

What's New With The Washoe County Department of Building & Safety

News as of January 16th, 2007

New Procedure for Submitting Plans Located within a Registered Architectural Committee Area

Effective January 1, 2007, Washoe County Department of Building & Safety will no longer require/allow architectural committees to stamp plans for committee approval. All plans submitted for a building permit which have a construction valuation over \$500.00 and are located within an area controlled by an "active, sanctioned" architectural committee, shall instead include a letter or written report from the architectural committee as stated by NRS 278.566.

Washoe County Department of Building & Safety does not enforce applicable CC&R provisions for each subdivision, nor is the Department required under state statutes. The intent of the policy change is to establish a method which ensures the architectural committee's right of notification under state statute and to give the committee additional time to take legal action to enforce their requirements.

Washoe County Department of Building & Safety will continue our policy of encouraging applicants to submit first to the architectural committee for a letter or written report of approval. However, if the applicant insists on submitting plans, the Building Department will accept the plans and request, in writing and by certified mail, from the architectural committee a written report. If the Department does not receive a written report from the architectural committee within 20 calendar days from the date of the receipt of the request, the Building Official will proceed as provided by law where there is no functioning committee. If the architectural committee's letter or written report denies approval of the project, the committee will have an additional 30 calendar days to take legal action before an approved permit is issued. Only a court order filed with the Department can stop the process or issuance of the building permit.

Want to add a deck to your house? Deck permits are no longer required when the height of your finished deck is less than 30 inches above the lowest grade. *Dated July 31, 2003*

Building a retaining wall? The height of a retaining wall is measured from the bottom of the footing to the top of the wall. If this measurement is less than 4 feet, then a permit is not required, unless the wall is supporting a surcharge or impounding Class I, II or III-A liquids. *Dated 03/12/04*

All wood embedded in concrete for structural framework must be pressure treated lumber identified for direct contact with the earth. *Dated July 31, 2003*