



LYON COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
Building ■ Development Engineering ■ Planning
Director -Gavin Henderson

27 S. MAIN STREET
YERINGTON, NEVADA
89447
(775) 463-6591
building@lyon-county.org

BUILDING INFORMATION AND DESIGN CRITERIA

BUILDING PERMIT INFORMATION:

1. Setbacks & Fees

Contact the Building Division for setback requirements, estimated permit fees, and general project information.

2. Fire District Approval (When required)

Obtain approval from the local fire district **before submitting plans** to the Building Division if the project involves:

- a. IBC-regulated construction
- b. Buildings requiring fire sprinkler systems
- c. Any construction subject to the International Fire Code (IFC) or local fire district standards

3. Taxes Must Be Current

Property taxes must be fully paid before the permit can be processed.

4. Permit Fee Deposit

A deposit equal to the **plan review fee** is required at application submittal. This deposit is applied toward the total permit fee.

5. Remaining Fees Due at Issuance

Any outstanding balance of the permit fee must be paid **before the permit is issued.**

6. Payment Location

All permit-related fees and taxes are paid through the **Lyon County Treasurer's Office.**

DESIGN CRITERIA FOR LYON COUNTY IS AS FOLLOWS:

1. Ground Snow Load

- a. per IBC Table 1608.2.1, Ground Snow Loads P_g , For Northern Nevada Locations, 2024 Northern Nevada Amendments (see Table 1608.2.1 below).

2. All design requirements not specified in this document but otherwise mentioned in the International Building Code & International Residential Code.

3. Seismic Design Category:

- a. "D2" for projects designed to the prescriptive methods under the 2024 IRC.
- b. "D" for all other projects not utilizing the prescriptive methods of the 2024 IRC

4. Wind Design

- a. per IBC Section 1609.3 as amended by 2018 Northern Nevada Amendments. (see Table 1609.3.2 below).



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5. Frost depth:

- a. 18 inches for elevations under 5,000 feet in elevation.
- b. 24 Inches for elevations at or above 5,000 feet in elevation.

6. Adopted Codes per Chapter 239 Section 15.239.01 of the Lyon County Code:

- a. International Building Code (IBC), 2024 Edition
- b. International Existing Building Code (IEBC), 2024 Edition
- c. International Energy Conservation Code (IECC), 2024 Edition
- d. International Fuel Gas Code (IFGC), 2024 Edition
- e. International Mechanical Code (IMC), 2024 Edition
- f. International Residential Code (IRC), 2024 Edition
- g. International Swimming Pool and Spa Code (ISPS), 2024 Edition
- h. Uniform Mechanical Code (UMC), 2024 Edition
- i. Uniform Plumbing Code (UPC), 2024 Edition
- j. National Electric Code (NEC), 2023 Edition
- k. 2024 Northern Nevada Amendments
- l. 2024 Lyon County Amendments



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TABLE 1608.2.1
GROUND SNOW LOADS, P_g , FOR NORTHERN NEVADA LOCATIONS ^{1,2,3}

Elevation (ft)	Lyon County P_g (lbs/ft ²)			
	Risk Category			
	I	II	III	IV
4500	12	15	16	18
5000	35	43	48	52
5100	36	45	49	54
5200	36	45	49	54
5300	39	49	54	59
5400	40	50	55	60
5500	43	53	59	64
6000	50	62	68	74
6500	50	62	68	74
7000	66	82	90	98
7500	66	82	90	98
8000	99	123	136	148
8500	99	123	136	148
9000	131	163	180	196
9500	163	203	224	244
10000	163	203	224	244

1. Final roof snow design loads P_s or P_f shall not be less than this table or less than 20
2. Refer to local jurisdiction ordinances for other Ground Snow Load information
3. Intermediate values may be interpolated by proportion

TABLE 1609.3.2
SPECIAL WIND REGION DEFINED:
MINIMUM BASIC WIND SPEEDS

For Lyon County the design windspeed values shall be:

Risk Category	Ultimate Wind Speed V_{ult} (mph)	V_{asd} Wind Speed 3-sec gust (mph)
I	110	85
II & 2024 IRC	120	93
III	130	101
IV	135	104

Table notes:

- a) Air density corrections to design wind pressures are prohibited. The conversions from V_{ult} to V_{asd} are based on IBC Table 1609.3.1.