



City of Fernley
Building Division
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Building Permits
Building Inspection
Building Plan Review
Disaster Assessment
Code Enforcement

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Building Department Handout

ELECTRICAL IN COMMERCIAL OUTBUILDING

A Building Permit is required for all improvements, and often with proper documentation, an over the counter permit can be used. A floor plan signed by a license electrical contractor is required to show existing and new electrical improvements. It is the owner or contractor's responsibility to become familiar with the adopted code requirements. There is no "Owner Builder" in Commercial applications, and the owner or contractor shall become familiar with requesting and completing all the required inspections.

1. Number of electrical fixtures: _____ outlets _____ switches _____ lights _____ other
2. If the applicant is NOT familiar with electrical installation or the NEC, the installer should obtain a simple wiring booklet, which is written to comply with the 2017 National Electric Code (NEC). This type of book will contain more specific information regarding wiring methods, wire sizes, supports, sub panels, overcurrent protection, connections, fixtures, working space, safety precautions, grounding, branch circuits, etc. There are various requirements that cannot be covered in a handout.
3. Inform the Building Department if an upgraded service will be necessary. Normally one service is permitted, but there can be multiple services with different address.
4. All structures shall have a means of disconnect within thirty feet of the structure.
5. All garage and outbuilding outlets shall be GFCI (ground fault circuit interrupter) protected. See NEC Code for specific exceptions.
6. All wiring shall be run vertically down the studs and securely stapled. If run horizontally the wire shall be protected from damage by conduit, sheetrock, plywood, etc.
7. Provide individual grounding system when more than (1) circuit is provided. If a four wire system is run on one circuit from the service a new ground system is not required.
8. Overcurrent protection shall be provided per the N.E.C. Overcurrent protection requires the breaker to be rated for the amperage of the wire. #12 wire/20 amp breaker, #10 wire/30 amp breaker. See NEC for further information.
9. Ground wire and neutral wires in a sub-panel shall be separated as per NEC 250.142(b) & 250-32(b). This is required for garages and similar outbuildings or for any sub-panel.
10. Electrical conduit
 - a. Underground conduit can be DB 60 and 120. All conduits above ground shall be an approved schedule 80 conduit.
 - b. Conduit shall be protected and buried a minimum of 18" from finished grade.
 - c. Direct burial wire of Type UF, USE may be installed 24" from finished grade.
 - d. The Building Department may NOT inspect all underground installations.
 - e. Red Warning tape has to be applied 12" above underground conductors.
11. Feeder wires for the garage shall not be serviced from a manufactured/mobile home unless approved by the Manufactured Housing Division.