

Washoe County PLAN SUBMITTAL

How to Legalize Work Done Without a Permit

April 22, 2010

PERMITS+PLUS
ZONE



Washoe County
Permits Plus Zone
1001 East Ninth Street
PO Box 11130
Reno, NV 89520-0027



OVERVIEW

Work that was done without obtaining required permits is in violation of Washoe County's Building Code and is considered illegally constructed work. So why would you put yourself through the County review process? In addition to peace of mind there are distinct reasons to do so:

- Legalization of non permitted construction will assure that the work was done safely and meets minimum code.
- Future sale of the property may be adversely impacted. Nevada's disclosure laws require illegal work to be declared. See Nevada Seller Real Property Disclosure Form.
- Increasingly banks and appraisers will not include non permitted work for property value calculations.
- Projects not constructed to code can affect your home's insurability.
- Washoe County Code allows a notice to be recorded against your property and administrative fees to become a lien if not resolved. Work without a permit can also result in a misdemeanor citation.
- You will sleep better.

PROCEDURES

Application for a permit is identical to applying for new work with one important exception. Is the work concealed or is **all** the work visible.

All work visible: Small projects such as most simple electrical, plumbing or electrical permits, water heaters, fences and reroofs. Start the permit application process and obtain a permit.

Work concealed: There are two options when permitting work that is not visible for inspection. The first is to expose the work prior to the inspection. If this is not feasible or financially prohibitive, the work can be certified by a third party. A licensed design professional such as an engineer, architect, and residential designer or a contractor licensed in the correct discipline may provide the certification.

There may be some projects that will be unable to obtain a permit. Setback violations, location in drainage ways or adding a second non conforming residence are some of the reasons that may deny the project. A Demo permit would than be required to bring the property into compliance.

FAQs

Q. Will my taxes increase if I permit this work?

The Washoe County Tax Assessor generates their property valuations based on their own policy and procedures that include neighborhood reconnaissance and site evaluations of properties. Building and Safety does share complaint information with the Assessor to generate site inspections.



Q. How do I obtain a permit?

Please check our web site http://www.washoecounty.us/bldgsafety/application_page/index.html for the appropriate handout and application. If you have any questions, please call 775-328-2020 and our staff will be more than willing to assist you through the submittal process. There is a flow chart attached to this document for a typical permit process.

Q. Where are you located?

Our office is located at 1001 E Ninth Street, Bld. A, second floor. The county administrative building is at the corner of Wells Avenue and Ninth Street.

Q. How long does it take to get a permit?

The time to get a permit issued varies. Some permits can be issued the same day, over the counter and others require that the plans be left for review.

Q. What type of work needs a permit?

Our adopted ordinance states: “The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures”. Please see Washoe County’s Chapter 100 for a list of work exempt from permits. See our FAQ on our web site at: <http://www.washoecounty.us/bldgsafety/facts.html>

Q. Who may obtain a permit?

Licensed contractors and qualified homeowners.



