Clark County Department of Building & Fire Prevention

4701 West Russell Road, Las Vegas, NV 89118 ~ (702) 455-3000

Master Egress Plan
Building Permit Guide

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Part I. General Information

This guide is intended to provide design professionals with the minimum requirements for preparing a Master Egress Plan to initiate a preliminary architectural review for large and/or complex projects prior to the final construction design plans being submitted to the Clark County Department of Building for review and approval. Large and/or complex projects include, but are not limited to, large assembly occupancies, high-rises, malls, atria, and amusement buildings. These minimum requirements may be modified for specific projects based on the complexity of the design as determined by Plans Examination. Master egress plans are required to be submitted at least 30 days prior to any Construction Documents

Part II. Applicant's Responsibility

- Master egress plan submittals are made directly to Plans Examination and assigned an application number.
- No fee is required for review and approval of the master egress plan.
- Plan review on the final construction design documents cannot be started until the master egress plan is approved.
- Only grading permits can be issued (once grading plans have been approved for the project) prior to approval of the master egress plan.

Part III. Prerequisites

Prior to submitting master egress plans, a meeting with the primary design team and Plans Examination staff is required.

Part IV. Time Line

Current adopted edition of the:

- International Building Code
- Southern Nevada Amendments

Part V. Submittal Package

- One (1) set of master egress plans may be submitted to initiate the preliminary review process.
- Six (6) sets of master egress plans, signed, dated and stamped by the design professional. Must be submitted for final approval and distribution once the review is completed.

Part VI. Fencing Plan

A. Master egress plans shall include the following minimum information to allow a preliminary review of new large and/or complex projects for compliance to the Clark County Building Code:

1. **Site Plan**
   Provide a site plan of the entire property in the format indicated below and show the following information:
   - Limit the required information to a single sheet, if possible.
   - Adjust the scale to make a clear, readable plan.
   - Show relationship of all buildings and structures on the property. Dimension separation distances.
   - Show and identify property lines (real and assumed). Dimension setback to structures.
   - Show the locations and widths of clear and unobstructed exit discharge to the public way or street.
   - Show location of the Fire Command Center, when applicable.

2. **Code Analysis**
   Include a code analysis listing the following items to provide a basis for design and review of the architectural plans, as well as aid in coordination of other disciplines:
   - Code referenced, along with the respective year of the edition
   - Occupancy classification
   - Type of construction
   - Fire sprinkler – Yes/No
   - Height – Actual/Allowable
   - Stories – Actual/Allowable
   - Area – Actual/Allowable
   - Occupant load
   - Exits – Required/Provided (number and width)
   - Required fire resistance of the exterior walls and protection of openings due to location on property.

3. **Floor Plan**
   Provide a floor plan, which allows evaluation of the exiting arrangement, in the format indicated below and show the following information:
   - Limit each floor plan to a single sheet, if possible.
   - Designate the number of floors that are typical for a given sheet.
   - Provide a key plan and match line drawings in a readable scale if single sheet drawings do not provide a minimum scale of 1/16” = 1 foot.
   - Show all areas of the building.
   - Designate primary use of all rooms and/or areas.
   - Specify square footage, occupant load factor used and occupant load of each room or area.
   - Show all exits, openings and their sizes, and the allowable and actual number of occupants each exit is to accommodate.
   - Use arrows to indicate the direction of travel and specify the number of occupants using each designated path.
   - Show travel distances using the actual path of travel.
   - Show common path of travel distance in rooms or areas with a single exit.
   - Designate all fire-resistance rated exit paths such as corridors, stairs and exit passageways, etc., along with their hourly rating.

- Show location of all fire barriers and list the hourly fire-resistance ratings of these separations.
- Show location of all fire walls and list the hourly fire-resistance ratings of these separations.
- Show location of all horizontal exits and designate which doors are being used as horizontal exits.
- Show areas of refuge for horizontal exits and include calculations substantiating that the required occupant load can be accommodated.
- Designate all Alarm Zones as outlined in the Fire Protection Report.
- A scale of 1/8" = 1 foot is recommended for all areas with high occupant loads to show adequate detail. Examples of these areas include showrooms, lounges, large restaurants, convention halls and meeting rooms.
- Show all gaming areas and gaming layouts for casino floor plans. Calculate the occupant load using the total gaming area. Circulation areas are already included in the occupant load factor and are not to be subtracted from the floor area.
- Show the pool, landscaping and all cabanas on pool decks.
- Show the locations of all tables, fixed seats, and permanent fixtures on floor plans for showrooms, lounges and restaurants. Include designated aisles, their associated widths, and the total number of fixed seats based on IBC Table 1004.1.1.
- Show all moveable partitions with all possible room configurations for convention halls and meeting rooms.
- Designate the location of all exits associated with the different room configurations.
- For multipurpose areas (ballrooms, conference centers, pool decks, meeting rooms, etc.) provide drawings showing all expected use arrangements and demonstrate compliant egress paths.
- Show the width of all stairs, exit passageways, exit openings, corridors, etc.
- Designate whether corridors are fire-rated or non-rated.
- Show the direction of swing for all doors.
- Provide an overall reference grid and number or letter designation for each stairway, exit passageway, corridor, and exit door to aid in identifying each within a large, complex building.

4. Smoke Control Zones

When smoke control is required by the Clark County Department of Building, the location of all smoke barriers shall be shown. Smoke barriers may be shown on the master egress plan or may be shown on separate sheets that are part of the master egress plan submittal, whichever most clearly shows the smoke barriers and does not obscure needed detail on the master egress plan.

Note: One approved set of Master Egress, Smoke Zone, Fire Protection Report, Fire Sprinkler, and Master Utility plans shall be available in the Fire Command Center or other location approved by the Clark County Fire Department for use in the event of an emergency.

B. Revised or updated master egress plans may be required as determined by Plans Examination for an existing facility when:
   1. Substantial remodeling is proposed.
   2. A major addition is proposed.
   3. Several small remodels and/or additions have been made over a period of time and no comprehensive master egress plan is available.

Department Of Building & Fire Prevention Locations & Services

MAIN OFFICE 4701 W. Russell Road Las Vegas, NV 89118 (702)455-3000	On-Site Plan Submittals All "Walk-Through" Plan Review / Permitting Functions Residential Tract Submittal / Permitting All Sub-Trade (Electrical, Plumbing & Mechanical) Permitting Building Inspection Scheduling Functions Fire Prevention Inspection Services Records	Temporary Certificate of Occupancy Submittals Building Inspections Building Inspector Inquiries Amusement / Transportation Systems Operation Certificates Approved Fabricators Quality Assurance Agency Listing
LAUGHLIN OFFICE Regional Government Center 101 Civic Way Laughlin, NV 89029 (702)298-2436	Building Inspection Services Fire Prevention Inspection Services	
OVERTON OFFICE 320 North Moapa Valley Blvd. Overton, NV 89040 (702)397-8089	Building Inspection Services Fire Prevention Inspection Services	

Automated Phone System (702) 455-3000

Option 1: For all Inspection services or to report a building code violation.
Option 2: For information regarding on-site permits or new plan submittals.
Option 3: For the Building Plans Examination division or QAA information.
Option 4: For the Zoning Plans Examination division.
Option 5: For information or copies regarding land development, construction documents, plans or permits.
Option 6: To speak with Management staff.
Option #: For hours of operation, Office location and website information.

Other Clark County Departments/Divisions/Districts

Air Quality & Environmental Management	500 S. Grand Central Parkway, Las Vegas NV	(702) 455-5942
Public Works, Development Review Services	500 S. Grand Central Parkway, Las Vegas NV	(702) 455-6000
Comprehensive Planning	500 S. Grand Central Parkway, Las Vegas NV	(702) 455-4314
Fire Department	575 E. Flamingo Road, Las Vegas NV	(702) 455-7316
Las Vegas Valley Water District	1001 S. Valley View Boulevard, Las Vegas NV	(702) 870-2011
Southern Nevada Health District	625 Shadow Lane, Las Vegas NV	(702) 759-1000
Water Reclamation District	5857 E. Flamingo Road, Las Vegas NV	(702) 668-8888

State of Nevada

Division of Water Resources	400 Shadow Lane, Suite 201, Las Vegas NV	(702) 486-2770
Nevada State Contractors Board	2310 Corporate Circle, Suite 200, Henderson NV	(702) 486-1100

Utilities

Nevada Power	6226 W. Sahara Avenue, Las Vegas NV	(702) 402-5555
Southwest Gas	5241 Spring Mountain Road, Las Vegas NV	(877) 860-6020

www.clarkcountynv.gov/building