



# Clark County Department of Building & Fire Prevention

4701 West Russell Road, Las Vegas, NV 89118 ~ (702) 455-3000

## Phased Design Buildings Building Permit Guide

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### Part I. General Information

The Phased Design Building Program was created to allow permits to be issued in phases for very complex facilities. The following are the minimum requirements to be provided by the developer and approved by the Clark County Department of Building, prior to any permits being issued or commencement of construction. This Program does not apply to amusement or transportation attractions or tenant improvements. Any holders of a Phased Design permit proceed at their own risk without assurance that a permit for the entire structure will be granted.

### Part II. Prerequisites

The following are the minimum requirements to be eligible for phased design and permitting:

- The project scope must exceed \$50,000,000 in valuation or the construction duration must exceed eighteen (18) months, from foundations to final Certificate of Occupancy.
- A preliminary meeting is required between the Department of Building, the owner or his representative and the various project designers to review the project scope, the proposed phased design schedule, the valuation of each proposed design phase and to answer any questions the owner or designers may have regarding the phased design process or code requirements. Please call (702) 455-3000 to schedule this required preliminary meeting.
- Two weeks prior to the preliminary meeting date, the following documents, are required to be submitted in electronic format (.pdf or .doc).
  - a. A list of owners, developers and design professionals associated with the project
  - b. A detailed description of the project
  - c. A preliminary construction schedule
  - d. The proposed phased design schedule, detailing the scope of work, the valuation and the permit application submittal dates of each proposed design phase.
  - e. A site plan indicating all existing and proposed property lines
  - f. Sufficient building elevations and cross-sections necessary to convey the overall project scope.

### Part III. Preliminary Meeting

The preliminary meeting will be scheduled by the Clark County Department of Building. The attendees must include the principal design professional, the developer/owner or their representative, the developer's architect, structural engineer, mechanical engineer, electrical engineer, civil engineer and contractor. Clark County will provide appropriate staff representing Public Works Development Review, Building Plans Examination, Building Filed Services, Current Planning Zoning Plans Check and the Fire Department and other appropriate County department/agency representatives as requested.

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**The developer shall provide the following information for this meeting:**

- A detailed description of the entire project and property ownership.
- A site plan indicating all existing and proposed property lines.
- A sufficient number of building elevations and cross sections necessary to convey the overall scope of the project.
- A preliminary construction schedule.
- A detailed narrative of the scope of work proposed for each design phase.
- A preliminary proposed phased design permit application schedule.
- Copies of the land use approvals and any conditions of approval from the Clark County Board of Commissioners.

**The Department of Building will provide the following information:**

- Answer questions regarding building, civil, fire, and zoning code requirements.
- Describe construction limits which will be placed on each of the proposed phased design applications.
- Provide permit and plan review fee information.
- Describe procedures for all phased design permit applications, including plan revisions.
- Review the proposed phased design application and describe any necessary modifications to the preliminary application.

**Part IV. Application for Phased Design**

- The final phased design application and phased design schedule must be submitted and approved by the Department of Building, Manager of Plans Examination. The application form and proposed phasing schedule is attached at the end of this guide.
- A completeness review must be performed prior to submitting for a phased design permit application. Please call (702) 455-3000 to schedule the completeness review.

**Part V. Phase I Design: Life Safety Package**

Phase I of the phased design process is the submittal of the Life Safety Package. A copy of the approved Phased Design Schedule is required to be included with these construction documents. These construction documents must be submitted for review a minimum of 30 days prior to the submittal of the subsequent phased permit application and includes the following:

- Two (2) Sets of the Fire Protection Report, if required.

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- Two (2) Sets of the Master Exit Plans, which must include the design summary, building code analysis and all passive fire protection design elements.
  - Two (2) Sets of the Site Plans, which indicate all existing and proposed property lines, easements, and fire department access, all accessibility routes on the property from parking spaces, between buildings and from the right-of-way, all on-site parking (identifying all accessible and van accessible spaces and parking calculations), all buildings/structures and separation distances.
  - Two (2) Sets of Utility Plans, indicating all fire hydrant locations and all underground plumbing, electrical and mechanical, if applicable.
  - Applications for any known alternate materials/alternate methods which may be required.

## **Part VI. Phase II Design: Grading/Foundations**

The second phased design submittal package is typically the grading and the foundations of each of the buildings or structures, dependent upon the approved phased design schedule. Three (3) complete sets of plans are required. The required construction documents include the following:

- Development summary sheet indicating the following
  - Project's complete scope of work and valuation for the design phase.
  - Assessor Parcel Number (APN).
  - Owner's name and address.
  - Design Summary/Code Analysis including:
    - a. Proposed building uses/occupancies.
    - b. Mixed-Use design analysis (separated versus non-separated uses).
    - c. The type(s) of construction.
    - d. Allowable building height(s) and area(s) analysis, itemized by each proposed use.
    - e. Occupant loads of each building(s), itemized by each proposed use.
    - f. Fire protection design, including all passive and active elements and design criteria.
    - g. Minimum plumbing facilities analysis.
    - h. Accessibility Analysis.
    - i. Energy Compliance Report/Analysis.
- A complete grading and drainage plan, including landscape and irrigation, any temporary or permanent dewatering system for the entire site.
- Two (2) Sets of Geotechnical Reports prepared by a Nevada registered civil engineer.
- Site/Utility Plans, clearly indicating the scope of work for the phase.
- Complete structural foundation plans, two (2) sets of calculations, for the design phase, and all other supportive data for that phase.
- All electrical, mechanical and plumbing plans associated with the scope of work proposed for the foundation design phase.
- Electrical power distribution plans, including all grounding and bonding.
- Architectural reference plans of the exterior elevations for each building or structure within the design phase.

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- Architectural reference floor plans of the first floor for the building(s) within the design phase.

## Part VII. Crowd Control Plan

The third phased design submittal is typically the entire structural design of each building or for the entire project, dependent upon the approved phased design schedule. Three (3) complete sets of plans are required for each phased permit application. The required construction documents include the following:

1. Complete sets of all structural plans, two (2) sets of calculations, and all other supportive data.
  2. Complete exterior wall cladding designs, including all structural connection details and edge of slab protection details.
  3. Stairs, handrails and guards and associated cross-sections and details.
  4. All electrical, mechanical and plumbing plans associated with the scope of work proposed for the structural design phase (i.e. concrete or masonry embeds, etc.).
  5. Electrical power distribution plans, including all grounding and bonding.
  6. Steel fireproofing plans and schedules which must include:
    - Structural framing backgrounds with hourly fire-resistance ratings
    - Fireproofing schedules
    - A handout titled “Fireproofing for Steel Construction Guide” can be obtained from our website in our How-To Guides section titled: **Fireproofing for Steel Construction - Building Permit Guide**
    - Additional submittal requirements for Structural Steel Fireproofing Plans can be obtained from:  
our website in the Plan Review Division, in the Standard Designs section titled:  
F-101 Requirements For Structural Steel Fireproofing Plan
- Architectural reference plans of the exterior elevations for each building proposed for the design phase.
  - Architectural reference floor plans of each floor for the building(s) proposed for the design phase.

## Part VIII. Phase IV Design: Complete Architectural, Electrical, Plumbing and Mechanical Designs

The fourth phased submittal package is typically the complete architectural, electrical, mechanical and plumbing designs either by individual building(s) or for the entire project, dependent upon the approved phased design schedule. The required construction documents include the following:

- **Architectural plans for the scope of work in the design phase, including:**
  - Design Summary/ Code Analysis, including:
    - a. Mixed-Use design analysis (separated versus non-separated uses)
    - b. The type(s) of construction.
    - c. Allowable building height(s) and area(s) analysis, itemized by each proposed use.
    - d. Occupant loads of each building(s), itemized by each proposed use.
    - e. Fire protection design, including all passive and active elements and design criteria.
    - f. Minimum plumbing facilities analysis
    - g. Accessibility Analysis
    - h. Energy Compliance Report
  - Floor plans which indicate the use of each space and all wall types.
  - Exterior and interior elevations.
  - Fire protection plans, indicating all fire walls, fire barriers, shaft enclosures, fire partitions, smoke barriers, smoke partitions, horizontal assemblies, penetrations, fire-resistant joint

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systems, opening protective's, exit enclosures and all construction details and fire-stopping methods.

- Roof and reflective ceiling plans.
  - Interior and exterior wall plans, including all wall framing details, fire-resistance-rating details and connection to structure details.
  - Exterior wall cladding systems, including EFIS, curtain walls, store fronts, etc. and all edge of slab protection details, if applicable.
  - Furniture and fixture plans per floor.
  - Fixed seating plans for all possible event configurations, if applicable.
  - Building cross-sections, indicating all minimum energy conservation requirements and sound transmission requirements.
  - Door & window schedules including, fire-resistance ratings, and minimum energy fenestration ratings (U-values and SHGC).
  - All necessary architectural details.
  - Stairs, handrails and guards and associated cross-sections and details.
  - Interior and exterior floor, wall and ceiling finishes, schedules and details.
- **Mechanical/Plumbing Plans for the scope of work, including:**
- Site Utility Plan, indicating cooling towers, fire pumps, private and public sewer lines, manholes, cleanouts, materials, sizing, slopes.
  - Mechanical & plumbing floor plans, indicating all fire-resistance rated walls and horizontal assemblies and the required duct and air transfer opening protection.
  - (2) Sets of mechanical energy conservation compliance calculations, based on the IECC.
  - All equipment and fixture schedules, for both plumbing and mechanical.
  - Provide calculations for minimum outside air ventilation requirements.
  - All refrigeration systems, refrigerant classifications, machinery rooms, and piping.
  - All smoke control and smoke exhaust designs, if applicable.
  - Duct and register materials, sizes and support methods for supply, return, outside air, environmental air, product conveying systems, commercial hoods and kitchen ventilation.
  - Vertical riser diagrams for all multi-story structures, for DWV, water, gas and mechanical ventilation systems.
  - Seismic restraint design and details of all required mechanical and plumbing elements, if applicable.
  - Locations and functions of all smoke/fire detectors and duct smoke detectors.
  - Locations of all smoke/fire dampers.
  - Location and programming of all control devices.
  - Waste & vent materials, sizing and isometric layouts.
  - Water supply & distribution materials, sizing, calculations and isometric layouts.
  - Indirect waste, materials, sizing, cleanouts.
  - Fuel gas piping, design pressures, regulator locations, and shut-off valves. If Medium or High Pressure gas are to be used an approval letter from Southwest gas is required.
  - Combustion air openings and details.
  - All gas venting sizing, terminations & details.
  - Cross-connection control devices.
  - Primary and Secondary Roof drainage piping plans and calculations.
  - Sand & oil and grease interceptors, with calculations.
- **Electrical Plans for the scope of work including:**
- Electrical site plan identifying all site lighting, utility transformer(s), service location(s), emergency generator location(s) and fire pump(s).

- Electrical floor plans for lighting, power, communications and all special systems with all circuits clearly identified.
- Provide ¼" = 1'-0" scale drawings of all electrical rooms, elevator machine rooms, generator rooms and fire pump rooms.
- Electrical symbol schedule and legend.
- Switchboard and panel board schedules with A.I.C ratings, specifications and loads clearly shown.
- Provide electrical specifications for all HVAC and Refrigeration equipment and all other mechanical equipment.
- Lighting fixture schedule, coordinated with IECC lighting compliance report.
- Show locations of all normal and emergency panel boards and distribution equipment, etc.
- Power distribution plans and single-line diagrams, indicating size and types of all transformers, conduit, conductors, over-current protection, grounding and bonding, for all distribution boards, switchboards, panels and services, including all electric utility information.
- All raceways, wiring methods, materials, feeder sizes and circuits.
- All over current protection.
- Bus bracing, fault-current calculations.
- Complete electrical load calculations per Article 220.
- Seismic restraint design and details of all required electrical elements, if applicable.
- Energy compliance calculations for lighting based on the IECC and local amendments.
- Protection of emergency and standby systems.
- All egress Illumination and egress identification.
- All systems supplied by emergency and standby power.

## Part IX. Permits

Permits for construction will only be issued after the phased design application has been submitted, reviewed and approved. The number of permits issued on a single project will vary based on the number of separate design phases for which plans are submitted. It will be at the discretion of DSBD to determine the number of plans and information to be submitted prior to issuing permits for the next design phase.

Close control will be maintained to assure that the latest approved plans are on the job site and that construction does not proceed beyond the permitted scope of work. Construction will be stopped if it progresses beyond the scope of work for which permits have been issued.

### ▪ Grading Permits:

- A phased permit for grading only may be obtained separately for the entire project site. This permit includes excavation only for the foundation and may include on-site drainage channels and underground box culverts.
- If a site contains multiple buildings, a grading permit will be required for the entire site. Grading permits will not be issued for partial sections.
- Grading only permit fees will be based on Table 3-F of the Clark County Building Administrative Code.

### ▪ Foundation Permits:

- A foundation only permit may be obtained when submitted and approved as a separate design phase.
- The scope of work for a Foundation only permit is limited to the concrete work for footings, piles and slabs-on-grade, up to and including the finished floor elevation. This work includes:

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- Vertical rebar dowels extending above slab-on-grade which are necessary to tie into columns or walls.
  - Retaining walls (concrete or masonry) to support a slab-on-grade.
  - The foundation plans shall clearly indicate the assumed design loads being transferred to the foundation.
  - Retaining walls for basements.
  - Bolts or embed plates cast in the slab-on-grade.
  - Temporary and/or permanent dewatering systems, as required by the geotechnical report.
  
  - All under-slab utilities (electrical, mechanical and plumbing) must also be included in the approved plans and permit.
  - Foundation only permit fees will be based on valuation and Table 3-A of the Clark County Building Administrative Code.
  - Items NOT included in a foundation only permit:
    - Columns above finished grade.
    - Walls above finished grade.
    - Any elevated slabs (i.e., slabs over basements).
    - Any construction above surrounding ground level.
  
  - **Structural Permits:**
    - Structural permits include the full structural elements of a building and may or may not include the foundation. There are a limited number of structural permits we will issue for one structure and we will not have more than one permit for an entire hotel tower portion of the phased structural permits.
    - Structural permit fees will be based on valuation and Table 3-A of the Clark County Building Administrative Code.
  
  - **Building Permits:**
    - Building permits will be issued as approved for the scope of work described and approved in the Phased Design Agreement.
    - Building permit fees will be based on valuation and Table 3-A of the Clark County Building Administrative Code.
  
  - **Plumbing, Mechanical and Electrical Permits:**
    - Plumbing, mechanical and/or electrical permits will be issued for the scope of work as described and approved in the Phased Design Agreement.
    - Plumbing, mechanical and electrical permit fees will be based on valuation and Table 3-A of the Clark County Building Administrative Code.
  
  - **Site Plumbing and Electrical Permits:**
    - Site plumbing and/or electrical permits for underground work will only be issued after grading or foundation permits have been issued.



## Department Of Building & Fire Prevention Locations & Services

<b>MAIN OFFICE</b> 4701 W. Russell Road Las Vegas, NV 89118 (702)455-3000	On-Site Plan Submittals All "Walk-Through" Plan Review / Permitting Functions Residential Tract Submittal / Permitting All Sub-Trade (Electrical, Plumbing & Mechanical) Permitting Building Inspection Scheduling Functions Fire Prevention Inspection Services Records	Temporary Certificate of Occupancy Submittals Building Inspections Building Inspector Inquiries Amusement / Transportation Systems Operation Certificates Approved Fabricators Quality Assurance Agency Listing
<b>LAUGHLIN OFFICE</b> Regional Government Center 101 Civic Way Laughlin, NV 89029 (702)298-2436	Building Inspection Services Fire Prevention Inspection Services	
<b>OVERTON OFFICE</b> 320 North Moapa Valley Blvd. Overton, NV 89040 (702)397-8089	Building Inspection Services Fire Prevention Inspection Services	

### Automated Phone System (702) 455-3000

- Option 1:** For all Inspection services or to report a building code violation.
- Option 2:** For information regarding on-site permits or new plan submittals.
- Option 3:** For the Building Plans Examination division or QAA information.
- Option 4:** For the Zoning Plans Examination division.
- Option 5:** For information or copies regarding land development, construction documents, plans or permits.
- Option 6:** To speak with Management staff.
- Option #:** For hours of operation, Office location and website information.

### Other Clark County Departments/Divisions/Districts

Air Quality & Environmental Management	500 S. Grand Central Parkway, Las Vegas NV	(702) 455-5942
Public Works, Development Review Services	500 S. Grand Central Parkway, Las Vegas NV	(702) 455-6000
Comprehensive Planning	500 S. Grand Central Parkway, Las Vegas NV	(702) 455-4314
Fire Department	575 E. Flamingo Road, Las Vegas NV	(702) 455-7316
Las Vegas Valley Water District	1001 S. Valley View Boulevard, Las Vegas NV	(702) 870-2011
Southern Nevada Health District	625 Shadow Lane, Las Vegas NV	(702) 759-1000
Water Reclamation District	5857 E. Flamingo Road, Las Vegas NV	(702) 668-8888

### State of Nevada

Division of Water Resources	400 Shadow Lane, Suite 201, Las Vegas NV	(702) 486-2770
Nevada State Contractors Board	2310 Corporate Circle, Suite 200, Henderson NV	(702) 486-1100

### Utilities

Nevada Power	6226 W. Sahara Avenue, Las Vegas NV	(702) 402-5555
Southwest Gas	5241 Spring Mountain Road, Las Vegas NV	(877) 860-6020

<http://www.clarkcountynv.gov/building>