

NEW OUTBUILDING REQUIREMENTS

Building a new outbuilding in Galena Country Estates requires matching Homeowners Association (HOA) architectural covenants with Washoe County building codes. Because this area sits in a Wildland-Urban Interface (WUI) zone, specific structural precautions apply for moderate-risk classifications.

A **Washoe County building permit** is required for outbuildings exceeding standard small-scale exemptions (typically sheds over 200 square feet or those with plumbing/electrical).

WUI Construction and Fire Standards

- **Roofing Material:** Must use an approved Class A fire-rated roof assembly (such as metal, concrete tile, or heavy asphalt shingles) to prevent ignition from airborne embers.
- **Vents and Openings:** Attic, floor, or crawl space vents must be protected with non-combustible, corrosion-resistant wire mesh (typically 1/4-inch or tightly woven fine mesh) with maximum openings of 1/8-inch to block burning embers.
- **Exterior Walls and Projections:** Siding or exterior framing should be ignition-resistant, heavy timber, or constructed with approved non-combustible materials. Unenclosed accessory structures or attached overhangs/decks face stricter one-hour fire rating rules.

Defensible Space and Setback

- **30-Foot Buffer Zone:** Property owners in moderate hazard zones must maintain a 30-foot radius of cleared or modified hazardous vegetation around the new outbuilding.

Information required in your submittal:

Location of the outbuilding in relation to the property line and other buildings including the house and garage (must be 30-feet from existing buildings)

Building dimensions including height

Building materials for the roof and walls