



Department of Development Services

Building Division

4701 W. Russell Rd • Las Vegas NV 89118
(702) 455-3000 • Fax (702) 221-0630

Ronald L. Lynn, Director/Building Official

COMMERCIAL TENANT IMPROVEMENT PROJECTS

Effective March 20, 2006, Clark County Building Plans Examination will provide over-the-counter technical code reviews of minor commercial tenant improvement projects.

To qualify for this service, the following criteria must be met:

1. The scope of work is limited to minor interior re-modeling only. (No additional area or height)
2. The valuation of the proposed work cannot exceed \$250,000.
3. There must be no change in the existing occupancy classification of the space and the existing space must be classified as business (B), mercantile (M), storage (S) or Utility (U) only.
4. The scope of work cannot include any modifications or alterations to the existing primary structural elements, the existing exterior walls or roof, the existing mechanical smoke-control system or the existing passive fire-protection elements of the building.
5. No zoning design review is required or the plans must be pre-approved by zoning.

The general contractor must submit the permit application and construction documents in person and must be available during the review.

Only one (1) minor commercial tenant improvement project may be submitted by each general contractor, per day and the reviews will be performed on a first-come, first-serve basis between the hours of 7 am and 4 pm, Monday through Friday.

A qualification and completeness review will be performed, prior to the technical code review, to ensure all required construction documents have been provided and that the project qualifies for an over-the-counter technical code review. Please review our Tenant Improvement Guide on our web site @ (http://dsnet.co.clark.nv.us/dsweb/guides_bldg/Tenimp.pdf)