



# Central Lyon County Fire Protection District

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Rich Harvey, Chief

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## APPLICATION FOR RESIDENTIAL CONSTRUCTION FIRE AND LIFE SAFETY PLAN REVIEW AND PERMIT

Please see additional pages for specific instructions on determining valuation

### PROJECT INFORMATION:

DATE: \_\_\_\_\_

Project name: \_\_\_\_\_

Project Address: \_\_\_\_\_ APN: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Project phone: \_\_\_\_\_ Contact person: \_\_\_\_\_

Project Type \_\_\_\_\_

### CONTRACTOR INFORMATION:

Firm/Person: \_\_\_\_\_

Address: \_\_\_\_\_

Office Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

State Fire Marshal's License Number: \_\_\_\_\_ Business license in Lyon County? \_\_\_\_\_ Y/N

**TYPE OF REVIEW REQUESTED: LLC 6.06.03** The following fees shall be collected prior to issuing a permit:

IWUIC Residential construction review (\$45)

**\*\*See page 6 for additional instructions.\*\***

Automatic Fire Sprinkler System (\$45)

Repeat floor plan # \_\_\_\_\_

Fire Alarm System (\$45)

**Project Value (total construction cost) \$ \_\_\_\_\_**

**Plan Review and Permit Fee, based on value, see page 4 and 5 \$ \_\_\_\_\_**

***Production Builders, see page 6 for valuation on repeat floor plan submissions.***

### **Plan Review and Permit Fees:**

Plan Review and Permit Fees shall be assessed based upon the following project valuation schedule using the valuation method as adopted by Resolution by the Central Lyon County Fire District Fire Board.

(Project value is determined by International Code Council Building Valuation Data, please see attached square foot construction costs table to determine the project value on buildings). Subdivision structures can be submitted, on a per permit basis prior to construction. To determine plan review and permit fees, see attached fee schedule as determined by project value (pg 4 &5).

***1 hard copy and 1 digital copy of plans shall be provided to CLF for review.***

Type of review fee: \$ 45.00 \_\_\_\_\_

Valuation fee(from table): +\$ \_\_\_\_\_

**Total fee:** =\$ \_\_\_\_\_

**Fees include permitting and all associated fire district site inspections to completion of project.**

Office use:

Date of submittal: \_\_\_\_\_

**OWNER and OCCUPANT INFORMATION:**

Owner name: \_\_\_\_\_ Occupant name: \_\_\_\_\_

Owner address: \_\_\_\_\_ Occupant address: \_\_\_\_\_

\_\_\_\_\_

Owner phone: \_\_\_\_\_ Occupant phone: \_\_\_\_\_

Owner email: \_\_\_\_\_ Occupant email: \_\_\_\_\_

**PROJECT DESCRIPTION:**

Scope of Work: \_\_\_\_\_

\_\_\_\_\_

Building Use (must describe building use and material to be stored: in detail): \_\_\_\_\_

\_\_\_\_\_

Project Square Footage: \_\_\_\_\_ Occupancy Classification: \_\_\_\_\_ (2018 IBC)

Type of Construction: \_\_\_\_\_ (2018 IBC) Special Application: \_\_\_\_\_ (2018 IBC)

Signature of applicant \_\_\_\_\_ date \_\_\_\_\_

**The fee for each project is based on the valuation of the project as calculated by the Central Lyon County Fire District (CLCFPD). The valuation calculated will be applied to the Central Lyon Fire Board approved fee schedule to determine the plan review and permit fee. The Building Valuation Data table will be used to determine valuation, please see attached. Contract costs or actual values will not be accepted in determining the plan review fee for NEW CONSTRUCTION and REMODEL CONSTRUCTION. Contract fees will be accepted for automatic fire alarm systems, hood and duct systems and other similar reviews and upon submission of verification and/or actual proof.**

**PLAN REVIEW FEES MUST BE PAID IN FULL BEFORE APPROVED PLANS ARE RELEASED. The fee schedule is attached.**

**CLCFPD will not be responsible for plans not retrieved after 30 days of completion of review.**

## REQUIREMENTS

The Central Lyon County Fire Protection District requires the following information for any and all plans submitted for review. Please check that all of the following documents are in the plan review submittal and all required information has been provided. A plan review cannot be completed without the following information submitted in full at time of review request. Plan submittal document requirements and plan reviews are based on the *2018 International Fire and Building Codes, International Wildland-Urban Interface Code, Northern Nevada Fire Code Amendments, most recent NFPA codes as applicable* and Lyon County Code Titles 6 and 15.

- Please provide 1 paper copy and 1 digital copy of plans to be reviewed. During the building process, if changes should occur to originally reviewed plans, please provide CLCFPD with updated drawings. Upon completion of project, CLCFPD shall be provided with an electronic version of the final project plans, as built, within 30 days of completion.
- All documents shall be dimensioned or drawn to scale, with the scale provided. The documents shall include a north arrow. All plan sets shall include a detailed Code Analysis.
- Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with all adopted and referenced codes and the construction documents shall be approved prior to system installation. Sprinkler plans shall include all relevant data in accordance with NFPA 13,13R or 13D and 25. All FDC and PIV hardware for sprinkler systems shall be remotely located and placed by CLF. All sprinkler risers shall be located in a separated room of 1-hour construction and accessible from the exterior of the building. All fire alarm systems shall include plans and specifications per NFPA 72.
- A site plan showing to scale the size and location of new construction and existing structures on the site and distances from lot lines. Fire department access roadways and driveways shall be shown and dimensioned. The location of existing fire hydrants within 400 feet of all portions of the building, if unsprinklered, 600 feet if sprinklered, shall be shown on the site plan.
- Floor plan drawn to scale showing all dimensions, including exterior elevations.
- Mechanical drawings.
- Electrical drawings.
- Where hazardous, combustible, flammable materials are used or stored. Include quantities used and stored within the building.
- On the building site plan, please show hydrant locations, in feet, and locations of the gas and electrical shut-offs on the exterior of the building, lock box location, annunciator panel and FDC/PIV. Depending on the building and type of occupancy, additional features of the building may be required to be shown on the plans. Please provide an electronic version in image file format.
- The owner shall not be charged for initial inspection or re-inspection of project. A fee of \$50.00 will be charged in the event that re-inspection due to non-compliance is required. The fee of \$50.00 will be charged for all subsequent re-inspections as a result of failure to comply with adopted codes.
- Inspections required by CLF prior to cover up, please schedule 3 business days in advance.

Architects NRS 623: plans, specifications, reports and other documents issued by a Nevada registered architect or residential designer for office use must be signed, sealed and dated on the title page by the architect or designer. The following pages may be reproductions.

Contractors NRS 624: A Nevada licensed contractor may prepare and submit plans in his license discipline. The plans shall be prepared by or under the supervision of the contractor and include his license number and signature. All contractors shall possess a Lyon County Business License in order to submit plans and commence work in Lyon County.

Engineers- NRS 625: Nevada registered engineers are required to seal or stamp submitted documents and over sign the seal with a wet signature and date.

**Note: Incomplete information or submittal will result in suspension of review process and cause delays. Please provide any additional information important to the project.**

**NAC 477.750 Fees; review by local government. (NRS 477.030, 477.031, 477.033, Lyon County Code Title 6,15)**

1. Any plans and specifications submitted to the Central Lyon Fire for review must be accompanied by the appropriate fee based upon the proposed cost of construction (IBC Building Data Valuation table) or if a bid is accepted, the actual bid.

**6.06.04 Plan Review and Permit Fees:**

Plan Review and Permit Fees shall be assessed based upon the following project valuation schedule using the valuation method as adopted by Resolution by the Central Lyon County Fire Protection District Fire Board: International Code Council Building Valuation Data 2018, square foot construction costs, attached for reference. **All amounts are in US dollars.**

Under \$4,000 .....	\$109.73	35,001-36,000.....	412.17
4,001-5,000 .....	118.47	36,001-37,000.....	419.76
5,001-6,000 .....	129.03	37,001-38,000.....	427.35
6,001-7,000 .....	139.59	38,001-39,000.....	434.94
7,001-8,000 .....	150.15	39,001-40,000.....	442.37
8,001-9,000 .....	160.71	40,001-41,000.....	449.96
9,001-10,000 .....	171.20	41,001-42,000.....	457.55
10,001-11,000 .....	181.67	42,001-43,000.....	465.14
11,001-12,000 .....	192.23	43,001-44,000.....	472.56
12,001-13,000 .....	202.79	44,001-45,000.....	480.15
13,001-14,000 .....	213.35	45,001-46,000.....	487.74
14,001-15,000 .....	223.91	46,001-47,000.....	495.33
15,001-16,000 .....	234.30	47,001-48,000.....	502.76
16,001-17,000 .....	244.86	48,001-49,000.....	510.35
17,001-18,000 .....	255.42	49,001-50,000.....	517.94
18,001-19,000 .....	264.33	50,001-51,000.....	523.22
19,001-20,000 .....	276.54	51,001-52,000.....	528.50
20,001-21,000 .....	287.10	52,001-53,000.....	533.76
21,001-22,000 .....	297.66	53,001-54,000.....	539.06
22,001-23,000 .....	308.06	54,001-55,000.....	544.17
23,001-24,000 .....	318.62	55,001-56,000.....	546.73
24,001-25,000 .....	329.18	56,001-57,000.....	548.45
25,001-26,000 .....	336.77	57,001-58,000.....	560.01
26,001-27,000 .....	344.36	58,001-59,000.....	565.29
27,001-28,000 .....	351.78	59,001-60,000.....	570.57
28,001-29,000 .....	356.97	60,001-61,000.....	575.85
29,001-30,000 .....	359.37	61,001-62,000.....	581.13
30,001-31,000 .....	374.55	62,001-63,000.....	586.41
31,001-32,000 .....	381.98	63,001-64,000.....	591.69
32,001-33,000 .....	389.57	64,001-65,000.....	596.97
33,001-34,000 .....	397.16	65,001-66,000.....	602.25
34,001-35,000 .....	404.75	66,001-67,000.....	607.37

67,001-68,000 .....	612.65	85,001-86,000.....	718.08
68,001-69,000 .....	617.93	86,001-87,000.....	723.36
69,001-70,000 .....	623.21	87,001-88,000.....	728.64
70,001-71,000 .....	633.77	88,001-89,000.....	733.92
71,001-72,000 .....	639.05	89,001-90,000.....	739.20
72,001-73,000 .....	644.32	90,001-91,000.....	744.32
73,001-74,000 .....	649.61	91,001-92,000.....	749.60
74,001-75,000.....	654.89	92,001-93,000.....	754.88
75,001-76,000 .....	660.17	93,001-94,000.....	760.16
76,001-77,000 .....	665.45	94,001-95,000.....	765.44
77,001-78,000 .....	670.73	95,001-96,000.....	770.72
78,001-79,000 .....	675.84	96,001-97,000.....	776.00
79,001-80,000 .....	686.40	97,001-98,000.....	781.28
80,001-81,000 .....	691.68	98,001-99,000.....	786.56
81,001-82,000 .....	700.26	99,001-100,000.....	791.83
82,001-83,000 .....	702.24	>100,000.....	see below
83,001-84,000 .....	707.52		
84,001-85,000.....	712.80		

1. If the proposed cost or bid is more than \$100,000 but less than \$500,000, the fee is \$797.12 for the first \$100,000 plus \$4.04 for each additional \$1,000 or fraction thereof of the proposed cost or bid.

If the proposed cost or bid is \$500,000 or more but less than \$1,000,000, the fee is \$2,414.12 for the first \$500,000 plus \$3.56 for each additional \$1,000 or fraction thereof of the proposed cost or bid.

2. If the proposed cost or bid is \$1,000,000 or more, the fee is \$4,171.37 for the first \$1,000,000 plus \$2.48 for each additional \$1,000 or fraction thereof of the proposed cost or bid.

3. If a conference is required for any given project, one 60 minute conference will be provided free of charge by CLCFPD, per project. If additional conferences/meetings are necessary, a fee will be charged at the rate of \$55 per hour or any fraction thereof, for each person from CLCFPD, or its agents, required to attend the conference.

4. If a review of plans by a local government waives or grants a variance of a minimum standard established by the state fire marshal or otherwise requires review by the state fire marshal, the local government shall require the plans to be submitted to the state fire marshal for review. The cost of the plan review will be the responsibility of the project manager, owner or contractor, as is applicable.

5. Every attempt will be made to complete plan reviews within 21 days of receipt by CLCFPD. However, dependent upon number of projects and work load there may be exceptions to this time frame.

Example calculation:

Type of Review (ie; residential construction) \$45.00

Valuation fee \$ 857.72 (based on a project value of \$115,000.00, per the above Instructions; the first \$100,000.00 is \$797.12 + \$4.04 for each additional \$1,000= 15 x \$4.04=\$60.60; \$797.12+\$60.60= \$857.72)

Total review fee = \$902.72

To calculate plan review and permit fees for residential construction;

Determine the square footage of structure, this includes all floor area if there is more than one story. See the Building Value Data Table on the last sheet of the application. All habitable area (living space) shall be calculated at the "R-3", Residential, one and two family Group rate. All other covered roof area; garages, covered porches, storage areas shall be calculated at the "U", utility, miscellaneous group. Most residential construction will be considered type "VB" on the table. Calculate the square footage price for each group type and then add those numbers to arrive at total valuation. Then take that number to the Plan Review Fees sheet and calculate the fee for the review.

If buildings are all metal including interior framing, with no wood components, this may be considered type "IIB" construction, concrete buildings may also be categorized differently. If you have a question about the type of construction, please contact the office of Fire Prevention at Central Lyon Fire at (775)246-6209.

For Production Builders;

The previous calculation method applies to "Stock" plans for the original design, each replication plan fee will be based on the valuation fee as calculated, minus the first \$100,000.00 of valuation. ie; If valuation is \$300,000.00 for Stock plans, each repeat of the same design will be valued at \$200,000.00 and fee calculated at \$4.04 per \$1,000.00 of value.

example;

Stock plan= Value of \$300,000.00; fee is \$797.12 for first \$100,000.00 and \$4.04 per additional \$1,000.00 = \$808.00 = \$797.12 + \$808 + \$45(type of review) = \$1,650.12 (total review and permit fee)

Repeat plan = \$808.00 + \$45(type of review) = \$853.00 (fee for each replication of same design)

**International Code Council - 2015 Building Value Data Table**

**Square Foot Construction Costs<sup>a, b, c, d</sup>**

<b>Group (2015 International Building Code)</b>	<b>IA</b>	<b>IB</b>	<b>IIA</b>	<b>IIB</b>	<b>IIIA</b>	<b>IIIB</b>	<b>IV</b>	<b>VA</b>	<b>VB</b>
A-1 Assembly, theaters, with stage	226.92	219.10	213.80	205.04	192.95	187.36	198.56	176.18	169.73
A-1 Assembly, theaters, without stage	207.97	200.15	194.85	186.09	174.15	168.55	179.61	157.38	150.92
A-2 Assembly, nightclubs	177.89	172.85	168.07	161.49	151.98	147.78	155.80	137.68	132.99
A-2 Assembly, restaurants, bars, banquet halls	176.89	171.85	166.07	160.49	149.98	146.78	154.80	135.68	131.99
A-3 Assembly, churches	209.94	202.13	196.83	188.07	176.32	170.72	181.59	159.54	153.09
A-3 Assembly, general, community halls, libraries, museums	175.12	167.31	161.01	153.25	140.50	135.90	146.77	123.72	118.27
A-4 Assembly, arenas	206.97	199.15	192.85	185.09	172.15	167.55	178.61	155.38	149.92
B Business	181.12	174.43	168.67	160.26	146.18	140.70	153.97	128.34	122.72
E Educational	192.29	185.47	180.15	172.12	160.72	152.55	166.18	140.46	136.18
F-1 Factory and industrial, moderate hazard	108.98	103.99	97.83	94.17	84.37	80.56	90.16	69.50	65.44
F-2 Factory and industrial, low hazard	107.98	102.99	97.83	93.17	84.37	79.56	89.16	69.50	64.44
H-1 High Hazard, explosives	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	N.P.
H234 High Hazard	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	58.67
H-5 HPM	181.12	174.43	168.67	160.26	146.18	140.70	153.97	128.34	122.72
I-1 Institutional, supervised environment	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
I-2 Institutional, hospitals	304.80	298.11	292.36	283.95	268.92	N.P.	277.65	251.09	N.P.
I-2 Institutional, nursing homes	211.20	204.51	198.75	190.34	177.26	N.P.	184.05	159.42	N.P.
I-3 Institutional, restrained	206.08	199.38	193.63	185.22	172.62	166.14	178.93	154.78	147.16
I-4 Institutional, day care facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
M Mercantile	132.61	127.57	121.79	116.21	106.35	103.15	110.52	92.05	88.36
R-1 Residential, hotels	182.28	175.70	170.83	162.68	150.87	146.84	162.68	135.49	131.23
R-2 Residential, multiple family	152.86	146.27	141.41	133.25	122.04	118.01	133.25	106.66	102.41
R-3 Residential, one- and two-family	143.93	139.97	136.51	132.83	127.95	124.61	130.57	119.73	112.65
R-4 Residential, care/assisted living facilities	180.72	174.14	169.28	161.12	149.06	145.04	161.12	133.69	129.43
S-1 Storage, moderate hazard	101.01	96.02	89.86	86.20	76.60	72.79	82.19	61.73	57.67
S-2 Storage, low hazard	100.01	95.02	89.86	85.20	76.60	71.79	81.19	61.73	56.67
U Utility, miscellaneous	77.82	73.48	69.04	65.52	59.23	55.31	62.58	46.83	44.63

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted