

LANDER COUNTY, NEVADA
Building & Planning
775-635-2860 Fax; 775-635-1120
BUILDING CODE: 2003 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
 All Lander County **90 MPH**

SEISMIC ZONE
 All Lander County **D2**

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

Frost Depth
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' from power line. **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

ZONING ZONE	SET BACK REQ:		
	Front	Side	Rear
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
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'

Minimum Under-floor Clearance 18"