

**Douglas County Community Development**  
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Minden, Nevada 89423

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## **BUILDING CODES & DESIGN CRITERIA**

**Adopted Building Codes: Effective for all submittals starting October 1, 2013**

2012 International Building Code (IBC)  
2012 International Residential Code (IRC)  
2012 Uniform Plumbing Code (UPC)  
2012 Uniform Mechanical Code (UMC)  
2011 National Electrical Code (NEC)  
2009 International Energy Conservation Code (IECC)  
2012 International Fire Code (IFC)  
2012 International Urban Wildfire Interface Fire Code for the Lake Tahoe area

***Amendments to these codes are available on the County website: [www.douglascountynv.gov](http://www.douglascountynv.gov)***

### **6,000 Feet and Under Elevations:**

- Seismic Zone:** IBC=D / IRC=D2 & E for some site specific areas
- **Wind Speed:** Minimum 130mph  $V_{ult}$  – Exposure C (see footnotes)
  - **\*\*Snow Load:** 30 PSF roof snow load\*\*
  - **Frost Depth:** 18" (inches) minimum
  - **Ice Shield Required:** Above 5,300 feet elevation
  - **Soil Bearing:** 1,500 psf maximum or site specific

### **Above 6,000 Feet Elevation:**

- Seismic Zone:** IBC=D / IRC=D2 & E for some site specific areas
- **Wind Speed:** Minimum 130mph  $V_{ult}$  – Exposure C  
(Exposure B may be used in areas between ¼ mile of the lakeshore & below the elevation of 7,200 feet)
  - **Snow Load:** 150 psf roof snow load
  - **Frost Depth:** 24" (inches) minimum
  - **Ice Shield Required:** Above 5,300 feet elevation
  - **Soil Bearing:** 1,500 psf maximum or site specific

### **Single Family Dwelling Design:**

Minimum Roof Pitch: 4:12 (inches) – Maximum Building Height: 35'-0" (feet)  
Minimum Soffet 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 130 mph  $V_{ult}$ .  
Minimum basic wind speed for category III & IV shall be 140 mph  $V_{ult}$ .  
Minimum basic wind speed for category 1 shall be 120 mph  $V_{ult}$ .

**\*\* 30 PSF Snow Load:** County policy requires that the 30 PSF roof snow load must be used as the minimum design snow load. Design reductions will not be allowed to reduce below 30 PSF.