

BUILDING PERMIT APPLICATION

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Inspection: permits.mynevadacounty.com/citizenaccess/



COUNTY OF NEVADA COMMUNITY DEVELOPMENT AGENCY BUILDING DEPARTMENT

950 MAIDU AVE SUITE 170 NEVADA CITY, CA 95959-8617 (OFFICE [530] 265.1222)

Permits become null and void if work is not commenced within 12 months (1 year) from date of issuance, if work is suspended at any time for more than 180 days and/or if work is done in violation of any County or State laws and/or ordinances.

Project Address		APN #:		- -	
Applicant's Name		Phone #			
Property Owner		Phone #			
Address	City	State	Zip		
Applicant's email address:			Cross Street:		
Engineer:	Address	City	State	Zip	License #
Architect:	Address	City	State	Zip	License #

Project scope of Work:

Occupancy Type:	Construction Type:	Sq.Ft.		Manufactured / Modular: Yes No	
Occupancy Type:	Construction Type:	Sq.Ft.		Septic Sewer Well P.Water	
Occupancy Type:	Construction Type:	Sq.Ft.		Number of Dwellings :	
Project Valuation: \$			Snow Load : lbs.		

STATEMENT OF INTENT

No work has started on this project regarding the work proposed.

If my project exceeds 600 sq.ft. or project cost estimates are greater than fifty thousand dollars (\$50,000), I agree to use the McCourtney Road Transfer Station, the Eastern Regional Landfill in Truckee Region, a Construction and Demolition materials Recycling Service provided by a franchise waste hauler agreement or another Construction and Demolition recycling facility.

I hereby certify that I have read this application, that the above information is correct and that I am the Owner or duly Authorized Agent of the Owner. I agree to comply with all County Ordinances and State Laws relating to building construction. I hereby authorize representatives of the County of Nevada to enter upon the above-mentioned property for inspection purposes and to take photographs. I agree to save, indemnify and keep harmless Nevada County CDA against liabilities, judgments, costs and expenses which may accrue against Nevada County in consequence of the granting of this permit.

Asbestos and Lead Paint Removal

- Is asbestos presumed to be present? Yes No
- Is asbestos NESHAP notification required? Yes¹ No²
- Is lead based paint presumed to be present? Yes³ No
- Performing renovation, repair and/or painting on a residential home, childcare facility, or preschool that was built prior to 1978? Yes⁴ No

¹If yes, a copy of the notification that has been submitted to NESHAP shall be required.

²If no, a copy of the disposal receipts shall be required prior to final occupancy.

³If yes, contact NCDEH at 530-265-1222 for review and written approval for the proposed project

⁴Submit a copy of EPA certified renovator certification (does not apply to homeowners working on their own property)

All work for which a permit is issued shall be completed within 2 years from the date of issuance. If the work is not completed within 2 years of issuance the permit shall expire. Upon written request and a showing of good cause, the Building Official may extend the permit for an additional period, not to exceed 3 years from the date the permit was issued. Ord. 2374 Sec.L-V 2.8 C

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Profession Code, and my license status is in full force and effect.

Contractor: _____ License Class: _____ License #: _____ Exp. Date : _____

Address: _____ Phone # : _____ Email: _____

WORKERS' COMPENSATION DECLARATION

-WARNING-

Failure to secure Workers' Compensation Coverage is unlawful and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000) in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest and attorney's fees.

Check **ONE BOX** only: I hereby affirm ***under penalty of perjury*** one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for Workers' Compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

Policy #: _____

- I have and will maintain Workers' Compensation Insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number is:

Carrier : _____ Policy #: _____ Exp: _____

- I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California, and agree that, if I should become subject to the Workers' Compensations provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

My signature below certifies the Workers' Compensation information is true and correct.

OWNER-BUILDER DECLARATION

Check **ONE BOX** only: I hereby affirm ***under penalty of perjury*** one of the following declarations:

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason shown by the checkmark below: (Section 7031.5 Business and Professions Code) Any city or county that requires a permit to construct, alter, improve, demol-ish, or repair any structure, prior to issuance, shall also require the applicant to file a signed statement that he or she is licensed pursuant to the provision of the Contractors' State License Law (Chapter 9 [commencing with section 7000] of Division 3 of the Business and Profession Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensations, () will do all () or portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Profession Code: The Contractor's State license Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provide that the improvements are not intended or offered for sale. If however, the building or improvement is sold with in one year of completion, the Owner-Builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

I, as owner of the property, am exclusively contracting with Licensed contractors to construct the project (Sec.7044, Business and Profession Code: The Contractor's State license Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed contractor pursuant to the Contractor's State License Law).

I am exempt from licensure under Contractors' State Law for the following reason: _____

By my signature I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an Owner-Builder if it has not been constructed in its entirety by Licensed Contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Profession Code, is available upon request when this application is submitted or at the following web site: www.leginfo.ca.gov/calaw.html

CONSTRUCTION LENDING DECLARATION

I hereby affirm under penalty and perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 8172, Civil Code). Lender Name: _____ Branch Designation: _____ Lender Address: _____

APPLICANTS DECLARATION

By my signature below, I certify that I am a California licensed contractor or authorized agent for the California licensed contractor* or the property owner or authorized to act on the property owner's behalf*. I have read this permit application and the information I have provided is correct. I agree to comply with all applicable City and County ordinances and state laws relating to building construction. I authorize representatives from the County to enter upon the above-identified property for inspection purposes. *I understand this permit will expire 12 months (1 yr) from issue date or 180 days from last passed inspection.* *requires separate authorization form

Signature: _____

Print: _____

Date: _____



COUNTY OF NEVADA COMMUNITY DEVELOPMENT AGENCY

Building Department
950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959-8617
(530) 265-1222 FAX (530) 265-8794 <http://mynevadacounty.com>
Craig Griesbach, Building Director

RESIDENTIAL PLAN SUBMITTAL CHECKLIST

THE FOLLOWING ITEMS ARE REQUIRED FOR A COMPLETE PLAN SUBMITTAL. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED; PLEASE READ CAREFULLY! THIS COMPLETED AND SIGNED FORM MUST ACCOMPANY A BUILDING PERMIT AND/OR SEWAGE DISPOSAL PERMIT APPLICATION

JOB ADDRESS: _____

APN: _____

	<p>THREE (3) SITE PLANS AND THREE (3) COMPLETE BUILDING SETS ARE REQUIRED. <i>(additional sets may be required for larger projects; see the Building Department staff with questions)</i> Plans must be to scale drawn in blue or black ink, on clear unlined paper; minimum size is 11" x 17", maximum size 24" X 36". An additional two (2) sets are required for septic permit, if applicable. Structural Minimum Scale is 1/8"=1'-0", 1/4"=1'-0" is preferred. The Scope of Work must be fully stated and detailed on the plans. For building plans to be useful, they must be legible and drawn to scale. Plans should be prepared with lettering of sufficient contrast to be readable when scanning. Photocopies or prints may be submitted. Pencil, whiteout, taped notes/details and any other submittal that is illegible or not completed in a workmanlike manner will not be accepted.</p>
	SITE PLAN: See site plan requirements on back of this sheet
	GRADING AND DRAINAGE PLANS: See site plan requirements on back of this sheet
	FLOOR PLANS: Fully dimensioned with square footage summary, room uses labeled, hold-down and shear wall locations/schedules, fire separation between house and garage, window/door sizes and types, mechanical and plumbing appliance locations, ceiling heights, all energy components shown (insulation, window efficiencies, equipment, HERS testing requirements, etc), compliance with Wildland Urban Interface (WUI) requirements, stairs and stair details, etc.
	ELEVATIONS: All four sides of the structure showing doors, windows, chimneys, roof pitch, building height, type of exterior finishes, grade level and slopes, roof type and classification, etc.
	CROSS SECTIONS: Structural sections, insulation locations/R-values, ceiling heights, referenced details, earth to wood clearances, typical finishes, etc.
	ELECTRICAL PLANS: Smoke/Carbon Monoxide locations/requirements, lights, switches, receptacle outlets, GFCI/AFCI outlet locations, minimum electrical notes, main/sub-panel locations, energy lighting requirements, etc.
	MECHANICAL/FUEL GAS PLANS: Duct supply and makeup type/size/location, duct sizing, and register sizing per the CMC, CEC & CGBSC (if applicable). Gas line sizing plans for high demand gas appliances (instantaneous water heaters, swimming pool heaters, etc).
	TITLE 24 ENERGY CALCULATIONS: <i>(registered documents and signed by plan design professionals as required)</i> included as part of the plan sheets. All energy components shall be reflected throughout the plan sheets.
	GREEN BUILDING STANDARDS: CA Green Building Standards Mandatory Measures Checklists shall be made part of the plans <u>for new construction of additions of conditioned space</u>
	FIRE SPRINKLER PLANS/CALCULATIONS: For new construction and substantial improvements. 2 sets prepared by a licensed fire sprinkler contractor and/or a CA licensed fire sprinkler engineer (wet stamped/signed)
	FOUNDATION PLAN: Fully dimensioned, location of braced/shear walls and hold-downs, shear/hold-down schedules, grade of rebar, strength of concrete, pier sizes/locations, reinforcement, footing locations, cripple walls, etc.
	FLOOR FRAMING PLAN: Floor joist size/type/spacing, girder size/type/spacing, species and grades, post locations, girder to post connections, cripple wall framing, mechanical hardware, blocking, floor sheathing type/attachment, etc
	TRUSS CALCULATIONS: 2 wet stamped/signed sets indicating the applicable ground/roof snow load with a wet stamped/signed letter of compliance from Engineer of Record
	ROOF FRAMING PLAN: Truss and/or rafter type/spacing, top plate connection details, bracing details, ceiling joist framing/attachment, beam types/sizes, material species/grades, mechanical hardware, post sizes/locations, ventilation, bearing walls identified, etc.
	STRUCTURAL ENGINEERING CALCULATIONS: 2 wet stamped/signed sets for nonconventional framing and/or high snow loading
	STRUCTURAL DETAILS/NOTES: Foundation/slab details, raised floor details, shear transfer, post and beam connections, ledger connections, guardrail attachments, stair framing connections, etc.
	GEOTECHNICAL REPORT: If applicable per 2019 CBC Section 1803.1 or if expansive soils are known to exist
	SPECIAL INSPECTION AGREEMENT FORM: Completed/submitted for any required special inspections (welding, soil compaction, high strength bolting, etc)
	DEFERRED SUBMITTAL APPLICATION: Completed/submitted for any items requesting to be deferred (fire sprinklers and/or truss calculations)
	APPROVAL FROM CITY OF NEVADA CITY: If project is located within the City Limits of Nevada City
	APPROVAL LETTERS WITH DEVELOPMENT CONDITIONS FROM THE PLANNING DEPARTMENT (If applicable)

APPLICANT'S SIGNATURE/DATE _____ **STAFF'S SIGNATURE/DATE** _____

THIS DOCUMENT IS INTENDED ONLY AS A GUIDE. SPECIFIC REQUIREMENTS OR DOCUMENTS MAY DIFFER BASED UPON YOUR SPECIFIC APPLICATION AND THE BUILDING CODE. ALL PLANS SUBMITTED BECOME THE PROPERTY OF THE COUNTY OF NEVADA.

It is unlawful to alter the substance of any official form or document of Nevada County.

SITE PLAN REQUIREMENTS

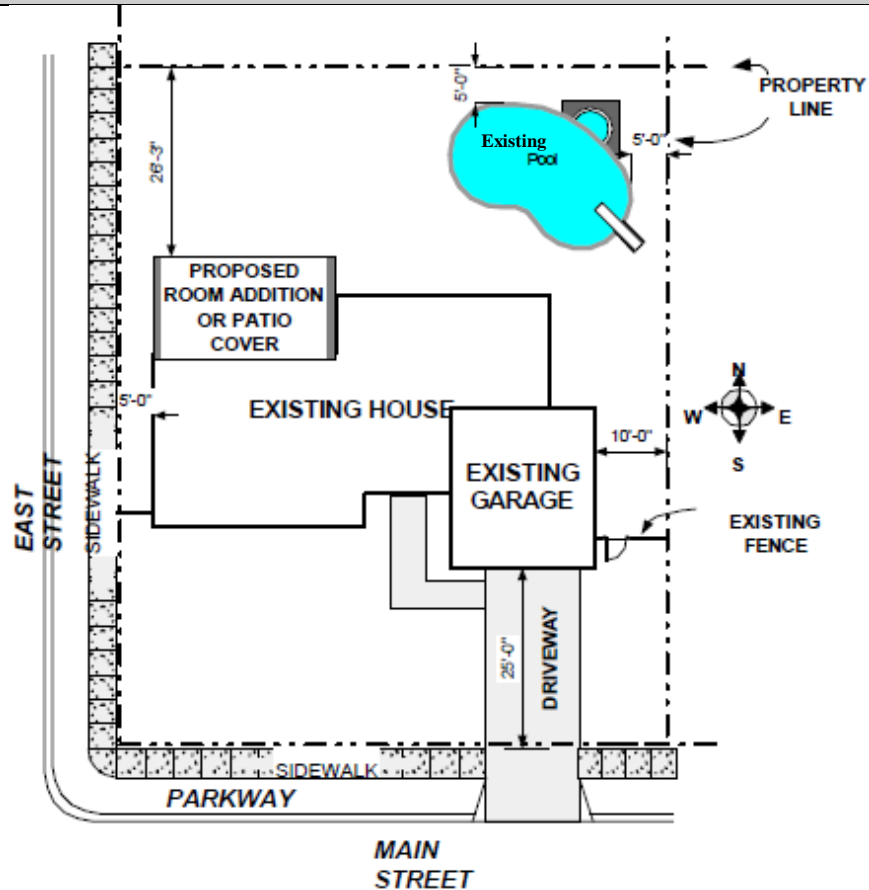
<p>The entire property must be shown on the site plan (including all property lines & dimensions). If the property is too large then a smaller scale may be used; however, a second site plan will need to be provided of the area of development at a recognized scale. <i>Minimum sheet size 11"x17", minimum 3 sets of plans.</i></p>	
<p>Site Plan Recognized Scales: 1"= 10', 1"= 20', 1"= 30', 1"= 40', 1"= 50', 1"= 60'</p>	
<p>GENERAL INFORMATION TO BE INCLUDED ON TITLE SHEET</p>	
<ul style="list-style-type: none"> ➤ Owner's Name, Phone #, Mailing Address ➤ Project Site Address ➤ Assessor's Parcel Number (APN) ➤ Vicinity Map ➤ North Arrow & Scale ➤ Occupancy Type(s) per CBC ➤ Construction Type per CBC 	<ul style="list-style-type: none"> ➤ Sheet Index ➤ Statement of Compliance (CA codes used) ➤ Preparer's Name/Address ➤ Date of Preparation/Revision Dates ➤ Architect/Engineer Name/Address ➤ Project Description ➤ Square Footage of Each Occupancy Group
<p>Identify all existing and proposed structures and ground-mounted equipment. Please note on the site plan if the existing structures were built with the benefit of a permit or were built prior to 1962. (AS-BUILT permits are required for structures that were not built with a permit after 1962 and do not qualify for an exemption per County Ordinance.)</p>	
<p>Location of all wells, water storage tanks, bodies of water, year round or seasonal watercourses, drainage ditches, NID ditches, agricultural/ irrigation lines and 100 year flood plains. Include distance from project to any well/water source closer than 100 ft. Water storage tanks used for fire prevention require a permit & Fire Dept. approval.</p>	
<p>Location of all utilities (above and underground sources & lines) including water, sewage, electrical and phone lines.</p>	
<p>Indicate location and layout of existing or proposed septic system. Including leach lines, septic and pump tanks, clean-outs, distribution system, layout and location of the 100% repair area, slope within the primary and repair area. If a M.U.S.D.A. has been designated and is shown on a recorded map, please include. Setback for a septic tank to any foundation is 5 ft and leach field to foundation is 8 ft.</p>	
<p>Indicate the approximate location and surfacing of all existing conforming and/or permitted driveways.</p>	
<p>Identify all easements (PG&E, telephone, water (NID), road, driveway, "No Access", etc.).</p>	
<p>Identify all building setbacks. Please show all setbacks along the front, rear, interior and exterior sides. If a building envelope has been designated and is shown on a recorded map, please include. Please refer to Sec. L-II 4.2.5 of the zoning ordinance for assistance in determining accurate building setbacks.</p>	
<p>Indicate distances from and uses of all structures, wells/septic (existing and proposed) that are close to building setbacks along the property lines.</p>	
<p>Characterization of slope and topography:</p> <ul style="list-style-type: none"> • The characterization of slope in the area of proposed work may be provided by the owner if the slope is less than 10% and a note is placed on the plans that the topography is depicted as per owner's representation. • Contour intervals should be at a two (2') foot minimum and extend 50' feet beyond the proposed area of construction. • If the slope in the area of construction exceeds 10% or if an engineered grading plan is required, provide a topographic survey prepared by a licensed Land Surveyor or Civil Engineer. If a professional survey is conducted, the surveyor or engineer must provide a wet stamp of certification on the site plan. 	
<p>Boundary Line Verification: Development nearer than twice the building setback to any property line shall have said property line flagged by a licensed Land Surveyor or Civil Engineer authorized to practice land surveying. Prior to foundation inspection, a Boundary Line Verification Form (or the like) must be completed and submitted to CDA Staff or inspector. <u>Clearly note this on the cover sheet of the plans.</u></p>	
<p>Percentage of coverage/square footage of all impervious surfaces including all structures, covered decks, paved driveways, concrete areas, swimming pools, etc.</p>	
<p>Location of propane tank (if applicable) indicating setbacks to structures and property lines. NOTE: 10 ft. minimum to structures and property lines, 5 ft. to septic tanks, 8 ft. to leach field (See CA Fire Code for more stringent setbacks depending on tank type/size). Aboveground tanks must meet minimum Building Setback requirements. All tanks above 4,000 ft elevation, or underground require a permit and Fire Dept. approval.</p>	
<p>Erosion Control – Temporary and Permanent (Please refer to the Erosion Control and Best Management Practices Handout)</p>	
<p>Identify all stand-alone retaining walls. Retaining walls over 4 ft in height from footing to top of wall OR support a surcharge require a permit and engineered calculations.</p>	
<p>Defensible space vegetation clearances. Shown and noted (30' radius and 100' radius) per PRC Sec. 4291-4299 & County Ordinance</p>	
<p>Location and nature of any known or suspected soil or geological hazard areas. (ie: mines, architectural sites, mineral resources, etc.)</p>	
<p>Indicate total amount and location of soil disturbance in square feet (include driveway, house pad, septic system and other clearing).</p>	
<p>Grading Only: Grading that is not exempt from permit per County Ordinance L-V 13.3 requires a grading permit. See the handout regarding engineered grading plans to determine if you need engineering. Indicate extent of cuts and fills (i.e. top & toe cut/fill) and the limits of grading for all the proposed grading work including borrows and stockpile areas. An estimate of the quantities of cuts and fills, including quantities to be moved on and off site. If material is leaving the site, provide location. Retaining wall plans/calculations and culvert drainage calculations (if applicable)</p>	
<p>Grading Only: Site-specific cross sections (two or more) of all existing and proposed graded areas and locations of maximum cut and fills.</p>	
<p>New Construction Only: Accurate location of all soils pit testing for septic system done on site with numbering corresponding with Environmental Health Site Approval Report. (perk and mantel)</p>	
<p>New Construction Only: Identify all notes from any Recorded Map/Supplemental information that may restrict the use of property (required setbacks, fire flow requirements, dedicated right-of-way, archaeological sites, heritage oak trees over 36" in diameter, wetland/riparian areas).</p>	
<p>New Construction Only: Also include a copy of encroachment permits, indicate the driveway width, slope, surface and curve radius. A complete driveway profile is required for grades greater than 15%. Please show the parking and turnaround area. Identify all culverts and drainage ditches. Driveways in excess of 400 ft require turnouts and a Fire Dept. approved turnaround area.</p>	
<p>New Construction Only: Approved Legal Lot (If no previous development has been approved) See the handout on what a Legal Lot is. If you need assistance on determining if the subject parcel has been legally created please meet with the Planning Dept. for clarification.</p>	
<p>New Construction Only: CBC Chapter 7A Fire Clearance Requirements – 30' radius and 100' radius</p>	



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
BUILDING DEPARTMENT**

950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959-8617
(530) 265-1222 FAX (530) 265-8794 www.mynevadacounty.com

SAMPLE SITE PLAN



Provide the following:

1. Minimum 11" x 17" size sheet(s). (Fill sheet with site plan; do not use edge of paper for property lines)
2. Show North arrow and include all streets and alleys.
3. Show all dimensions and locations for property lines and setbacks. (include lot size)
4. Show all buildings, carports, pools, walls, patio covers, fences, slopes, etc. (Label all existing structures/appurtenances "Existing")
5. Clearly show all grading/drainage away from structures to an approved drainage way.
6. Indicate the owners name, address, phone number, and Assessor's Parcel Number (APN).
7. Plans are to be completed in a workmanlike manner and must be legible.
8. Three (3) sets of site plans (minimum) are required for all building permits.
9. Indicate all easement locations (refer to your title report for this information)

Note: All Dimensions shown on this sample plan are for reference only. Your site plan must show the actual dimensions for the lot located at the address. Site plans are required for new structures, additions, some interior alterations, decks, patios, swimming pools, etc.



COMMUNITY DEVELOPMENT AGENCY BUILDING DEPARTMENT

P O Box 599002, 950 Maidu Ave Ste 170, Nevada City, CA 95959
Phone: (530) 265-1222 Email: buildingdept@nevadacountyca.gov
Web: www.nevadacountyca.gov

BUILDING PERMIT APPLICATION HANDBOOK

CUSTOMER SERVICE CENTER COUNTER OPEN

8:00am to 5:00pm, Monday-Friday

New applications are accepted between 8:00am to 3:30pm

NEVADA COUNTY BUILDING CODES

2025 California Residential Code (2024 IRC)	2025 California Energy Code
2025 California Green Building Standards Code	2021 International Property Maintenance Code
2025 California Building Code (2024 IBC)	2025 California Fire Code (2024 IFC)
2025 California Plumbing Code (2024 UPC)	2025 California Existing Building Code
2025 California Mechanical Code (2024 UMC)	2025 California Historical Building Code
2025 California Electrical Code (2023 NEC)	2021 International Swimming Pool & Spa Code
Nevada County Land Use and Development Code (Title 14)	

Building permits are required for all construction not specifically exempted (see exempted work list listed on page 4). This includes houses, garages, most decks, commercial projects, installation of propane appliances, grading, projects requiring framing, electrical, mechanical, plumbing, etc. Each item must be listed on the permit; work not listed will not be covered by the permit. Building permits are active for one (1) year from permit issuance and are eligible for one (1) year extension, based upon justifiable cause. Permits are extended for one (1) year when there has been construction progress with an approved building inspection, up to final inspection.

Some permits will require approval from other departments (County Planning, Environmental Health, Fire, Nevada City Planning, etc.) prior to submittal or issuance (i.e. cell towers, second dwelling units and commercial projects). Please consult with the Nevada County Community Development Agency (CDA) (530) 265-1222 before submittal of building permit application.

Permits are issued to an owner-builder, contractor, and an agent with a letter of authorization from the owner, an agent with an original power of attorney, or a lessee with a copy of a signed lease.

Building permit fees do not include all fees. **Other fees may include:**

- Fire mitigation fees
- School mitigation fees - **living/accessible area only**
- Park & Recreation fees - **new residence (including second dwellings)**
- Road fees - **new residence (including second dwellings)**

PLAN CHECK:

- Plan check fees are due at the time of application
- Plans are checked in order received

- It is the responsibility of the applicant to track the status of the permit.

Permit status may be checked on our [permitting portal](#) and following the guidelines in [this handout](#).

FOR NEW RESIDENCE:

- 3 sets of building plans (structural) including 3 site plans
- 2 sets of wet signed energy calculations (Title 24) as a page of the plans
- 2 sets of wet stamped/signed truss calculations- (if manufactured trusses are used)
- 2 sets of wet stamped/signed engineered calculations (if required)
- Site Plan Checklist must be completed and signed at the time of submittal
- A residential permit will not be issued without evidence of septic and well permits (if applicable)
- **Keep in mind that we also accept Electronic Project Plan Submittals. Visit our website at <https://permits.nevadacountyca.gov/CitizenAccess/Default.aspx> for complete information.**

FOR RESIDENTIAL ADDITIONS, REMODELS, DECKS OR ACCESSORY STRUCTURES (i.e., barn, garage or workshop):

- 3 sets of building plans (structural) including 3 site plans
- 2 sets of wet or digitally signed energy calculations (if applicable) as a page of the plans
- 2 sets of wet or digitally stamped/signed truss calculations (if manufactured trusses are used)
- 2 sets of wet or digitally stamped/signed engineered calculations (if required)
- Site Plan checklist must be completed and signed at the time of submittal

REQUIREMENTS FOR PLANS TO BE ACCEPTED:

- Shall be drawn to scale (must be 1"=10', 1"=20', 1"=30', 1"=40', 1"=50', 1"=60' - scales for site plan only) and fully dimensioned
- Shall be dark lined on light background, clear and legible (no graph lines)
- Shall be no smaller than **11" x 17"** (larger recommended)
- Detailed site plan (see [Comprehensive Site Plan Development Checklist](#))
- Detailed foundation plan: (Scale ¼" = 1' minimum) Show all wall and footing outlines, access doors, piers, girders, floor joists and dimensions.
- Floor plan(s) showing **use** of each/every area: (Scale ¼" = 1' minimum) One (1) plan for each story. If building has a crawl space, provide separate foundation plan. Direction, size and spacing of all floor and ceiling framing members, columns and piers. Location of all partitions. Indicate door and window sizes and direction of swing. Location and size of all permanently installed equipment, such as kitchen cabinets, closets, storage, plumbing fixtures, water heater, heating system, etc. Location of all electrical equipment, including main service panel, switches, outlets, fixtures, etc.
- Four (4) exterior elevations: (Scale 1/8" = 1' minimum) Show front, rear, and both side elevations (use directions N, S, E, W). Wall finishes where more than one type is used. Depth of all footings, if stepped type. Finish floor line. Finish grade lines at building.
- Details and cross sections: (Scale 3/8" = 1' minimum) Section through exterior wall: showing all details of construction from footings to highest point of roof. Where more than one type of wall or roof material is used, show each type. Section through all stairs, landing, and stairwells, including headroom clearances. Where trusses are used, provide stress diagram and gusset details. Section through fireplace.
- Two (2) copies of wet or digitally signed (Title 24) energy calculations as a page of the plans.
- Indicate square footage of **each** area and show the occupancy and construction type(s).
- List total square footage of **each** occupancy area on Title sheet (residence, garage, deck, etc.) ☒
- Electrical plan (can be shown on the floor plan).
- Two (2) copies of wet or digitally stamped/signed engineered truss calculations.

Note: If building is located on a lakefront lot, or in an extreme snow load area, the site plan must be stamped and signed (wet signature) by an engineer. Show all existing and proposed structures, septic, leach field, well, driveway, easements, etc. on each site plan.

PERMIT ISSUANCE:

- Inspection fees are due at permit issuance
- Plan check approval
- Site plan approval
- Environmental Health approval (septic and water)
- School mitigation fees paid-receipt
- Fire mitigation fees paid-receipt
- Park and Recreation fees paid (if applicable)
- Road fees paid (if applicable)

Construction may begin

PERMIT FINAL:

- Required department signatures (Planning, Fire, Environmental Health, etc.) completed on permit card
- Final inspection must be made prior to permit expiration
- All construction must be completed per approved plans and minimum code requirements

GENERAL INFORMATION:

- It is recommended that you keep your approved building plans for future additions or alterations.
- All pages of engineered plans, calculations, specifications, details, etc., shall be signed (wet signature) by the engineer or architect and shall show an up-to-date California stamp of his/her seal or his/her registration number.
- Plan Review and Permit fees quoted over the phone or at the counter are **estimated** and **approximate**.
- Fee estimates for the School District and Fire Districts must be obtained from those agencies.
- All other agency approvals and signatures are required prior to final occupancy approval.
- Please follow these instructions when preparing plans for a permit. This is necessary in order to provide uniformity in filing and future reference to plan documents, and to provide a more effective and efficient building inspection service. Deviations may be accepted for unusual circumstances.

Licensed Architect or Licensed Engineer:

If construction deviates from conventional light frame construction requirements for wood frame construction, plans must be prepared by a licensed architect or registered engineer. The documents prepared shall bear the stamp and original signature of the licensee who is responsible for their preparation.

ENGINEERING:

Engineering is required on all steel frame, concrete buildings and concrete or concrete block walls over four (4) feet high (measured from the bottom of the footing to the top of the wall). Front page of engineering shall contain all design criteria. All call outs shall be detailed on the plans (beams, hold-downs, connections, retaining walls, shear panels, etc.). All engineering submitted requires the stamp and wet signature of the California licensed architect or registered engineer on all pages of the plans.

WHO MAY DRAW PLANS:

Individuals (owners) may prepare plans for the following:

- Single family dwelling of light wood frame conventional construction, not more than two stories and basement in height.

- Multiple dwellings containing no more than four (4) dwellings, of light wood frame conventional construction not more than two (2) stories and basement in height.
- Garages, patio covers, decks or other structures appurtenant to buildings described above.
- Agricultural buildings of conventional light wood frame construction.

DRIVEWAY/GRADING:

See [“Driveway Construction Standards” handout.](#)

ENCROACHMENT PERMIT:

An encroachment permit is required when the driveway encroaches onto a county-maintained road. Contact the Department of Public Works for this permit and bring the receipt to the building department prior to issuance.

SEPTIC PERMIT AND WATER SUPPLY:

Proof of issued septic permit and water supply from the Environment Health Department is required prior to issuance of a new residence permit. You must apply for Environmental Health approval through that department. Concurrent permit applications are recommended.

ADDITIONS AND ALTERATIONS:

Building plans and site plans require the same information as a new building.

SNOWLOAD:

Nevada County is a declared snow area. Snow loads vary throughout the county. To obtain a snow load, please supply the building department with your Assessor’s Parcel Number (APN) or go to <https://experience.arcgis.com/experience/45d30af79b1e45f792844b897a45131a>. All snow loads over 70-psf ground snow load will require engineering design, signature and approval.

EXEMPTED WORK: Section 14.02.050, Land Use and Development Code, Work Exempt from a Permit **A Building Permit shall not be required for the following:**

- One-story detached accessory structures without electrical, mechanical or plumbing not intended for habitation provided the projected floor area does not exceed 200 square feet, with a maximum of 2 (two) foot eaves. One structure per parcel. Must meet setbacks.
- Residential playground equipment
- Masonry walls, which are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
- Detached trellis or arbor **accessory** (snow load not required) to single family residential property provided the projected roof area does not exceed 200 square feet.
- For other exemptions see the 2022 California Residential Code and/or Building Department staff member.

Site plan review and a letter of exemption issued by the Building & Planning Departments required for the following: Agriculture structures, not intended for habitation, **accessory** to residential property in zoning districts “AG”, “AE”, “RA”, “FR”, and “TPZ”, that meet all the following conditions:

- Not a place of employment where agricultural products are processed, treated, or packaged, nor shall it be a place used by the public.
- Of simple construction using conventional construction methods or specifically approved manufactured structures (concrete, steel frame, masonry and other technologies that generally require engineering are not exempt).

- Structures must meet the following limits:
 - **POLE BARNs:** Limited in size to **1,000** square feet maximum. One pole barn per parcel or per 20 acres. Open from ground to eaves on all sides. Distance to other structures must be equal to its height, minimum of 20 feet. Minimum of 100 feet from property line.
 - **SHADE STRUCTURES:** Cover limited to woven shade fabric.
 - **ANIMAL HUSBANDRY BARNs:** Limited in size to **400** square feet maximum. One structure per parcel or per 5 acres. Single wall construction, dirt or gravel floor. Minimum 10 foot distance from other structures, 40 feet from property line.
 - **PUMP HOUSES:** Limited in size to **100** square feet. Meet setbacks.
 - **GREENHOUSES:** Limited in size to **400** square feet. One structure per parcel or per 10 acres. Wood or PVC construction with plastic or fiberglass cover; dirt or gravel floor. Meet setbacks.
 - **STORAGE CONTAINERS:** Limited in size to 320sqft. One container per parcel or 5 acres. Container is used for light nonhazardous agricultural storage and shall not be structurally modified or have any electrical, mechanical or plumbing utilities.
 - **HIGH/LOW TUNNEL GREENHOUSES MEETING THE FOLLOWING CRITERION:**
 - ***This exemption allows for employees if structure is used for cultivation only***
 - Easily moveable
 - Constructed of metal or plastic tubing and covered with agricultural cloth, plastic film, or shade screening.
 - Exits are in compliance with the most recently adopted editions of the California Building and Fire Codes.
 - Structures meet vegetation management clearance requirements in accordance with the most recently adopted edition of the California Fire Code and Public Resource Code Section 4291.
 - Setbacks and height limitations in accordance with Chapter II of the Nevada County Land Use and Development Code.
 - i) Parcels 3 acres or greater in size shall meet the following size and setback standards:
 - 3,600sqft per acre maximum
 - 35ft in width maximum
 - One story
 - 5 feet separation between structures minimum
 - Clustering of structures is allowed
 - ii) Parcels less than 3 acres in size shall meet the following size and setback standards:
 - 3,600sqft maximum
 - 35ft in width maximum
 - One story
 - 5ft separation between structures minimum
 - All structures require site plan review and approval and letter of exemption issued by the Building Official and Planning Director.

PROPERTY TAXES: Construction and some miscellaneous improvements will result in a supplemental tax bill

for the change in value for the fiscal year in which the improvement is completed. Speculation builders should request “claim for Builders Exemption.” Questions pertaining to value may be directed to the Assessor’s Office at (530) 265-1232.

OWNER/BUILDERS: May perform their own work without workmen’s compensation insurance; they must perform the work themselves or with their immediate family (no wages or contracts are allowed), or they may also contract with licensed contractors.

With workmen’s compensation insurance (proof of insurance required), an owner/builder may hire by the hour, contract with licensed contractors, or contract with unlicensed persons for up to \$500.00. Violation of this law may result in the revoking of a permit and substantial penalties.

OWNER/BUILDER AGENTS: May be required to have a letter specifically authorizing permit application, and a completed “owner-builder verification” form

SMOKE/CARBON MONOXIDE DETECTORS: In new construction, smoke and carbon monoxide detectors are required as indicated in 2025 California Residential Code.

In residential additions, alterations or repairs (for which a permit is required) smoke detectors are required to be in sleeping rooms, halls and/or stairways serving sleeping rooms and on every level. Carbon monoxide detectors are required in halls/room serving sleeping rooms and on over level. (Carbon monoxide detectors are not required if you do not have any gas appliances or an attached garage.)

JOB SITE SANITATION: Both County Ordinance and the California Health and Safety Code requires that approved water closets be provided at all construction sites, for obvious reasons. A minimum of one (1) water closet is required for every 20 employees.

The water closet will normally be a patented chemical-type toilet with routine servicing by a septic pumper licensed to operate within Nevada County. It must be located within reasonable distance to all persons at the job site. No permit is required for this type of toilet facility.

The building inspector will check for chemical toilets during job site inspections. Lack of compliance will result in referral to the Environmental Health Department for follow-up enforcement action. This includes monetary penalties beginning at \$100 per day per violation plus reimbursement for staff time utilized in the abatement of the violation at the department hourly rate approved by the Nevada County Board of Supervisors.

Address & Street Names: All projects for which a permit has been issued are required to have a street address posted. This address must be visible from the street and also at the building if there are multiple buildings onsite. The address numerals must be a minimum 4” in height with a minimum ½” stroke width.

The address must be posted prior to scheduling for an inspection. You will be charged a re-inspection fee in the event the inspector cannot find your project location due to an address not being posted.

Inspection Requests:

Inspections are performed Monday-Friday

Truckee area inspections are scheduled on TUESDAYS AND THURSDAYS ONLY

Inspections are required to be scheduled online at

<https://permits.nevadacountyca.gov/citizenaccess/Cap/CapHome.aspx?module=Building>

Inspections can be scheduled 24/7. If you would like a next day inspection, the online request shall be completed by 12:00am the day before your inspection request. Best practice is to schedule inspections several days in advance to ensure your inspection date as some days fill up quickly. Inspections can be scheduled as much as 15 days in advance. Make sure to leave gate codes or any special instructions with your appointment request so the inspector can do their best to accommodate your specific need.

Please call the Building Department at (530) 265-1222 to cancel an inspection before 8:30am. A reinspection fee will be charged if the project is not ready for a scheduled inspection.

Only permits in good standing will receive inspections; re-inspection fees must be paid prior to scheduling your next inspection.

CHANGES IN WORK: Plans must be resubmitted to the Building Department for approval. Some changes may require a new permit. Minor changes may be field revised/approved. A fee based on our current plan review hourly rate is due for each change. Two (2) sets of revised plans shall be submitted to the Building Department for review and approved prior to inspection of revised work OR if plans were submitted digitally, changes can be uploaded to the portal along with an explanation of the revisions or changes that were made.

REFUND OF FEES: Refunds will be made on basic plan check or inspection fees. Administration and archiving fees are non-refundable. Plan check fees will be refunded if examination of plans has not begun. Inspection fees will be refunded on projects if construction has not begun and if no inspections have been made. See our refund policy on our refund request form for complete refund information. "As-Built" building permits may not be voided and fees will not be refunded.

Please call or visit the Building Department for further assistance. Informational handouts, applications, etc. are available at the Building Department or on our website at

<https://www.nevadacountyca.gov/1114/Building-Department>

Be sure that if you are building a spec house or house for sale that you complete the "Claim for Builder's Exemption Form" and file the form with the Assessor's office within 30 days from the start of construction.



**NEVADA
COUNTY**
CALIFORNIA

**COMMUNITY DEVELOPMENT AGENCY
BUILDING DEPARTMENT**

PO Box 599002, 950 Maidu Ave Ste 170, Nevada City, CA 95959
Phone: (530) 265-1222 Email: buildingdept@nevadacountyca.gov
Web: nevadacountyca.gov/1114

WHO CAN PREPARE PLANS?

Professional Services from a California Licensed Profession is generally required and may include design, analysis, and evaluation as well as consultation and technical advice for the following:

Foundations	Bridges
Grading Plans	Flood Level Studies
Commercial Buildings	Complex Electrical Systems
Seismic Strengthening for (retrofit) Projects	Dams
Complex Houses or Wooden Buildings	Water Supply Systems
Drainage and Sewage Disposal Systems	Improvements for Subdivisions (Infrastructure)
Masonry Walls and Retaining Walls	Structural Beams and Trusses

California law allows persons not licensed as architects, or registered as engineers, to design certain types of buildings or parts of buildings. California Business and Professions Code sections 5537 and 6737.1.

Generally, an unlicensed person can design:

- single-family dwellings of conventional wood frame construction not more than two stories and basement in height;
- multiple dwellings containing no more than four dwelling units of conventional wood frame construction, not more than two stories and basement in height, and not more than four dwelling units per lot;
- garages or other structures added to single-family dwellings of conventional wood frame construction not more than two stories and basement in height;
- agricultural and ranch buildings of conventional wood frame construction;
- nonstructural storefronts, interior alterations or additions, fixtures, cabinetwork, furniture, or other appliances or equipment, including nonstructural work necessary to install them; and
- nonstructural building alterations or additions necessary for the installation of storefronts, fixtures, cabinetwork, furniture, appliances, or equipment.

Provisions for conventional wood frame construction are contained in Chapter 23 of the California Building Code.

The expertise of a professional engineer or architect may be beneficial to your project even if not required by state law. Helpful information is available at:

California Architects Board: <http://www.cab.ca.gov/default.htm>

California's Board for Professional Engineers and Land Surveyors: <http://www.dca.ca.gov/pels/>



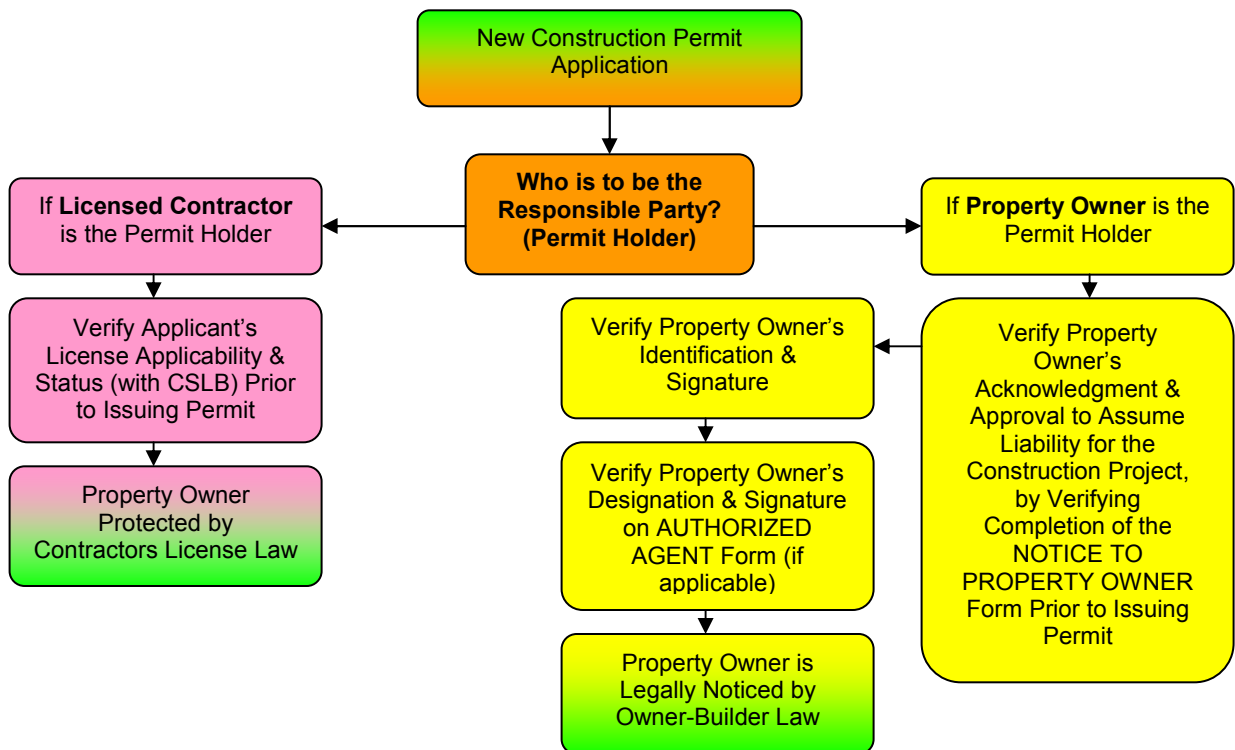
NOTICE

Effective January 1, 2009

Assembly Bill 2335 amends California Health and Safety Code, Section 19825, regarding disclosures and verifications required for all applicants seeking Owner-Builder construction permits. These new application requirements provide an enhanced level of consumer awareness and protection for property owners accepting the risks associated with Owner-Builder construction permits.

“The Legislature hereby finds and declares that there is an urgent and statewide public interest in assuring that building contractors comply with the Contractors License Law...and provisions of law relating to Workers' Compensation Insurance for building construction, that property owners are informed about, and protected from, fraudulent representations, liability for worker's injuries, liability for material and labor costs unpaid by contractors, licensing requirements, and employer's tax liabilities when improving their property as owner-builders”

THIS OFFICE WILL BE ENFORCING THESE REQUIREMENTS AS FOLLOWS:





**NEVADA
COUNTY**
CALIFORNIA

**COMMUNITY DEVELOPMENT AGENCY
BUILDING DEPARTMENT**

PO Box 599002, 950 Maidu Ave Ste 170, Nevada City, CA 95959
Phone: (530) 265-1222 Email: buildingdept@nevadacountyca.gov
Web: nevadacountyca.gov/1114

Considering Becoming an Owner-Builder?



Important information you need to know BEFORE pulling your permit!

**The term "Owner-Builder" can mean three different things:
"Owner as *Worker*", "Owner as *Contractor*" or "Owner as *Employer*"**

Understand each has Benefits or Risk, and it is possible to combine them!

Hiring a California Licensed Contractor means you do not personally perform any of the construction work, the permit is not taken out in your name, you are not personally responsible for the construction and you are *not* an Owner-Builder. Instead, you become a "Customer" and California law provides you the benefit of protection from poor workmanship, failure to finish the job and financial risk due to worker injury.

Benefit/Risk: Highest Benefits and the Least amount of Risk

Owner-as-Worker is a type of Owner-Builder where you *personally perform* the construction work, the permit is taken out in your name and you are *personally responsible* for the construction management, knowledge, workmanship, and completion of the job. You benefit by not paying others to perform this work for you and your risk depends on your own ability to complete the job successfully.

Benefit/Risk: Possible Benefit with Low Financial Risk

Owner-as-Contractor is a type of Owner-Builder where you personally act as your own General Contractor, the permit is taken out in your name and you hire California licensed sub-contractors to perform portions of the construction work. **WARNING:** The benefit of protection provided by law when you hire only California licensed sub-contractors can turn to serious financial risk if you hire *unlicensed* contractors to perform *any* of the work.

Benefit/Risk: Possible Benefit and Significant Financial Risk

Owner-as-Employer is a type of Owner-Builder where you pay *any* unlicensed individual to perform *any* construction work valued at more than \$500.00, the permit is taken out in your name and you are personally responsible for their employment requirements, supervision, performance, safety and welfare while on your property. **WARNING:** Cost savings benefit can turn to serious financial risk if you fail to deduct *payroll taxes* or provide *workers compensation insurance* for each worker.

Benefit/Risk: **Possible Benefit** with **Significant Financial Risk**

(Health and Safety Code Section 19827) The California Legislature declares an “urgent and statewide public interest in assuring” that contractors comply with Contractors’ License Law, Business and Professions Code and Workers’ Compensation Insurance requirements to ensure property owners are informed about, and protected from the following when improving their property as Owner-Builders:

Fraudulent representations ▪ Liability for worker’s injuries ▪ Liability for material and labor costs unpaid by contractors ▪ Licensing requirements ▪ Employers tax liabilities

Over 20,000 consumer complaints are filed each year. Many complaints relate to owner/builder projects and include workmanship and workers’ compensation issues Homeowners suffer financial harm due to defective workmanship and injured employees.

Following are alarming examples of what has occurred with Owner-Builder permits:

Example 1: Homeowner received insurance money to rebuild burned-down home.

- Owner/Builder permit pulled to rebuild structure.
- Unlicensed contractor built substandard structure – must be torn down and replaced.
- Estimated financial injury is \$225,000.
- Additional financial injury - IRS threatened to tax insurance payout if house not completed by the end of the year.

Example 2: Brother-in-law had active license but filed an exemption from Workers Comp.

- Owner-Builder hires brother-in-law to install a new roof.
- Employee falls and sustains multiple spinal and extremity fractures as well as a head injury and remains in a coma to this day.
- The Owner-Builder, who has sold the home, is now a defendant in a lawsuit for reimbursement for benefits paid to the injured worker.

Example 3: Employee of contractor without Workers Comp is hired by Owner-Builder to install septic system and suffers injury that results in permanent disability.

- The Owner-Builder did not have a homeowner’s insurance policy on the house against which to submit a claim.
- The Owner-Builder is now a defendant in a lawsuit for reimbursement for benefits paid to the injured worker.

Did you know – unlicensed persons frequently have the property owner obtain an “Owner-Builder” building permit which erroneously implies that the property owner is providing his or her own labor and material personally?

Did you know – your homeowner’s insurance may not provide coverage for injuries sustained on your property by an unlicensed contractor and his/her employees?

Did you know – if you are considered an “employer” under state and federal law, you must register with the state and federal government, withhold payroll taxes, provide workers compensation and disability insurance and contribute to unemployment compensation for each “employee”?

Did you know – that if you fail to abide by these laws you may be subjected to serious financial risk?

**OWNERS BEWARE AND CONSIDER THE RISK BEFORE ACCEPTING FULL RESPONSIBILITY
FOR YOUR CONSTRUCTION PERMIT**



PROPERTY OWNER’S PACKAGE

Disclosures & Forms for Owner-Builders Applying for Construction Permits

IMPORTANT! NOTICE TO PROPERTY OWNER

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at _____.

We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. **We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated.** An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER’S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

____ 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an “Owner-Builder” building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner’s insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

____ 2. I understand building permits are not required to be signed by property owners unless they are *responsible* for the construction and are not hiring a licensed Contractor to assume this responsibility.

____ 3. I understand as an “Owner-Builder” I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

____ 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

____ 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an “employer” under state and federal law.

____ 6. I understand if I am considered an “employer” under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers’ compensation disability insurance, and contribute to unemployment compensation for each “employee.” I also understand my failure to abide by these laws may subject me to serious financial risk.

____ 7. I understand under California Contractors’ State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless *all* work is performed

by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

___ 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

___ 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

___ 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address:

___ 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

___ 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Signature of property owner _____ Date: _____

Note: The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

Scope of Construction Project (or Description of Work): _____

Project Location or Address: _____

Name of Authorized Agent: _____ Tel No _____

Address of Authorized Agent: _____

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. *Note: A copy of the owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.*

Property Owner's Signature: _____ Date: _____



CONSTRUCTION PERMIT APPLICATION

#1 IDENTIFY YOUR BUILDING PROJECT

Property Location or Address: _____

This permit is to be issued in the name of the () Licensed Contractor or () the Property Owner as the permit holder of record who will be responsible and liable for the construction.

Property Owner Information: Name _____ Tel No _____

Mailing Address _____

Licensed Design Professional (Architect or engineer in charge of the project) Information:

Name _____ License No. _____ Tel No _____

Mailing Address _____

Description and valuation of work to be performed: _____

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete *either 2a or 2b*)

2a – CALIFORNIA LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Contractor Name and Address: _____

License Class and No. _____ Contractor Signature _____

2b – OWNER-BUILDER'S DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

() I, as owner of the property, or my employees with wages as their sole compensation, will do () all of or () portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.)

I am exempt from licensure under the Contractors' State License Law for the following reason:

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

Property Owner or Authorized Agent signature _____ Date _____

#3 IDENTIFY WORKERS' COMPENSTATION COVERAGE AND LENDING AGENCY

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy No _____ Expiration Date _____

Name of Agent _____ Tel No _____

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

Lender's Name and Address _____

#4 DECLARATION BY CONSTRUCTION PERMIT APPLICANT

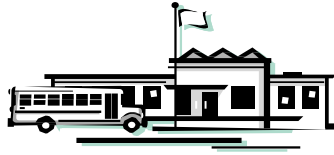
By my signature below, I certify to each of the following:

I am a California licensed contractor or the property owner* or authorized to act on the property owner's behalf**.

I have read this construction permit application and the information I have provided is correct.
I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

California Licensed Contractor, Property Owner* or Authorized Agent**: **requires separate verification form*
***requires separate authorization form*

Signature _____ Date _____



NEVADA JOINT UNION HIGH SCHOOL DISTRICT

DEVELOPER FEE SCHEDULE FOR SCHOOL FACILITIES WITHIN WESTERN NEVADA COUNTY

Effective July 15, 2024

RESIDENTIAL up to \$5.17

COMMERICAL OR INDUSTRIAL up to \$0.84

Per Square Foot

Based upon Individual School Districts
within Nevada Joint Union High School District

Fees will be collected by the Nevada Joint Union High School District by check or money order. Please bring a copy of your building permit application with you. Upon receipt, the School District will issue a certificate of compliance. The certificate of compliance must be presented to the Nevada County Building Department prior to permit issuance.

For questions and clarification, please contact the School District directly.

To schedule an appointment, please contact:

Office: (530) 273-3351 Extension 3202

Email: developerfees@njuhsd.com

Nevada Joint Union High School District, 11645 Ridge Rd, Grass Valley, CA 95945

website: <https://www.njuhsd.com/Our-District/District-Departments/Facilities-and-Construction/index.html>



These fees collected by the School District are under the authority of Education Code Section 17620 et seq.



Tahoe Truckee Unified School District Developer Fees Effective May 7, 2018

Based on Square Footage of Living Space:
*Residential up to **\$3.69***

Based on Square Footage:
*Non-Residential up to **\$0.61***

Fees will be collected by Tahoe Truckee Unified School District by cashier's check or money order **ONLY**. Please bring a copy of your building permit application with you. Upon receipt, the School District will issue a certificate of compliance. The certificate of compliance must be presented to the Nevada County Building Department prior to permit issuance. For questions or clarification, please contact the School District directly.

Hours of Operation:

Monday- Friday: 8 am to 4 pm Closed for Lunch: 12 pm to 1 pm

To schedule an appointment, please contact Rose Green:

Office: (530) 582-2500 Extension 20555

Email: rgreen@ttusd.org

Tahoe Truckee Unified School District, 11603 Donner Pass Rd, Truckee, CA 96161
website: <https://www.ttusd.org/Page/328>



WESTERN NEVADA COUNTY FIRE DISTRICTS



Higgins Fire District, 10106 Combie Rd, Auburn, CA
Phone: 530.269-2488 Office Hours: Mon-Fri 8am to 5pm

Nevada County Consolidated Fire District, 640 Coyote St, Nevada City, CA
Phone: 530.265.4431 Office Hours: Mon-Fri 8am to 5pm

North San Juan Fire Protection District, 13200 Tyler Foote Rd, Nevada City, CA
Phone: 530.292.9159 Office Hours: Mon-Fri 10am to 3pm

Ophir Hill Fire Protection District, 12668 Colfax Highway, Cedar Ridge, CA
Phone: 530.273.8351 Office Hours: Call for appointment

Peardale-Chicago Park Fire Protection District, 18934 Colfax Highway, Grass Valley, CA
Phone: 530.273.2503 Office Hours: Mon-Fri 8:30am to 12pm

Penn Valley Fire Protection District, 10513 Spenceville Road, Penn Valley, CA
Phone: 530.432.2630 Office Hours: Mon-Fri 8am to 4:30pm

Rough & Ready Fire Department, 14506 Rough & Ready Hwy, Rough & Ready, CA
Phone: 530.432.1140 Office Hours: Call for appointment

Local fire districts have implemented a development mitigation fee to fund capital improvements within their districts. This fee varies per district and is required to be paid prior to permit issuance. In order to assess the fee, the fire district will need a copy of your building permit application. If you are unsure of your local district, please refer to your tax bill or contact the Building Department at 530.265.1222.

Preferred payment method is by check. Most locations accept cash in the exact amount only. No credit cards accepted.



Truckee Fire Protection District

Proudly providing service to portions of both Nevada
and Placer Counties and the Town of Truckee

Mitigation Fee Rates Effective April 1, 2023 (Per square foot)

Residential

Single Family: \$1.27

Non-Residential

Industrial: \$0.96

Commercial: \$1.34

Office: \$1.92

Please email your permit application to mitigation@truckeefire.org
It may take up to 3 business days for staff to calculate the fees due
and respond via email.

Once paid, please email the compliance certificate to Nevada
County Building Department: buildingdept@nevadacountyca.gov

10049 Donner Pass Rd, P O Box 2768, Truckee, CA 96160 (530) 582-7850

Email: mitigation@truckeefire.org

Web: truckeefire.org/fire-mitigation-fees

Currently accepting credit/debit cards (additional fees may apply)
Or personal check dropped off at our office at 10049 Donner Pass Rd, Truckee



TRUCKEE DONNER RECREATION AND PARK DISTRICT MITIGATION FEES

Within Nevada County outside Town of Truckee Limits

Approved by Nevada County - Resolution 23-285

AB 1600 Park Impact Fees – Effective August 13, 2023

Single-Family Housing -	\$2.21 per square foot of new residential area
Multi-Family Housing - Additional Dwelling Unit (750 sq.ft. or greater) -	\$3.57 per square foot of new residential area
	\$2.21 per square foot of new residential area

Approved by Nevada County - Resolution 23-286

Quimby Fees – Effective August 13, 2023

Single-Family Housing -	\$8,650 per single-family housing unit
Multi-Family Housing -	\$7,570 per Multi-family housing unit

Projects required to pay either or both of these fees must pay at the TDRPD office and provide proof of payment to the Nevada County Building Department prior to building permit issuance.

For more information, please contact the TDRPD Accounting Manager, Teresa McNamara 530-550-4445 or via email teresadmac@tdrpd.org .



**County of Nevada Community Development Agency
Public Works Department
Traffic Impact Development Fees
Fee Schedule FY 25/26**

Effective 9/1/25

Code	Type	Sq Feet	Description	FY24-25	FY24-25	FY24-25	FY25-26	FY25-26	FY25-26
				Local Fee	Regional Fee	Total Fee	Local Fee	Regional Fee	Total Fee
WESTERN NEVADA COUNTY RESIDENTIAL ROAD ZONE 01 (Per Dwelling Unit)									
TMW100.DS	RESIDENTIAL	<1,500 sq.ft.	Local Western Nevada County	\$1,440.00			\$1,440.00		
TMW100.DM	RESIDENTIAL	1,500-2,500 sq.ft.	Local Western Nevada County	\$1,735.00			\$1,735.00		
TMW100.DL	RESIDENTIAL	>2,500 sq.ft.	Local Western Nevada County	\$1,926.00			\$1,926.00		
TMW100.RS	RESIDENTIAL	<1,500 sq.ft.	Regional Western Nevada County		\$3,528.00	\$4,968.00		\$3,528.00	\$4,968.00
TMW100.RM	RESIDENTIAL	1,500-2,500 sq.ft.	Regional Western Nevada County		\$4,263.00	\$5,998.00		\$4,263.00	\$5,998.00
TMW100.RL	RESIDENTIAL	>2,500 sq.ft.	Regional Western Nevada County		\$4,725.00	\$6,651.00		\$4,725.00	\$6,651.00
TMW200.DS	SENIOR RES	<1,500 sq.ft.	Local Western Nevada County	\$695.00			\$695.00		
TMW200.DM	SENIOR RES	1,500-2,500 sq.ft.	Local Western Nevada County	\$837.00			\$837.00		
TMW200.DL	SENIOR RES	>2,500 sq.ft.	Local Western Nevada County	\$929.00			\$929.00		
TMW200.RS	SENIOR RES	<1,500 sq.ft.	Regional Western Nevada County		\$1,706.00	\$2,401.00		\$1,706.00	\$2,401.00
TMW200.RM	SENIOR RES	1,500-2,500 sq.ft.	Regional Western Nevada County		\$2,061.00	\$2,898.00		\$2,061.00	\$2,898.00
TMW200.RL	SENIOR RES	>2,500 sq.ft.	Regional Western Nevada County		\$2,285.00	\$3,214.00		\$2,285.00	\$3,214.00
TMW300.DS	MOBILE HOME in Park	<1,500 sq.ft.	Local Western Nevada County	\$1,310.00			\$1,310.00		
TMW300.DM	MOBILE HOME in Park	1,500-2,500 sq.ft.	Local Western Nevada County	\$1,579.00			\$1,579.00		
TMW300.DL	MOBILE HOME in Park	>2,500 sq.ft.	Local Western Nevada County	\$1,752.00			\$1,752.00		
TMW300.RS	MOBILE HOME in Park	<1,500 sq.ft.	Regional Western Nevada County		\$3,219.00	\$4,529.00		\$3,219.00	\$4,529.00
TMW300.RM	MOBILE HOME in Park	1,500-2,500 sq.ft.	Regional Western Nevada County		\$3,888.00	\$5,467.00		\$3,888.00	\$5,467.00
TMW300.RL	MOBILE HOME in Park	>2,500 sq.ft.	Regional Western Nevada County		\$4,309.00	\$6,061.00		\$4,309.00	\$6,061.00
TMW400.DS	MULTI-FAMILY	<1,500 sq.ft.	Local Western Nevada County	\$835.00			\$835.00		
TMW400.DM	MULTI-FAMILY	1,500-2,500 sq.ft.	Local Western Nevada County	\$1,007.00			\$1,007.00		
TMW400.DL	MULTI-FAMILY	>2,500 sq.ft.	Local Western Nevada County	\$1,117.00			\$1,117.00		
TMW400.RS	MULTI-FAMILY	<1,500 sq.ft.	Regional Western Nevada County		\$2,052.00	\$2,887.00		\$2,052.00	\$2,887.00
TMW400.RM	MULTI-FAMILY	1,500-2,500 sq.ft.	Regional Western Nevada County		\$2,479.00	\$3,486.00		\$2,479.00	\$3,486.00
TMW400.RL	MULTI-FAMILY	>2,500 sq.ft.	Regional Western Nevada County		\$2,748.00	\$3,865.00		\$2,748.00	\$3,865.00
TMW900.DS	ACCESSORY DWELLING UNIT	<750 sq.ft.	Local Western Nevada County	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
TMW900.DL	ACCESSORY DWELLING UNIT	>750 sq.ft.	Local Western Nevada County		(Primary Unit Fee) x (ADU sq.ft. divided by Primary sq.ft.)			(Primary Unit Fee) x (ADU sq.ft. divided by Primary sq.ft.)	
TMW900.RS	ACCESSORY DWELLING UNIT REG	<750 sq.ft.	Regional Western Nevada County	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
TMW900.RL	ACCESSORY DWELLING UNIT REG	>750 sq.ft.	Regional Western Nevada County		(Primary Unit Fee) x (ADU sq.ft. divided by Primary sq.ft.)	(Primary Unit Fee) x (ADU sq.ft. divided by Primary sq.ft.)		(Primary Unit Fee) x (ADU sq.ft. divided by Primary sq.ft.)	(Primary Unit Fee) x (ADU sq.ft. divided by Primary sq.ft.)



**County of Nevada Community Development Agency
Public Works Department
Traffic Impact Development Fees
Fee Schedule FY 25/26**

Effective 9/1/25

Code	Type	Sq Feet	Description	FY24-25	FY24-25	FY24-25	FY25-26	FY25-26	FY25-26	
				Local Fee	Regional Fee	Total Fee	Local Fee	Regional Fee	Total Fee	
WESTERN NEVADA COUNTY ROAD COMMERCIAL ZONE 01										
TMW500.DS	RETAIL LOW		Local Western Nevada County	\$1,027.00			\$1,027.00			SQ.Ft
TMW500.RS	RETAIL LOW		Regional Western Nevada County		\$1,326.00	\$2,353.00		\$1,326.00	\$2,353.00	\$2.35
TMW500.DM	RETAIL MED		Local Western Nevada County	\$2,398.00			\$2,398.00			
TMW500.RM	RETAIL MED		Regional Western Nevada County		\$3,097.00	\$5,495.00		\$3,097.00	\$5,495.00	\$5.50
TMW500.DH	RETAIL HIGH		Local Western Nevada County	\$4,364.00			\$4,364.00			
TMW500.RH	RETAIL HIGH		Regional Western Nevada County		\$5,638.00	\$10,002.00		\$5,638.00	\$10,002.00	\$10.00
TMW600.DLOD	LODGING (per Room)		Local Western Nevada County	\$200.00			\$200.00			
TMW600.RLOD	LODGING (per Room)		Regional Western Nevada County		\$258.00	\$458.00		\$258.00	\$458.00	
TMW600.DMED	MEDICAL OFFICE		Local Western Nevada County	\$1,747.00			\$1,747.00			
TMW600.RMED	MEDICAL OFFICE		Regional Western Nevada County		\$782.00	\$2,529.00		\$782.00	\$2,529.00	\$2.53
TMW600.DOFF	OFFICE		Local Western Nevada County	\$558.00			\$558.00			
TMW600.ROFF	OFFICE		Regional Western Nevada County		\$782.00	\$1,340.00		\$782.00	\$1,340.00	\$1.34
TMW600.DWH	WAREHOUSE		Local Western Nevada County	\$169.00			\$169.00			
TMW600.RWH	WAREHOUSE		Regional Western Nevada County		\$219.00	\$388.00		\$219.00	\$388.00	\$0.39
TMW600.DIND	INDUSTRIAL		Local Western Nevada County	\$226.00			\$226.00			
TMW600.RIND	INDUSTRIAL		Regional Western Nevada County		\$291.00	\$517.00		\$291.00	\$517.00	\$0.52
WESTERN NEVADA COUNTY ROAD ZONE 01										
TMW700.DTRIP	DPW TRIP SPECIFIC RES		Local Western Nevada County	\$183.99			\$183.99			Per
TMW700.RTRIP	DPW TRIP SPECIFIC RES		Regional Western Nevada County		\$451.98	\$635.97		\$451.98	\$635.97	Trip
TMW700.DTRIC	DPW TRIP SPECIFIC NON RES (per 1,000 sq ft)		Local Western Nevada County	\$47.46			\$47.46			Per
TMW700.RTRIC	DPW TRIP SPECIFIC NON RES (per 1,000 sq ft)		Regional Western Nevada County		\$61.31	\$90.07		\$61.31	\$108.78	Trip
EASTERN NEVADA COUNTY RESIDENTIAL ROAD ZONE 02 (Per Dwelling Unit)										
TME100.DS	RESIDENTIAL	<1,500 sq.ft.	Local Eastern Nevada County	\$1,440.00		\$1,440.00	\$1,440.00		\$1,440.00	
TME100.DM	RESIDENTIAL	1,500-2,500 sq.ft.	Local Eastern Nevada County	\$1,735.00		\$1,735.00	\$1,735.00		\$1,735.00	
TME100.DL	RESIDENTIAL	>2,500 sq.ft.	Local Eastern Nevada County	\$1,926.00		\$1,926.00	\$1,926.00		\$1,926.00	
	RESIDENTIAL	<1,500 sq.ft.	Regional Eastern Nevada County		\$0.00			\$0.00		
	RESIDENTIAL	1,500-2,500 sq.ft.	Regional Eastern Nevada County		\$0.00			\$0.00		
	RESIDENTIAL	>2,500 sq.ft.	Regional Eastern Nevada County		\$0.00			\$0.00		
TME200.DS	SENIOR RES	<1,500 sq.ft.	Local Eastern Nevada County	\$695.00		\$695.00	\$695.00		\$695.00	
TME200.DM	SENIOR RES	1,500-2,500 sq.ft.	Local Eastern Nevada County	\$837.00		\$837.00	\$837.00		\$837.00	
TME200.DL	SENIOR RES	>2,500 sq.ft.	Local Eastern Nevada County	\$929.00		\$929.00	\$929.00		\$929.00	
	SENIOR RES	<1,500 sq.ft.	Regional Eastern Nevada County		\$0.00			\$0.00		
	SENIOR RES	1,500-2,500 sq.ft.	Regional Eastern Nevada County		\$0.00			\$0.00		
	SENIOR RES	>2,500 sq.ft.	Regional Eastern Nevada County		\$0.00			\$0.00		
TME300.DS	MOBILE HOME in Park	<1,500 sq.ft.	Local Eastern Nevada County	\$1,310.00		\$1,310.00	\$1,310.00		\$1,310.00	
TME300.DM	MOBILE HOME in Park	1,500-2,500 sq.ft.	Local Eastern Nevada County	\$1,579.00		\$1,579.00	\$1,579.00		\$1,579.00	
TME300.DL	MOBILE HOME in Park	>2,500 sq.ft.	Local Eastern Nevada County	\$1,752.00		\$1,752.00	\$1,752.00		\$1,752.00	
	MOBILE HOME in Park	<1,500 sq.ft.	Regional Eastern Nevada County		\$0.00			\$0.00		
	MOBILE HOME in Park	1,500-2,500 sq.ft.	Regional Eastern Nevada County		\$0.00			\$0.00		
	MOBILE HOME in Park	>2,500 sq.ft.	Regional Eastern Nevada County		\$0.00			\$0.00		



**County of Nevada Community Development Agency
Public Works Department
Traffic Impact Development Fees
Fee Schedule FY 25/26**

Effective 9/1/25

Code	Type	Sq Feet	Description	FY24-25	FY24-25	FY24-25	FY25-26	FY25-26	FY25-26
				Local Fee	Regional Fee	Total Fee	Local Fee	Regional Fee	Total Fee
TME400.DS	MULTI-FAMILY	<1,500 sq.ft.	Local Eastern Nevada County	\$835.00		\$835.00	\$835.00		\$835.00
TME400.DM	MULTI-FAMILY	1,500-2,500 sq.ft.	Local Eastern Nevada County	\$1,007.00		\$1,007.00	\$1,007.00		\$1,007.00
TME400.DL	MULTI-FAMILY	>2,500 sq.ft.	Local Eastern Nevada County	\$1,117.00		\$1,117.00	\$1,117.00		\$1,117.00
	MULTI-FAMILY	<1,500 sq.ft.	Regional Eastern Nevada County		\$0.00			\$0.00	
	MULTI-FAMILY	1,500-2,500 sq.ft.	Regional Eastern Nevada County		\$0.00			\$0.00	
	MULTI-FAMILY	>2,500 sq.ft.	Regional Eastern Nevada County		\$0.00			\$0.00	
TME900.DS	ACCESSORY DWELLING UNIT	<750 sq.ft.	Local Eastern Nevada County	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
	ACCESSORY DWELLING UNIT	>750 sq.ft.	Local Eastern Nevada County				(Primary Unit Fee) x (ADU sq.ft. divided by Primary sq.ft.)		
TME900.DL				(Primary Unit Fee) x (ADU sq.ft. divided by Primary sq.ft.)					
TME900.RS	ACCESSORY DWELLING UNIT REG	<750 sq.ft.	Regional Eastern Nevada County	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
TME900.RL	ACCESSORY DWELLING UNIT REG	>750 sq.ft.	Regional Eastern Nevada County				(Primary Unit Fee) x (ADU sq.ft. divided by Primary sq.ft.)		

EASTERN NEVADA COUNTY ROAD COMMERCIAL ZONE 02										
TME500.DS	RETAIL LOW		Local Eastern Nevada County	\$1,027.00			\$1,027.00			Sq.Ft
	RETAIL LOW		Regional Eastern Nevada County		\$0.00	\$1,027.00		\$0.00	\$1,027.00	\$1.03
TME500.DM	RETAIL MED		Local Eastern Nevada County	\$2,398.00			\$2,398.00			
	RETAIL MED		Regional Eastern Nevada County		\$0.00	\$2,398.00		\$0.00	\$2,398.00	\$2.40
TME500.DH	RETAIL HIGH		Local Eastern Nevada County	\$4,364.00			\$4,364.00			
	RETAIL HIGH		Regional Eastern Nevada County		\$0.00	\$4,364.00		\$0.00	\$4,364.00	\$4.36
TME600.DLOD	LODGING (per Room)		Local Eastern Nevada County	\$200.00			\$200.00			
	LODGING (per Room)		Regional Eastern Nevada County		\$0.00	\$200.00		\$0.00	\$200.00	
TME600.DMED	MEDICAL OFFICE		Local Eastern Nevada County	\$1,747.00			\$1,747.00			
	MEDICAL OFFICE		Regional Eastern Nevada County		\$0.00	\$1,747.00		\$0.00	\$1,747.00	\$1.75
TME600.DOFF	OFFICE		Local Eastern Nevada County	\$558.00			\$558.00			
	OFFICE		Regional Eastern Nevada County		\$0.00	\$558.00		\$0.00	\$558.00	\$0.56
TME600.DWH	WAREHOUSE		Local Eastern Nevada County	\$169.00			\$169.00			
	WAREHOUSE		Regional Eastern Nevada County		\$0.00	\$169.00		\$0.00	\$169.00	\$0.17
TME600.DIND	INDUSTRIAL		Local Eastern Nevada County	\$226.00			\$226.00			
	INDUSTRIAL		Regional Eastern Nevada County		\$0.00	\$226.00		\$0.00	\$226.00	\$0.23

EASTERN NEVADA COUNTY ROAD ZONE 02										
TME700.DTRIP	DPW TRIP SPECIFIC RES		Local Eastern Nevada County	\$183.99	\$0.00	\$183.99	\$183.99	\$0.00	\$183.99	Per Trip
TME700.RTRPN	DPW TRIP SPECIFIC NON RES (per 1,000 sq ft)		Local Eastern Nevada County	\$47.46	\$0.00	\$47.46	\$47.46	\$0.00	\$47.46	



**County of Nevada Community Development Agency
Public Works Department
Traffic Impact Development Fees
Fee Schedule FY 25/26**

Effective 9/1/25

Code	Type	Sq Feet	Description	FY24-25	FY24-25	FY24-25	FY25-26	FY25-26	FY25-26
				Local Fee	Regional Fee	Total Fee	Local Fee	Regional Fee	Total Fee
TOWN OF TRUCKEE ROAD ZONE 02									
TME700.DTRPT	TOWN OF TRUCKEE RES		Local Town of Truckee Residential	DPW Cost \$		DPW Cost \$	DPW Cost \$		DPW Cost \$
TME700.DTRPC	TOWN OF TRUCKEE COMM		Local Town of Truckee Residential	DPW Cost \$		DPW Cost \$	DPW Cost \$		DPW Cost \$
ALL NEVADA COUNTY SCHOOLS									
ALL ZONES	PUBLIC & QUASI-PUBLIC		Western & Eastern Nevada County	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
ALL ZONES	SCHOOL K-8TH GRADE		Western & Eastern Nevada County	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
ALL ZONES	SCHOOL 9-12TH GRADE		Western & Eastern Nevada County	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
ALL ZONES	PUBLIC COLLEGE		Western & Eastern Nevada County	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt

NOTE:

Should any project fall within the Town of Truckee (TIF) area or not fit the Standard model of fee structure-- contact DPW for the correct charges per project.

DID YOU KNOW THAT 65% OF CONSTRUCTION WASTE MUST BE DIVERTED?

WASTE MANAGEMENT OF NEVADA COUNTY IS HERE TO HELP

We have the experience and resources to help you meet California's C & D waste reduction requirements. Our compliment of services will help simplify local and state regulations and ensure your project is in compliance. We delivery local solutions backed with the knowledge and resources of Waste Management, the nation's largest recycler.

RECYCLING

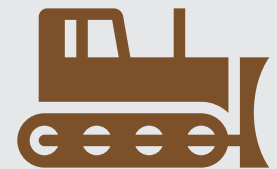
Glass	Tin
Plastics	Paper
Aluminum	Cardboard



CONSTRUCTION & DEMOLITION (C&D)

Asphalt (roads and roofing shingles)	Plumbing fixtures (sinks, toilets, etc.)
Brick	PVC piping
Carpet	Sheetrock
Doors	Sheet insulation
Concrete (4" or smaller)	Windows
Glass	Wood (including painted)
Linoleum	Inerts (small rocks, dirt and fines)
Metal	Tile
Plastics	

NOT ACCEPTED:
Treated wood waste including pressure treated wood, telephone poles and railroad ties.



YARD WASTE

Yard trimmings	Pine needles
Grass	Brush
Tree branches	
Leaves	



METAL

Anything with a cord and no digital display (vacuums, electric tools, etc.)

Appliances with or without Freon

Electrical wire (Christmas lights, extension cords, etc.)

Heavy metal items (cast iron tubs, motors, stoves, etc.)

Gas operated tools (weed eaters, saws, mowers, BBQ's, etc.)



ELECTRONICS

Computers	Fax machines,
Monitors	Copiers
Printers	Toner cartridges
Electronic accessories such as keyboard, mouse, speaker, etc.	Phones
Televisions	Microwaves
VCR's and DVD player	Electric alarm clocks
Stereos	E-waste accepted Wed. - Sun at the HHW facility only.
Cable boxes	



HOUSEHOLD HAZARDOUS WASTE

Chemicals		Public: Fri. - Sun.
Batteries		Businesses: call 530-274 -0120 for an appointment.
Florescent lights		Fees may apply.
Paint		

Contact us today to schedule a free job site assessment, (530) 274-3090

McCourtney Road Transfer Station
14741 Wolf Mountain Road
Grass Valley, CA 95949

Hours of Operation
Wednesday - Sunday · 8 a.m. to 3:30 p.m.



Construction Waste Management Worksheet (Weight Method) - CW 3

Project Name:					Date:	Page	of
Project Location:					Completed By:		
Project Manager:					Signature:		
Waste Hauler:							
Waste Material Type	A	B	C	D	Notes:		
	Insert weight totals into proper category below						
	Recycled		Reused		Diverted	Non-Recycled (Disposed)	
Asphalt		+		=			
Asphalt Shingles		+		=			
Brick (broken)		+		=			
Cardboard		+		=			
Carpet/Carpet Pad		+		=			
Concrete		+		=			
Gypsum Board (Drywall)		+		=			
Masonry		+		=			
Metals		+		=			
Pallets		+		=			
Plastic		+		=			
Wood (engineered)		+		=			
Wood (solid sawn)		+		=			
Office Waste		+		=			
Other		+		=			
Other		+		=			
Other		+		=			
Total:		+		=			

Step 1 - Insert weight totals into Columns A, B, and D where appropriate.

Step 2 - Add Column A to Column B and insert total into Column C for total diverted weight.

Step 3 - Add each column down and enter totals in the boxes provided.

If Column C is larger than Column D (on the summary sheet), compliance with 65 percent waste reduction requirement is achieved.

If multiple worksheets are used, transfer column totals from each worksheet to the summary sheet.

For additional instructions and information, please see reverse.

Instructions for Weight or Volume Method:

- Choose which method of construction waste tracking to be used throughout the project. Choose either the Weight Method or the Volume Method, but do not use different methods on the same worksheet.
- To minimize confusion, use the same unit of measure and do not mix pounds and tons, or Cu. Yds. and Cu. Ft. on the same worksheet. It is easiest to stay with the same unit of measure for the entire project to avoid the need for conversions.
- Enter construction waste materials that are to be recycled under Recycled (Column A).
- Enter construction waste materials that are to be reused under Reused (Column B).
- Enter construction waste materials that will not get recycled or reused under Non-Recycled/Disposed (Column D).
- Add amounts from Column A to amounts from Column B and enter the total under Diverted (Column C).
- Add amounts in each Column (A, B, C, and D) and enter these sums into Total boxes.
- If the Diverted amount (Column C) is greater than the Non-Recycled/Disposed amount (Column D), compliance with the construction waste reduction requirement of at least 65 percent per Section 4.408.1 has been achieved.
- When more than one worksheet is used, transfer the data onto the Weight or Volume Summary Worksheet at the completion of the project.

Examples of weights and volumes of some typical construction waste materials*

Material	Range of pounds per cubic yard	Typical pounds per cubic yard	Typical cubic yards per ton
Asphalt roofing material	250-460	360	5.5
Asphalt - paving	1300-2200	1750	1.1
Cardboard	70-135	85	23.5
Concrete	1300-2200	1750	1.1
Gypsum Drywall	315-470	400	5
Metals	220-1940	540	3.7
Wood	200-540	499	5

* Source: Sacramento Regional Solid Waste Authority

**Standard Conversions: 1 cubic yard equals 27 cubic feet
1 ton equals 2000 pounds**



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**
950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959-8617
(530) 265-1222 <https://nevadacountyca.gov>

Trisha Tillotson
Community Development Agency Director

Brian Foss
Planning Director

Private Driveway Construction Standards (Sec. 4.03.020 Nevada County Code)

All newly constructed single family residences shall be served by a driveway. Any subdivision proposing that two (2) lots be served by a common driveway shall have the driveway constructed prior to the map recordation. The driveway shall meet the following construction standards as administered by the Building Department through a driveway permit when a grading permit is not applicable.

A. Driveway Grade

1. Below 4,000 feet elevation, driveway grade shall not exceed sixteen percent (16%) unless a Petition for Exceptions is supported by the County Fire Marshal or his or her appointed designee and granted by the planning agency having jurisdiction over the land use entitlement. Notwithstanding Sec. 4.02.060, Exceptions to Standards, there shall be no exceptions granted for grades in excess of twenty-five percent (25%).
2. At or above 4,000 feet elevation, driveway grade shall not exceed sixteen percent (16%) maximum. Notwithstanding Sec. 4.02.060, Exceptions to Standards, there shall be no exceptions granted for grades in excess of sixteen percent (16%) where elevations range above 4,000 feet.

B. Driveway Surface

1. Driveway surfaces shall be capable of supporting a 40,000 pound legally-loaded vehicle as outlined below:
 - a. Driveways and segments thereof that are between zero (0%) and sixteen percent (16%) grade shall be capable of supporting a 40,000 pound legally loaded vehicle as certified by a registered civil engineer, or a minimum of four (4) inch Class II aggregate base (see detail above).
 - b. Driveways and segments thereof that are sixteen point one percent (16.1%) grade and above, shall be designed and certified by a registered civil engineer. Prior to foundation inspection, the engineer shall provide stamped and signed written verification to the County Fire Marshal or his or her appointed designee that the rough grade complies with the site plan. Prior to, or concurrent with, final inspection, the engineer shall provide stamped and signed written verification that the final driveway complies with the site plan.

2. Driveways between sixteen point one percent (16.1%) and twenty percent (20.0%) grade shall be engineered with an all-weather surface.

C. Driveway Design

1. At least the first thirty (30) feet of the driveway encroachment from the edge of pavement of the primary roadway shall be paved and shall conform to the design standards for driveway encroachments as illustrated in the Nevada County Department of Public Works Standards Drawings, available from the Department of Public Works (see detail above).
2. The driveway must be built to within fifty (50) feet of the nearest point of each dwelling unit.
3. Surface width shall be ten (10) feet minimum with one (1) foot shoulders and fourteen (14) feet unobstructed horizontal clearance for driveway grades up to sixteen percent (16%). For grades between sixteen point one percent (16.1%) and twenty percent (20%), a twelve (12) foot minimum

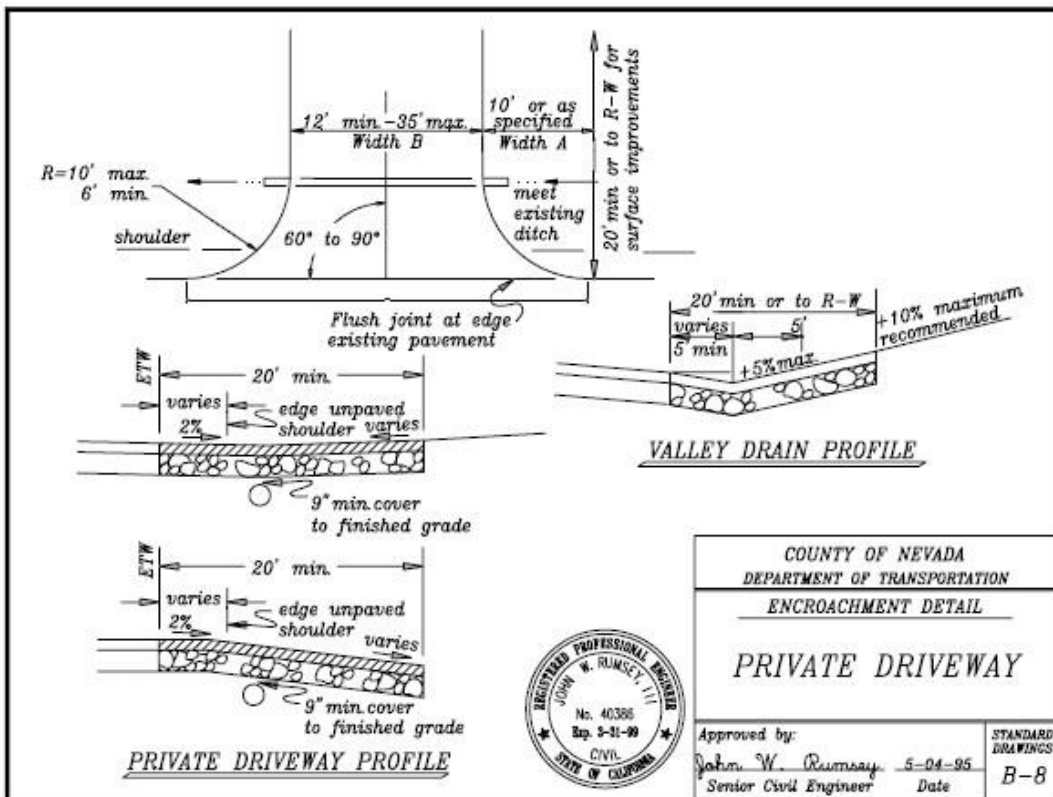
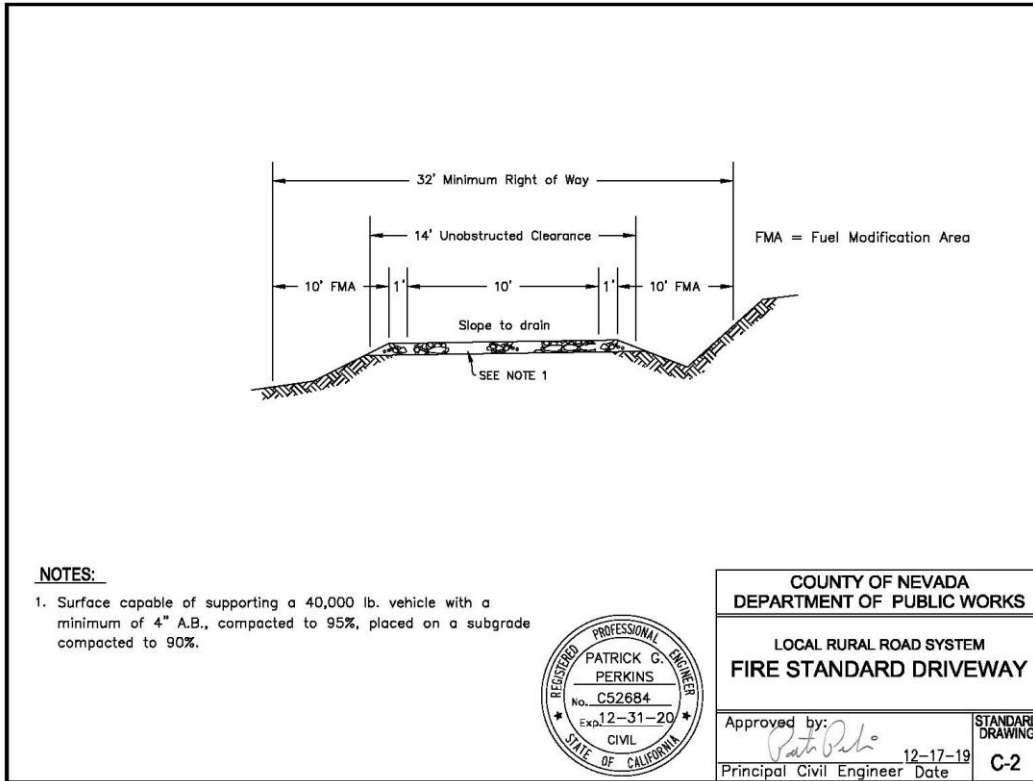
surface width with additional one (1) foot shoulders is required.

4. Vertical clearance shall be fifteen (15) feet minimum, measured from the outside edge of the shoulder.
5. Curve radius shall be fifty (50) feet minimum from centerline. For all driveway radii less than one hundred (100) feet, an additional four (4) feet of surfacing shall be provided on said curves. For all driveway radii between one hundred (100) and two hundred (200) feet, an additional two (2) feet surfacing shall be provided on said curves. All driveways shall also comply with Nevada County Code Section 16.10.040, Design Geometrics: Curve Widening (see detail above).
6. Back-out maneuvering area in front of parking garages and open parking stalls shall be twenty-four (24) feet.
7. Turnouts and Turnarounds
 - a. For driveways that are three hundred (300) feet or more in length, a turnaround or hammerhead with a maximum grade of twelve (12) percent shall be provided within fifty (50) feet of the dwelling (see hammerhead detail above).
 - b. Driveways exceeding one hundred fifty (150) feet in length, but less than eight hundred (800) feet in length, shall provide a turnout near the midpoint of the driveway.
 - c. Driveways exceeding eight hundred (800) feet shall provide turnouts no more than four hundred (400) feet apart.
 - d. Turnaround: The terminus bulb shall have a minimum forty (40) foot radius.
 - e. Hammerhead T: The long axis shall be a minimum of sixty (60) feet and the leg shall be a minimum of forty (40) feet (see detail above).
8. Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.
8. All bridge and culvert portions of the driveway shall support a 40,000 pound legally loaded vehicle
9. Roadside vegetation: A fuel modification area shall be provided for a distance of ten (10) feet on each side of the driveway measured from the shoulder.
10. All appropriate grading, drainage and erosion control shall be included pursuant to Title 14, Chapter 12 of the Nevada County Code.
11. Lateral slopes must be designed and installed to accommodate a minimum two percent (2%) and maximum four percent (4%) cross slopes, taking topography into consideration.

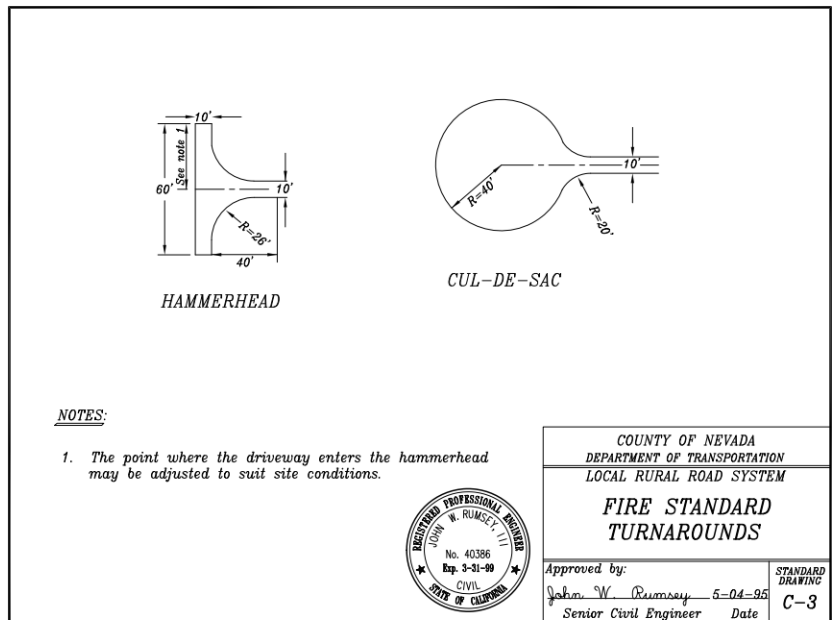
D. Gates on Driveways.

1. Gate entrances shall be at least two feet wider than the width of the traffic lanes serving the gate and shall provide a minimum width of fourteen (14) feet unobstructed horizontal clearance.
2. All gates providing access from a road to a driveway or another road shall be located at least thirty (30) feet away from the edge of pavement of the primary roadway and shall open to allow a vehicle to stop without obstructing traffic on that primary road. (Ord. 2323)
3. Security gates shall not be installed without approval of the Fire Marshal's Office of the fire authority having jurisdiction. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

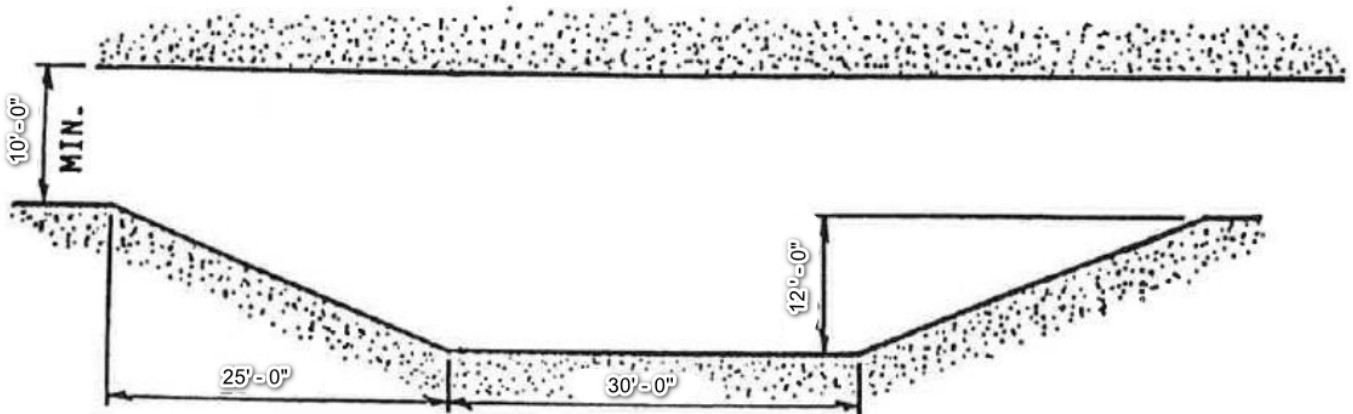
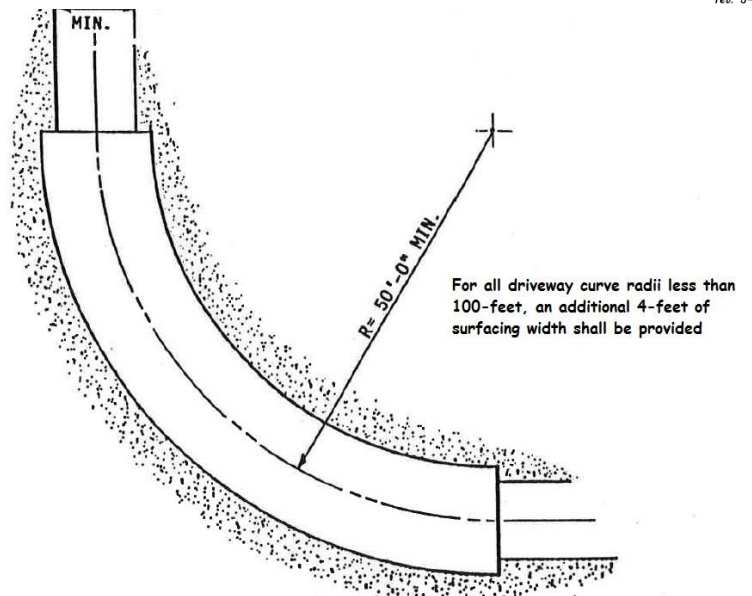
Private Driveway Construction Details



TYPICAL HAMMER HEAD TURNAROUND



TYPICAL CURVE RADIUS DETAIL



TYPICAL TURNOUT DETAIL

Summary of National Pollution Discharge Elimination System (NPDES) Storm Water Permitting Requirements for Construction Activity

Requirements for Construction Sites

Any construction activity that includes clearing, grading, excavation, stockpiling, or reconstruction of existing facilities involving removal and replacement, resulting in land disturbance of 5 acres or greater, must be conducted in accordance with the NPDES General permit for Discharges of Storm Water Runoff Associated with Construction Activity (referred to as the Construction Activities Storm Water General Permit). Sites less than 5 acres are also required to obtain a permit if the project is part of a "larger common plan of development" that will exceed five acres. In March 2003, a Phase 2 rule for "Small Construction Activity" will take effect, requiring permits for all construction sites 1 acre or larger.

This general permit is issued by the State Water Resources Control Board (SWRCB) and enforced locally by the Central Valley Regional Water Quality Control Board (RWQCB).

General Storm Water Permit for Construction Activities

The provisions of the Construction Site General Permit are summarized below.

Prohibitions. The permit prohibits the discharge of materials other than storm water and states that storm water discharges shall not cause pollution. In addition, storm water discharges shall not contain a hazardous substance in excess of "reportable quantities" established by 40 Code of Federal Regulations (CFR) 117.3 or 40 CFR 302.4.

Elimination or reduction of non-storm water discharges is a major goal of the general permit. Non-storm water discharges include a wide variety of sources including improper dumping, spills, or leakage from storage tanks, or transfer areas. The program recognizes, however, that certain non-storm water discharges (e.g., landscape irrigation of erosion control measures, pipe flushing and testing, street washing, and dewatering), may be necessary for the practical performance and completion of construction projects. The Non-storm water discharges are allowed only if they:

1. do not contribute to a violation of a water quality standard
2. are controlled through implementation of Best Management Practices
3. are infeasible to eliminate

Effluent Limits. Sections 301 and 402 of the federal Clean Water Act require controls of pollutant discharges to use "best available technology economically achievable" (BAT) and "best conventional pollutant control technology" (BCT) to

reduce pollutants, and any more stringent controls necessary to meet water quality standards. The SWRCB has determined that it is not feasible to establish numeric effluent limits. Therefore, the permit contains narrative effluent limits only, including the requirement to implement appropriate Best Management Practices (BMPs). The BMPs emphasize erosion control and pollution prevention methods and may also include structural controls to manage sediment.

Receiving Water Limits. The permit requires that construction related activities that cause or contribute to exceedance of a water quality standard must be corrected immediately and a report made to the RWQCB within 14 days.

Storm Water Pollution Prevention Plan (Site Specific). Each permitted construction site must prepare a site specific SWPPP prior to disturbing the site. The major objectives of the SWPPP are to:

1. help identify the sources of sediment and other pollutants that affect the quality of storm water discharges, and
2. describe and ensure the implementation of practices to reduce sediment and other pollutants in storm water discharges.

The SWPPP must include a site description and identify BMPs that address erosion and sediment controls and management of construction waste. The SWPPP must also include post-construction controls and management of non-storm water.

Monitoring Program. Under the permit, dischargers are required to conduct inspections before and after storm events to identify areas contributing to storm water discharge and to evaluate the effectiveness of pollutant control measures. Equipment, materials and personnel must be available to respond to any maintenance needs identified in the inspections. If corrective measures are warranted, they must be performed as soon as possible.

Retention of Records. The SWPPP must be retained, monitoring results, and any associated data for at least three years. Records do not need to be submitted to the SWRCB or RWQCB, other than the Notice of Intent and reports of non-compliance.

The owner of the land where the construction takes place is responsible for filing the Notice of Intent (NOI) and fee, complying with the terms of the General Permit, and seeing that all contractors comply with the General Permit as well.

Notice of Intent

An NOI must be filed for each permitted site. A blank NOI and instructions can be obtained from the SWRCB web page at: <http://www.swrcb.ca.gov/stormwtr/construction.html>. The NOI form includes information about how the permit requirements will be implemented, including preparation of a SWPPP, statements about a monitoring program, and identification of the individual responsible for permit compliance. The landowner is responsible for ensuring that an

NOI is filed when appropriate and a SWPPP developed in accordance with Section A of the General Permit, prior to the start of any construction activity. The NOI form can be filled out by a consultant or contractor, but should be submitted to the SWRCB by the landowner or his/her representative. A \$500 annual fee must accompany the NOI.

When construction is complete, a Notice of Termination (NOT) needs to be filed to revoke coverage under the Construction Site General permit. The NOT form should be completed and submitted for filing with the SWRCB. The NOT certifies that:

1. construction activity has been completed,
2. all elements of the site specific SWPPP have been completed,
3. construction materials and waste have been disposed of properly,
4. the site is in compliance with all local storm water management requirements,
5. a post-construction storm water operation and management plan is in place.

Who should I contact if I have questions?

If you have questions concerning the general Permit, please e-mail the State Water Resources Control Board at stormwater@swrcb.ca.gov or call (916) 341-5537.



**COMMUNITY DEVELOPMENT AGENCY
BUILDING DEPARTMENT**

PO Box 599002, 950 Maidu Ave Ste 170

Nevada City, CA 95959 | Phone: (530) 265-1222

Email: buildingdept@nevadacountyca.gov | Web: www.nevadacountyca.gov

DEFERRED SUBMITTAL WORKSHEET

1 hour minimum - Rates per Approved Nevada County Master Fee Schedule

The following information must be completed by the contractor, developer, architect, engineer, or owner upon submitting a request for a deferred item to the Building Inspection Division. The deferred item cannot be processed without this information.

Note: This worksheet is for deferred item(s) to plans that are currently in for plan review. If you are adding additional items a new permit will be required.

PROJECT INFORMATION

Assessors Parcel Number (APN): _____	Permit#: _____
Owner: _____	Contractor: _____
Phone#: _____	Project Address: _____
Address: _____	Project Name: _____
City: _____	Architect/Engineer: _____
Zip: _____	Arch/Eng. Phone: _____

DEFERRED ITEM(S) DESCRIPTION

Provide a comprehensive description of the deferred item(s) being submitted:

DEFERRED ITEM(S) TYPE

Circle the type(s) of deferred item(s) being submitted with this application

<input type="checkbox"/> Architectural: _____	Truss Calculations
<input type="checkbox"/> Structural: _____	Fire Sprinklers & Hydraulic Calculations

Print

Sign

Date

OFFICE USE ONLY

Date: _____ Received By: _____ Paid at Submittal _____ Owe at Issuance _____

Permit Technician: _____ Time: _____ Total Fee Paid: _____

Plans Examiner: _____ Time: _____ Total Fee Due: _____

DEFERRED SUBMITTALS

Background:

This policy provides clarifications and general enforcement guidelines to California Building Code (CBC) Section 107.3.4.1 (Deferred Submittals).

Guidelines:

1. Written request from the architect or engineer of record listing the deferred submittal items and reasons for the deferral shall be submitted to the building official for approval prior to permit issuance.
2. All deferred submittal items shall be clearly listed on the title or cover sheet of the approved set(s) of construction plans.
3. All design criteria of the deferred submittal items shall be stated on original approved plans.
4. The impacts of the deferred submittal items on the entire building shall be included in the original design; i.e. complete load path, point load from girder trusses, fire sprinkler water demand, etc...
5. Submittal documents for deferred submittal items shall be submitted to the architect or engineer of record who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building.
6. **Deferred submittal items shall be submitted to the building official for review and approval prior to installation. The applicant shall be responsible for coordination of the deferred submittal items and allow adequate review time by the building department. For example; a fire sprinkler system plan shall be submitted, reviewed, approved and available onsite at time of the rough framing inspection or the inspection cannot be conducted.**
7. A separate fee based on time and materials may be charged for review of the deferred submittal items.



Special Inspection and Testing Procedure

To Building Permit Applicant(s) for projects requiring special inspection and/or testing per Chapter 17 of the 2025 California Building Code:

Project Name: _____

Project Address: _____

APN: _____

Plan Review/Permit Number: _____

Owner's Name: _____

Before a permit can be issued

If special inspection is required, the owner, engineer or architect of record acting as the owner's agent shall read and be familiar with this policy and complete two (2) copies of the Special Inspection Acknowledgment form. The completed form shall become a part of the approved construction documents. A preconstruction meeting may be required prior to the permit being issued. A copy of this policy, the Special Inspection Procedure Acknowledgment form, and the Special Inspection Requirement form will be attached to the approved plan set.

Approval of Special Inspector

Each special inspection agency, testing facility, and special inspector shall be recognized by the Building Official prior to performing any duties. Each special inspection agency must submit to the Building Official, a company profile including resumes of all employees, their certifications, and a list of the type of work for which recognition is requested. Special inspectors shall carry approved identification when performing the functions of a special inspector. Identification cards shall follow the criteria set by the California Council of Testing and Inspection Agencies. No personnel changes shall be made without first obtaining the approval of the Building Official. Any unauthorized personnel changes may result in a "Stop Work Order" and possible permit revocation.

Approved Fabricators

Each fabricator shall be approved by the Building Official. Qualifications of approved fabricators shall be in compliance with 1704 of the California Building Code, 2025 edition. The approved fabricator shall submit a Certificate of Compliance that the work was performed in accordance with the approved plans and specification to the Building Official and the engineer or architect of record. *Note: Fabricator approval may be revoked by the Building Official for just cause.*

Structural Observation

In addition to or in lieu of other special inspection requirements, the engineer or architect of record shall provide structural observation per Section 1704.6 of the California Building Code, 2025 edition when required by the Building Official. This requirement and frequency of inspection shall be per the County of Nevada Special Inspection and Testing Procedure determined prior to permit issuance, at the time of the pre-construction

meeting, or during construction if the Building Official deems structural compliance with the approved plans cannot be reasonably assured without special inspection.

Special Inspection and Testing shall meet the minimum requirements of the California Building Code, Chapter 17. The following conditions are also applicable:

Duties and responsibilities of the Special Inspector and/or Architect or Engineer of Record – Limit of Authority:

The Special Inspector and/or Architect or Engineer of record is NOT AUTHORIZED to do any of the following:

1. To inspect or approve any work for which the building permit has not been issued.
2. Direct any work to commence before the Construction Inspection Section has completed its inspection. Deviations from this procedure must be requested in writing from the Building Official. *Exception: Prefabrication components per Section 1704 of the California Building Code.*
3. To inspect or approve any work other than that for which they are specifically certified.
4. To approve alternative materials, structural changes, or revisions to plans without prior approval of the Building Official.

Observe work

The special Inspector shall observe the work assigned for conformance to the approved design drawings and specifications and the applicable workmanship provisions of the Code. Architect or Engineer reviewed shop drawings may be used only as an aid to inspection. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority and to the Building Official. California Building Code Section 1704 states that **Continuous Special Inspection** means that the special inspector is on site at all times observing the work requiring special inspection. California Building Code Section 1704, **Periodic Special Inspection** means that some inspections may be made on a periodic basis and satisfy the requirements of continuous inspection, provided this periodic inspection schedule is performed as outlined in the project plans and specifications and approved by the Building Official.

Report Non-conforming items

The special inspector, or architect or engineer of record, shall bring non-conformance items to the immediate attention of the contractor and note all such items in the daily report. If any item is not resolved in a timely manner or is about to be incorporated in the work, the special inspector shall immediately notify the Building Official by telephone or in person, and notify the engineer or architect of record. Any work performed by the contractor or subcontractors following notification by the special inspector is “at risk” and will require subsequent approval by the Building Official.

Furnish daily reports

Each special inspector shall complete and sign the daily report form for each day’s inspection. These records are to remain at the job site with the contractor for review by the Building Official. Additionally, the special inspector shall complete the “Special Inspection Record” form attached to the job card each time the special inspector visits the jobsite and makes an inspection. This Special Inspection Record includes information regarding: Inspection type, name of special inspector, identification number, date, notes, and arrival/departure times.

Furnish weekly reports

The special inspector or inspection agency shall furnish a weekly report of tests and inspections directly to the

Building Official, project engineer or architect, and others as designated. These reports include the following:

1. A description of daily inspections and tests made with applicable locations;
2. A listing of all non-conforming items;
3. A report of how non-conforming items were resolved or unresolved as applicable.

Furnish final report

The special inspector or quality control firm shall submit a signed final report to the Building Official, pursuant to Section 1704. Items in conformance, unresolved items, or any discrepancies in inspection coverage (i.e. missed inspections, periodic inspections when continuous was required, etc.) shall be specifically itemized in this report. Any unresolved items must be approved by the Building Official. The report must be signed and stamped by appropriate professional(s), licensed by the State of California. **Final inspection of the structure will not be scheduled until the final report has been reviewed and approved by the Building Official.**

Contractor Responsibilities

- a. ***Quality control and Code Compliance.*** The contractor is primarily responsible for quality of the work performed and compliance with code requirements.
- b. ***Inspector notification.*** The contractor shall notify the special inspector at least 24 hours prior to performing any work that requires special inspection and shall provide sufficient lead time for the special inspector at the job site to review the construction documents and perform preparatory work.
- c. ***Provide access to plans.*** The contractor is responsible for providing the special inspector access to **approved** plans and specifications at the job site.
- d. ***Retain special inspection records.*** The contractor is also responsible for retaining at the job site all special inspection records submitted by the special inspector and providing these records for review by the Building Inspector upon request.
- e. ***Inspection and approval of work.*** The contractor shall not perform any work that requires special inspection without the presence of the inspector (s) during the performance of that work. **Work performed without special inspection is to be removed.**
- f. ***Final Inspection.*** The final inspection may not be scheduled until all reports documenting the special inspection work have been submitted and approved by the Building Official.
- g. ***Construction Inspection Section Approval.*** Approval of work by the special inspector does not relieve the contractor from obtaining Construction Inspection Section approval for inspections required per Section 110 of the California Building Code.

Owner's Responsibilities

- a. ***Special Inspector Employment.*** The owner or their agents shall employ a sufficient number of qualified special inspectors to assure inspection without hindering the quality assurance of the work.
- b. ***Inspection Continuity.*** It is recommended that the owner employ the same special inspection agencies throughout the job to assure continuity. All substitutions of special inspection agencies must have prior approval of the Building Official.
- c. ***Final Report.*** The owner or their agents are responsible for submittal of a final signed report before a final inspection can be scheduled, per Section 1704 of the California Building Code.
- d. ***Preconstruction Meeting.*** If required by the Building Official, the owner, contractor, architect, or engineer of record agrees to attend a preconstruction meeting with a representative of the Construction Inspection

Section prior to permit issuance. The meeting is to be arranged and scheduled per mutual agreement by the contractor.

Architect or Engineer of Record Responsibilities

- a. Responsible to identify all construction methods that require Special Inspection prior to permit issuance.
- b. In accordance with Section 110 and the structural observation requirements of Section 1704.6 of the California Building Code, the City may require that the architect or engineer of record attend a preconstruction meeting prior to the commencement of work. When structural observation is required by the Building Official, the engineer or architect of record shall periodically perform structural observation on the project (a minimum of three observations) to certify that the structure is constructed in accordance with the California Building Code, 2019 edition. The minimum observations are; foundation, structural frame, and final. Additional observations may be required as the result of deficiencies or corrective actions or special circumstances as agreed upon in the pre-permit stage of the project. Any observed deficiencies or changes to the approved plans must be brought to the attention of the Building Official as soon as possible, and no more than three (3) working days or before subsequent inspections. This observation is in addition to other required special inspections and is not intended as a substitution of other required inspections. A final report similar to item listed in the owner responsibilities (c) of this procedure is to be submitted to the Building Official.

I have read and agree to comply with the terms and conditions of this agreement.

Owner

Date

Contractor License No.

Date

Special Inspection Agency Staff Engineer License No.

Date

Fabricator I.C.C Approval No.

Date

Geotechnical Engineer License No.

Date

Architect or Engineer of Record License No.

Date

Form Completed By (Print)

Date

Project Name

Project Address

Complete All Areas Below That Are Applicable to Your Project

Reinforced Concrete, Guniting, Grout and Mortar

Concrete	Guniting	Grout	Mortar	
				Aggregate Tests
				Reinforcing Tests
				Mix Designs
				Reinforcing Placement
				Batch Plant Inspection
				Inspect Placing
				Cast Samples
				Pick-up Samples
				Compression Tests
Piles	Grade Beams	Pretension	Precast	Aggregate Tests
				Reinforcing Tests
				Tendon Test
				Mix Designs
				Reinforcing Placement
				Insert Placement
				Concrete Batching
				Installation Inspection
				Cast Samples
				Pick-up Samples
				Compression Tests

Structural Observation by Architect or Engineer

	Foundation Observation
	Framing Observation
	Final Observation
	General Conformance Letters

Masonry

	Special Inspection Stresses Used
	Preliminary Acceptance Test (Masonry Units, Wall Prisms)
	Subsequent Tests (Mortar, Grout, Field Wall Prisms)
	Placement Inspection of Units

Additional Instructions/Other Tests & Inspections

Plans Examiner _____

Requirement specified by Architect/Engineer of Record _____

Contractor _____

Owner _____

Date _____

Date _____

Date _____

Date _____

Embedded Bolts, Rebar or Inserts

	Bolt/Insert/Rebar Placement Inspection	%
	Bolt/Insert/Rebar Tension Test	%
	Bolt/Insert/Rebar Shear Test	%
	Epoxy Mix & Placement Observation	%

Structural Steel / Welding

	Sample & Test (list specific members below)
	Shop Material Identification
	Welding Inspection: _____ Shop _____ Field
	Ultra Sonic Inspection: _____ Shop _____ Field
	High-Stress Bolting Inspection: _____ A325 _____ Shop _____ Field _____ A490 _____ N _____ X _____ F
	Metal Deck Welding Inspection
	Reinforcing Steel Welding Inspection
	Metal Stud Welding Inspection
	Concrete Insert Welding Inspection

Structural Wood

	Horizontal Diaphragms
	Shear Wall Nailing Inspection
	Inspection of Glu-lam Fabrication
	Inspection of Truss Joint Fabrication
	Sample and Test Components

Geotechnical/Foundation

	Soils Engineer Plan Review Acceptance Letter
	Foundation Excavation
	Pier Holes
	Site Drainage
	Fill Material
	Placement Inspection
	Field Density
	Acceptance Letter

Fireproofing

	Placement Inspection
	Density Tests
	Thickness Tests
	Inspect Batching

RC = Reinforced Concrete

PC = Pre-stressed/Post-tensioned Concrete

SM = Structural Masonry

SS = Structural Steel Welding/Bolting

G = Geotechnical

FP = Spray Applied Fire Proofing

The firms listed here have submitted a statement of qualifications to the County of Nevada Building Inspection Department. This office does not specifically recommend any of these firms but we do recognize them as qualified to perform the special inspections within their field of expertise. We will accept other firms as they submit the proper packet of qualifications.

Agency Name	Address	Phone/Fax	RC	PC	SM	SS	G	FP
Wallace- Kuhl & Associates, Inc.	3050 Industrial Blvd. West Sacramento, CA. 95691	(916) 372-1434 (916) 372-2565(fax)	X	X	X	X	X	X
Youngdahl Consulting Group, Inc.	1234 Glenhaven Court El Dorado Hills, CA 95762	(916) 933-0633 (916) 933-6482(fax)	X	X	X	X	X	X
CGI Technical Services, Inc.	1612 Wedding Way Redding, CA 96003	(530) 244-6277 (530) 244-6276(fax)	X	X	X	X	X	X
Advanced Service Industries, Inc	1271 High Street Auburn, CA 95603	(310)-819-5752	X	X	X	X		X
An NV5 Company	792 Searls Ave Nevada City, CA 95959	(530) 478-1305 (530) 478-1019(fax)	X	X	X	X	X	X
Kleinfelder West, Inc.	3077 Fite Circle Sacramento, CA 95827	(916) 366-1701 (916) 366-7013(fax)	X	X	X	X	X	X
BSK Associates Engineers & Laboratories	324 Earhart Way Livermore, CA 94551	(925) 315-3151 (925) 315-3152(fax)	X	X	X	X	X	X
SALEM Engineering Group, Inc.	4729 West Jacquelyn Avenue Fresno, CA 93722	(559) 271-9700 (559) 275-0827(fax)	X	X	X	X	X	X
Applied Testing Consultants	3060 Thorntree Drive, Suite 10 Chico, CA 95973	(530) 891-6625 (530) 891-4243(fax)	X	X	X	X	X	X
Moore Twining Associates, Inc.	5675 Power Inn Road, Suite C Sacramento, CA 95824	(916) 381-9477	X	X	X	X	X	X
Valley Inspection Incorporated	326 Woodrow Avenue Vallejo, CA 94591	(707) 552-7037 (707) 552-7022(fax)				X		
Gulf Shore Construction Services	3383 Fitzgerald Road, Suite A Rancho Cordova, CA 95742	(916) 939-4117 (916) 939-4114(fax)	X	X	X	X	X	
ASC Profiles LLC (<i>Approved Fabricator</i>)	10905 Beech Avenue Fontana, CA 92337	(909) 429-6721 (253) 896-8431(fax)				X		
Mid Pacific Engineering (MPE), Inc.	840 Embarcadero Drive, Suite 20 West Sacramento, CA 95605	(916) 927-7000 (916) 372-9900(fax)	X	X	X	X	X	X
James S. Pawluk	4070 Weise Road Carson City, NV 89703	(775) 882-9524				X		
A+ Welding Inspection/Qualification	373 Shannon Road Yuba City, CA 95991	(530) 306-0822				X		
Gularte & Associates, Inc.	1049 Nichols Drive Rocklin, CA 95765	(916) 626-5577 (916) 626-5533(fax)	X	X			X	
CTE Cal, Inc.	3628 Madison Avenue, Suite 22 Sacramento, CA 95660	(916) 331-6030 (916) 331-6037(fax)	X	X	X	X	X	X
Terracon	50 Goldenland Court, Suite 100 Sacramento, CA 95834	(916) 928-4690	X	X	X	X	X	X
Arrow to Tail Welding Inspections	1860 Volley Road Meadow Vista, CA 95722	(530) 329-1184				X		
Construction Testing Services, Inc.	4770 Duckhorn Dr. Sacramento, CA 95834	(916) 419-4747 (916) 419-4774(fax)	X	X	X	X	X	X
Black Eagle Consulting	1345 Capital Boulevard, Suite A Reno, Nevada 89502	(775)-359-6600	X	X	X	X	X	X
ACE Quality Control	1830 Vernon St Ste Roseville, CA 95678	(916) 742-5096 (916) 899-5739 fax	X	X	X	X	X	X
Lincoln & Long Engineering Inc.	538 E. Main St. Grass Valley, CA 95945	(530) 273-0503					X	
CTC Testing and Consulting Services	3144 Venture D Suite 100 Lincoln, California 95648	(916)-434-0195	X	X	X	X	X	X

Agency Name	Address	Phone/Fax	RC	PC	SM	SS	G	FP
Lumos and Associates, Inc.	3259 Esplanade, Suite 102 Chico, CA 95973	(530) 899-9503 (530) 899-9649(fax)	X	X	X	X	X	
Kips Engineering Inc.	142 N. Milpitas Blvd #443, Milpitas CA95035	(530) 633-7388	X	X	X	X	X	X
Krazan	4320 Orange Grove Ave, Suite E & F Sacramento CA 95841	(916) 564-2200	X	X	X	X	X	X
American River Welding	11265 Gold Circle, Suite O Rancho Cordova, CA 95742	(916) 804-0874				X		
ECO Foundation Systems Inc*	3104 "O" Street # 415 Sacramento CA, 95816	(916) 709-2551	*					
Matriscope Engineering	601 Burcut Drive Sacramento, CA 95811	(916) 375-6700	X	X	X	X	X	X
Blackburn Consulting	11521 Blocker Drive, Suite 110 Auburn, CA 95603	(530) 887-1494	X		X	X	X	X
Richard Lovelace	3305 Deer Foot Ln. Reno, NV. 89506	(775) 971-9215				X		
The McEdwards Group	14054 Sugar Loaf Grass Valley, CA 95949	(707) 354-4618					X	
Al Almendorf	687 Lillycross Dr. Roseville CA. 95678	(916)784-2422				X		
Geosite Locators	2036 Nevada City Hwy Grass Valley, CA 95945	(805) 844-3401	X		X	X	**	
Raney Geotechnical Inc.	3140 Beacon Boulevard West Sacramento, CA 95691	(916) 371-0434	X	X	X	X	X	X
Nortech	300 Western Road, #3 Reno Nevada 89506	(775) 852-7475	X	X	X	X	X	
Nason's Scanning Sevice LLC**	1187 Rancho Mirage Dr Sparks, NV 89436	(775) 626-8883						
Consolidated Engineering Laboratories	2001 Crow Canyon Road, Suite 200 San Ramon, CA 945833	(925) 314-7100	X	X	X	X	X	X
ISI Inspection Services Inc.	1798 University Ave Berkeley, CA 94703	(510) 900-2100	X	X	X	X	X	X

* Provides inspection and associated testing of Eco Foundation Systems ground screw anchors only

** Provides ground penetrating radar services



COUNTY OF NEVADA COMMUNITY DEVELOPMENT AGENCY BUILDING DEPARTMENT

950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959-8617
(530) 265-1222 FAX (530) 265-8794 www.mynevadacounty.com

RESIDENTIAL FIRE SPRINKLER FACT SHEET

Residential fire sprinklers will be required to be installed in all newly constructed single-family dwellings as of January 1, 2011 per the 2016 California Residential and Fire Codes.

80% of all fire deaths occur in the home. The single most effective way to prevent fire-related deaths is the installation of residential fire sprinklers. Combined fire sprinklers with smoke alarms cut the risk of dying in a home fire by 82%.



In 2002, 79% of fires occurred in the home, resulting in 2,670 deaths. The number of deaths could have been reduced to 481 if smoke alarms and fire sprinklers would have been installed in the homes.

Fire sprinklers are also an advantage for the environment. U.S. fire department responded to nearly 400,000 home structure fires in 2007. Fire sprinklers minimize the amount of materials burned, property damaged, and amount of water used in the event of a fire. Fire hoses on average use 10 times the water sprinklers do to contain a fire.

FREQUENTLY ASKED QUESTIONS (FAQs)

What is the cost to install residential fire sprinklers?

The cost for residential fire sprinkler systems are approximately \$0.38-\$3.66 per square foot depending on the home type/floor plan and if the home is built by a developer or owner-builder. The average cost for fire sprinkler installations is \$1.61 per square foot based on the 2007 study completed by The Fire Protection Research Foundation. Fire sprinklers have a similar cost per square foot to carpeting, tile, etc.

When a fire occurs does every sprinkler head activate and release water?

No, sprinkler heads are individually activated by heat. Studies have shown that 92% of all fires were controlled by two or less sprinkler heads.

Is damage from the fire sprinklers more than the fire itself?

No, water damage from a home fire sprinkler system will be much less than the damage caused by the water used by firefighters to put out the fire and much less smoke/fire damage as well.

If I burn a piece of toast will the sprinklers activate?

No, fire sprinklers do not respond to smoke, they respond to high temperatures of a fire— about 135-165 degrees F. Smoke caused by cooking, cigars, or similar sources of smoke will not cause the sprinklers to activate.

Are fire sprinklers designed to save property and not lives?

Fire sprinkler systems offer a high level of life safety. There is not any record of any multiple fire related deaths in a completely protected sprinklered public assembly, educational, institutional, or residential building where the fire sprinkler system operated properly.

Is the fire sprinkler system aesthetically pleasing in the home (i.e. are they ugly)?

Residential sprinkler systems are designed so that they can be recessed in the ceiling and blend in with most décor.

Do fire sprinklers increase or affect my homeowner's insurance?

Most insurance companies provide financial incentives to encourage homeowners to protect their homes from fire loss. A study completed with insurance companies Allstate, State Farm, Farmers, Auto Club Enterprises, and Nationwide show discounts ranging from 0 to 10%.

- State Farm 10% discount
- Farmers 10% discount
- Allstate 10% discount
- Auto Club Enterprises 0% discount
- Nationwide 6% discount

With Fire Sprinklers



Without Fire Sprinklers

How are fire sprinkler systems maintained?

A residential fire sprinkler system is basically maintenance free. The only testing required on a regular basis is opening the drain/test valve to check the alarm operation. The rest of the system is designed to operate properly for 20 years or more without any maintenance.

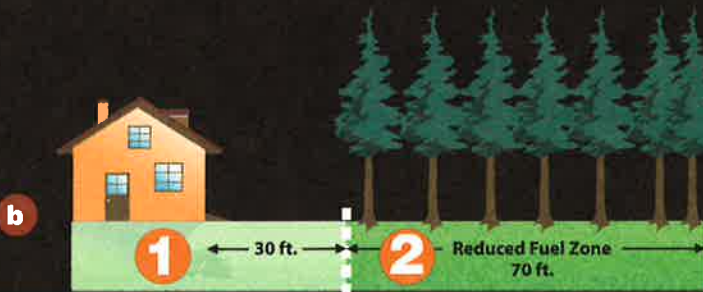
References:

- www.nfpa.org
- www.firesprinklerassoc.org
- www.fire.ca.gov
- www.homefiresprinkler.org

100' DEFENSIBLE SPACE Make Your Home FIRE SAFE



or



Contact your local CAL FIRE office, fire department,
or Fire Safe Council for tips and assistance.

www.fire.ca.gov

Why 100 Feet?

Following these simple steps can dramatically increase the chance of your home surviving a wildfire!

A **Defensible Space** of 100 feet around your home is required by law.¹ The goal is to protect your home while providing a safe area for firefighters.

1 "Lean, Clean and Green Zone."

– Clearing an area of 30 feet immediately surrounding your home is critical. This area requires the greatest reduction in flammable vegetation.

2 "Reduced Fuel Zone."

– The fuel reduction zone in the remaining 70 feet (or to property line) will depend on the steepness of your property and the vegetation.

Spacing between plants improves the chance of stopping a wildfire before it destroys your home. You have two options in this area:

a Create horizontal and vertical spacing between plants. The amount of space will depend on how steep the slope is and the size of the plants.

b Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."

When clearing vegetation, use care when operating equipment such as lawnmowers. One small spark may start a fire; a string trimmer is much safer.

Remove all build-up of needles and leaves from your roof and gutters. Keep tree limbs trimmed at least 10 feet from any chimneys and remove dead limbs that hang over your home or garage. The law also requires a screen over your chimney outlet of not more than ½ inch mesh.

¹ These regulations affect most of the grass, brush, and timber-covered private lands in the State. Some fire department jurisdictions may have additional requirements. Some activities may require permits for tree removal. Also, some activities may require special procedures for, 1) threatened and endangered species, 2) avoiding erosion, and 3) protection of water quality. Check with local officials if in doubt. Current regulations allow an insurance company to require additional clearance. The area to be treated does not extend beyond your property. The State Board of Forestry and Fire Protection has approved Guidelines to assist you in complying with the new law. Contact your local CAL FIRE office for more details.



June 2008

OSP 08 109256

DO IT ONCE...

DO IT RIGHT!



***Don't let your project get delayed ...
(or worse UNBUILDABLE) by grading a site
prior to an approval of a building (grading) permit***

Not only is it not permitted, but also can cause serious problems when not done properly:

- Newly exposed soil can erode easily, moving from areas where you want it (e.g., on the hill behind your house) to areas where you don't want it (e.g., up against your house, in a street or creek, or on a neighbor's property).
- If soil placed under a building is not compacted enough or if the density varies too much, the building may settle and suffer damage.
- Excessive grading causes loss of natural vegetation and damages other natural Resources for years to come.
- Even minor grading can change the way water drains across your property, which can cause erosion problems for a neighbor and a liability for you.
- Building sites can also be rendered unusable through incorrect grading.

Grading permits are required for all but the smallest earth-moving operations. Even when a permit is not required, you should still provide grading erosion control measures to preserve your own property and to protect adjoining properties, public roads and watersheds.

Take Note...

If the Owner/Developer violates the requirements of the County Building Standards by grading without an approved permit:

- A violation may result in delays in obtaining approval of proposed projects;
- Sensitive environmental resources may have to be partially or completely restored to their pre-grading condition at the owner expense and fees may be doubled.