

RESOLUTION NUMBER 08-269

A RESOLUTION BY STOREY COUNTY BOARD OF COMMISSIONERS ADOPTING THE *2006 INTERNATIONAL FIRE CODE*, AS ORDINANCE; PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE, HAZARDOUS MATERIALS OR EXPLOSION; PROVIDING FOR THE ISSUANCE OF PERMITS FOR HAZARDOUS USES OR OPERATIONS; AND MAINTAIN A BUREAU OF FIRE PREVENTION AND PROVIDING OFFICERS THEREFORE AND DEFINING THEIR POWERS AND DUTIES. WHERE THERE ARE NO AMENDMENT CHANGES TO THE 2006 INTERNATIONAL FIRE CODE, IT SHALL REMAIN IN FULL EFFECT.

WHEREAS, pursuant to Storey County Code 15.04.020 The Storey County Board of Commissioners has authority to adopt later editions of the applicable codes identified in Storey County Code Section 15.04.010. The following code and fee increases are to become effective per section 10; and

WHEREAS, Nevada Revised Statutes Chapter 474 authorizes a duly organized fire protection district to provide for the prevention and extinguishment of fires; and

WHEREAS, Nevada Revised Statutes Chapter 474 provides that the Honorable County Commissioners shall promulgate and enforce all regulations necessary for the administration and government of the district and for the furnishing of fire protection; and

WHEREAS, Nevada Revised Statutes Chapter 474 provides that the Honorable County Commissioners shall eliminate and remove fire hazards from the districts wherever practicable and possible, whether on private or public premises; and

WHEREAS, the Honorable County Commissioners of Storey County does herewith find that the district has certain climatic, geologic, and topographical features that can have a deleterious or negative effect on the delivery of emergency services such as fire protection and emergency medical services; and

WHEREAS, the Honorable County Commissioners find that modifications and changes to the International Fire Code are reasonably necessary because of the following local climatic, geological, physical, and topographical conditions:

WHEREAS, The Storey County Fire Department is situated in mountainous inland terrain, where essentially the entire district is considered a wildland area covered by native vegetation on steep and frequently inaccessible mountainsides which significantly increase the dangers of wildland fires. The native groundcover is highly combustible and susceptible to producing ladder fuels and flying brands that will greatly increase the spread and severity of fire; and

WHEREAS, Fire conditions described above carry the potential for overcoming the ability of the department fire suppression forces to aid or assist in fire control, evacuations, rescues and the emergency task demands inherent in such situations. The potential exists for the aforementioned

conditions to result in catastrophic losses to life, property, and the scenic value of the community; and

WHEREAS, The Storey County Fire Department is situated near known geological faults, which are capable of generating earthquakes of significant and destructive magnitude. These faults are therefore capable of incapacitating the district water supply, roadways, communications, power, and physical properties at a time of emergent need; and

WHEREAS, The seasonal climatic conditions during the late summer and fall create numerous serious difficulties regarding the control of and protection against fires. The hot, dry weather typical of this area in the summer and fall coupled with prevailing winds from the southwest frequently affect wildfires that threaten or could threaten the Storey County Fire Department. Natural vegetation occurring in the area of the department is among the most highly flammable in the world; and

WHEREAS, While some code requirements, such as fire-resistive roof classification, have a direct bearing on building survival in a wild land fire situation, others, such as residential fire sprinklers, may also have a positive and mitigating effect. During dry climatic conditions many materials are much more easily ignited, and fires are more likely to occur. Any fire, once started, can expand rapidly given the influences of typical climatic conditions of low humidity and winds. Residential fire sprinklers can arrest a fire starting within a structure before it could spread to adjacent wild land fuels or structures. Therefore this may be an option for residential construction in areas not served by municipal water systems and identified as being an extreme urban interface zone; and

WHEREAS, Winter months present additional challenges to the delivery of fire and emergency medical services where ice and accumulated snow adversely affect apparatus operation; and where these same climatic conditions limit fire suppression efforts and impede effective and safe access to buildings which may be involved with fire. The inclusion of built-in automatic fire suppression systems can effectively mitigate, control, or extinguish any structure fire, in a protected premise, and thereby decrease the risk of structure firefighting and assist in the preservation of the community and the department's fire suppression forces. These types of residential fire sprinklers may be considered and enforced in areas that have extended response times, are outside of five road miles from any fire station and are not serviced with municipal water systems.

THEREFORE, be it resolved by the Honorable County Commissioners of Storey County that the 2006 International Fire Code set forth as amended in Schedule 1 and accompanying Exhibit A hereto be adopted for the protection of persons and property within the department boundaries of Storey County.

Schedule 1

Section 1. ADOPTION OF THE 2006 INTERNATIONAL FIRE CODE.

There is hereby adopted by the Storey County Fire Department, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion, that certain Code known as the *International Fire Code*, including Appendix A, B, C, D, E, F and G, published by the International Code Council, Inc., being particularly the 2006 edition thereof and the whole thereof, save and except such portions as are hereinafter deleted, modified or amended by this ordinance, one (1) copy of which have been and are now filed in the office of the Clerk of Storey County and the same are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this ordinance shall take effect, the provision thereof shall be controlling within the limits of Storey County, Nevada.

Section 2. DEFINITIONS.

2.1 Wherever the word "jurisdiction or department" is used in the *International Fire Code*, it is to be the Storey County Fire Department.

Section 3. ESTABLISHMENT OF LIMITS OF DISTRICTS IN WHICH STORAGE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS IN OUTSIDE ABOVEGROUND TANKS IS PROHIBITED

The limits referred to in Sections 3404.2.9.5.1 and 3406.2.4.4 of the *International Fire Code* in which the storage of flammable or combustible liquids is restricted are hereby established as follows: No aboveground flammable or combustible storage tanks allowed within, or immediately adjacent to, any environmentally sensitive or residential area within the County unless specifically approved by the Fire Chief or Fire Marshal.

Section 4. ESTABLISHMENT OF LIMITS IN WHICH STORAGE OF LIQUEFIED PETROLEUM GASSES IS PROHIBITED.

The limits referred to in Section 3804.2 of the *International Fire Code*, in which storage of liquefied petroleum gas is restricted, are hereby established as follows: No storage of liquefied petroleum gas is permitted within, or immediately adjacent to any environmentally sensitive or residential areas within the County unless specifically approved by the Fire Chief or Fire Marshal.

Section 5. ESTABLISHMENT OF LIMITS OF DISTRICTS IN WHICH THE STORAGE OF STATIONARY TANKS OF FLAMMABLE CYROGENIC FLUIDS IS TO BE PROHIBITED.

The limits referred to in Section 3204.3.1.1 of *International Fire Code* in which the storage of flammable cryogenic fluids in stationary containers is prohibited is hereby established as follows: No storage of flammable cryogenic fluids is to be permitted within the County unless specifically approved by the Fire Chief or Fire Marshal.

Schedule 1

Section 6. AMENDMENTS TO THE *INTERNATIONAL FIRE CODE*.

The *International Fire Code* is amended and changed in the following respects: See Exhibit "A," Additions and Amendments to the 2006 Edition of the *International Fire Code*.

Section 7. APPEALS.

Whenever the Fire Chief disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal the decision of the Chief to the Board of Fire Commissioners within 30 days from the date of the written decision.

Section 8. REPEAL OF CONFLICTING ORDINANCES.

All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance or of the *International Fire Code* as adopted and amended herein are hereby repealed.

Section 9. VALIDITY.

The Honorable Board of County 474 Fire Commissioners hereby declare that should any section, paragraph, sentence or word of this ordinance or of the *International Fire Code* as adopted and amended herein be declared for any reason to be invalid, it is the intent of the Storey County Fire Department that it would have passed all other portions of this ordinance independent of the elimination here from of any such portion as may be declared invalid.

Section 10. DATE OF EFFECT.

This ordinance shall take effect and be in full force from and after its approval on December 2, 2008, or as required by law.

Schedule 1

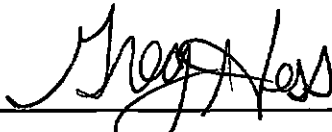
Be it further resolved that the Honorable County Commissioners of Storey County voted to accept this resolution as follows:

Passed and adopted this (2nd) the day of (December, 2008) by the following vote:

Ayes:


Nays:

Absent:



Greg Hess, Commission Chairman

Attest:



Vanessa Dixon, Clerk/Treasurer
Certification and Seal

Schedule 1

Exhibit A: Additions and Amendments To the 2006 International Fire Code
Conventions used in this document: An underscore and highlight is used to indicate new or replacement language. A strike through is to indicate a deleted item.

The “International Fire Code, 2006 Edition” is adopted and hereby amended as follows:

Chapter 1 Administration

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~~ Fire Chief or Fire Marshal, 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. Change of ownership of the building shall require the building to come up to current Code standards, as adopted by the Nevada State Fire Marshal’s Office and Storey County Ordinance,

102.6. Referenced Codes and Standards. The codes and standards referenced in this code shall be those that are listed in Chapter 45 shall be the most current edition of the nationally recognized standards unless otherwise designated by NAC 477.281 (2) that are listed in Chapter 45 and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply.

103.1 General. The department of fire prevention is established within the jurisdiction under the direction of the ~~fire code official~~ Fire Chief or Fire Marshal. The function of the department shall be the implementation, administration and enforcement of the provisions of this code.

105.1.1 Permits Required. Permits required by this code shall be obtained from the ~~fire code official~~ Storey County Fire Department. Fire Department Construction permits will be required and issued for Fire Sprinkler Systems, Detection/Notification Systems and Grading/Civil work. Fees should be set using the UBC 1997 Table 1-A, plus a 10% increase, essentially a 1% increase per year, for inflation since 1997 and consistent with the Storey County Building Department or current code table adopted by the honorable County Commissioners, based on total project valuation. See Table 105.1.1 Fees shall be paid prior to issuance of the permit. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the ~~fire code official~~. Operational permits shall be charged staff time minimum of one hour or

actual time which ever is greater per plan review fee unless otherwise specified in table 105.1.2

**PERMIT FEE TABLE 105.1.1
(Adjusted UBC 1997 Table 1A)**

TOTAL VALUATION	FEE
\$1.00 TO \$500.00	\$25.85
\$501.00 to \$2,000.00	\$25.85 for the first \$500.00 plus \$3.36 for each additional \$100.00 or fraction thereof, to and including \$2000.00
\$2001.00 to \$25,000.00	\$76.18 for the first \$2,000.00 plus \$15.40 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$430.38 for the first \$25,000.00 plus \$11.11 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$708.13 for the first \$50,000.00 plus \$7.70 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,093.13 for the first \$100,000.00 plus \$6.16 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,557.13 for the first \$500,000.00 plus \$5.23 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$6,169.63 for the first \$1,000,000.00 plus \$4.02 for each additional \$1,000.00 or fraction thereof

TABLE 105.1.2

Service Provided / Special Inspection / Permits	Fee
Fire Hydrant flow test (on-site)	\$150.00/hr
Fire Protection flow test information request	\$25.00/per flow
False Alarm (within 12 months) 3 rd and beyond	Cost Recovery Actual Response Minimum \$150.00/hr
Inspections requested after normal duty hours	\$110.00
Additional permit inspections, reinspections due to deficiencies, cancellations, or partial systems including travel time.	\$88.00/hr
Operational permits per IFC section 105	Minimum \$88.00/Permit

109.3 Violation penalties. Unless a greater penalty is provided by Nevada law, persons who shall violate a provision of this code or fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be ~~guilty of a misdemeanor,~~ punishable by a fine or both fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Storey County Fire Department Fine Schedule
(Adopted from Nevada State Fire Marshal per Interlocal Agreement)

NAC 477.281 Nevada Administrative Code adoption of currently adopted International Fire Code (IFC)

IFC SECTION 3	FINE AMOUNT
304.1 Compliance with orders and notices unlawful continuance of a fire hazard. Any person operating or maintaining any occupancy, premises, or vehicle subject to this code, or fail to take immediate action to abate a fire hazard when ordered.	\$1,000.00

IFC SECTION 9	FINE AMOUNT
401.4 Interfering with Fire Dept. (Obstructing/Disobeying a command)	\$500.00
901.8 Tampering with fire equipment (sprinklers, alarms, etc.)	\$500.00
901.8 Tampering with fire hydrant or appliances	\$500.00
503.4 Obstructing fire lane or parking in fire lane	\$500.00
901.4.1 Failure to provide fire and safety protection as required	\$500.00
901.4.1 Failure to provide fire systems	\$100.00
904.11.6.3 Failure to prevent accumulation of grease or failure to maintain system	\$100.00

IFC SECTION 3 GENERAL PRECAUTIONS AGAINST FIRE	FINE AMOUNT
307.2 Burning bonfires or rubbish without a permit	\$100.00
304.4 Not attending an open fire	\$100.00
304.1.1 Illegal accumulation of waste	\$100.00
304.2 Improper handling of readily combustible materials	\$100.00
401.3 Failure to report a fire	\$100.00
401.3.1 Reporting a false alarm	\$500.00
303 Asphalt kettles, improper extinguishers, improper transportation	\$100.00
303 Asphalt kettles, improper placement, cover or not attending	\$100.00
312 Failure to protect gas meters and piping	\$100.00
311.3 Vacating premises (not removing combustibles)	\$500.00
311.2.1 Vacant buildings (not secured)	\$500.00

IFC SECTION 10 MAINTENANCE OF EXIT WAYS	FINE AMOUNT
1027.3 Obstruction of exit	\$500.00
1024.9.2 Failure to maintain aisles	\$500.00
1025 Encumbrance of fire escape	\$500.00
1027.2 Exit doors inoperable from the inside	\$500.00
1006.1 Failure to provide exit illumination	\$500.00
1011.1 Failure to provide exit signs	\$500.00
1004.2 Exceeding occupant load	\$500.00

IFC SECTION 310 SMOKING	FINE AMOUNT
310.2 Smoking in prohibited areas	\$100.00
310.5 Failure to comply with "NO SMOKING" sign	\$100.00
310.4 Illegal removal of "NO SMOKING" signs	\$100.00

IFC SECTION 15 APPLICATION OF FLAMMABLE FINISH	FINE AMOUNT
1501 All violations of Section 15	\$250.00

IFC.SECTION 26 WELDING/CUTTING CALCIUM CARBIDE/ACETYLENE FINE AMOUNT

2604.2.6 Failure to provide a fire extinguisher \$100.00

IFC.SECTION 30 COMPRESSED GASES FINE AMOUNT

3003.2 Storage cylinders improperly marked \$100.00
3003.3.3 Compressed gases not secured \$100.00

IFC.SECTION 33 EXPLOSIVE/BLASTING AGENTS FINE AMOUNT

3301 All violations pertaining to the manufacturer, possession, storage, sales, transportation and use of explosives and blasting agents \$500.00

IFC.SECTION 27 HAZARDOUS MATERIALS FINE AMOUNT

2701 All violations of Section 27 \$500.00

INTERNATIONAL FIRE CODES Currently Adopted Edition by the Honorable County Commissioners: Any other violation not specifically mentioned in the above FINE schedule will have a FINE of \$100.00.

NEVADA REVISED STATUTES (477.250): Any person who knowingly violates the provisions of this chapter or any of the regulations adopted by the State Fire Marshal's office is guilty of a MISDEMEANOR.

Each day on which a violation occurs is a separate offense.

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 punishable by a fine of not more than \$1,000.00, shall be liable to a fine of not less than [amount] dollars or more than [amount] dollars and guilty of a misdemeanor.

Chapter 2 Definitions

OCCUPANCYCLASSIFICATION. For the purposes of this code, certain occupancies are defined as follows:

A-1 Assembly uses, usually with fixed seating, intended for the production and viewing of performing arts or motion pictures including but not limited to:

Motion picture theaters

Symphony and concert halls

Television and radio studios admitting an audience

Theaters

A-2 Assembly uses intended for food and/or drink consumption including, but not limited to:

Banquet halls

Night clubs

Restaurants

Taverns and bars

Casinos

[B] Residential Group R-2. Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including:

Brothels

[B] Storage Group S. Storage Group S occupancy includes, among others, the use of a building or structure, or a portion thereof, for storage that is not classified as a hazardous occupancy.

Section 202, Occupancy Classification, Storage Group S: Add the following to the uses listed in Moderate Hazard storage, Group S-1:

Automobiles storage facilities

Recreational Vehicles/Motor Homes

Mini-storage facilities

Boat Storage facilities

Chapter 3 General Precautions Against Fire

304.1.2 Vegetation. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. ~~Vegetation clearance requirements in urban-wildland interface areas shall be in accordance with the *International Wildland-Urban Interface Code*.~~

304.2 Storage. Storage of combustible rubbish shall not produce conditions that will create a nuisance or a hazard to the public health, safety or welfare. The property owner shall remove such combustible rubbish within twenty-one (21) days after the department issues a notice of violation.

SECTION 305

IGNITION SOURCES

305.1 Clearance from ignition sources. Clearance between ignition sources, such as luminaires, heaters, flame-producing devices and combustible materials, shall be no less than 10 feet and shall be maintained in an approved manner.

SECTION 307

OPEN BURNING AND RECREATIONAL FIRES

307.2.1 Authorization. Where required by state or local law or regulations, open burning shall only be permitted with prior approval from the state or local air and water quality management authority, provided that all conditions specified in the authorization are followed. Open burning shall be in accordance with specific department burn permit requirements.

308.3.1 Open-flame cooking devices. Charcoal burners and other open-flame cooking

devices shall not be operated on combustible balconies or within 10 feet (3048mm) of combustible construction.

Exceptions:

1. ~~One and two family dwellings.~~ R-3 occupancies Single family dwellings,
2. Where buildings, balconies and decks are protected by an automatic sprinkler system.

308.3.1.1 Liquefied-petroleum-gas-fueled cooking devices. LP-gas burners having an LP-gas container with a water capacity greater than 2.5 pounds (nominal 1 pound – 0.454 kg – LP gas capacity) shall not be located on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Exceptions: ~~One and two family dwellings.~~ Single family dwellings.

311.2.2 Fire Protection. Fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times.

~~Exceptions:~~

1. ~~When the premises have been cleared of all combustible materials and debris and, in the opinion of the fire code official, the type of construction, fire separation distance and security of the premises do not create a fire hazard.~~
2. ~~Where buildings will not be heated and fire protection systems will be exposed to freezing temperatures, fire alarm and sprinkler systems are permitted to be placed out of service and standpipes are permitted to be maintained as dry systems (without an automatic water supply) provided the building has no contents or storage, and windows, doors and other openings are secured to prohibit entry by unauthorized persons.~~

311.3 Removal of Combustibles. Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove therefrom all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials.

Exception:

1. Buildings or portions of buildings undergoing additions, alterations, repairs or change of occupancy in accordance with the International Building Code, where waste is controlled and removed as required by Section 304.
2. ~~Seasonally occupied buildings.~~

313.1 Fueled Equipment. Fueled equipment, including but not limited to motorcycles, mopeds, lawn care equipment and portable cooking equipment, shall not be stored, operated or repaired within a building.

Exceptions:

1. Buildings or rooms constructed for such use in accordance with the International Building and International Residential Codes, as adopted by Storey County Ordinance. When such buildings are an S-1 occupancy, the vehicles shall be stored with a full tank of fuel or the fuel tank completely purged of fuel and combustible vapors.

2. Where allowed by Section 313.

~~3. Storage of equipment utilized for maintenance purposes is allowed in approved locations when the aggregate fuel capacity of the stored equipment does not exceed 10 gallons (38 L) and the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.~~

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

Exceptions:

1. The separation distance is allowed to be reduced to 3 feet for storage not exceeding ~~6 feet~~ 4 feet 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.

Chapter 4 Emergency Planning and Preparedness

401.1 Scope. Reporting of emergencies, coordination with emergency response forces, emergency plans, and procedures for managing or responding to emergencies shall comply with the provisions of this section.

~~Exception: Firms that have approved on-premises fire-fighting organizations and that are in compliance with approved procedures for fire-reporting.~~

Chapter 5 Fire Service Features

SECTION 505

PREMISES IDENTIFICATION

505.1 Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be six (6) inches in height with a minimum of three-quarters (3/4) inch stroke for residential structures, and twelve (12) inches in height with a minimum of a one and one half (1 1/2) inch stroke for commercial structures. All suites shall be identified with either a letter or number four (4) inches in height with a minimum of one half (1/2) inch stroke. Numbers and or letters shall be of a contrasting color and be readily visible from the street. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

503.2.4 Turning radius. ~~The required turning radius of a fire apparatus access road shall be determined by the fire code official. The outside turning radius of a fire apparatus access road shall be a minimum of forty-five (45') feet. The inside radius of any turn shall not be less than thirty (30') feet.~~

Amend Section 503.2.5 to read as follows:

503.2.5 Dead ends. When the access road is less than the required twenty (20') foot width, and is greater than two hundred (200') feet in length, road turnouts in addition to turnarounds shall be required.

Add new Subsection to Section 503.2 Specifications:

503.2.8 Driveways. Driveways intended for fire apparatus access shall be provided when any portion of an exterior wall of the first story of a building is located more than one hundred fifty (150') feet from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of twelve (12') feet and a minimum unobstructed height of thirteen feet six inches (13'6"). Driveways in excess of one hundred fifty (150') feet in length shall be provided with turnarounds. Driveways in excess of two hundred (200') feet in length and less than twenty feet (20') in width shall be provided with turnouts in addition to turnarounds.

508.5.7 Fire hydrant standards. All new or replacement fire hydrants shall meet the requirements and standards of the Fire Storey County Fire Department Policy.

509.1 Features. Where required by other sections of this code and in all buildings classified as high-rise buildings by the International Building Code or wide-rise buildings as defined by Storey County Fire Policy, a fire command center for fire department operations shall be provided. The location and accessibility of the fire command center shall be approved by the fire department. The fire command center shall be separated from the remainder of the building by not less than a 2-hour fire-resistance-rated fire barrier. The room shall be a minimum of 96 square feet (9 m²) with a minimum dimension of 8 feet (2438 mm). A layout of the fire command center shall comply with NFPA 72 and shall contain the following features:

1. The emergency voice/alarm communication unit
2. The fire department communications system
3. Fire-detection and alarm system annunciator system
4. Annunciator visually indicating the location of the elevators and whether they are operational
5. Status indicators and controls for air-handling 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 stand-by 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.
13. Work table
14. Generator supervision devices, manual start and transfer features

15. Public address system, where specifically required by other sections of this code
16. Annunciator panels shall be combination smoke/fire with a writable surface
17. In occupancies greater than 55' in height, a fire equipment cache room shall be provided every 5 stories and stocked as specified by the department with jurisdiction. Fire cache room shall be provided and stocked per Storey County Fire request, for buildings or occupancies where it is deemed necessary based on special hazards or square footage.

Chapter 6 Building Service Systems

603.4 Portable unvented heaters. Portable unvented fuel-fired heating equipment shall be prohibited.

605.10.4 Prohibited areas. Portable, electric space heaters shall not be operated within 3 feet (914 mm) of any combustible materials in all occupancies. Portable, electric space heaters shall be operated only in locations for which they are listed.

605.5 Extension Cords. Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords shall not be used as wiring for longer than 90 days. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.

605.5.1 Power supply. Extension cords shall be plugged directly into an approved receptacle, power tap or fused multi-plug adapter/strips and shall serve only one portable appliance.

Chapter 8 Interior Finish and Furnishings

806.1.1 Restricted occupancies. Natural cut trees shall be prohibited in Group A, E, I-1, I-2, I-3, I-4, M, R-1, R-2 and R-4 occupancies.

Exceptions:

1. Trees located in areas protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 shall not be prohibited in Groups A, E, M, R-1 and R-2, but shall not be located near an exit or in an exit corridor.
2. Trees shall be allowed within dwelling units in Group R-2 occupancies.

Chapter 9 Fire Protection Systems

901.4.2 Nonrequired fire protection systems. Any fire protection system or portion

thereof not required by this code or the *International Building Code* shall be allowed to be furnished for partial or complete protection provided such installation meets the requirements of this code and the *International Building Code*. All fire protection systems shall be installed, repaired, operated, tested and maintained in accordance with this code and the requirements of NFPA 13.

903.2 Where required. Approved automatic sprinkler systems shall be required in all new commercial buildings and structures with 5,000 square feet or greater of total fire area, regardless of location, occupancy or floor area. Approved automatic sprinkler systems shall also be required throughout the entire building where an addition makes the total fire area of the building 5,000 square feet or larger.

Exception: Self storage/ mini storage buildings provided an approved fire wall is installed every 1,200 square feet.

Total floor area shall be defined as the total floor area, in square feet, for all floor levels within the exterior walls and under the horizontal projection of a roof of a building. Total fire area shall be as defined in the *International Fire and Building Codes*.

Sections 903.2.1.1, 903.2.1.4, 903.2.2, 903.2.3, 903.2.6, 903.2.8, 903.2.8.1, 903.2.8.2, are amended to require approved automatic sprinkler systems in all occupancies that are greater than or equal to 5,000 square feet under roof or under the horizontal projection of the roof of the building.

903.2.2 Group E. An automatic sprinkler system shall be provided for Group E Occupancies as follows:

1. Throughout all Group E fire areas greater than 20,000 square feet in area. In all Group E occupancies with an occupant load greater than 5.
2. Throughout every portion of educational buildings below the level of exit discharge. all Group E fire areas that are 5,000 square feet or larger, even if the occupant load is less than 5.

903.4.1 Signals. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, ~~remote supervising station or proprietary supervising station as defined in NFPA 72 or, when approved by the fire code official, shall sound an audible signal at a constantly attended location, as defined in NFPA 72.~~

Exceptions:

1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.
2. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

907.2 Where required-new buildings and structures. An approved manual, automatic, or manual and automatic fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.10, unless other requirements are provided by another section of this code. Where automatic sprinkler protection installed in accordance with Section 903.3.1.1 or 903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required.

All new buildings with an automatic fire sprinkler system installed shall be required to have an automatic fire alarm system, if an automatic fire alarm system is not already required to be installed by the Code. Buildings with an automatic fire sprinkler system shall have notification devices installed to alert the occupants of the building of a waterflow or other alarm within the building. The notification devices shall be both audible and visual devices in compliance with NFPA 72. The number and location of devices shall be determined by the Fire Department. If a fire alarm system is required by the Code, the system shall be installed per the Code. An additional strobe shall be located outside the riser room. Any new installation of an automatic fire sprinkler system shall invoke this provision even if the building is not of new construction.

Exception:

1. Single-family residential (R-3) occupancies on residential properties.

907.2.3 Group E. A manual fire alarm system shall be installed in Group E occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system.

Exceptions:

- ~~1. Group E occupancies with an occupant load of less than 50.~~
- ~~2. Manual fire boxes are not required in group E occupancies where all of the following apply:~~
 - ~~1.1 Interior corridors are protected by smoke detectors with alarm verification.~~
 - ~~1.2 Auditoriums, cafeterias, gymnasiums, and the like are protected by heat detectors or other approved detection devices.~~
 - ~~1.3 Shops and laboratories involving dusts or vapors are protected by heat detectors or other approved detection devices.~~
 - ~~1.4 Off-premises monitoring is provided.~~
 - ~~1.5 The capability to activate the evacuation signal from a central point is provided.~~
 - ~~1.6 In buildings where normally occupied spaces are provided with a two-way communication system between such spaces and a constantly attended receiving station from where a general evacuation alarm can be sounded, except in locations specifically designated by the fire code official.~~
- ~~2. Manual fire alarm boxes shall not be required in Group E occupancies where the building is equipped throughout with an approved automatic sprinkler~~

~~system, the notification appliances will activate on sprinkler water flow and manual activation is provided from a normally occupied location.~~

1. Group E occupancies with an occupant load of less than 5.

907.3.1.1 Group E. A fire alarm system shall be installed in existing Group E occupancies in accordance with Section 907.2.3.

Exceptions:

~~1. A building with a maximum area of 1,000 square feet (93 m²) that contains a single classroom and is located no closer than 50 feet (15240 mm) from another building.~~

1. Group E with an occupant load less than 5.

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 sprinkler signaling service that will cause the sounding of an audible signal at a constantly attended location.~~
3. Locking valves open.
- ~~4. Sealing of valves and approved weekly recorded inspection where valves are located within fenced enclosures under the control of the owner.~~

Chapter 10 Means of Egress

1004.1.1 Design occupant load. In determining means of egress requirements, the number of occupants for whom means of egress facilities shall be provided shall be determined in accordance with this section. Where occupants from accessory areas egress through a primary space, the calculated occupant load for the primary space shall include the total occupant load of the primary space plus the number of occupants egressing through it from the accessory area.

~~**Exception:** Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.~~

~~**Exception:** Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load.~~

1023.2 Use in a means of egress. Exterior exit ramps and stairways shall not be used as an element of a required means of egress for Group I-2 occupancies. For occupancies in other than Group I-2, exterior exit ramps and stairways shall be permitted as an element of a required means of egress for buildings not exceeding six stories above grade plane or having occupied floors ~~75 feet (22 860 mm)~~ above the lowest level of fire department vehicle access.

Chapter 14 Fire Safety During Construction and Demolition

1412.1 When Required. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. Any approved temporary water supply shall be capable of supplying the same minimum requirements for water flow and duration as the permanent water supply required.

Chapter 19 Lumberyards and Woodworking Facilities

1909.2 Size of piles. Exterior lumber storage shall be arranged to form stable piles with a maximum height of 10 feet, with a total pile volume not to exceed 75,000 cubic feet.

Exception: Banded lumber storage shall not be stacked greater than 20 feet in height.

Firewood shall be stacked with regard to stability of the piles and shall in no case be higher than 10 feet. Where firewood is piled next to a property line, the distance from the pile to the property line shall be no less than 10 feet.

Chapter 38 Liquefied Petroleum Gases

3804.1 General. The storage and handling of LP-gas and the installation and maintenance of related equipment shall comply with NFPA 58 and be subject to the approval of the fire code official. LPG tanks and regulators shall be marked and clearly identified as to the service address and location of shut off valves. LPG Tanks shall also be marked with the service purveyor name and emergency contact information. ~~Except as provided in this chapter.~~

Adopt all appendices within the 2006 IFC.

Appendix B

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 ~~75 percent~~ 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903 of the *International Fire Code*. 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.

Appendix D

D103.2 Grade. Fire apparatus access roads shall not exceed 6% in grade. ~~10 percent in grade.~~ Exception: Grades steeper than ~~10 percent~~ 6%-14% may be approved by the Fire Chief or Fire Marshal if access stipulations are met according to Storey County Fire Department Policy.

D103.3 Turning radius. ~~The required turning radius of a fire apparatus access road shall be determined by the fire code official.~~ The outside turning radius of a fire apparatus access road shall be a minimum of forty-five (45') feet. The inside radius of any turn shall not be less than thirty (30') feet.

Delete the 96 foot diameter cul-de sac option. All cul-de-sacs shall be a minimum of 100 feet in diameter.

Plan Review Fees Shall be as Follows:

Review Fees

NRS 477.750 Fees; Review of Plans by Local Government.

The fee for each review shall be based on valuation of the project as set forth in the most recent issue of Building Standards. The value to be issued in computing valuation shall be the total value of ALL construction work for which the review/permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, and other permanent equipment.

Projects valued under \$15,000.00 will be calculated based on the reviewer's hourly rate (\$88.00) and an invoice will be generated for hourly reviews.

Valuation	Fee	Valuation	Fee
15,001 - 16,000	\$190.72	58,001 - 59,000	\$460.15
16,001 - 17,000	\$199.31	59,001 - 60,000	\$464.44
17,001 - 18,000	\$207.81	60,001 - 61,000	\$468.74
18,001 - 19,000	\$215.16	61,001 - 62,000	\$473.03
19,001 - 20,000	\$225.11	62,001 - 63,000	\$477.33
20,001 - 21,000	\$233.70	63,001 - 64,000	\$481.64
21,001 - 22,000	\$242.29	64,001 - 65,000	\$485.93
22,001 - 23,000	\$250.76	65,001 - 66,000	\$490.23
23,001 - 24,000	\$259.35	66,001 - 67,000	\$494.39
24,001 - 25,000	\$267.95	67,001 - 68,000	\$498.68
25,001 - 26,000	\$274.13	68,001 - 69,000	\$502.99
26,001 - 27,000	\$280.31	69,001 - 70,000	\$507.29
27,001 - 28,000	\$286.35	70,001 - 71,000	\$515.88
28,001 - 29,000	\$292.53	71,001 - 72,000	\$520.17
29,001 - 30,000	\$297.90	72,001 - 73,000	\$524.48
30,001 - 31,000	\$304.88	73,001 - 74,000	\$528.78
31,001 - 32,000	\$310.93	74,001 - 75,000	\$533.07
32,001 - 33,000	\$317.10	75,001 - 76,000	\$537.37
33,001 - 34,000	\$323.29	76,001 - 77,000	\$541.66

35,001 - 36,000	\$335.51	78,001 - 79,000	\$530.13
36,001 - 37,000	\$341.68	79,001 - 80,000	\$558.72
37,001 - 38,000	\$347.86	80,001 - 81,000	\$563.02
38,001 - 39,000	\$354.05	81,001 - 82,000	\$569.99
39,001 - 40,000	\$360.08	82,001 - 83,000	\$571.62
40,001 - 41,000	\$366.27	83,001 - 84,000	\$575.92
41,001 - 42,000	\$372.47	84,001 - 85,000	\$580.21
42,001 - 43,000	\$378.62	85,001 - 86,000	\$584.63
43,001 - 44,000	\$384.66	86,001 - 87,000	\$588.81
44,001 - 45,000	\$390.84	87,001 - 88,000	\$593.22
45,001 - 46,000	\$396.56	88,001 - 89,000	\$597.41
46,001 - 47,000	\$403.20	89,001 - 90,000	\$601.70
47,001 - 48,000	\$409.25	90,001 - 91,000	\$605.87
48,001 - 49,000	\$415.42	91,001 - 92,000	\$610.16
49,001 - 50,000	\$421.60	92,001 - 93,000	\$614.47
50,001 - 51,000	\$425.90	93,001 - 94,000	\$618.76
51,001 - 52,000	\$430.19	94,001 - 95,000	\$623.06
52,001 - 53,000	\$434.50	95,001 - 96,000	\$627.36
53,001 - 54,000	\$438.79	96,001 - 97,000	\$631.65
54,001 - 55,000	\$443.02	97,001 - 98,000	\$635.96
55,001 - 56,000	\$447.25	98,001 - 99,000	\$640.25
56,001 - 57,000	\$451.55	99,001 - 100,000	\$644.55
57,001 - 58,000	\$455.84	100,001+	See Below

1. If the proposed project or bid is less than \$100,000.00, refer to the **Review Fee Schedule**.
2. If the proposed project or bid is more than \$100,000 but less than \$500,000, the fee is **\$648.85** for the first \$100,000 plus **\$3.29** for each additional \$1,000 or fraction thereof of the proposed cost or bid.
3. If the proposed cost or bid is \$500,000 or more but less than \$1,000,000, the fee is **\$1,965.09** for the first \$500,000 plus **\$2.90** for each additional \$1,000 or fraction thereof of the proposed cost or bid.
4. If the proposed cost or bid is \$1,000,000 or more, the fee is **\$3,359.49** for the first \$1,000,000 plus **\$1.83** for each additional \$1,000 or fraction thereof of the proposed cost or bid.
5. If Fire Code Consulting Services are required for any given project, a fee will be charged at the rate of ninety-eight dollars (**\$98.00**) per hour or any fraction thereof, for each person from Storey County and/or Plans Examiners Office that are required to attend the conference.
6. If a Fire Code Plan Review (beyond 2nd Review) is required for any given project, a fee will be charged at the rate of eighty-eight dollars (**\$88.00**) per hour or any fraction thereof and will be billed.
7. If an agreement is reached by a local government and the state fire marshal, whereby the process for review of plans is delegated to the local authority, the local authority may use the schedule of fees that has been approved by the local authority.
8. If a review of plans by a local government waives or grants a variance of a minimum standard established by the state fire marshal or otherwise requires review by the state fire marshal, the local government shall require the plans be submitted to the state fire marshal for review. The state fire marshal will charge the person on whose behalf the plans are submitted a fee of fifty-five dollars (**\$55.00**) per hour for each person who participates in the review. The state fire marshal will notify the local government of his approval or disapproval of the plans upon completion of his review.

NOTICE: Any meeting attendance, travel or additional review by Storey County Fire Department required as a result of items 5 or 7 above, an additional fee of fifty-five dollars (**\$55.00**) per hour for each person who participates will be charged to the person on whose behalf the request for variance is submitted to the State Fire Marshal.