

**LANDER COUNTY, NEVADA**  
**Building & Planning**  
**775-635-2860 Fax; 775-635-1120**  
**BUILDING CODE: 2018 IBC**

**BURIAL DEPTHS**

GAS \_\_\_\_\_ 18"  
 ELECT.(from meter to panel) 24"  
 ELECT. (PRIMARY) \_\_\_\_\_ 36"  
 Elect conduit or direct bury cable-URD

**PROPANE**

**DIST. FROM BLDG.**

UP TO 124 gal \_\_\_\_\_ 5 ft  
 125 gal to 250 gal \_\_\_\_\_ 10 ft  
 251 gal to 500 gal \_\_\_\_\_ 10 ft  
 501 gal to 2000 gal \_\_\_\_\_ 25 ft

**SNOW LOAD**

Austin (ground) 30# Roof 30# Live 20#  
 BATTLE MTN(ground) 10#  
 ROOF LIVE LOAD 20#  
 ROOF SNOW LOAD 20#  
 EXPOSURE C

**WIND**

IRC-90 mph fastest mile/105 mph 3-ssecond gust  
 IBC-90 mph/115 mph

**SEISMIC ZONE**

All Lander County **D**

**WOODSTOVE PIPING**

Tripple wall piping 4' above roof  
 2" below ceiling or in ring.

**Frost Depth ' 24"**

24"

**Parking Space Size – 9' X 19'**

**Building Height Regulations:**

Up to 26' in height from grade.  
 W/O special use permit

**Power Pole Easement:** Fences can be built up to pole line; any structures must be Minimum 10' vertical from power line. 10' circumference from primary power lines. **Utility Easement:** 30' from center of road + 5'

**Septic Sizes, Single family dwellings:** Number of Bedrooms. 3 or less, 1000 gal  
 4 1200 gal  
 5 or 6 1500 gal

If more than 6 bedrooms, add 150 gal per additional bedroom, to 1500 gallons  
 Septic Setback from Creek—Minimum 100 feet  
 Structure Setback from Creek—Minimum 50 feet from High Water Mark

**Minimum Under-floor Clearance 18"**

**ZONING**

**ZONE**

A-1	30	25	50
A-2	50	25	50
A-3	50	25	50
R-1 & R-4	15	5	10
R-2-1/4acre	30	10	20
R-3-1/2acre	30	15	30
R-4	15	5	10
MS	15	5	15

**SET BACK REQ:**

Front Side Rear

**C-1** Front N/A. Side N/A except where a C-1 district is adjacent to an A or R district. Rear-25' except where lies a dedicated alley.

**C-2** Front-30 or 50% of the height Side-15 or equal to the height. Rear-25 except where lies a dedicated alley.

**M** Front-30 or 50% of the height Side-15 or equal to the height. Rear- 25 except where lies a dedicated alley.

**R-1 DETACHED STRUCTURE**

**No structure may be closer than 5 ft to any side or rear property line, nor between main structure and front property line.**

**ELECTRICAL**

**100 AMP service:** Minimum =

#4 Solid Copper for ground

#4 Neutral

#2 Hot

M/H must use 2 Hot wires

White= Neutral

Copper= Ground

**200 AMP Service**

Hot— 2 ea #2-0

Neutral 1 ea #2-0

Ground 1 ea #4 solid copper

**Elect. Disconnect-**Max. distance from home 30'

**ADOPTED BUILDING CODES: 2018 IBC, IRC, IECC, IFGC, 2018 IFC, UPC & UMC, 2009 Energy Code, 2017 NEC, ICC A117.1**