



Clark County Building Department

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

Standard Plan Process for Residential Development Building Permit Guide

James Gerren, P.E., Director
Werner Hellmer P.E., Deputy Director

Part I. General Information

This checklist is provided for the convenience of our customers and is intended to provide general information. Commencing with the effective implementation dates of the currently adopted edition of the International Residential (IRC) Code, plans associated with residential subdivisions will be subject to the following submittal, review, and permitting procedures. To simplify and streamline the procedures, they have been separated into three (3) distinct steps, resulting in the issuance of permits.

Part II. Plan Submittal (Step 1)

Standard plans (those intended to be built more than once) will be reviewed and permitted on a lot-specific (subdivision) basis. Only the plans that are reviewed and approved for the specific subdivision identified on the tentative map will be issued permits for that subdivision. Submittal requirements include:

1. Building Plans:

A complete set of plans, drawn to scale, stamped, and sealed by appropriate design professionals, containing the following:

- Geotechnical Report (not more than one year old or with current update letter)
- Foundation Plan, including the size and depth of all footings
- Floor Plan fully dimensioned, with names and use of rooms and spaces.
- Square footage breakdown for living areas, patios, porches, and garages.
- Size and type of doors and windows.
- Wall and ceiling finish materials and specifications.
- Floor/Roof Framing Plans with all header/beam sizes
- Front, back and side elevations
- All necessary cross sections and details such as stairs, balconies, walls, retaining walls, ramps, etc. Location of attic access.
- Details for all mechanical units installed in attics. Specify working clearances, platforms, etc.
- Structural Calculations, stamped, dated, and digitally signed by a Nevada Registered Design Professional with all details on the plans
- Truss Calculations (stamped and signed)
- Fireplace details (if not gas; Manufacturer's Name, Model Number, and ICC Number).
- International Energy Code Calculations
- Landscape Plan for any common areas within the Subdivision.
- Approved Water Utility Plan.
- Roof plan layout in plan view with location of all roof drains, overflows, and scuppers. Drainage flow and slope of roof.
- Attic ventilation calculations indicate all vents to be used, type size, and net-free venting area.

2. Electrical Plans:

- Electrical Floor Plan including all outlets, smoke and carbon monoxide detectors, lights, switches, etc.
- Electrical Load Calculations. (Main services in excess of 800 AMP will require circuiting)
- Location of panels and subpanels.

3. Plumbing Plans

- Plumbing Floor Plan – water, drainage, waste and vent piping, cleanouts, with location, size and material.
- Gas Piping Plan – Isometric indicating the TDL, length of each branch, the demand for each appliance and the total demand.

4. Mechanical Plans

- Model(s) and type of equipment; SEER rating; energy demand, input, and BTU's.
- Combustion air, flue sizes and material.
- Sizes of supply and return air ducts and grills.
- Location, material, and insulation of mechanical ducts and pipes.
- Exhaust fans, size, type and location.

5. Tentative Map

The approved Tentative Map of the subdivision including the Tentative Map number

6. Building Footprints

A fully dimensioned, to scale footprint of each proposed Standard Plan model with option(s). See Example A. The footprint (at a scale no smaller than 1" = 10', and 1/8" minimum font size) must include:

- Dimensioned architectural intrusions
- Pop-outs and Overhangs
- Minimum lot depth and width for interior and corner lots required to meet minimum Title 30 and International Residential Code setback requirements. Minimum setbacks shall be noted on the plan.
- Model Number
- Breakdown of Square Footage
- Number of Stories
- Lot Coverage Square Footage
- Number of Fireplaces
- Overall Building Height
- Denote Garage and Garage Door Location

7. Fire Sprinklers

- **Option 1** – Submit completed fire sprinkler plans for each model.
Check YES for fire sprinklers during the submittal process.
Plans will be reviewed with the standard plans.
- **Option 2** – Defer submittal of the fire sprinkler plans.
Check NO for fire sprinklers during the submittal process.
(Deferred items are submitted as revisions once the permit is approved)

Plan review fees will be based on a hourly review rate as defined in the Clark County Building Administrative Code.

A tracking number (BD43-XXXX) will be assigned to the application and given to the applicant. The tracking number will provide the applicant with a means of following the status of plans through the Building Plan Review and the Zoning Review process. Applications will also be assigned an additional tracking number (BDYY-XXXX) for use during the Subdivision Plan Review step.

NOTE: Model options are limited to an increase of 10% of the total square footage and no more than two options per plan will be approved. Fireplaces, balconies, media niches, patio covers, and additional second floor area where previously shown as open are not considered options when applying the above restriction. Model options will not be allowed to include any additional levels (above or below) the number of floors indicated on the original submittal. This will require assignment of a separate “Standard Plan” (53-XXXX) number.

The guideline is interpreted so each model does not have more than 2 options, and each option does not exceed 10% of the floor area. If the building is 4,000 SF then there could be 2 individual options each at a maximum size of 400 SF.

Once the plans and footprints are approved, the applicant will be notified of the assigned Standard Plan Model Number(s) (53-XXXX).

Upon issuance of a (53-XXXX) number, a plans examination fee work-up will be performed on each model. Applicants will be notified that the plans have been approved and notified of any outstanding Building and Comprehensive Planning Zoning Plans Check fees. Payment of the outstanding fees will be required prior to the approved plans and footprints being available in the Citizens Access Portal.

In addition to the approved plans and footprints for field construction, the applicant will also be provided a Residential Standard Plan Spec Sheet on each model, indicating all Building Permit and Sub- Permit Fees, Residential Construction Tax, Transportation Tax, Public Facilities Needs Assessment Tax (if any), Fire Prevention Fees, etc., associated with permit issuance within the specific subdivision in which the model will be constructed.

Part III. Subdivision Plan Review (Step 2)

In order to determine all applicable Land Use conditions of approval (i.e., one-story homes along the peripheral boundary; intense landscaping along major streets, etc.), Subdivision plan reviews will be conducted after the Final Map has recorded. Submittal criteria are as follows:

- Copy of the recorded Final Map with reference to the Tentative Map.
- Completed Landscape Certificate of Compliance.
- Completed Final Map/Approved Grading Plan Certificate of Compliance.

Comprehensive Planning Zoning Plans Check will review the plans for compliance to all Land Use Conditions of Approval and Title 30 requirements or other applicable zoning codes in effect at the time of review. All minimum setbacks as well as any special conditions of approval shall be noted on the plans. Upon approval of the Subdivision Plan, a Plans Examination fee, based on an hourly rate, will be assessed and collected. A copy of the approved Subdivision Plan and associated documentation shall be on the job site.

Part IV. Lot (plot) Plan Approval and Permit Issue (Step 3)

To obtain a lot plan approval and obtain a building permit, the following items must be uploaded under the Create an Amendment tab in the BD53 number assigned for the model in the Citizens Access Portal.

Completed Building Permit Application. Example A - plot plan that includes the following information:

- Address with Book and Page number, lot, block, and recorded Subdivision name
- Approved Grading Permit number
- Approved Step 2 - Subdivision Plan number
- Approved Standard Plan (53-XXXX) and Model numbers
- All adjacent streets (with names) and/or private drives shown to the centerline and dimensioned
- The approved building footprint with overhangs of the (53-XXXX) plan which must match the
- plan approved in Part II.
- All easements of record, setbacks, and property lines, fully dimensioned. Please note that lot dimensions and easements must match the recorded map.
- Designation of appropriate scale (must be clear and easy to read)
- North arrow

The building's footprint, property lot lines, and any overhang designations must be distinguishable from other graphics.

Upon approval of the Lot (plot) plans by Comprehensive Planning Zoning Permits will be ready to issue. Permits will include subtrade permits for M, P, E, and Fire Sprinklers.

Conditions of Approval prior to permit issuance will be generated which may include, but not limited to:

- Water purveyor clearance
- Sanitation purveyor clearance
- Quality Assurance Agency Special inspection agreement.
- Zoning - Certificate of Compliance

Part V. Model Complexes

Prior to the recording of a subdivision map, the maximum permissible number of model residences shall be up to six (6) early model residences (SFR) or eight (8) multi-family or tiny home model residences.

Once the subdivision Standard Plans (Step 1) have been approved and the models have been assigned a 53-XXXX number AND the Final Map (Subdivision) has been submitted for Technical Review, the following information shall be submitted for permitting. Items must be uploaded as an Early Model Residence.

Early Model Residence Permits (Step 3's) will need to be submitted under the Create an Amendment tab in the BD53 number assigned for the model in the Citizens Access Portal. After the early models have been submitted, coordinate with Plan Submittal so the permits can be identified as early models.

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- A completed Building Permit Application stating Early Model Residence.
 - Plot plan
 - Final Map in Technical Review
 - Hourly Application Form
 - Footprints
 - Approved Grading Plan and associated Detail Sheets
 - Landscape plans for any adjacent common areas and typical lot layout.
 - Completed Landscape Certificate.

Permits will be ready to issue after Zoning approves their review of the Lot (plot) plan. Conditions of Approval prior to permit issuance will be generated which may include but not limited to:

- Water purveyor clearance
- Sanitation purveyor clearance
- Quality Assurance Agency Special inspection agreement.
- Zoning-Certificate of Compliance.

Re-Sites (construction of the same model in different subdivision locations):

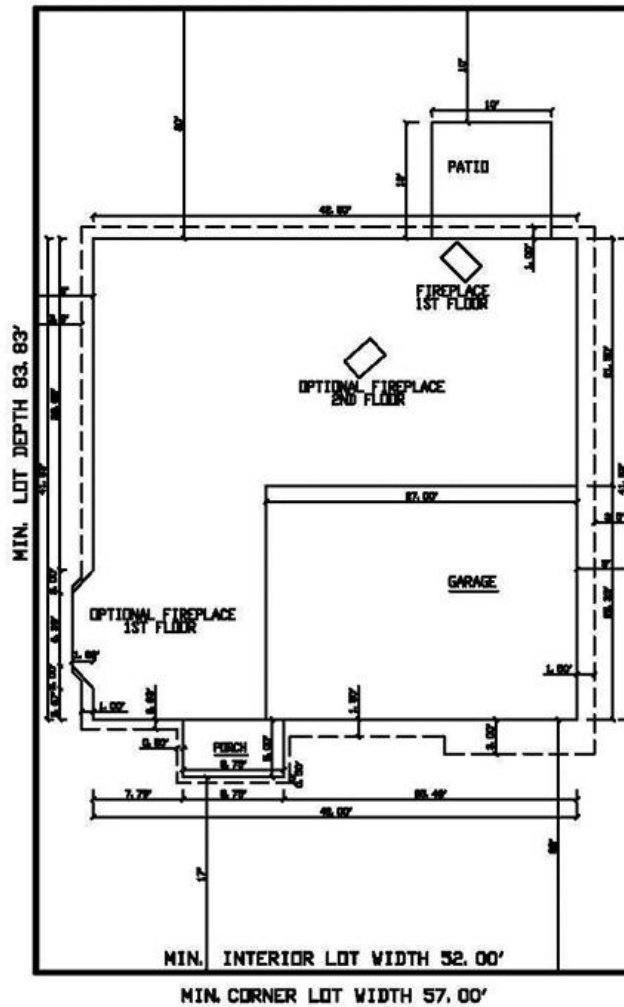
To construct in a different location or subdivision using an approved Standard Plan (already issued a 43- XXXX number) and the site conditions and land use approvals do not alter the approved plans and building footprint, the applicant shall contact Building Plans Examination and Zoning for a pre-submittal meeting. The purpose of the meeting will be to determine the feasibility of the request and establish appropriate re-submittal requirements.

[Information regarding re-sites can be found under Policy BD-PP-252 RESIDENTIAL STANDARD PLAN AND RESIDENTIAL STANDARD PLAN RE-SITE SUBMITTALS](#)

NOTE: Review of these plans will be done on an hourly basis (minimum of one hour).

EXAMPLE A

SAMPLE STANDARD PLAN FOOTPRINT
MIN. SCALE: 1" = 10', MIN. FONT SIZE = 1/8"



DESIGN GUIDELINES

MINIMUM INTERIOR LOT SIZE: _____ x _____
 MINIMUM CORNER LOT SIZE: _____ x _____
 MINIMUM SETBACKS:
 FRONT: 17' to PORCH
 20' to GARAGE
 SIDE: 5' - CORNER: 10'
 REAR: 20' MIN TO SFR
 10' MIN TO PATIO COVER

DEVELOPER -
 MODEL NO. - 922-B
 BUILDING HEIGHT - 26' - 0"
 NO. OF FIRE PLACE - 1 STANDARD / 2 OPT.
 1st FL SQ. FT. - 1216 sf
 2nd FL SQ. FT. - 1063 sf
 OPTIONAL GAME ROOM - N/A
 GARAGE SQ. FT. - 542 sf
 BASEMENT SQ. FT. - N/A
 PATIO SQ. FT. - N/A
 DECK / BALCONY SQ. FT. - N/A
 COVERED ENTRY SQ. FT. - 50 sf
 TOTAL BUILDING SQ. FT. - 2871 sf
 LOT COVERAGE SQ. FT. - 2030 sf
 (under roof)

BUILDING DEPARTMENT USE ONLY

STANDARD PLAN NUMBER _____
 ZONING _____ DATE APPROVED _____
 PLAN CHECKER _____ DATE APPROVED _____

CLARK COUNTY DEVELOPMENT SERVICES DEPARTMENT
SITE PLAN FOR TRACT PERMITS

ADDRESS _____ PARCEL NO. _____

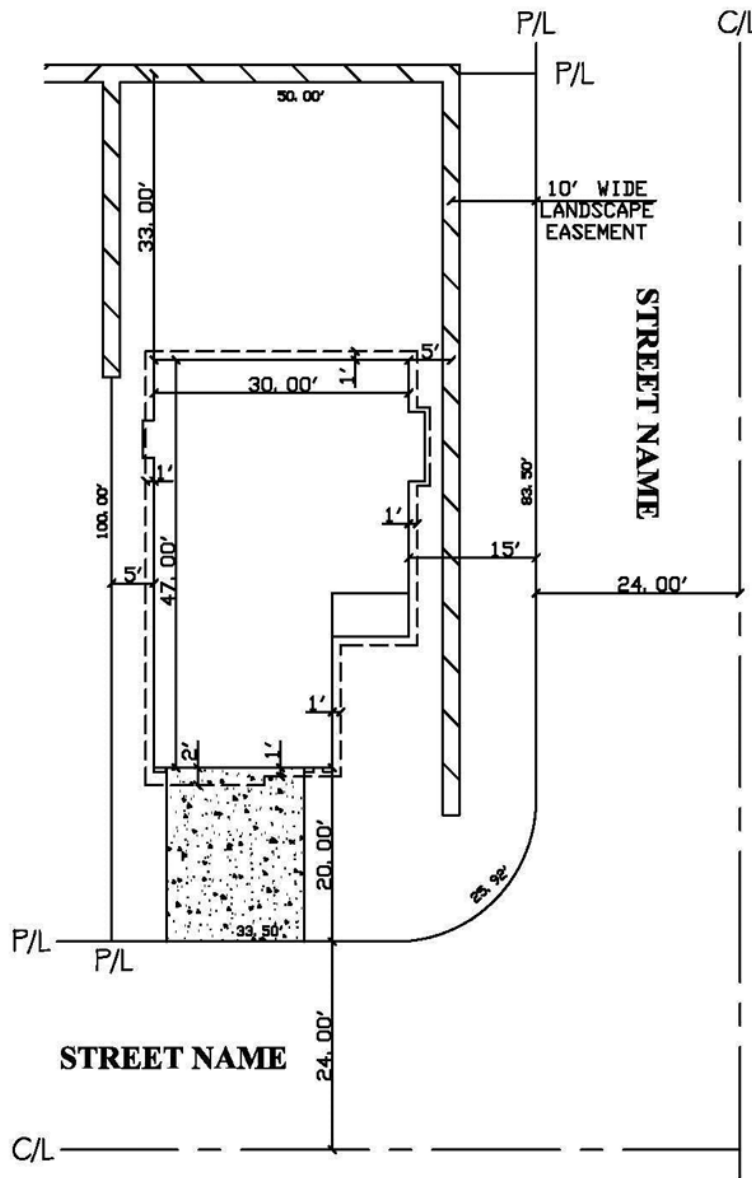
REC. SUBDIVISION _____ BOOK _____ PAGE _____

LOT _____ BLOCK _____ MODEL # _____ STANDARD PLAN # _____

GRADING PERMIT # _____ SUBDIVISION PLAN # _____

APPROVAL FOR: SFR ☒ PATIO COVER ☐ BALCONY ☐ PERMIT # _____

OPTIONS: _____



**EXAMPLE
B**



CONDITIONS: _____

SCALE: 1"=20'

SECTION II DRAINAGE Y ☐ N ☐

ZONING PLANS EXAMINATION DATE _____

Building Department Locations & Services

MAIN OFFICE 4701 W Russell Road Las Vegas, NV 89118 (702)455-3000	In Lobby Services: - Assistance with electronic permitting - In-person communications & meetings - Records research
LAUGHLIN OFFICE Regional Government Center 101 Civic Way Laughlin, NV 89029 (702)298-2436	Services: - Building Inspection Services - Fire Prevention Inspection Services

Other Clark County Departments/Divisions/Districts

Fire Prevention	4701 W Russell Road, Las Vegas, NV 89118	(702) 455-7100
Public Response Office	4701 W Russell Road, Las Vegas, NV 89118	(702) 455-4191
Animal Control	4701 W Russell Road, Las Vegas, NV 89118	(702) 455-7710
Environment & Sustainability	4701 W Russell Road, Las Vegas, NV 89118	(702) 455-5942
Public Works, Development Review	500 S Grand Central Pkwy, Las Vegas, NV 89155	(702) 455-4600
Comprehensive Planning	500 S Grand Central Pkwy, Las Vegas, NV 89155	(702) 455-4314
Las Vegas Valley Water District	1001 S Valley View Blvd, Las Vegas, NV 89153	(702) 870-2011
Southern Nevada Health District	280 S Decatur Blvd, Las Vegas, NV 89107	(702) 759-1000
Water Reclamation District	5857 E Flamingo Rd, Las Vegas, NV 89122	(702) 668-8888

State of Nevada

Division of Water Resources	400 Shadow Lane, Suite 201, Las Vegas, NV 89106	(702) 486-2770
Nevada State Contractors Board	8400 W Sunset Rd, Suite 150, Las Vegas, NV 89113	(702) 486-1100

Utilities

Nevada Energy	6226 W Sahara Ave, Las Vegas, NV 89146	(702) 402-5555
Southwest Gas	8360 S Durango Dr, Las Vegas, NV 89113	(877) 860-6020

www.clarkcountynv.gov/building