



# North Lyon County Fire Protection District

195 East Main Street

Fernley, Nevada 89408

District Office (775) 575-3310 District Fax (775) 575-3314

## PLAN REVIEW APPLICATION FIRE AND LIFE SAFETY (Revised 1/2026)

All information below shall be provided. This document must be completed in its entirety, or the review may be rejected or suspended for lack of information.

### PROJECT INFORMATION

Residential Single     Residential Multi-Family     Commercial

New Construction     Remodel     Addition     Tenant Improvement

Project Name: \_\_\_\_\_

Project Address: \_\_\_\_\_ APN: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Project Phone: \_\_\_\_\_ Contact Person: \_\_\_\_\_

Project Square Footage: \_\_\_\_\_ Occupancy Classification: \_\_\_\_\_ (2024 IBC)

Type of Construction: \_\_\_\_\_ (2024 IBC) Special Application: \_\_\_\_\_ (2024 IBC)

Valuation of Project: \$ \_\_\_\_\_

### PROJECT DESCRIPTION

Building Use (Describe building use, type of business and material to be stored in detail)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### CONTRACTOR INFORMATION

Name or Firm \_\_\_\_\_

Address \_\_\_\_\_

Contact Number: \_\_\_\_\_ Fax: \_\_\_\_\_

City of Fernley Business License # \_\_\_\_\_

State of Nevada Contractor License # \_\_\_\_\_

## **PARCEL/OWNER INFORMATION**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

## **ARCHITECT/ENGINEER**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

The fee for each review is based on the valuation of the project. The valuation calculated will be applied to the fee schedule to determine the plan review fee. All aspects of the proposed project will be used in computing the valuation for which the review permit is issued, including all finish work, painting, roofing, plumbing, electrical, heating, cooling, specialty items and other permanent equipment related to building operation. Contract costs or actual values will not be accepted in determining the plan review fee for NEW CONSTRUCTION and REMODEL CONSTRUCTION. Contract fees will be accepted for automatic fire alarm systems, hood and duct systems and other similar reviews and upon submission of verification and or actual proof.

## **PLAN REVIEW FEES MUST BE PAID IN FULL BEFORE ISSUANCE OF A BUILDING PERMIT**

The North Lyon County Fire Protection District requires the following information for any and all plans submitted for review. Please check that all 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, North Lyon County Fire Protection and City of Fernley amendments to the code.*

- All documents shall be drawn to scale, with the scale provided. The documents shall include a north arrow.
- All documents shall indicate the location, nature, and extent of work to be performed and shown in detail that it will conform to the provisions of the above codes, laws, ordinances, rules, and regulations.
- 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, WIV, and/or PIV's for sprinkler systems shall be located in an approved location. All sprinkler risers shall be in an approved location 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. In other than Groups R-2, R-3, as applicable in Section 101.2, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces. An exit analysis shall be provided.
- A site plan showing the 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 un-sprinklered, 600 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 the time of building final. The plans shall be on 8 ½ x 11 paper, one sheet each. 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 shutoffs 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. Please provide two copies.

Architects – NRS 623: plans, specifications, reports, and other documents issued by a Nevada registered architect or residential designer for office use must be signed, stamped, 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 City of Fernley and State of Nevada Business License to submit plans and commence work in Fernley City limits/Lyon County.

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

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

**NAC 477.750 Fees; review by local government. (NRS 477.030, 477.031, 477.033, Lyon County Code Title 6)**

I certify that I have read and understand this application and state that the above information is correct. I agree to comply with all North Lyon County Fire Protection District (District) ordinances and State laws relating to building construction, and hereby authorize representatives of the District to enter the above-mentioned property for inspection purposes. I certify that I have a legal right to apply for this commercial building permit and to authorize entry. Additionally, I certify that this application is in conformity with all conditions, covenants, and restrictions, I have received all approvals required, and that all deed restrictions of record apply to and limit the use of this property.

I understand and agree that the District has no obligation to explain every requirement and ordinance to me prior to or during the course of this project. Furthermore, I understand that any and all District, City/County or State laws or ordinances are enforceable at any time, with or without prior notification. The issuance of a permit based on plans, specifications and other construction documents shall not prevent the District from thereafter requiring the corrections of errors in said plans, specifications and other construction documents, or preventing building operations be carried on there under when in violation of District, City/County or State laws or ordinances.

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*Signature*

*Date*

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*Print Name*

*Title (architect, contractor, etc.)*

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*Project Address*

**Complete this worksheet using the project criteria and attached fee schedule.**

Residential

Project Application fee (Section A on Fee Schedule) \$ \_\_\_\_\_  
Plan review fee (Section B on Fee Schedule) \$ \_\_\_\_\_  
Inspection fee (Section D on Fee Schedule)  
     Single family residential (\$ 0.00)  
     2 – 4 unit residential (\$65.00)  
     Multi-family residential (\$65.00 + 6.00/unit) \$ \_\_\_\_\_  
Sprinkler review fee (Add \$200.00) \$ \_\_\_\_\_  
**Total residential fee** \$ \_\_\_\_\_

Commercial

Project application fee (Section A on Fee Schedule) \$ \_\_\_\_\_  
Plan review fee (Section B on Fee Schedule) \$ \_\_\_\_\_  
Inspection fee (Section D on Fee Schedule) \$ \_\_\_\_\_  
Commercial hood review fee (Add \$100.00) \$ \_\_\_\_\_  
Sprinkler review fee (Add \$200.00) \$ \_\_\_\_\_  
Daycare facility fee (Add \$35.00) \$ \_\_\_\_\_  
Medical with gasses fee (Add \$120.00) \$ \_\_\_\_\_  
**Total commercial fee** \$ \_\_\_\_\_

**TOTAL FEES\*** \$ \_\_\_\_\_

**\* Any application for permit where the end-user of the location may use, store, or process any hazardous materials must complete a Hazardous Materials Permit in addition to this Plan Review application and may incur a Hazardous Materials Permit fee (Section C on Fee Schedule). Hazardous Materials Permit applications are available through the North Lyon Fire Protection District office.**

# Plan Review/Permit Fee Schedule

The fee for each review is based on the valuation of the project. The valuation calculated will be applied to the fee schedule to determine the plan review fee. All aspects of the proposed project will be used in computing the valuation for which the review permit is issued.

Section A	
Total Valuation of Project	Application Fee
\$1.00 – \$500.00	\$25.00
\$501.00 - \$2,000.00	\$75.00
\$2,001.00 - \$25,000.00	\$300.00
\$25,001.00 - \$50,000.00	\$500.00
\$50,001.00 - \$100,000.00	\$1,000.00
\$100,001.00 - \$500,000.00	\$3,750.00
\$500,001.00 - \$1,000,000.00	\$6,000.00
\$1,000,001.00 - \$5,000,000.00	\$9,500.00
\$5,000,001.00-\$8,000,000.00	\$12,500.00
\$8,000,001.00-\$10,000,000.00	\$15,000.00
\$10,000,001.00-\$30,000,000.00	\$20,000.00
Greater than \$30,000,001.00	\$30,000.00
Section B	
Type of Construction	Plan Review Fee
Residential single	\$15.00
Residential (2-4)	\$65.00
Residential Multi-Family Minimum \$65.00	Add \$6.00/unit
Commercial up to 5,000 sq. ft	\$145.00
Commercial 5,001 – 10,000 sq. ft	\$250.00
Commercial 10,000 – 100,000 sq. ft	\$300.00
Commercial 100,001 – 500,000 sq. ft	\$500.00
Commercial (Greater than 500,001 sq. ft)	\$700.00
Fire Sprinkler System	Add \$200.00
Section C	
Hazardous Materials IFC 2018 Part V	Additional Annual Permit Fee if applicable
Category I (Determination based on HMIS)	\$400.00
Category II (Determination based on HMIS)	\$1,450.00
Category III (Determination based on HMIS)	\$2,800.00
Hazardous Materials Disposal Site	\$5,800.00
Explosives / Blasting	\$1,000.00
Section D	
Inspection Type	Inspection Fee
Residential (Single Family)	No Charge
Residential (Multi-Family)	\$65.00
>10 Units	Add \$10.00/Unit
Commercial up to 5,000 sq. ft	\$100.00
Commercial 5,001-10,000 sq. ft	\$200.00
Commercial 10,001-20,000 sq. ft	\$250.00
Commercial 20,001-50,000 sq. ft	\$450.00
Commercial 50,001 -100,00 sq. ft	\$700.00
Commercial 100,001 – 300,000 sq. ft	\$800.00
Commercial 300,001 sq. ft and greater	\$1,000.00
Commercial Hood System	Add \$100.00
Medical Clinics (with medical gasses)	Add \$120.00
Hood Systems	Add \$100.00