

Storey County 2018 RESIDENTIAL Building Requirements

Storey County BUILDING	SET-BACK REQUIREMENTS					ROOF LOAD	ZONING	ADDRESSING	SEISMIC		FLOOD	
	Front	Back	Sides	Well	Septic	CAPACITY lbs. per sq. ft.	Codes	5" permanent #s VCH - 4X4 Post	RES	COMM	Zones	
GOLD HILL	20	20	8	5' from Prop Line	8' from Building	Based on Elevation See below	CR, I-2, P, R, SPR	5" permanent #s	D2	D	C	
MARK TWAIN	20	12	12	5' from Prop Line	8' from Building	Live + Dead = psf 20 + 10 = 30 psf	E, F, P	5" permanent #s	D2	D	C	
McCARRAN	I I-2	20 50	20 50	20 50	5' from Prop Line	8' from Building	Live + Dead = psf 20 + 10 = 30 psf	A, F, I-2	5" permanent #s		D	C
PAINTED ROCK		30	50	50	5' from Prop Line	8' from Building	Live + Dead = psf 20 + 10 = 30 psf	A, F	5" permanent #s	D2		C
RAINBOW BEND		10	5	5	5' from Prop Line	8' from Building	Live + Dead = psf 20 + 10 = 30 psf	A, I-1, MHP, PUD, P	5" permanent #s	D2	D	AO-1, AO-2, AOI-3, B, C
HIGHLAND RANCHES 10 acres		30	40	15	5' from Prop Line	8' from Building	20 + 10 = 30 psf Plus SNOW LOAD	E-10-HR	5" permanent #s HR - 4X4 Post	D2		C
VIRGINIA CITY		20	10	5	5' from Prop Line	8' from Building	20 + 10 = 30 psf Plus SNOW LOAD	I-1, I-2, CR, R-1, R-2	5" permanent #s	D2	D	C
VIRGINIA CITY HIGHLANDS 1 acres		30	40	15	5' from Prop Line	8' from Building	20 + 10 = 30 psf Plus SNOW LOAD	E-1-VCH	5" permanent #s VCH - 4X4 Post	D2		C
VIRGINIA RANCHES 40 acres		30	40	15	5' from Prop Line	8' from Building	20 + 10 = 30 psf Plus SNOW LOAD	E-40-VR	5" permanent #s VR - 4X4 Post	D2		C

GROUND SNOW LOAD	
Elevation	PSF
6,500 - 7,000	90
6,000 - 6,499	70
5,500 - 5,999	50
5,000 - 5,499	10
4,000 - 4,999	05
Below 4,000	None

2018 INTERNATIONAL RESIDENTIAL CODE TABLE 301.2(1)

Effective Jan. 1, 2019

GROUND SNOW LOAD	WIND SPEED (mph) (e.)	SEISMIC DESIGN CATEGORY (g.)	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP (f.)	ICE SHIELD UNDER- LAYMENT REQUIRED (i.)	FLOOD HAZARDS (h.)	AIR FREEZING INDEX (j.)	MEAN ANNUAL TEMP (k.)
			Weathering (a.)	Frost Line Depth (b.)	Termite (c.)	Decay (d.)					
4,000 - 5# 5,000 - 10#	110 mph 3 sec gusts Exp 'C'	Ind - D Res - D2	Severe	24"	Moderate to Heavy	None to Slight	10	YES	(a) 6/03 (b) 2/19/81 & 7/19/93	49.4	59.4