



COMMUNITY DEVELOPMENT

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BUILDING CODES AND DESIGN CRITERIA

Douglas County Board of County Commissioners adopted the following codes on December 18, 2025. **It will be effective for all submittals on or after January 5, 2026.**

Adopted Building Codes:

- 2024 Northern Nevada Code Amendments [Northern Nevada Chapter International Code Council \(nnicc.org\)](http://nnicc.org)
- 2024 International Building Code (IBC)
- 2024 International Residential Code (IRC)
- 2024 Uniform Plumbing Code (UPC)
- 2024 Uniform Mechanical Code (UMC)
- 2023 National Electrical Code (NEC)
- 2024 International Existing Building Code (IEBC)
- 2024 International Energy Conservation Code (IECC)
- 2024 International Fuel Gas Code (IFGC)
- 2024 International Mechanical Code (IMC)
- 2024 International Swimming Pool and Spa Code (ISPSA)
- 2024 International Fire Code (IFC)
- 2024 International Urban Wildfire Interface Fire Code (WUI)
- International Code Council A117.1-2017 Standards for Accessible and Usable Building and Facilities
- Hazard Map Link: <https://ascehazardtool.org/>

Amendments to these codes are available on the County website: 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 - (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 - (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

***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'

Climate Zone: Zone 4B Mixed Dry

Single Family Dwelling (SFD) Design Requirements: Per Title [20.690.030\(Z\)](#).