



CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT

246 Dayton Valley Road Suite 106 Dayton, NV 89403 - Office (775) 246-6209
**APPLICATION FOR MANUFACTURED HOUSING CONSTRUCTION FIRE AND
LIFE SAFETY PLAN REVIEW AND PERMIT**

LYON FIRE

Project Information

Project Address:	APN:
City:	State: Zip:
Project Name:	
Scope of work:	

Occupancy Type:	Construction Type:
Square Footage Living:	Square Footage Garage/Utility:

Contact Information

Permit Contact

Company:	Address:
Name:	Number:
Email (permit & invoice will be sent to this email):	

Site Contact Same as Permit Contact?

Company:	
Name:	Number:
Email:	

Plan Review Fee

Type of Review Requested:	Permit Fee:
New Residential Construction	\$50.00
Residential Fire Sprinkler	\$50.00
Addition/Repair	\$50.00
Solar Panel/Energy Storage System	\$50.00

For Production Builders Repeat Floor Plan #: _____

See page 6

Project Valuation (Total Construction Cost): \$ _____ - \$100,000 = \$

See page 5

Total Fee Total fee includes permitting and all associated fire inspections until completion of project.

Permit Fee (from above):	\$50
Valuation Fee (from table on page 4):	+\$
Total Review Fee Due:	\$

2024 IFC - 108.1 Fees. A permit shall not be issued until the fees have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

Signature of Applicant: _____ **Date:** _____

Requirements

The Central Lyon County Fire Protection District requires the following information for any and all plans submitted for review. Please check that all of the following documents are in the plan review submittal and all required information has been provided. A plan review cannot be completed without the following information submitted in full at time of review request. Plan submittal document requirements and plan reviews are based on the 2024 International Fire and Building Codes, International Wildland-Urban Interface Code, Northern Nevada Fire Code Amendments, most recent NFPA codes as applicable.

- Provide a digital copy of the plans to be reviewed. A printed copy may be requested by Central Lyon Fire. During the building process, if changes should occur to originally reviewed plans, please provide CLCFPD with updated drawings. Upon completion of project, CLCFPD shall be provided with an electronic version of the final project plans, as built, within 30 days of completion.
- All documents shall be dimensioned or drawn to scale, with the scale provided. The documents shall include a north arrow. All plan sets shall include a detailed Code Analysis.
- Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with all adopted and referenced codes and the construction documents shall be approved prior to system installation. Sprinkler plans shall include all relevant data in accordance with NFPA 13 and 25. All FDC and PIV hardware for sprinkler systems shall be remotely located and placed by CLF. All sprinkler risers shall be located in a separate room of 1-hour construction and accessible from the exterior of the building. All fire alarm systems shall include plans and specifications per NFPA 72.
- Commercial hood, duct and automatic cooking extinguishing systems shall include all specifications.
- Location, construction, size and character of all portions of the means of egress in compliance with the provisions of the above codes.
- A site plan showing to-scale the size and location of new construction and existing structures on the site and distances from lot lines. Fire department access roadways and driveways shall be shown and dimensioned. The location of existing fire hydrants within 400 feet of all portions of the building, if unsprinklered, 600 feet if sprinklered, shall be shown on the site plan.
- Floor plan drawn to scale showing all dimensions, including exterior elevations.
- Schedules indicating the rating of any fire assemblies, walls, floor/ceiling, roof/ceiling, windows, dampers and doors.
- Mechanical drawings, including the sizes and CFM of HVAC equipment, detail of fire or smoke dampers and hood/duct system details.
- Electrical drawings including emergency systems.
- Where hazardous, combustible, flammable materials are used or stored. Include quantities used and stored within the building.
- A floor and site plan of the building shall be provided at time of building final. Please show the scale and electrical panel locations on the floor plan. On the building site plan, please show hydrant locations, in feet, and locations of the gas and electrical shut-offs on the exterior of the building, lock box location, annunciator panel and FDC/PIV. Depending on the building and type of occupancy, additional features of the building may be required to be shown on the plans.
- The business/building owner shall not be charged for initial inspection or re-inspection of businesses whether the inspection is annual, semi-annual, construction, final or any additional necessary inspections. A fee of \$50.00 will be charged in the event that re-inspection due to non-compliance is required. The fee of \$50.00 will be charged for all subsequent re-inspections as a result of failure to comply with adopted codes. Inspections required by CLCFPD prior to cover up, please schedule 3 business days in advance.

Note: Incomplete information or submittal will result in rejection or suspension of review process. Please provide any additional information important to the project.

Architects NRS 623: plans, specifications, reports and other documents issued by a Nevada registered architect or residential designer for office use must be signed, sealed and dated on the title page by the architect or designer. The following pages may be reproductions.

Contractors NRS 624: A Nevada licensed contractor may prepare and submit plans in his license discipline. The plans shall be prepared by or under the supervision of the contractor and include his license number and signature. All contractors shall possess a Lyon County Business License in order to submit plans and commence work in Lyon County.

Engineers NRS 625: Nevada registered engineers are required to seal or stamp submitted documents and over sign the seal with a wet signature and date.

NAC 477.750 Fees; review by local government. (NRS 477.030, 477.031, 477.033, Lyon County Code Title 6,15) 1. Any plans and specifications submitted to the Central Lyon Fire for review must be accompanied by the appropriate fee based upon the proposed cost of construction (IBC Building Data Valuation table) or if a bid is accepted, the actual bid.

6.06.04 Plan Review Fees:

Plan Review Fees shall be assessed based upon the following project valuation schedule using the valuation method as adopted by Resolution by the Central Lyon County Fire District Fire Board: International Code Council Building Valuation Data 2024, square foot construction costs, attached for reference. All amounts are in US Dollars.

2024 IFC - 108.3 Permit valuations. The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at the time of application. Such estimated valuations shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. Where, in the opinion of the fire code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates acceptable to the fire code official. The fire code official shall have the authority to adjust the final valuation for permit fees.

Wildland Urban Interface Code items are required to be supplied with submittal; to include addressing the elements of the code. Including roof material cut sheets, underfloor enclosure cut sheets, gutter and downspout cut sheets. These items should be obtainable through the manufacturer. Defensible space and vegetation management plans shall be submitted at time of review.

Project Valuation Fee Schedule

Amount	Cost	Amount	Cost	Amount	Cost
Under \$4,000	\$109.73	35,001-36,000	\$412.17	67,001-68,000	\$612.65
4,001-5,000	\$118.47	36,001-37,000	\$419.76	68,001-69,000	\$617.93
5,001-6,000	\$129.03	37,001-38,000	\$427.35	69,001-70,000	\$623.21
6,001-7,000	\$139.59	38,001-39,000	\$434.94	70,001-71,000	\$633.77
7,001-8,000	\$150.15	39,001-40,000	\$442.37	71,001-72,000	\$639.05
8,001-9,000	\$160.71	40,001-41,000	\$449.96	72,001-73,000	\$644.32
9,001-10,000	\$171.20	41,001-42,000	\$457.55	73,001-74,000	\$649.61
10,001-11,000	\$181.67	42,001-43,000	\$465.14	74,001-75,000	\$654.89
11,001-12,000	\$192.23	43,001-44,000	\$472.56	75,001-76,000	\$660.17
12,001-13,000	\$202.79	44,001-45,000	\$480.15	76,001-77,000	\$665.45
13,001-14,000	\$213.35	45,001-46,000	\$487.74	77,001-78,000	\$670.73
14,001-15,000	\$223.91	46,001-47,000	\$495.33	78,001-79,000	\$675.84
15,001-16,000	\$234.30	47,001-48,000	\$502.76	79,001-80,000	\$686.40
16,001-17,000	\$244.86	48,001-49,000	\$510.35	80,001-81,000	\$691.68
17,001-18,000	\$255.42	49,001-50,000	\$517.94	81,001-82,000	\$700.26
18,001-19,000	\$264.33	50,001-51,000	\$523.22	82,001-83,000	\$702.24
19,001-20,000	\$276.54	51,001-52,000	\$528.50	83,001-84,000	\$707.52
20,001-21,000	\$287.10	52,001-53,000	\$533.76	84,001-85,000	\$712.80
21,001-22,000	\$297.66	53,001-54,000	\$539.06	85,001-86,000	\$718.08
22,001-23,000	\$308.06	54,001-55,000	\$544.17	86,001-87,000	\$723.36
23,001-24,000	\$318.62	55,001-56,000	\$546.73	87,001-88,000	\$728.64
24,001-25,000	\$329.18	56,001-57,000	\$548.45	88,001-89,000	\$733.92
25,001-26,000	\$336.77	57,001-58,000	\$560.01	89,001-90,000	\$739.20
26,001-27,000	\$344.36	58,001-59,000	\$565.29	90,001-91,000	\$744.32
27,001-28,000	\$351.78	59,001-60,000	\$570.57	91,001-92,000	\$749.60
28,001-29,000	\$356.97	60,001-61,000	\$575.85	92,001-93,000	\$754.88
29,001-30,000	\$359.37	61,001-62,000	\$581.13	93,001-94,000	\$760.16
30,001-31,000	\$374.55	62,001-63,000	\$586.41	94,001-95,000	\$765.44
31,001-32,000	\$381.98	63,001-64,000	\$591.69	95,001-96,000	\$770.72
32,001-33,000	\$389.57	64,001-65,000	\$596.97	96,001-97,000	\$776.00
33,001-34,000	\$397.16	65,001-66,000	\$602.25	97,001-98,000	\$781.28
34,001-35,000	\$404.50	66,001-67,000	\$607.37	98,001-99,000	\$786.56
				99,001-100,000	\$791.83
				>100,000	see below

1. If the proposed cost or bid is more than \$100,000 but less than \$500,000, the fee is \$797.12 for the first \$100,000 plus \$4.04 for each additional \$1,000 or fraction thereof of the proposed cost or bid.
If the proposed cost or bid is \$500,000 or more but less than \$1,000,000, the fee is \$2,414.12 for the first \$500,000 plus \$3.56 for each additional \$1,000 or fraction thereof of the proposed cost or bid.
2. If the proposed cost or bid is \$1,000,000 or more, the fee is \$4,171.37 for the first \$1,000,000 plus \$2.48 for each additional \$1,000 or fraction thereof of the proposed cost or bid.
3. If a conference is required for any given project, one 60 minute conference will be provided free of charge by CLCFPD, per project. If additional conferences/meetings are necessary, a fee will be charged at the rate of \$55 per hour or any fraction thereof, for each person from CLCFPD, or its agents, required to attend the conference.

4. If a review of plans by a local government waives or grants a variance of a minimum standard established by the state fire marshal or otherwise requires review by the state fire marshal, the local government shall require the plans to be submitted to the state fire marshal for review. The cost of the plan review will be the responsibility of the project manager, owner or contractor , as is applicable.

5. Every attempt will be made to complete plan reviews within 21 days of receipt by CLCFPD. However, dependent upon number of projects and work load there may be exceptions to this time frame.

2024 Building Value Data Table Per Square Foot Costs

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	333.98	322.10	312.59	300.28	280.58	272.46	290.01	261.47	251.46
A-1 Assembly, theaters, without stage	306.63	294.75	285.24	272.92	253.47	245.34	262.66	234.35	224.35
A-2 Assembly, nightclubs	264.07	256.33	248.28	238.82	223.69	217.61	230.62	203.42	195.71
A-2 Assembly, restaurants, bars, banquet halls	263.07	255.33	246.28	237.82	221.69	216.61	229.62	201.42	194.71
A-3 Assembly, churches	311.21	299.32	289.82	277.50	258.18	250.05	267.24	239.06	229.06
A-3 Assembly, community halls, libraries, museums	261.35	249.47	238.96	227.64	207.19	200.06	217.38	188.07	179.07
A-4 Assembly, arenas	305.63	293.75	283.24	271.92	251.47	244.34	261.66	232.35	223.35
B Business	292.48	282.09	271.97	260.46	237.85	229.40	250.46	212.56	202.84
E Educational	279.20	269.50	260.98	250.17	233.48	221.55	241.57	204.55	198.00
F-1 Factory and industrial, moderate hazard	162.52	154.68	144.93	139.48	124.19	118.17	132.99	102.98	95.90
F-2 Factory and industrial, low hazard	161.52	153.68	144.93	138.48	124.19	117.17	131.99	102.98	94.90
H-1 High Hazard, explosives	151.65	143.81	135.05	128.61	114.61	107.60	122.11	93.40	N.P.
H-2,3,4 High Hazard	151.65	143.81	135.05	128.61	114.61	107.60	122.11	93.40	85.33
H-5 HPM	292.48	282.09	271.97	260.46	237.85	229.40	250.46	212.56	202.84
I-1 Institutional, supervised environment	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	459.84	449.45	439.33	427.82	403.26	N.P.	417.81	377.98	N.P.
I-2 Institutional, nursing homes	319.21	306.86	296.74	285.23	264.10	N.P.	275.22	238.82	N.P.
I-3 Institutional, restrained	341.48	331.09	320.97	309.46	288.34	278.89	299.46	263.05	251.33
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
M Mercantile	197.08	189.34	177.79	171.82	156.33	151.25	163.63	136.06	129.35
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multiple family	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- and two-family	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
S-1 Storage, moderate hazard	150.65	142.81	133.05	127.61	112.61	106.60	121.11	91.40	84.33
S-2 Storage, low hazard	149.65	141.81	133.05	126.61	112.61	105.60	120.11	91.40	83.33
U Utility, miscellaneous	115.27	108.48	100.93	96.59	86.02	80.36	91.94	68.09	64.85

Example: 5000 Square Foot(Size) S-1(Occupancy Type) X VB(Construction Type) = 5000 x 84.33 = \$421,650 Project Valuation

- a. Private garages use Utility, miscellaneous
- b. For shell only buildings, with 3 sides or more, deduct 20%
- c. NP=not permitted
- d. Unfinished basements (R-3)= \$31.50 per sq ft.
- e. Carports and patio covers with 2 sidewalls or less of 1000 sq ft or less=\$300.00 flat fee, additional sizes use table for Utility, miscellaneous. For sizes less than 280 sq ft, use table for Utility, miscellaneous.

Example calculation:

Type of Review (ie; residential construction) \$50.00

Valuation fee \$ 857.72 (based on a project value of \$115,000.00, per the above

Instructions; the first \$100,000.00 is \$797.12 + \$4.04 for each

additional \$1,000= 15 x \$4.04=\$60.60; \$797.12+\$60.60= \$857.72)

Total review fee = \$907.72

To calculate plan review and permit fees for residential construction;

Determine the square footage of structure, this includes all floor area if there is more than one story. See the Building Value Data Table on the last sheet of the application. All habitable area (living space) shall be calculated at the "R-3", Residential, one and two family Group rate. All other covered roof area; garages, covered porches, storage areas shall be calculated at the "U", utility, miscellaneous group. Most residential construction will be considered type "VB" on the table. Calculate the square footage price for each group type and then add those numbers to arrive at total valuation. Then take that number to the Plan Review Fees sheet and calculate the fee for the review.

If buildings are all metal including interior framing, with no wood components, this may be considered type "IIB" construction, concrete buildings may also be categorized differently. If you have a question about the type of construction, please contact the office of Fire Prevention at Central Lyon Fire at (775)246-6209.

For Production Builders:

The previous calculation method applies to "Stock" plans for the original design, each replication plan fee will be based on the valuation fee as calculated, minus the first \$100,000.00 of valuation. ie; If valuation is \$300,000.00 for Stock plans, each repeat of the same design will be valued at \$200,000.00 and fee calculated at \$4.04 per \$1,000.00 of value.

example;

Stock plan= Value of \$300,000.00; fee is \$797.12 for first \$100,000.00 and \$4.04 per additional \$1,000.00 =\$808.00=\$797.12+\$808+\$45(type of review)=\$1,650.12 (total review and permit fee)

Repeat plan=\$808.00+\$45(type of review)=\$853.00 (fee for each replication of same design)