



Central Lyon County Fire Protection District

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APPLICATION FOR RESIDENTIAL CONSTRUCTION FIRE AND LIFE SAFETY PLAN REVIEW AND PERMIT FOR MANUFACTURED HOMES

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)
- Fire Alarm System (\$45)

Project Value (total construction cost) \$ _____ less (\$100,000.00)= \$ _____

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

See page 6 for valuation on 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). 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 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.
- 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 following

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.**

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.

Wildland Urban Interface Code items are required to be supplied with submittal; to include addressing the elements of the code. Including roof material cut sheets, underfloor enclosure cut sheets, gutter and downspout cut sheets. These items should be obtainable through the manufacturer. Defensible space and vegetation management plans shall be submitted at time of review.

To calculate plan review and permit fees for manufactured home 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 Manufactured Home Builders;

Manufactured homes plan and permit 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, the manufactured home will be valued at

\$200,000.00 and fee calculated at \$4.04 per \$1,000.00 of value.

example;

Value of \$300,000.00; decrease value by \$100,000.00 then \$4.04 per \$1,000.00

$\$200,000/1000=200*4.04=\$808.00=\$808+\$45(\text{type of review})=\853.00 (total review and permit fee)

FYI: here are the equations;

$\text{Sq ft} \times \$112.65 \text{ (R3 living area)} = \text{value}$

$\text{Sq ft} \times \$44.63 \text{ (U garage or utility)} = \text{value}$

$\$ \text{Value} - 100,000 = \text{reduced value} / 1000 * \$4.04 = \$ \text{valuation fee}$

We do not reduce the fee if the value is less than \$100,000.00, the valuation fee will be calculated at \$4.04 for each \$1,000 of value.

International Code Council - 2015 Building Value Data Table

Square Foot Construction Costs ^{a, b, c, d}

Group (2015 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
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