

SUMMARY: An ordinance amending the Washoe County Code by repealing chapter 60 concerning fire prevention and protection, and by enacting a new chapter 60 containing provisions that adopt and amend international fire and wildland-urban interface codes.

BILL NO. 1697

ORDINANCE NO. 1516

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY REPEALING CHAPTER 60 IN ITS ENTIRETY, AND BY ENACTING A NEW CHAPTER 60 CONCERNING FIRE, BUILDINGS, AND WILDLANDS, CONTAINING PROVISIONS OF THE FIRE AND WILDLAND-URBAN INTERFACE INTERNATIONAL CODES, AMENDMENTS TO THE SAME, AND VIOLATIONS, AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1 Chapter 60 of the Washoe County Code is hereby repealed in its entirety.

SECTION 2 The Washoe County Code is hereby amended by adding thereto a new chapter to be designated as chapter 60 and to consist of the provisions set forth in section 3 of this ordinance.

SECTION 3 -

CHAPTER 60
FIRE PREVENTION AND PROTECTION

SECTION 100
ADOPTED CODES, DEFINITIONS, ENFORCEMENT

60.100.10 Adopted Codes. The following recognized codes, copies of which are on file in the office of the county clerk, are hereby adopted by Washoe County together with the supplements, listed changes, additions and deletions as noted, all of which are incorporated herein by this reference:

1. International Fire Code ("IFC"), 2012 Edition, chapters 1 through 80 and Appendices B, C, F, H and I, as amended herein.
2. International Wildland-Urban Interface Code ("IWUIC"), 2012 Edition, chapters 1 through 7 and Appendices A, B and C, as amended herein.

60.100.20 Amendments to IFC-IWUIC. The IFC and IWUIC are hereby amended and changed according to the amendments set forth in this Chapter 60, including without limitation the 2012 Northern Nevada Fire Amendments, developed by the Northern Chapter of the International Code Council, attached hereto as Exhibit "A" and incorporated herein by this reference.

60.100.30 Definition of words and terms. As used in the adopted codes and Chapter 60, inclusive, of the Washoe County Code:

1. "Adopted codes" shall mean the codes listed in Section 60.100.10, as amended by this Chapter 60.
2. "Chief," "Code Official," "Fire Chief," or "Fire Code Official," shall mean the designated person, entity, or fire official.
3. "Department" shall mean the designated entity or fire district.
4. "FEMA" shall mean the Federal Emergency Management Agency.
5. "Fire Code" shall mean the county's adopted and amended version of the IFC and IWUIC.
6. "Jurisdiction" and other similar terms shall be construed to mean the unincorporated area of Washoe County, Nevada, or applicable fire protection district that has adopted Chapter 60 of the Washoe County Code, as the context requires.
7. "Municipality," "city" and other similar terms shall be construed to mean the unincorporated area of Washoe County or applicable fire protection district that has adopted Chapter 60 of the Washoe County Code, as the context requires.
8. "NAC" shall mean the Nevada Administrative Code
9. "This code" shall mean the Fire Code of Washoe County.
10. "WCC" shall mean the Washoe County Code.

60.100.40 Enforcement.

1. In those areas of Washoe County that do not lie within the boundaries of an organized fire protection district, the board of county commissioners may designate, by contract or otherwise, a person or entity empowered to enforce the provisions of this code.
2. In those areas of Washoe County that lie within the boundaries of an organized fire protection district, the adopted codes shall be enforced by the designated fire official as determined by the district board.

60.100.50

IFC 2012, CHAPTER 1

SCOPE AND ADMINISTRATION

Amend Section 101.1 Title, to read as follows:

101.1 Title. These regulations shall be known as the *Fire Code*

Amend Section 102.3 Change of use or occupancy, to read as follows:

102.3 Change of use or occupancy. No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the *International Building Code*. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code and the *International Building Code* for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

102.3.1 Business license inspection. No change shall be made in the owner of a business or in a business type within any building without an inspection from the fire code official through

the business license process to assure compliance with the fire and life-safety provisions of the County and the adopted fire codes and standards.

Amend Section 102.7 Referenced codes and standards, to read as follows:

102.7 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 80 and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.7.1 and 102.7.2. The most current published edition of each referenced National Fire Protection Association standard shall be included.

102.7.3 Gas, plumbing and electric codes. When this code references the International Fuel Gas Code, NFPA 54 shall be substituted. When this code references the International Plumbing Code, the Uniform Plumbing Code as adopted by the jurisdiction shall be substituted. When this code references the International Electrical Code, the National Electrical Code shall be substituted.

Amend Section 103.2 Appointment, to read as follows:

103.2 Appointment. The *fire code official* shall be appointed by the chief appointing authority of the jurisdiction.

Delete Section 103.3 Deputies.

Delete Section 108 Board of Appeals

Add whole new section 108 Appeals on Approvals and Reviews

108.1 General. The applicant, the department, and any person or public agency who can demonstrate a direct and immediate impact caused by an action of the fire code official or the department on any application for or review of a map, permit or other such land use approval may appeal as provided in this section. The appeal stops any field work involved in the matter under appeal until final resolution of the appeal, unless otherwise authorized in writing by the fire chief. The request for appeal shall cite detailed reasons and be made on forms prepared by and shall be submitted to the department together with a filing fee as posted by the department. However, those appeals in matters arising out of a building or grading permit or any land use development approval must be appealed through the department or government agency responsible for that permit or approval pursuant to its respective appeal process. All appeals made pursuant to this section, including those processed through another department or agency, shall first be considered by a technical review board at no additional cost to the appellant.

108.2 Technical Review Board. A decision or other action of the fire code official or the department as described in Section 108.1 may be appealed but first must be reviewed by a technical review board. The board shall be created by the fire chief as needed. The board shall examine the decision or action at issue to determine whether it is supported by substantial evidence, is reasonable, is not arbitrary, and is within the intent and purpose of this Fire Code. The board's decision shall be made in writing and served on both parties, either by personal delivery or by a combination of posting by certified mail return receipt requested and regular mail, within 10 business days of the filing of the request for appeal. Any reasonable continuance

must be agreed to in writing by the parties prior to the expiration of the 10 business days. If the decision of the technical review board is rejected by any party then the request for appeal may proceed as set forth in Section 108.3 below. The technical review board may adopt rules of procedure for conducting its business.

108.2.1 Qualifications. When the fire chief convenes this technical review board the fire chief shall nominate three members chosen from a single list of at least 6 qualified residents of the jurisdiction. This list shall be promptly compiled by both parties. The three members must be qualified by experience and training to pass on matters pertaining to the specific fire codes at issue and shall not be employees of the jurisdiction nor related by blood or personal interest to any persons involved with the parties. The nominated board members must be approved by the chair of the jurisdiction's governing body.

108.3 Appeal. If the decision of the technical review board is rejected by any party then the request for appeal may proceed to the county board of adjustment except for appeals of those decisions or actions of the fire code official or department that do not arise out of a building or grading permit or any land use development approval but rather are confined to a fire code matter. In the case of the former, the appellant must provide written notice to the department, within 5 business days of receipt of the decision by the technical review board, of whether appellant will proceed with appeal to the board of adjustment. Appellant's failure to timely provide this notice shall constitute a withdrawal of the request for appeal. In the case of strictly fire code matters, the appellant may pursue judicial review.

108.4 Judicial Review. Any person aggrieved by the decision of the board of adjustment or the technical review board, as may be applicable pursuant to section 108.3 above, may appeal that decision to the state district court located in Washoe County by filing a petition for judicial review within 25 calendar days after the date of the filing of notice of the decision with the Washoe County Clerk's office.

Delete Section 109 Violations

Add whole new section 109 Enforcement

109.1 Unlawful acts; Public nuisance. It shall be unlawful, and constitute a public nuisance, for a person, firm or corporation to erect, construct, alter, repair, remove, demolish or utilize a building, occupancy, premises, outdoor area or system regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

109.2 Notice of administrative penalty. When the fire code official finds a building, premises, vehicle, storage facility or outdoor area that is in violation of this code, the fire code official is authorized to prepare and serve a notice of administrative penalty pursuant to WCC Chapter 125 and shall select whether to enforce by criminal, civil or administrative process, or a combination thereof, as permitted under this code or WCC Chapter 125.

109.3 Compliance; Prosecution; Tampering. The notice of administrative penalty shall be complied with by the owner, operator, occupant or other person responsible for the condition or violation to which the notice of administrative penalty pertains. Failure to promptly comply as provided in the notice of violation shall authorize the fire code official to proceed with enforcement as set forth in the notice and this code and WCC Chapter 125. Signs, tags or seals

posted or affixed by the fire code official shall not be mutilated, destroyed or tampered with or removed without written authorization from the fire code official.

109.4 Penalties. Persons who violate a provision of this code or shall fail to comply with any of the requirements thereof or who erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official or a permit or certificate used under provisions of this code, shall be subject to the penalties as described in the notice of administrative penalty issued pursuant to Section 109.2 above, including without limitation possible abatement, summary abatement, stop work orders or criminal conviction, fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Amend Section 111.4 Failure to comply, to read as follows:

111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to possible criminal, civil or administrative penalties, or a combination thereof, as the fire code official shall determine and prosecute, to include without limitation possible abatement, summary abatement, penalties, or criminal conviction, fine and imprisonment. Each day that such work occurs in violation of the order shall be deemed a separate offense. 60.100.60

IWUIC 2012, CHAPTER 1

SCOPE AND ADMINISTRATION

Delete 103.3 re deputies

Amend Section 109.2 Enforcement, to read as follows:

109.2 Enforcement. Enforcement shall be in accordance with International Fire Code section 109 as adopted by the Authority Having Jurisdiction.

Delete Section 109.4 Compliance with orders and notices, including all its subsections.

Add new Section 109.4 Compliance with orders and notice, to read as follows:

109.4 Compliance with orders and notices. Compliance with orders and notices shall be in accordance with International Fire Code Section 109 as adopted by the Authority Having Jurisdiction.

Amend Section 114.4 Failure to comply, to read as follows:

114.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the provisions set forth in International Fire Code section 111.4 as adopted by the Authority Having Jurisdiction

[2012 Northern Nevada Fire Amendments, developed by the Northern Nevada Chapter of the International Code Council, are attached as Exhibit "A"]

SECTION 4. The provisions of this ordinance shall be in full force and effect on September 24, 2013.

Proposed on the 13th day of August, 2013.

Proposed by Commissioner Hartung

Passed on the 27th day of August, 2013.

Vote: 3-1

Ayes: DAVID HUMKE, Marsha Belchisler, Vaughn Hartung

Nays: Kitty Jung

Absent: Bonnie Weber

And [Signature]
CHAIR
WASHOE COUNTY COMMISSION

ATTEST:

[Signature]
County Clerk

EXHIBIT A

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Part One

2012 International Fire Code

Section 202 Definitions.

Amend Section 202 to read as follows:

HIGH-RISE BUILDING. A building with an occupied floor located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access.

Institutional Group I-1. This occupancy shall include buildings, structures or parts thereof for more than 16 persons who reside on a 24-hour basis in a supervised environment and receive custodial care. The persons receiving care are capable of self preservation. All portions of a care facility which houses patients or residents which is classified by the State Board of Health as 'Category 2,' and which has an occupant load of more than 10 residents, is classified as an 'I-1' occupancy classification. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
- Assisted living facilities
- Congregate care facilities
- Convalescent facilities
- Group homes
- Half-way houses
- Residential board and custodial care facilities
- Social rehabilitation facilities

Five or fewer persons receiving care. A facility such as the above with five or fewer persons receiving such care shall be classified as Group R-3 or shall comply with the *International Residential Code* provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or *International Residential Code* Section P2904.

Six to sixteen persons receiving care. A facility such as above, housing at least six and not more than 16 persons receiving such care, shall be classified as Group R-4.

Institutional Group I-4, day care facilities. This group shall include buildings and structures occupied by more than six persons of any age who receive custodial care for less than 24 hours by persons other than parents or guardians, relatives by blood, marriage, or adoption, and in a place other than the home of the person cared for. This group shall include, but not be limited to, the following:

- Adult day care
- Child day care

Classification as Group E. A child day care facility that provides care for more than six but no more than 100 children 2 1/2 years or less of age, where the rooms in which the children are cared for are located on a *level of exit discharge* serving such rooms and each of these child care rooms has an *exit* door directly to the exterior, shall be classified as Group E.

Within a place of religious worship. Rooms and spaces within places of religious worship providing such care during religious functions shall be classified as part of the primary occupancy.

Five or fewer occupants receiving care. A facility having six or fewer persons receiving custodial care shall be classified as part of the primary occupancy.

Five or fewer occupants receiving care in a dwelling unit. A facility such as the above within a dwelling unit and having six or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the *International Residential Code*.

Residential Group R-1. Residential occupancies containing sleeping units where the occupants are primarily transient in nature, including:

Boarding houses (transient) with more than 10 occupants
Brothels
Congregate living facilities (transient) with more than 10 occupants
Hotels (transient)
Motels (transient)

Residential Group R-3. Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Boarding houses (nontransient) with 16 or fewer occupants
Boarding houses (transient) with 10 or fewer occupants
Buildings that do not contain more than two *dwelling units*
Care facilities that provide accommodations for six or fewer persons receiving care
Congregate living facilities (nontransient) with 16 or fewer occupants
Congregate living facilities (transient) with 10 or fewer occupants

Moderate-hazard storage, Group S-1. Buildings occupied for storage uses that are not classified as Group S-2, including, but not limited to, storage of the following:

Aerosols, Levels 2 and 3
Aircraft hangar (storage and repair)
Bags: cloth, burlap and paper
Bamboos and rattan
Baskets
Belting: canvas and leather
Books and paper in rolls or packs
Boots and shoes
Buttons, including cloth covered, pearl or bone
Cardboard and cardboard boxes
Clothing, woolen wearing apparel
Cordage
Furniture
Furs
Glues, mucilage, pastes and size
Grains
Horns and combs, other than celluloid
Leather
Linoleum
Lumber
Motor vehicle repair garages complying with the maximum allowable quantities of hazardous materials listed in Table 5003.1.1(1) (see Section 406.8 of the *International Building Code*)
Photo engravings
Resilient flooring
Self-serve storage (mini-storage)
Silks
Soaps
Sugar
Tires, bulk storage of
Tobacco, cigars, cigarettes and snuff
Upholstery and mattresses
Wax candles

Low-hazard storage, Group S-2. Includes, among others, buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single

thickness divisions; or in paper wrappings. Such products are permitted to have a negligible amount of plastic trim, such as knobs, handles or film wrapping. Storage uses shall include, but not be limited to, storage of the following:

Asbestos
Beverages up to and including 16-percent alcohol in metal, glass or ceramic containers
Cement in bags
Chalk and crayons
Dairy products in nonwaxed coated paper containers
Dry boat storage (indoor)
Dry cell batteries
Electrical coils
Electrical motors
Empty cans
Food products
Foods in noncombustible containers
Fresh fruits and vegetables in nonplastic trays or containers
Frozen foods
Glass
Glass bottles, empty or filled with noncombustible liquids
Gypsum board
Inert pigments
Ivory
Meats
Metal cabinets
Metal desks with plastic tops and trim
Metal parts
Metals
Mirrors
Oil-filled and other types of distribution transformers
Parking garages, open or enclosed
Porcelain and pottery
Stoves
Talc and soapstones
Washers and dryers

Section 315.4.2 Height (Outside Storage)

Add new subsection 315.4.3 to section 315.4:

315.4 Outside storage. Outside storage of combustible materials shall not be located within 10 feet (3048 mm) of a lot line.

Exceptions:

1. The separation distance is allowed to be reduced to 3 feet (914 mm) for storage not exceeding 6 feet (1829 mm) in height.
2. The separation distance is allowed to be reduced when the fire code official determines that no hazard to the adjoining property exists.

315.4.1 Storage beneath overhead projections from buildings. Where buildings are protected by automatic sprinklers, the outdoor storage, display and handling of combustible materials under eaves, canopies or other projections or overhangs is prohibited except where automatic sprinklers are installed under such eaves, canopies or other projections or overhangs.

315.4.2 Height. Storage in the open shall not exceed 20 (6096 mm) in height.

315.4.3 Pallets and Firewood. In Carson City, North Lake Tahoe Fire Protection District, City of Reno, City of Sparks, Sierra Fire Protection District, Tahoe Douglas Fire Protection District and Truckee Meadows Fire Protection District the storage height for scrap pallets and all firewood shall be a maximum height of 10 feet (3048 mm) and such materials shall be stored and secured in a manner to assure stability and prevent the materials from slipping, sliding, toppling, collapsing, or falling.

Section 507.3 Fire Flow

Amend section 507.3 to read as follows:

507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an *approved* method.

Subject to the approval of the fire authority, if the *required* fire flow is not available for adequate fire protection, an approved automatic fire sprinkler system shall be installed throughout the building or buildings. The sprinkler system must meet the requirements of the appropriate N.F.P.A. standard. The provisions of this paragraph do not apply if a fire sprinkler system is otherwise required by this chapter or the adopted codes.

Section 507.5.5 Clear Space Around Hydrants

Amend section 507.5.5 To read as follows:

507.5.5 Clear space around hydrants. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or *approved*. In addition, a minimum clear space of seven and one half feet (2286 mm) shall be maintained to both sides directly in front of the front pumper connection. This requirement shall apply to any public or private property.

In North Lake Tahoe Fire Protection District and Tahoe Douglas Fire Protection District a minimum of fifteen foot (4572 mm) clear space shall be maintained to the front; seven and one half feet (2286 mm) to both sides; and four feet (1219 mm) to the rear of any fire hydrant. This requirement shall apply to any public or private property.

Section 508.1.5 Required Features

Amend section 508.1.5 to read as follows:

508.1.5 Required features. The *fire command center* shall comply with NFPA 72 and shall contain the following features:

1. The emergency voice/alarm communication system control unit.
2. The fire department communications system.
3. Fire detection and alarm system annunciator.
4. Annunciator unit visually indicating the location of the elevators and whether they are operational.
5. Status indicators and controls for air distribution systems.
6. The fire-fighter's control panel required by Section 909.16 for smoke control systems installed in the building.
7. Controls for unlocking *stairway* doors simultaneously.
8. Sprinkler valve and water-flow detector display panels.
9. Emergency and standby power status indicators.

10. A telephone for fire department use with controlled access to the public telephone system.
11. Fire pump status indicators.
12. Schematic building plans indicating the typical floor plan and detailing the building core, *means of egress, fire protection systems*, fire-fighting equipment and fire department access, and the location of *fire walls, fire barriers, fire partitions, smoke barriers* and smoke partitions.
13. An *approved* Building Information Card that contains, but is not limited to, the following information:
 - 13.1. General building information that includes: property name, address, the number of floors in the building (above and below grade), use and occupancy classification (for mixed uses, identify the different types of occupancies on each floor), estimated building population (i.e., day, night, weekend);
 - 13.2. Building emergency contact information that includes: a list of the building's emergency contacts (e.g., building manager, building engineer, etc.) and their respective work phone number, cell phone number, and e-mail address;
 - 13.3. Building construction information that includes: the type of building construction (e.g., floors, walls, columns, and roof assembly);
 - 13.4. Exit stair information that includes: number of *exit stairs* in the building, each *exit stair* designation and floors served, location where each *exit stair* discharges, *exit stairs* that are pressurized, *exit stairs* provided with emergency lighting, each *exit stair* that allows reentry, *exit stairs* providing roof access; elevator information that includes: number of elevator banks, elevator bank designation, elevator car numbers and respective floors that they serve, location of elevator machine rooms, location of sky lobby, location of freight elevator banks;
 - 13.5. Building services and system information that includes: location of mechanical rooms, location of building management system, location and capacity of all fuel oil tanks, location of emergency generator, location of natural gas service;
 - 13.6. *Fire protection system* information that includes: locations of standpipes, location of fire pump room, location of fire department connections, floors protected by *automatic* sprinklers, location of different types of *automatic sprinkler systems* installed (e.g., dry, wet, pre-action, etc.); and
 - 13.7. Hazardous material information that includes: location of hazardous material, quantity of hazardous material.
14. Work table.
15. Generator supervision devices, manual start and transfer features.
16. Public address system, where specifically required by other sections of this code.
17. Elevator fire recall switch in accordance with ASME A17.1.
18. Elevator emergency or standby power selector switch(es), where emergency or standby power is provided.
19. HVAC. The central control station shall be provided with heating, cooling, and ventilation (HVAC) systems that are independent of any other building system or area. HVAC for the central control station shall be connected to the emergency power system.
20. Lighting. Lighting shall provide adequate illumination and shall be on emergency service with additional battery back up emergency lighting.
21. Inside Telephone Line. A telephone connected to the premise's telephone exchange shall be provided. A current premise's telephone directory shall be placed next to this telephone.
22. Disconnect. The main switch for disconnecting the utility power and any alternate power sources shall be in the fire command center. Switches shall be covered to prevent accidental activation. Break glass activation is not permitted. Switches shall interrupt the public utility power feeds and any alternate power sources before entering the building. After the switch is operated, no live electrical panels, conductors, or feeds within the premises shall remain energized excluding the emergency electrical circuits.

Section 704.3 Fireplace Enclosures and Flue Shafts

Add new section 704.3 to 704:

704.3 Fireplace enclosures and flue shafts. In North Lake Tahoe Fire Protection District the interior of any firewood-burning fireplace enclosure and flue shaft constructed of combustible framing materials shall be completely lined with taped 5/8" type "X" drywall.

Section 901.6 Inspection, Testing and Maintenance

Amend section 901.6 to read as follows:

901.6 Inspection, testing and maintenance. Fire detection, alarm, and extinguishing systems, mechanical smoke exhaust systems, smoke and heat vents and commercial kitchen hood ventilation systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired *fire protection systems* and equipment shall be inspected, tested and maintained or removed. Air systems for fire suppression breathing apparatus shall be maintained at the same frequency as other high-rise life safety systems.

Section 901.6.2 Records

Amend section 901.6.2 to read as follows:

901.6.2 Records. Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years and shall be copied to the fire code official upon request.

901.6.2.1 Records information. Initial records shall include the name of the installation contractor, type of components installed, manufacturer of the components, location and number of components installed per floor. Records shall also include the manufacturers' operation and maintenance instruction manuals. Such records shall be maintained on the premises.

901.6.2.2 Fire suppression breathing apparatus air system procedures, maintenance and report records shall be approved by the fire code official. Inspection records shall be kept on-site.

Section 901.7 System Out of Service

Amend section 901.7 to read as follows:

901.7 Systems out of service. Where a required *fire protection system* including air systems for fire suppression breathing apparatus is out of service, the fire department and the *fire code official* shall be notified immediately and, where required by the *fire code official*, the building shall either be evacuated or an *approved* fire watch shall be provided for all occupants left unprotected by the shutdown until the *fire protection system* has been returned to service. In the event that the service/maintenance contract for any fire protection system, including air systems for fire suppression breathing apparatus is canceled or not renewed, the fire code official shall be notified by the service/maintenance contractor within 24 hours.

Where utilized, fire watches shall be provided with at least one *approved* means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

Section 903.2 Where Required

Amend section 903.2 to read as follows:

903.2 Where required. *Approved automatic sprinkler systems* in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12, Table 903.2.1 and Table 903.2.2.

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour *fire barriers* constructed in accordance with Section 707 of the *International Building Code* or not less than 2-hour *horizontal assemblies* constructed in accordance with Section 711 of the *International Building Code*, or both.

Table 903.2.1 Required Automatic Sprinklers

Add Table 903.2.1 to section 903.2

Table 903.2.1^a
Required Automatic Sprinklers by Fire Area, Response Time and Height
For A, B, E, F, H, I, M, S and U Occupancies
Sprinklers are required when any one of the listed conditions is met.

| Fire Jurisdiction | Fire Area ^{b, c} | Height ^d | Response Time |
|--|-----------------------------------|---|----------------|
| Carson City Fire | >5000 square feet ^{e, f} | 3 stories or greater | - |
| East Fork Fire Protection District (Douglas County) | >5000 square feet | 3 stories or greater | - |
| North Lake Tahoe Fire Protection District | ≥5000 square feet ^g | 2 stories and a basement or 3 stories or greater | - |
| North Lyon Fire Protection District | ≥5000 square feet | 3 stories or greater | - |
| Reno Fire Department | >5000 square feet ^h | 3 stories or greater | - |
| Truckee Meadows Fire Protection District and Sierra Fire Protection District | ≥5000 square feet | 3 stories or greater | - |
| Sparks Fire Department | >5000 square feet | 3 stories or greater | Over 6 minutes |
| Storey Fire Department | >5000 square feet | 2 stories and a basement or 3 stories or greater | - |
| Tahoe Douglas Fire Protection District (Douglas County) | All | - | - |

- a. This table is in addition to any other automatic sprinkler requirements in this code.
- b. Fire areas may be separated according to IBC 707.3.10.
- c. Any addition or remodel that increases the fire area will be included in the calculation for the total square footage.
- d. Airport towers and open parking garages complying with IBC 406.5 are exempt from this table.
- e. S-1 and S-2 occupancies are exempt from this table.
- f. A one-time increase in the fire area is permitted provided said increase is ≤ 50% of the structure's existing permitted fire area square footage.
- g. A one-time increase of 360 square feet of fire area is permitted.
- h. Automatic fire detection system installed throughout and connected to a central station fire alarm company can be substituted for automatic sprinkler system.

Table 903.2.2 Required Automatic Sprinklers IRC Structures

Add Table 903.2.2 to section 903.2

Table 903.2.2^a
Required Automatic Sprinklers by Fire Area, Response Time and Height
For Structures Designed and Constructed with the International Residential Code
Sprinklers are required when any one of the listed conditions is met.

| Fire Jurisdiction | Fire Area ^b | | Height | Response Time |
|--|-----------------------------------|--------------------------------|---|-----------------------------|
| Carson City Fire | >5000 square feet ^{c, d} | | - | - |
| East Fork Fire Protection District (Douglas County) | - | | - | - |
| North Lake Tahoe Fire Protection District | ≥5000 square feet ^e | | 2 stories and a basement or 3 stories or greater | - |
| North Lyon Fire Protection District | ≥5000 square feet | | - | - |
| Reno Fire Department | >5000 square feet ^f | | - | Over 6 minutes ^f |
| Truckee Meadows Fire Protection District and Sierra Fire Protection District | New | ≥5000 square feet | - | - |
| | Existing | ≥7000 square feet ^g | | |
| Sparks Fire Department | >3600 square feet | | 3 stories or greater | Over 6 minutes |
| Storey Fire Department | - | | - | - |
| Tahoe Douglas Fire Protection District (Douglas County) | >3600 square feet ^{h, i} | | 2 stories and a basement or 3 stories or greater | - |

- a. This table is in addition to any other automatic sprinkler requirements in this code.
- b. Any addition or remodel that increases the fire area will be included in the calculation for the total square footage.
- c. For new construction, unenclosed portions of the roof structure to a maximum of 750 square feet are excluded from the fire area.
- d. A one-time increase in the fire area is permitted provided said increase is ≤ 50% of the structure's existing permitted fire area square footage.
- e. A one-time increase of 360 square feet of fire area is permitted.
- f. The structure must be greater than 5000 square feet *and* be outside of a 6 minute response time.
- g. See section 907.2.10.2.1 for alarm requirements for existing structures.
- h. Accessory structures are exempt from this table.
- i. Garage square footage is not included in the fire area.

Section 903.2.1.2 Group A-2

Amend section 903.2.1.2 to read as follows:

903.2.1.2 Group A-2. An *automatic sprinkler system* shall be provided for Group A-2 occupancies where one of the following conditions exists:

1. The *fire area* exceeds 5,000 square feet (464 m²).
2. The *fire area* has an *occupant load* of 100 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

Occupancies containing a casino, regardless of occupancy classification, must be designed and built with a sprinkler system classified as an Ordinary Hazard Group 2.

Section 903.2.3 Group E

Amend section 903.2.3 to read as follows:

903.2.3 Group E. An *automatic sprinkler system* shall be provided for Group E occupancies as follows:

1. Throughout all Group E *fire areas* greater than 12,000 square feet (1115 m²) in area.
2. Throughout every portion of educational buildings below the lowest *level of exit discharge* serving that portion of the building.

Exception: An *automatic sprinkler system* is not required in any area below the lowest *level of exit discharge* serving that area where every classroom throughout the building has at least one exterior *exit* door at ground level.

In high schools where automatic fire sprinkler systems are provided, the automatic fire sprinkler systems for the automotive and woodworking shops must be *designed to Ordinary Hazard, Group 1 automatic fire sprinkler systems criteria*.

Section 903.3.1.1 NFPA 13 Sprinkler Systems

Amend section 903.3.1.1 to read as follows:

903.3.1.1 NFPA 13 sprinkler systems. Where the provisions of this code require that a building or portion thereof be equipped throughout with an *automatic sprinkler system* in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.3.1.1.1. An R-1 or R-2 occupancy that has more than two stories must have an NFPA 13 system installed. In North Lake Tahoe Fire Protection District all Group R-3 occupancies larger than ten thousand (10,000) square feet or exceeding four (4) stories in height are required to have automatic sprinklers installed throughout in accordance with NFPA 13.

Section 903.3.1.2 NFPA 13R Sprinkler System

Amend section 903.3.1.2 to read as follows:

903.3.1.2 NFPA 13R sprinkler systems. *Automatic sprinkler systems* in Group R occupancies up to and including two stories in height shall be permitted to be installed throughout in accordance with NFPA 13R. An R-1 or R-2 occupancy that has more than two stories shall have an N.F.P.A. 13 system installed.

Section 903.3.1.3 NFPA 13D Sprinkler Systems

Amend section 903.3.1.3 to read as follows:

903.3.1.3 NFPA 13D sprinkler systems. *Automatic sprinkler systems* installed in one and two-family dwellings, Group R-3 and R-4 congregate living facilities and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D. NFPA 13D systems are not permitted in North Lake Tahoe Fire Protection District.

Section 903.4 Sprinkler System Supervision and Alarms

Amend section 903.4 to read as follows:

903.4 Sprinkler system supervision and alarms. All valves controlling the water supply for *automatic sprinkler systems*, pumps, tanks, water levels and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically supervised by a *listed* fire alarm control unit.

Exceptions:

1. *Automatic sprinkler systems* protecting one- and two-family dwellings.
2. Limited area systems serving fewer than 20 sprinklers.
3. *Automatic sprinkler systems* installed in accordance with NFPA 13R where a common supply main is used to supply both domestic water and the *automatic sprinkler system*, and a separate shutoff valve for the *automatic sprinkler system* is not provided.
4. Jockey pump control valves that are sealed or locked in the open position.
5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position. This exception will not apply to any of the above-mentioned control valves if they are located in a building equipped with any fire alarm or protection system that is required to be monitored by a central control station fire alarm company.
6. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
7. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.

Section 903.4.2 Alarms

Amend section 903.4.2 to read as follows:

903.4.2 Alarms. An approved audible device, shall be connected to each *automatic sprinkler system*. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building and within each tenant space on the interior of the building and in an approved location. Where a fire alarm system is installed, actuation of the *automatic sprinkler system* shall actuate the building fire alarm system.

Section 906.2 General Regulations

Amend section 906.2 to read as follows:

906.2 General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Exceptions:

1. The travel distance to reach an extinguisher shall not apply to the spectator seating portions of Group A-5 occupancies.

2. Thirty-day inspections shall not be required and maintenance shall be allowed to be annually for dry-chemical or halogenated agent portable fire extinguishers that are supervised by a *listed* and *approved* electronic monitoring device, provided that all of the following conditions are met:

2.1. Electronic monitoring shall confirm that extinguishers are properly positioned, properly charged and unobstructed.

2.2. Loss of power or circuit continuity to the electronic monitoring device shall initiate a trouble signal.

2.3. The extinguishers shall be installed inside of a building or cabinet in a noncorrosive environment.

2.4. Electronic monitoring devices and supervisory circuits shall be tested annually when extinguisher maintenance is performed.

2.5. A written log of required hydrostatic test dates for extinguishers shall be maintained by the *owner* to verify that hydrostatic tests are conducted at the frequency required by NFPA 10.

3. In Group I-3, portable fire extinguishers shall be permitted to be located at staff locations.

4. Carbon dioxide, wet chemical, halogenated agent, AFFF and FFFP portable fire extinguishers shall be internally examined in accordance with NFPA 10, Table 7.3.1.1.2. All other portable fire extinguishers shall be internally examined annually.

Section 907.2.10 Group R-3 and R-4

Add new subsection 907.2.10.2.1 and amend section 907.2.10 and subsection 907.2.10.2 to read as follows:

907.2.10 Group R-3 and R-4. Fire alarm systems and smoke alarms shall be installed in Group R-3 and R-4 occupancies as required in Sections 907.2.10.1 through 907.2.10.3.

907.2.10.2 Automatic smoke detection system R-4. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in *corridors*, waiting areas open to *corridors* and *habitable spaces* other than *sleeping units* and kitchens.

Exceptions:

1. Smoke detection in *habitable spaces* is not required where the facility is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1.
2. An automatic smoke detection system is not required in buildings that do not have interior *corridors* serving *sleeping units* and where each *sleeping unit* has a *means of egress* door opening directly to an *exit* or to an exterior *exit access* that leads directly to an exit.

907.2.10.2.1 Automatic smoke detection system R-3. In Truckee Meadows Fire Protection District and Sierra Fire Protection District an automatic fire detection system installed throughout and connected to a central station fire alarm company is required for additions that make the structure greater than 5,000 square feet but less than 7,000 square feet.

Section 907.5.2.1.1 Average Sound Pressure

Amend section 907.5.2.1.1 to read as follows:

907.5.2.1.1 Average sound pressure. The audible alarm notification appliances shall provide a sound pressure level of 15 decibels (dBA) above the average ambient sound level or 5 dBA above the maximum sound level having a duration of at least 60 seconds, whichever is greater, in every occupiable space within the building. The minimum sound pressure levels shall be 90 dBA in mechanical equipment rooms and 80 dBA in all other occupancies.

Section 910.1 General (Smoke and Heat Removal)

Amend section 910.1 to read as follows:

910.1 General. Where required by this code or otherwise installed, smoke and heat vents or mechanical smoke exhaust systems and draft curtains shall conform to the requirements of this section.

Exceptions:

1. Frozen food warehouses used solely for storage of Class I and II commodities where protected by an *approved automatic sprinkler system*.
2. Automatic smoke and heat vents are not required within areas of buildings equipped with early suppression fast-response (ESFR) sprinklers unless the area of a Group F-1 or S-1 occupancy protected with the ESFR sprinklers has an exit access travel distance of more than 250 feet (76 200 mm).

Section 910.3.2.2 Sprinklered Buildings

Amend section 910.3.2.2 to read as follows and add subsections 910.3.2.2.1 thru 910.3.2.2.3:

910.3.2.2 Sprinklered buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed in accordance with Sections 910.3.2.2.1 through 910.3.2.2.3.

910.3.2.2.1 Automatic operation. Smoke and heat vents shall be designed to operate automatically.

910.3.2.2.2 Control mode sprinkler system. Smoke and heat vents installed in areas of buildings with a control mode sprinkler system shall have operating elements with a higher temperature classification than the automatic fire sprinklers in accordance with NFPA 13.

910.3.2.2.3 Early suppression fast-response (ESFR) sprinkler system. Smoke and heat vents installed in areas of buildings with early suppression fast-response (ESFR) sprinklers shall be equipped with a standard-response operating mechanism with a minimum temperature rating of 360°F (182°C) or 100°F (56°C) above the operating temperature of the sprinklers, whichever is higher.

Section 912.4.1 Service Area

Add new subsection 912.4.1 to 912.4:

912.4 Signs. A metal sign with raised letters at least 1 inch (25 mm) in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such signs shall read: AUTOMATIC SPRINKLERS or STANDPIPES or TEST CONNECTION or a combination thereof as applicable. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served.

912.4.1 Service area. A sign indicating the buildings address or areas serviced by a sprinkler or standpipe system shall be permanently mounted and maintained on all fire department connections when required by the fire code official.

Section 913.4 Valve Supervision

Amend section 913.4 to read as follows:

913.4 Valve supervision. Where provided, the fire pump suction, discharge and bypass valves, and the isolation valves on the backflow prevention device or assembly shall be supervised open by one of the following methods.

1. Central-station, proprietary or remote-station signaling service.
2. Local signaling service that will cause the sounding of an audible signal at a constantly attended location.

Section 914.3 High-rise Buildings

Add new subsection 914.3.7 and amend section 914.3 to read as follows:

914.3 High-rise buildings. High-rise buildings shall comply with Sections 914.3.1 through 914.3.7.

914.3.1 Automatic sprinkler system. Buildings and structures shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 and a secondary water supply where required by Section 903.3.5.2.

Exception: An *automatic sprinkler system* shall not be required in spaces or areas of:

1. Open parking garages in accordance with Section 406.5 of the *International Building Code*.
2. Telecommunications equipment buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided that those spaces or areas are equipped throughout with an automatic fire detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour *fire barriers* constructed in accordance with Section 707 of the *International Building Code* or not less than 2-hour *horizontal assemblies* constructed in accordance with Section 711 of the *International Building Code*, or both.

914.3.1.1 Number of sprinkler risers and system design. Each sprinkler system zone in buildings that are more than 420 feet (128 m) in height shall be supplied by a minimum of two risers. Each riser shall supply sprinklers on alternate floors. If more than two risers are provided for a zone, sprinklers on adjacent floors shall not be supplied from the same riser.

914.3.1.1.1 Riser location. Sprinkler risers shall be placed in interior exit stairways and ramps that are remotely located in accordance with Section 1015.2.

914.3.1.2 Water supply to required fire pumps.

Required fire pumps shall be supplied by connections to a minimum of two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through at least one of the connections.

914.3.2 Fire alarm system. A fire alarm system shall be provided in accordance with Section 907.2.13.

914.3.3 Automatic smoke detection. Smoke detection shall be provided in accordance with Section 907.2.13.1.

914.3.4 Emergency voice/alarm communication system. An emergency voice/alarm communication system shall be provided in accordance with Section 907.6.2.2.

914.3.5 Emergency responder radio coverage. Emergency responder radio coverage shall be provided in accordance with Section 510.

914.3.6 Fire command. A *fire command center* complying with Section 508 shall be provided in a location *approved* by the fire department.

914.3.7 Firefighter Breathing Air Replenishment Systems. A firefighter breathing air replenishment system shall be provided in all new high-rise buildings of ten (10) or more stories in height. The firefighter breathing air system installation and maintenance shall comply with Appendix F of the Uniform Plumbing Code. Inspection records shall be kept on site and shall be readily available to the fire code official.

Table 1016.2 Exit Access Travel Distance

Amend Table 1016.2 to read as follows:

TABLE 1016.2
EXIT ACCESS TRAVEL DISTANCE^a

| OCCUPANCY | WITHOUT SPRINKLER SYSTEM (feet) | WITH SPRINKLER SYSTEM (feet) |
|----------------------|---------------------------------|------------------------------|
| A, E, F-1, M, R, S-1 | 200 | 250 ^b |
| I-1 | Not Permitted | 250 ^c |
| B | 200 | 300 ^c |
| F-2, S-2, U | 300 | 400 ^c |
| H-1 | Not Permitted | 75 ^c |
| H-2 | Not Permitted | 100 ^c |
| H-3 | Not Permitted | 150 ^c |
| H-4 | Not Permitted | 175 ^c |
| H-5 | Not Permitted | 200 ^c |
| I-2, I-3, I-4 | Not Permitted | 200 ^c |

For SI: 1 foot = 304.8 mm.

- a. See the following sections for modifications to exit access travel distance requirements:
 - Section 402.8: For the distance limitation in malls.
 - Section 404.9: For the distance limitation through an atrium space.
 - Section 407.4: For the distance limitation in Group I-2.
 - Sections 408.6.1 and 408.8.1: For the distance limitations in Group I-3.
 - Section 411.4: For the distance limitation in Special Amusement Buildings.
 - Section 1015.4: For the distance limitation in refrigeration machinery rooms.
 - Section 1015.5: For the distance limitation in refrigerated rooms and spaces.
 - Section 1016.4: For increased limitation in Groups F-1 and S-1.
 - Section 1021.2: For buildings with one exit.
 - Section 1028.7: For increased limitation in assembly seating.
 - Section 1028.7: For increased limitation for assembly open-air seating.
 - Section 3103.4: For temporary structures.
 - Section 3104.9: For pedestrian walkways.
- b. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems in accordance with Section 903.3.1.2 are permitted.
- c. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1

Section 1016.4 Group F-1 and S-1 Increase

Add new section 1016.4 to 1016:

1016.4 Group F-1 and S-1 increase. The maximum exit access travel distance shall be 400 feet (122 m) in Group F-1 or S-1 occupancies where all of the following are met:

1. The portion of the building classified as Group F-1 or S-1 is limited to one story in height, and
2. The minimum height from the finished floor to the bottom of the ceiling or roof slab or deck is 24 feet (7315 mm), and
3. The building is equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.1.

Chapter 11 Construction Requirements for Existing Buildings

Delete entire chapter.

Section 2809.1 General (Exterior Storage)

Amend section 2809.1 to read as follows:

2809.1 General. Exterior storage of finished lumber products, fire wood, chips, hogged material and associated raw products shall comply with Sections 2809.1 through 2809.5.

Section 2809.2 Size of Piles

Amend section 2809.2 to read as follows:

2809.2 Size of piles. Exterior lumber storage shall be arranged to form stable piles with a maximum height of 25 feet (6096 mm). Piles shall not exceed 150,000 cubic feet (4248 m³) in volume.

Section 5601.1.3 Fireworks

Amend section 5601.1.3 to read as follows:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

Exceptions:

1. Storage and handling of fireworks as allowed in Section 5604.
2. Manufacture, assembly and testing of fireworks as allowed in Section 5605.
3. The use of fireworks for fireworks displays as allowed in Section 5608.

Section 5601.1.6 Exploding Targets

Delete the amendment which added subsection 5601.1.6 concerning exploding targets.

Section 6101.1 Scope

Amend section 6101.1 to read as follows:

6101.1 Scope. Storage, handling and transportation of liquefied petroleum gas (LP-gas) and the installation of LP-gas equipment pertinent to systems for such uses shall comply with this chapter and NFPA 58. Properties of LP-gases shall be determined in accordance with Appendix B of NFPA 58. In the event of a conflict between any provision in this chapter and the regulations of the Board for the Regulation of Liquefied Petroleum Gas, the regulations of the Board take precedence.

Section B105.2

Amend section B105.2 to read as follows:

B105.2 Buildings other than one- and two-family dwellings.

The minimum fire-flow and flow duration for buildings other than one- and two-family *dwellings* shall be as specified in Table B105.1.

Exception: A reduction in required fire-flow of up to 50 percent, as *approved*, is allowed when the building is provided with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

Part Two

International Wildland Urban Interface Code

Section 101.2 Scope

Amend section 101.2 to read as follows:

101.2 Scope. The provisions of the Wildland Urban Interface Code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises and to the management of fuels on undeveloped lots and on unmodified portions of large lots within the *wildland-urban interface areas* in this jurisdiction.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

Section 106 Appeals

Amend section 106 to read as follows:

106.1 General. To determine the suitability of alternative materials and methods and to provide for reasonable interpretations of the provisions of this code see *International Fire Code* section 108 as adopted by the Authority Having Jurisdiction.

Section 302.3 Review of Wildland-Urban Interface Areas

Amend section 302.3 to read as follows:

302.3 Review of wildland-urban interface areas. The code official shall reevaluate and recommend modification to the *wildland-urban interface areas* in accordance with Section 302.1 as deemed necessary by the code official.

Section 501.2 Objective

Amend section 501.2 to read as follows:

501.2 Objective. The objective of this chapter is to establish minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels. The minimum standards set forth in this chapter vary with the critical *fire weather*, slope and fuel type to provide increased protection, above the requirements set forth in the *International Building Code* and the *International Residential Code*, from the various levels of hazards.

Section 502.1 General (Fire Hazard Severity)

Amend section 501.1 to read as follows:

502.1 General. The fire hazard severity of building sites for all buildings hereafter constructed, modified or relocated into *wildland-urban interface areas* shall be established in accordance with Table 502.1 or Appendix C or the map developed by the Authority Having Jurisdiction as determined by the code official.

Section 504.2 Roof Covering

Amend section 504.2 to read as follows:

504.2 Roof covering. Roofs shall have a Class A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers, or have one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D 3909 installed over the combustible decking. Roof coverings consisting of shakes or shingles made of wood are not approved as part of any Class A roof assembly.

Section 504.7.1 Underfloor Areas

Amend section 504.7.1 to read as follows:

504.7.1 Underfloor areas. When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5.

Exception: When approved by the code official, unenclosed underfloor areas are allowed and are to be kept free of all combustible materials.

Section 504.10.1 Vent Location

Add the following exception to section 504.10.1:

504.10.1 Vent locations. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical.

Exception: Vents designed and *approved* to prevent flame or ember penetration into the structure may be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas.

Section 505.10.1 Vent Location

Add the following exception to section 505.10.1:

505.10.1 Vent locations. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical.

Exception: Vents designed and *approved* to prevent flame or ember penetration into the structure may be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas.

Section 602.1 Automatic Sprinkler Systems

Amend section 602.1 to read as follows:

602.1 General. In Carson City, North Lake Tahoe Fire Protection District, City of Reno, City of Sparks, Sierra Fire Protection District, Tahoe Douglas Fire Protection District and Truckee Meadows Fire Protection District an approved automatic sprinkler system shall be installed in all occupancies in new buildings located more than one thousand feet (1,000') from an approved water supply as measured along an approved fire access road. The installation of the automatic sprinkler system shall be in accordance with nationally recognized standards.

Section 603.2.1 Responsible Party

Add new subsection 603.2.1.1 to 603.2.1:

603.2.1 Responsible party. Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing nonfire-resistive vegetation on the property owned, leased or controlled by said person.

603.2.1.1 Adjacent land. Property owners of land that is directly adjacent to property containing buildings or structures requiring defensible space are responsible for modifying or removing nonfire-resistive vegetation on said property.

Section 603.2.2 Trees (Defensible Space)

Amend section 603.2.2 to read as follows:

603.2.2 Trees. Trees are allowed within the *defensible space*, provided the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm) or an acceptable distance as determined by the code official.”

Section 604.4 Trees (Maintenance of Defensible Space)

Amend section 604.4 to read as follows:

604.4 Trees. Tree crowns extending to within 10 feet (3048 mm) of any structure shall be pruned to maintain a minimum clearance of 10 feet (3048 mm) or an acceptable distance as determined by the code official. Tree crowns within the *defensible space* shall be pruned to remove limbs located less than 10 feet (3048 mm) above the ground surface adjacent to the trees; or an acceptable distance as determined by the code official

Section 604.4.1 Chimney Clearance

Amend section 604.1 to read as follows:

604.4.1 Chimney clearance. Portions of tree crowns that extend to within 10 feet (3048 mm) of the outlet of a chimney shall be pruned to maintain a minimum clearance of 10 feet (3048 mm).

Section 604.5 Non-combustible Area

Add new subsection to 604:

604.5 Non-combustible area. The area extending from the base of any structure to 5 feet beyond the base of such structure shall be composed entirely of non-combustible material or fire resistive vegetation.

Section 607.1 General

Amend section 607.1 to read as follows:

607.1 General. Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. When required by the code official, storage of firewood and combustible material stored in the *defensible space* shall be located a minimum of 30 feet (6096 mm) from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet (4572 mm).

Appendix B

Section B101.1 Scope

Amend section B101.1 to read as follows:

B101.1 Scope. Where required vegetation management plans shall be submitted to the code official and the State Forester Firewarden for review and approval as part of the plans required for a permit.

Section B101.2 Plan Content

Amend section B101.2 to read as follows:

B101.2 Plan content. Vegetation management plans shall describe all actions that will be taken to prevent a fire from being carried toward or away from the building. A vegetation management plan shall include at least the following information:

1. A copy of the defensible space plan.
2. Methods and timetables for controlling, changing or modifying areas on the property. Elements of the plan shall include removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the thinning of live trees.
3. A plan for maintaining the proposed fuel-reduction measures.

Section B102 Defensible Space Plans

Add the following new sections to Appendix B:

SECTION B102 **DEFENSIBLE SPACE PLANS**

B102.1 General. Where required, defensible space plans must be submitted to the code official for review and approval as part of the plans required for a permit.

B102.2 Plan content. A defensible space plan shall include at least the following information:

1. Property boundaries.
2. Current and proposed structures on the property.
3. Trees and vegetation taller than 3 feet in height.
4. Individual plant or brush fields 20 square feet or larger in area.
5. Tree drip lines.
6. Roads and driveways in abutting the property.

WASHOE COUNTY
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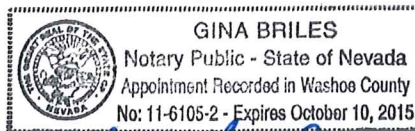
Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **08/16/2013 - 08/16/2013**, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed:

Lisa Hammond

AUG 16 2013



[Signature]

Proof of Publication

NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Washoe County, Nevada, will hold a public hearing at the County Commission Chambers, Washoe County Administration Complex, 1001 East Ninth Street, Building A, in Reno, Washoe County, Nevada at 6:00 p.m., on Tuesday, August 27, 2013, for the purpose of hearing the adoption of a proposed ordinance. Anyone wishing to protest or affirm may do so by appearing at the above-named time and place. The Ordinance is entitled: An Ordinance amending the Washoe County Code by repealing Chapter 60 in its entirety, and by enacting a new Chapter 60 concerning Fire, Buildings, and Wildlands, containing provisions of the Fire and Wildland-Urban Interface International Codes, amendments to the same, and violations, and providing other matters properly related thereto. (Bill No. 1697) DATED: August 14, 2013. NANCY PARENT, Washoe County Clerk and Clerk of the Board of County Commissioners No. 13325 Aug 16, 2013

NOTICE OF PUBLIC HEARING

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DATED: August 14, 2013.

NANCY PARENT, Washoe County Clerk and
Clerk of the Board of County Commissioners

No. 13325 Aug 16, 2013