



Building Plans

Projects Eligible*	Projects Not Eligible
<ul style="list-style-type: none"> All new building construction and additions not included in the “Projects Not Eligible” list to the right Tenant Improvements of B, M, F & S, and some A occupancy Fire Sprinkler plans designed by an FPE Standard Plans for residential developer subdivision model homes ***permit for models only*** Model homes will not obtain a C of O prior to connection to utilities*** 	<ul style="list-style-type: none"> Hazardous occupancies New high rise buildings (occupied floor more than 55’ above Fire Department access) Extra large assembly occupancies (A4 & A5) Projects requiring a Fire Protection report Medical Marijuana cultivation or production facilities Projects in FEMA Special Floodplain Hazard Area Any project considered uniquely complex by the Building Official
<p><i>*A structural peer review by a Nevada licensed Structural Engineer is required for all projects less than 25,000 square feet that have structural components designed and sealed by a city approved structural peer reviewer. The Structural Engineer performing the peer review must provide a structural peer review certificate</i></p>	
Random Audit Guidelines	Automatic Audit Guidelines
<ul style="list-style-type: none"> All tenant improvement projects less than 25,000 square feet Requires a structural peer review by a city approved structural peer reviewer No audit fee assessed Generally a 10% chance of audit 	<ul style="list-style-type: none"> All new building construction projects are automatically audited No structural peer review required

Civil/Site/Landscape Plans

Projects Eligible	Projects Not Eligible
<ul style="list-style-type: none"> New construction: <ul style="list-style-type: none"> - Commercial pad development - Industrial and commercial onsite development as determined by Public Works 	<ul style="list-style-type: none"> Projects in FEMA Special Floodplain Hazard Area Residential developments All other civil plans
Random Audit Guidelines	Automatic Audit Guidelines
<ul style="list-style-type: none"> No audit fee assessed Generally, a 10% chance of audit New Construction – Every project will be audited 	<ul style="list-style-type: none"> Projects over 1 acre are automatically audited

Note: All Self-Certification plans must be submitted by the following types of registered professionals:

- Building Plans – Architect or Structural Engineer
- Fire Sprinkler Plans- Fire Protection Engineer
- On-site Civil Improvement Plans – Civil Engineer