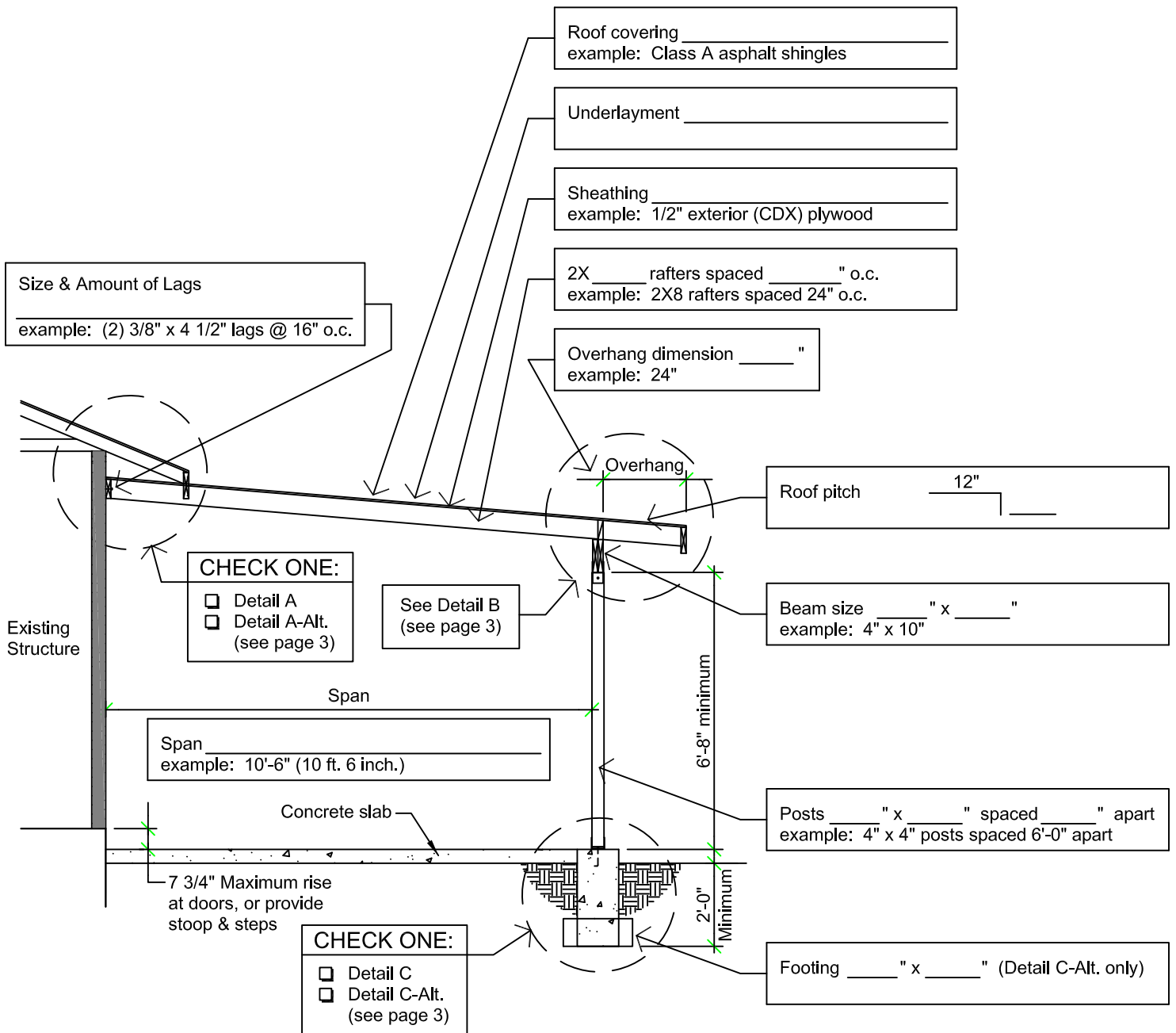
Single Family Residential Patio Covers & Carports

Directions:

1. Fill in the blanks with dimensions and materials which will be used to build the structure. Please print legibly.
2. Indicate in the check boxes which details from page 3 will be used. You must keep at least two sides of the carport open to meet building code requirements.
3. Roofing to be installed per manufacturer's instructions, including low slope application and required inspections.



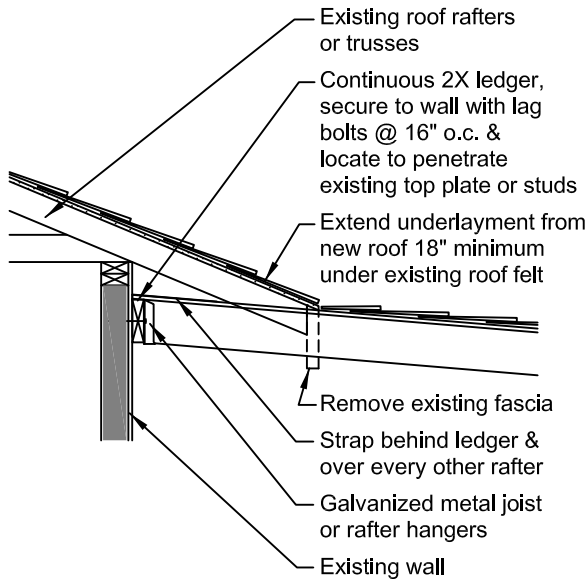
Patio/Carport Plan



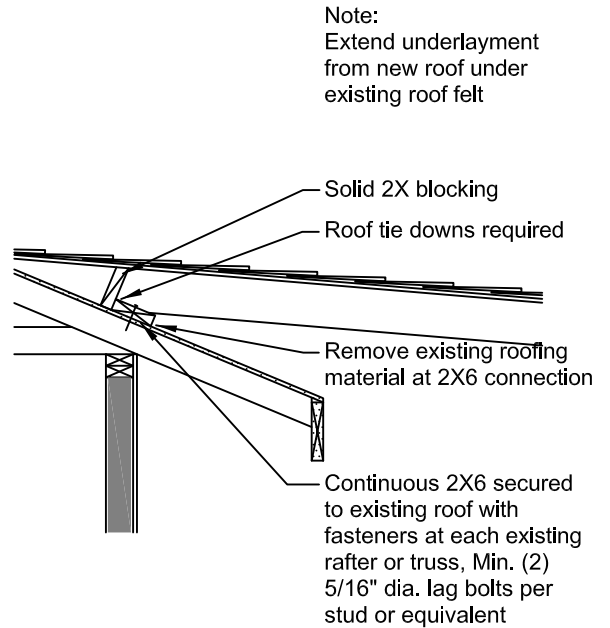
Note:

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.

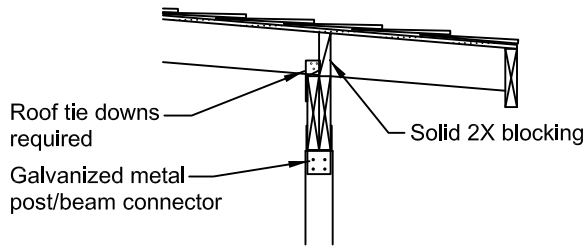
Patio/Carport Section



Detail A



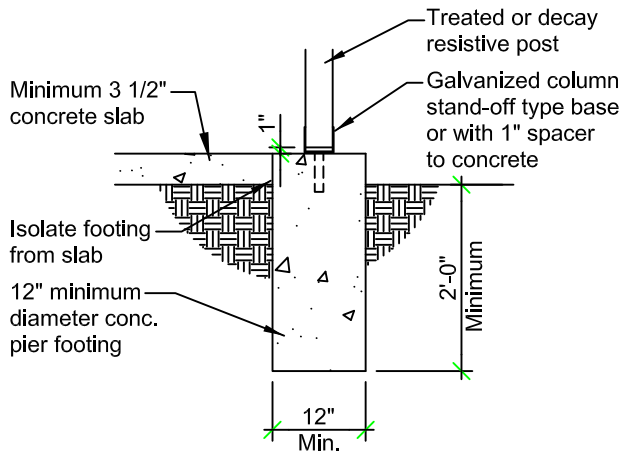
Detail A-Alt.



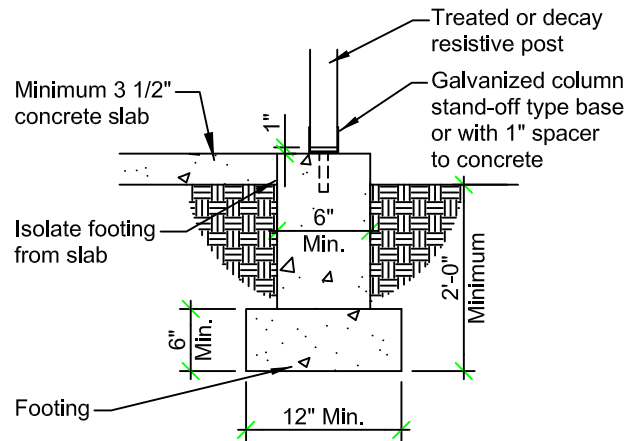
Detail B

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.