

## **Building - Designs**

### **Can I design my own project?**

Residential projects under the "owner-builder exemption" (see NRS 624.031) may be designed by the owner when of conventional wood-frame construction covered by the International Residential Code. Commercial projects require registered professionals.

### **Do I need an architect to prepare my plans?**

Residential projects typically do not require an architect to draw the plans. Depending on the design and scope of work engineering may be required. Some commercial improvements will require an architect to prepare the plans.

### **What does the code look for?**

The International Residential Code (IRC) is prescriptive in nature; it gives the minimum for everything associated with a structure. This is your most basic. The International Building Code (IBC) allows design methods based upon a performance standard. This is demonstrated with designer calculations. An alternated method is nothing else applies; the designer and applicant must prove and demonstrate how the proposed structure meets or exceeds the standards of the code. This is normally done with testing agencies.

### **How close can I build to my property line?**

Minimum setback requirements are established by City zoning codes. You are encouraged to phone or email the Planning Division prior to starting. There may also be restrictions due to easements established on the property or other deed restrictions.

### **When and where do I need to install an ARC Fault Circuit Breaker?**

ARC fault protection is required for all 15 and 20 amp electrical circuits supplying outlets (includes lighting outlets and smoke detectors) in living areas for new residential construction. There is also a requirement for these receptacles to be tamper resistance.

### **When do I need "energy calculations"?**

New residential construction including habitable additions must comply with the prescriptive energy requirements. An acceptable option is to provide calculations using the REScheck software available at [www.energycodes.gov](http://www.energycodes.gov).

### **Is an Apartment or Condominium a Residential or Commercial permit?**

Apartments, Condominiums and Three or more unit buildings are considered commercial permits.