



COUNTY OF NEVADA COMMUNITY DEVELOPMENT AGENCY BUILDING DEPARTMENT

## Building Codes and Design Criteria

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### CURRENT CODES

2025 California Building Code (CBC)  
2025 California Residential Code (CRC)  
2025 California Electrical Code (CEC)  
2025 California Wildland Urban Interface Code (CWUIC)  
2025 California Mechanical Code (CMC)  
2025 California Plumbing Code (CPC)  
2025 California Energy Standards  
2025 California Fire Code  
2025 California Green Building Standards Code

[Title 14 of the Nevada County Code](#) amends the California Building Standards Code.

### REFERENCE STANDARDS

Loading: ASCE 7-22  
Wood: NDS-2024 and SDPWS-2021  
Concrete: ACI 318-19  
Masonry: TMS 402-2022 and TMS 602-2022  
Structural Steel: AISC 360-22 and AISC 341-22

The 2025 California Codes are available for purchase from the International Code Council at [www.iccsafe.org](http://www.iccsafe.org) and may viewed online at <https://www.dgs.ca.gov/BSC/Codes>.

LIVE LOADS per 2025CBC Table 1607.1

## **WIND DESIGN**

Per ASCE 7-22 Chapters 26 - 31

Residential structures designed per the 2025 CRC have a  $V_{ASD}$  of 85mph and a  $V_{ult}$  of 110mph.

Risk Category: (see 2025 CBC Table 1604.5)

- I Miscellaneous Occupancy
- II Standard Occupancy (not I, III, or IV)
- III High Occupancy
- IV Essential Facility, Hazardous Facility

Wind speed values are per the [ASCE Hazard Tool](#). See below for special wind region in eastern Nevada County.

Areas above 4000' elevation and east of Kingvale are in a special wind region per the California Building Code. The basic design wind speeds (V) are

Risk Category I =110 mph

Risk Category II = 120 mph

Risk Category III & IV=130 mph

Wind Exposure Category: B or C depending on building height, terrain, and surface roughness:

Exposure B: Terrain with buildings, forest, etc. 20' or more in height covering at least 20% within 1 mile of the site.

Exposure C (Used as default value): Flat and generally open terrain within ½ mile or more from the site.

### **SEISMIC DESIGN**

All of Nevada County is in seismic design category D. See the [ASCE Hazard Tool](#) for more detailed information.

### **FOUNDATION DESIGN VALUES - WITHOUT A SOILS REPORT**

Foundations shall be designed for Class 5 soil materials as specified in 2025 CBC Table 1806.2 unless a soils investigation report is provided by a registered design professional to substantiate higher design values.

Load-Bearing Values for Class 5 Material (2025 CBC Table 1806.2): Allowable Bearing Pressure = 1500 psf.

The presumptive soils bearing pressure in areas above 4000' elevation is 2000 psf.

The Building Official may require a soils report or geotechnical report in areas with steep slopes, disturbed soils, questionable soils, or areas known to contain highly expansive soils.

### **SNOW LOADS**

To find the ground snow load look up the parcel the [ASCE Hazard Tool](#).

Residential structures proposed in areas where the ground snow loads exceed 70 psf require design by a Registered Design Professional (California Licensed Engineer or Architect) per CRC R301.2.3.

### **Minimum Roof Snow Loads for Manufactured Homes**

## Elevation (Feet) Minimum Roof Snow Load

0 - 2000 20 psf

2001 - 3000 30 psf

3001 - 4000 60 psf

4001 - 5000 80 psf

Over 5000 see snow load chart above

## **FLOOD ZONE**

To determine if a property is in a FEMA flood hazard zone go to the [FEMA Flood Map Service Center](#).

A flood Elevation Certificate is required for new construction or substantial improvements to existing structures in the flood zone. Substantial Improvement is defined as 50% or more of the market value of the existing structure with depreciation of the existing structure taken into account. See the [National Flood Insurance Program Terminology Index](#) for definitions.

Information about the National Flood Insurance Program can also be obtained from [FEMA's website](#).

## **SPECIAL INSPECTIONS**

Special Inspection is required in accordance with 2025 CRC R109.1.5.2 and CBC Chapter 17.

Special inspectors must be employed by the owner and approved by the Nevada County Building Department. Special inspectors not already approved by the Nevada County Building Department must submit a Statement of Qualifications and verification of current ICC (or equivalent) certification for the particular item they will be inspecting. A list of Nevada County approved special inspectors can be found on the [Special Inspection and Testing Form](#).

## **WILDLAND URBAN INTERFACE (WUI)**

Building construction in the Wildland Urban Interface (WUI) area must be in accordance with the 2025 Wildland Urban Interface Code. A list of [approved building materials](#) can be found on the CALFire Website.

## **ADDITIONAL INFORMATION**

Go to the [Nevada County Building Department website](#) for additional information.

You can find some parcel-specific design criteria like parcel elevation, climate zone, and wind exposure on the [My Neighborhood Interactive Map](#).