



Central Lyon County Fire Protection District

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Rich Harvey, Chief

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APPLICATION FOR COMMERCIAL CONSTRUCTION FIRE AND LIFE SAFETY PLAN REVIEW

Prior to or at the time of submission, please provide a copy of Administrative Design Review (if applicable) from Lyon County Planning, or documentation that an ADR is not required.

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:

- New Construction/ Building Plans Review (\$100) Tenant Improvement/ Addition (\$100)
- High Piled Combustible Storage (\$100) Site Plan Review (\$75) Fire Alarm System (\$45)
- Automatic Fire Sprinkler System (\$45) Fire Pump (\$45) Commercial Hood System (\$45)
- Electrical Review (\$45) Haz Mat Review (\$100)

Project Value (total construction cost) \$ _____

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

6.06.04 Plan Review Fees:

Plan Review Fees shall be assessed based upon the following project valuation schedule using the valuation method as adopted by Resolution by the Lyon County Building Department. (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). For residential subdivision valuation, please determine value by infrastructure costs; ie: Underground work for utilities, road and curb, sewer and water. Subdivision structures can be submitted later, on a per permit basis prior to construction. To determine plan review fees, see attached fee schedule as determined by project value (pg 4 &5).

3 copies of plans shall be provided to CLF for review.

Type of review fee: \$ _____

Valuation fee(from table): +\$ _____

Total fee: =\$ _____

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, type of business, and material to be stored: in detail): _____

As part of business operations, will there be storage or use of corrosives, toxins, oxidizers, water reactive/ unstable chemicals, cryogenic gases/liquids, explosives, fireworks, combustible fibers or pyrophoric compounds? _____ Y/N

If yes, what type? _____ (attach a supplemental sheet if necessary)

As part of business operations, will there be any generation of hazardous or dangerous waste? _____ Y/N

As part of business operations, will there be any creation of flammable/ combustible vapors or fine dusts? _____ Y/N

Project Square Footage: _____ Occupancy Classification: _____ (2018 IBC)

Type of Construction: _____ (2018 IBC) Special Application: _____ (2018 IBC)

Signature of applicant _____ date _____

The fee for each review 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 Nevada State Fire Marshal’s fee schedule to determine the plan review fee. All aspects of the proposed project will be used in computing the valuation for which the review permit is issued, including all finish work, painting, roofing, plumbing, electrical, heating, cooling, specialty items and other permanent equipment related to building operation. 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 2 paper copies of plans and a digital copy to be reviewed. During the building process, if changes should occur to originally reviewed plans, please provide CLF with updated drawings. Upon completion of project, CLF 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 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.
- Commercial hood, duct and automatic cooking extinguishing systems shall include all specifications.
- Location, construction, size and character of all portions of the means of egress in compliance with the provisions of the above codes. In other than Groups R-2, R-3, as applicable in Section 101.2, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces. An exit analysis shall be provided.
- 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.
- Schedules indicating the rating of any fire assemblies, walls, floor/ceiling, roof/ceiling, windows, dampers and doors.
- Mechanical drawings, including the sizes and CFM of HVAC equipment, detail of fire or smoke dampers and hood/duct system details.
- Electrical drawings including emergency systems.
- Where hazardous, combustible, flammable materials are used or stored. Include quantities used and stored within the building.
- A floor and site plan of the building shall be provided at time of building final. Please show the scale and electrical panel locations on the floor plan. 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 business/building owner shall not be charged for initial inspection or re-inspection of businesses whether the inspection is annual, semi-annual, construction, final or any additional necessary inspections. If upon the second re-inspection and/or third re-inspection, regardless of the type of inspection, the business/building owner/contractor has failed to comply with the requirements of the code, the business/building owner/contractor shall be billed for that inspection and any subsequent inspection, an initial fee of \$50.00. An additional fee of \$25.00 for each 15 minutes after the first one-half hour that the inspector has to spend on code compliance for the building/business will be charged.
- 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 rejection or suspension of review process. 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 Fees:

Plan Review Fees shall be assessed based upon the following project valuation schedule using the valuation method as adopted by Resolution by the Lyon County Building Department: International Code Council Building Valuation Data 2015, 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; new construction)	\$	100.00	
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 = \$957.72

Building Valuation Data - February 2015

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

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

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	229.03	221.51	216.10	207.06	194.68	189.07	200.10	177.95	171.21
A-1 Assembly, theaters, without stage	209.87	202.35	196.94	187.90	175.62	170.01	180.94	158.89	152.15
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	211.95	204.43	199.02	189.98	177.95	172.34	183.02	161.22	154.48
A-3 Assembly, general, community halls, libraries, museums	176.88	169.36	162.95	154.91	141.73	137.12	147.95	125.00	119.26
A-4 Assembly, arenas	208.87	201.35	194.94	186.90	173.62	169.01	179.94	156.89	151.15
B Business	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
E Educational	195.85	189.10	183.56	175.25	163.21	154.58	169.21	142.63	137.99
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	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
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	308.50	301.79	295.93	287.50	272.14	N.P.	281.10	254.09	N.P.
I-2 Institutional, nursing homes	213.56	206.85	200.99	192.56	179.22	N.P.	186.16	161.17	N.P.
I-3 Institutional, restrained	208.37	201.66	195.80	187.37	174.54	167.98	180.97	156.48	148.74
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	77.10	72.64	68.12	64.64	58.13	54.28	61.62	45.49	43.33

- 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