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 20.690.030(Z).

- 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 I 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.