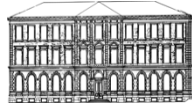


Minimum Standards for Commercial Building Plans



Building and Safety Guidelines Only

Application – A complete commercial application is required:

- Description of work to match scope of work on plans.
- Contact Information – Name, Phone number and Email address.
- Project Valuation.

Plans – Every set requires the following items if applicable:

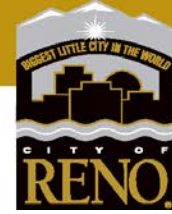
- Site Plan - Required - We do not accept Google Earth or Google Maps.
- Civil Engineering design
- Architectural design
- Mechanical design
- Plumbing design
- Electrical design
- Structural Engineering design
- Demolition Plan

Supporting Documents:

- Structural calculations
- Geotechnical report
- Special inspection forms (1704) Completed by Owner, Structural Engineer & Third-party inspection agency
- Truss design calculations
- Truss verification letter
- Energy reports – Envelope, Mechanical and Electrical
- Structural observation form – By Structural Engineer for structures that are 4 stories and above.

Plan Standards: Per Current State of Nevada Blue Book

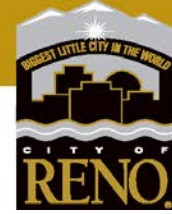
- Legible / Readable
- Code Analysis: Design criteria and applicable codes
- All pages in the plans set must be uniform in size, drawn to scale. 18”X 24” Minimum sheet size
- Stamped, Signed and Dated in accordance with NV Bluebook
- Project address, APN, and unit numbers on plans
- Scope of work on Cover Sheet



- Sheet Index
- Ensure that structural and architectural details and specifications match. Rated assemblies match.
- Ensure City of Reno EDR Business Rules are followed. Reno.gov

Upon submittal, some items may be deemed incomplete and the application will be put on hold. Additional information may be required to continue the process.

- **Cover Page-** To include all climatic and geographic design criteria as established by the Northern Nevada Amendments, sheet index listing all pages, code analysis, scope of work, building type, occupancy, occupant load vicinity map and project information.
- **Site Plan-** Include property lines, public and private driveways, easements, setbacks, existing and proposed structures, area of work. Include all utilities, drainage and grading information.
- **Foundation Plan-** Include footing schedule as well as size, location, thickness, materials, reinforcing hold-downs, anchor bolts and embedment.
- **Floor Plan-** All floors including basements must be shown, all rooms identified and labeled with their use and overall dimensions including ceiling heights. All rated assemblies, separations, and permanent openings must be shown on plans. Must include complete listing for rated assemblies.
- **Floor, Shear wall and Roof Framing Plan-** All structural members must be identified and must match accompanying calculations. Truss calculations with a truss layout must include a truss verification letter from the engineer of record. Roof pitch and materials must be identified.
- **Framing Details-** Show wall/roof/floor framing and critical connections.
- **Building and Wall Sections-** Multiple sections may be required in order to show multiple portions of the structure. Footings, insulation, floor covering, wall construction, interior walls (bearing and non-bearing), framing to include top and bottom plates, blocking, rim joists, ceiling joists, roof rafters, roof sheathing and any attached decks or other similar elements.
- **Egress Plan-** Show occupant load of all spaces and the route they will take to get out in an emergency. Include travel distance and exit signage. Verify egress lighting plan and electricians lighting plan match.
- **Building Elevations-** All building elevations must be shown and must include vertical dimensions, and openings.
- **Energy Compliance-** All insulation values should be shown on building



section plan sheet. If non-prescriptive route is chosen, energy compliance documentation must be included.

- **Mechanical System Plan**_ Provide size/specs of equipment, ducting details and ventilation details.
- **Plumbing Plans**- Include waste/vent, water supply, gas lines, and isometric plans.
- **Electrical Plan**_ show wiring, outlets including lighting, switching, receptacles, load calculations and complete panel schedules showing individual circuits.
- **Manufacturer's Product Listing**-Data for specific or specialty equipment.
- **Small documents**
- **Structural Calculation**_ All structural calculations must include all required design criteria, stamped, signed and dated by the engineer of record or architect.

- **Truss calculations**- Truss calculations with a truss layout must include a truss verification letter from the engineer of record.
- **Geotechnical report**-_Include soil classification and bearing capacity with the plans. New construction only
- **Special inspection Agreement**- If require, must be completed in full and signed by the owner, engineer/architect and special inspector.
- **Structural observation letter**-_must be signed by the engineer of record.
- **Deferred submittal application**- If applying for deferred submittal. Applies only to Metal fabricated stairs and metal fabricated trusses. Must be provided at time of submittal.

Additional items may be required for compliance with all applicable code provisions and Northern Nevada Amendments.

Codes adopted:

2018 International Building Code

2018 International Residential Code

2018 International Existing Building Code

2018 International Energy Conservation Code

2018 International Fuel Gas Code

2018 International Mechanical Code

2018 Uniform Mechanical Code

2018 Uniform Plumbing Code

2017 National Electrical Code

2009 ICC A117.1-2009 Accessibility Code

2018 Northern Nevada Amendments