



## COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue  
P.O. Box 218  
Minden, Nevada 89423

775-782-6200  
[building@douglasnv.us](mailto:building@douglasnv.us)  
[www.douglascountynv.gov](http://www.douglascountynv.gov)

Fax: 775.782.9007  
(Updated 03-29-2024)

# **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 April 2, 2024.**

### **Adopted Building Codes:**

- 2018 Northern Nevada Code Amendments [Northern Nevada Chapter International Code Council \(nnicc.org\)](http://www.nnicc.org)
- 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 Fuel Gas Code (IFGC)
- 2018 International Fire Code (IFC)
- 2018 International Urban Wildfire Interface Fire Code for the Lake Tahoe area (WUI)
- Hazard Map Link: <https://ascehazardtool.org/>

Amendments to these codes are available on the County website: [www.douglascountynv.gov](http://www.douglascountynv.gov) or [Douglas County Code Title 20-Appendix B](#) East Fork Fire Appendix (B1) Tahoe Douglas Fire Appendix (B2)

### **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)
- **Ground Snow Load:** See snow load table- Appendix B per (ASCE7 Design Reduction allowed)
- **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)
- **Ground Snow Load:** See snow load table- Appendix B per (ASCE7 Design Reduction 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 Size Dwelling: 20' minimum width 20' minimum depth
- 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) **Required**

**\*Wind Speed:** Minimum basic wind speed for category I shall be 110 mph V ult'  
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'