



LYON COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT
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COMMUNITY DEVELOPMENT DIRECTOR – GAVIN HENDERSON

GENERAL INFORMATION
BUILDING PERMITS ON COMMERCIAL LOTS

This information is provided to aid in the preparation of applications to obtain required building permits on **commercial and industrial zoned lots in unincorporated Lyon County**. Please review this information and the application carefully. Due to office space limitations incomplete applications cannot be accepted and held while missing information is gathered. Incomplete applications inadvertently accepted may be returned. A **deposit** to cover plan review costs will be **required** with the permit application.

Generally, all new construction or remodeling of buildings or structures, including modular buildings and “**commercial coaches**” will require permits from the Building Dept. All structures must comply with the current building codes (including energy conservation) adopted by Lyon County. Amendments to the published codes are as cited in County Code Title 15, chapter 15.239.01.

Modular units & commercial coaches (aka office trailers) must be approved, labeled, inspected and certified by the NV Division of Manufactured Housing of the Department of Business and Industry (per NRS 461) prior to final inspection by the County.

Your application **must provide a clear description** of the use/occupancy of the proposed building as well as the estimated/bid **value of the scope of work**. Descriptions such as “storage” or “manufacturing” do not provide the necessary information for a plan review and will not be accepted. If the project requires a “special use permit”, a copy of the SUP letter citing all conditions of approval is to be included with the permit application.

Under Nevada law all design and construction of projects on non-residential lots must be accomplished by **licensed professionals**; you may **not** apply as an Owner/Builder unless you possess the required licenses. All contractors must hold a current Lyon County business license.

No application (including remodel and tenant improvements) can be accepted unless provisions for **water/sewer services** are addressed. Appropriate “will serve” letters from the utility district, well driller’s contract, letter approving an engineered septic design from NDEP, Bureau of Water Pollution Control as appropriate are required as part of the application. Sewer/water facilities must be on the same lot as the building being served. It is the developer’s responsibility to furnish all required information to any utility district or GID to obtain the required “will serve” commitments. Where water service (both irrigation and domestic) must come from a well, it is the property owner’s responsibility to insure adequate water rights are relinquished as required by State Division of Water Resources.

Application must include two plans that have been **previously approved** by the appropriate Fire District. It is suggested that you contact their office for details. The Building Dept. will assist with this process when requested.

Certain occupancies, such as restaurants, require review and approval by **State Health**. It is the applicant's responsibility to initiate this review to avoid delays in receiving a building permit. Evidence of State Health approval is required in order to receive a building permit.

Lots in FEMA designated **flood hazard areas** require a "Floodplain Development Permit" from the Planning Dept. You must furnish an elevation certificate prepared by a licensed engineer or surveyor establishing that the actual built floor level is above flood levels **or** that "flood-proofing" has been accomplished per Lyon County Title 15, Chapter 800, Floodplain Management and 2024 IBC.

Properties accessing county roads or state highways must furnish a copy of the appropriate **access permit** from County Road Dept. or NDOT.

Site preparation involving mass grading of the lot (beyond excavation for building and utility lines) may be accomplished prior to building permit under a **grading permit or site improvement permit** currently issued by the Planning Dept. Otherwise, the grading may not begin until the building permit is issued. Larger projects may require air quality permits from NDEP.

Generally, each application must contain no less than four complete sets of drawings and two sets of related engineering calculations as described in the application forms. Drawings are to include stamped **engineered** civil plans addressing drainage, parking, utilities, etc. See "**Site Development Plan Requirements**" also available on the web or from the Building Dept. offices. All plans must be prepared by NV licensed designers. In some cases licensed contractors may submit drawings for their own scope of work. All drawings must indicate the preparer with original stamps and signatures on each drawing. All structural engineering including required truss sheets must contain the "wet-seal" stamp of the engineer.

A **tax** on new construction and lot development has been adopted for transportation improvements. This tax is described in Lyon County ordinances 485 & 495 copies of which are available from the County Clerk's office. The tax also applies to additions to existing buildings, modular buildings and certain agricultural buildings.