

COMMUNITY DEVELOPMENT

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Open: Monday – Friday (8:00 AM to 3:00 PM)

website: www.douglascountynv.gov

BUILDING CODES AND DESIGN CRITERIA

Douglas County Board of County Commissioners adopted the following codes on June 6, 2019. **It will be effective for all submittals on or after July 1, 2019.**

Adopted Building Codes:

- 2018 International Building Code (IBC)
- 2018 International Residential Code (IRC)
- 2018 Uniform Plumbing Code (UPC)
- 2018 Uniform Mechanical Code (UMC)
- 2017 National Electrical Code (NEC)
- 2018 International Energy Conservation Code (IECC)
- 2018 International Fire Code (IFC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 International Urban Wildfire Interface Fire Code for the Lake Tahoe area (WUI)

Amendments to these codes are available on the County website: www.douglascountynv.gov or Douglas County Code Title 20-Appendix B

Site elevations of 5,999 Feet and under:

- **Seismic Zone:** IBC = D / IRC = D2 & E for some site specific areas
- ***Wind Speed:** Minimum 120 MPH V ult' – Exposure C (see footnotes)
- ****Snow Load:** 40 PSF Ground snow load**
- **Frost Depth:** 18" (inches) minimum
- **Soil Bearing:** 1,500 PSF maximum or site specific

Site elevations 6,000 Feet and above:

- **Seismic Zone:** IBC = D / IRC = D2 & E for some site specific areas
- ***Wind Speed:** Minimum 120 MPH V ult' – Exposure C
(Exposure B may be used in areas between ¼ mile of the lakeshore & below the elevation of 7,200 feet)
- ****Snow Load:** 190 PSF ground snow load (Design Reductions Allowed)
- **Frost Depth:** 24" (inches) minimum
- **Ice Shields Required** above 6,000 feet elevation
- **Soil Bearing:** 1,500 PSF maximum or site specific

Single Family Dwelling (SFD) Design: Per Title 20.XXXXX.

- Minimum Roof Pitch: 4:12 (inches) – Maximum Building Height: 35'-0" (feet)
- Minimum Soffit Eaves (overhang): 18" (inches)
- 3 or more gable ends and building offsets recessed/alcove or similar features
- Minimum of 2-car off-street covered parking (carport or garage)

***Wind Speed:** (SFD's) Minimum basic wind speed for risk category II shall be 120 mph V ult'
Minimum basic wind speed for category III shall be 130 mph V ult'
Minimum basic wind speed for category 1 shall be 110 mph V ult'

**** Snow Load:** County policy requires that the 40 PSF ground snow load must be used as the minimum design snow load. Design reductions will not be allowed to reduce below 31 PSF.