



Board of Adjustment Staff Report

Meeting Date: December 3, 2020

Agenda Item: 9I

SPECIAL USE PERMIT CASE NUMBER: WSUP20-0018 (Truckee Meadows Fire Station #37)

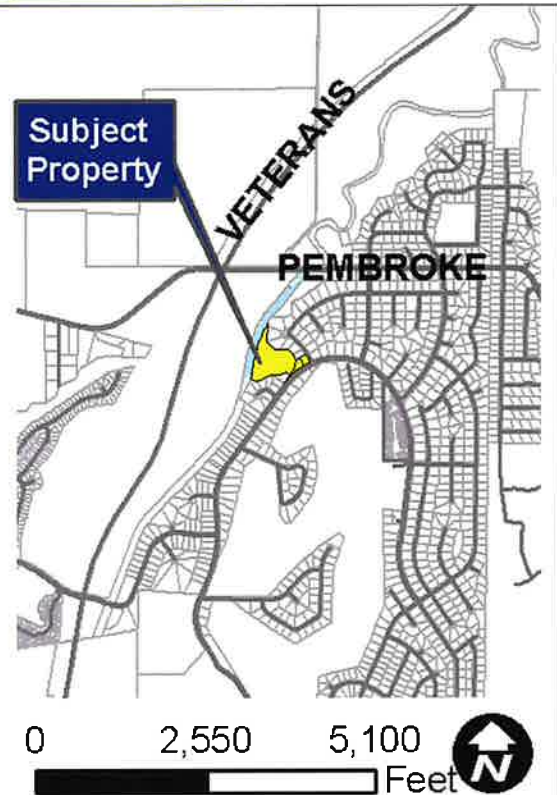
BRIEF SUMMARY OF REQUEST: To approve a Safety Service use type to be redeveloped and improved on parcels with a regulatory zoning of Medium Density Suburban (MDS).

STAFF PLANNER: Chris Bronczyk
775.328.3612
cbronczyk@washoecounty.us

CASE DESCRIPTION

For possible action, hearing and discussion to approve a special use permit for the redevelopment and improvement of a fire station (safety services civic use type) located on West Hidden Valley Drive. The subject site is zoned Medium Density Suburban. The proposal replaces the existing facilities with a single larger building including administrative offices, an apparatus bay, and improvement to an existing single-family residence utilized by the on-duty fire crew.

Applicant: Washoe County
Property Owner: Truckee Meadows Fire Protection District
Location: 3255 W Hidden Valley Drive
APN: 051-122-09; 051-122-10;
051-192-01; 021-160-38
Parcel Size: 0.25 acres; 0.32 acres; 0.07 acres; 0.15 acres
Master Plan: Suburban Residential (SR)
Regulatory Zone: Medium Density Suburban (MDS)
Area Plan: Southeast Truckee Meadows
Citizen Advisory Board: South Truckee Meadows/Washoe Valley
Development Code: Authorized in Article 810, *Special Use Permits*
Commission District: 2 – Commissioner Lucey



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP20-0018 for Truckee Meadows Fire Protection District, having made all five findings in accordance with Washoe County Code Section 110.810.30:

(Motion with Findings on Page 13)

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Special Use Permit

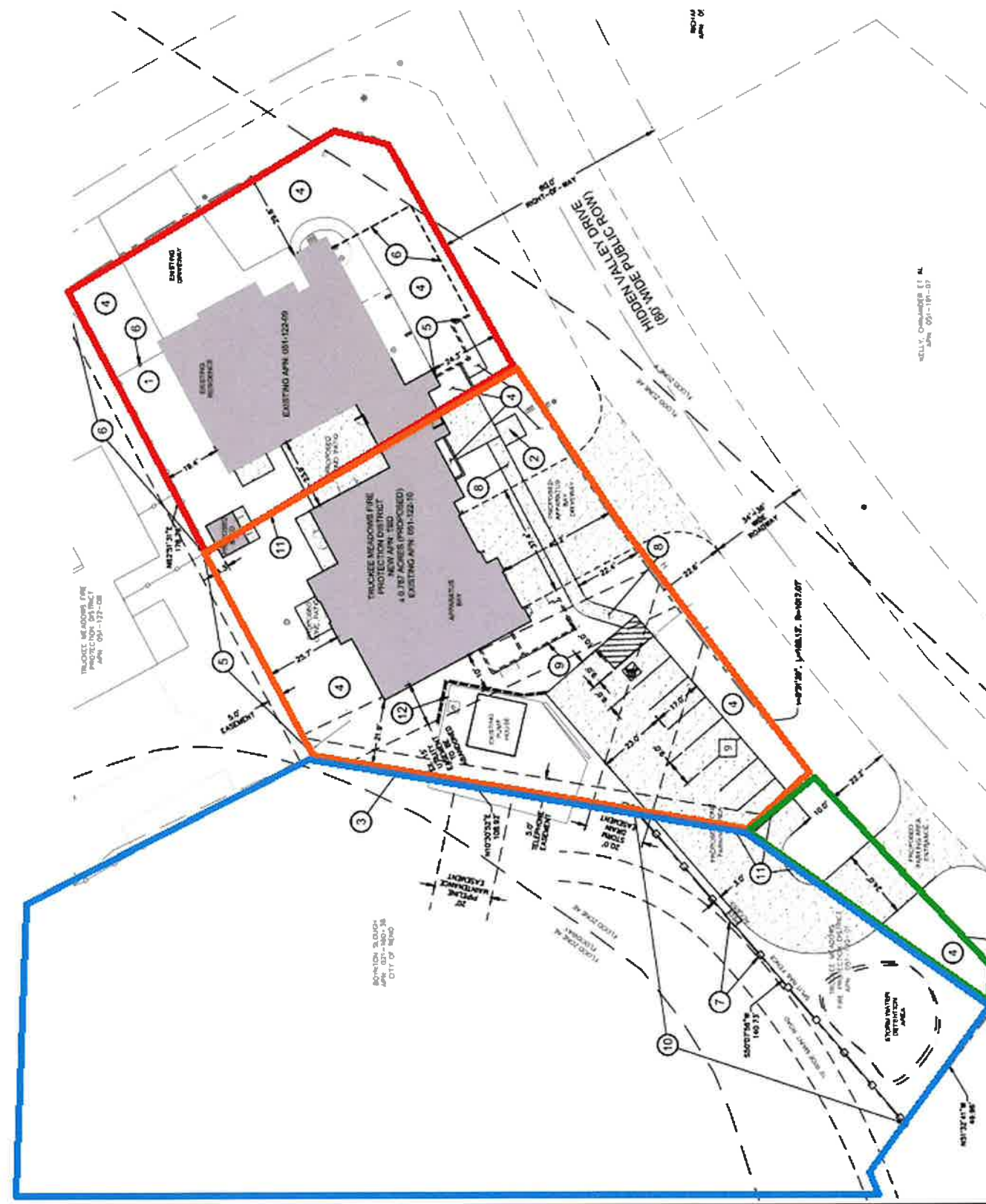
The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as "operational conditions." These conditions must be continually complied with for the life of the business or project.

The conditions of approval for Special Use Permit Case Number WSUP20-0018 are attached to this staff report and will be included with the action order, if approved.

The subject property is designated as Medium Density Suburban (MDS). The surrounding properties are single-family residential, with SF15 and MDS regulatory zones. SF15 is a City of Reno designation. The proposed use of safety services which is classified as a civic use type, is permitted in the Medium Density Suburban regulatory zone with a special use permit per WCC 110.302.05.02. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

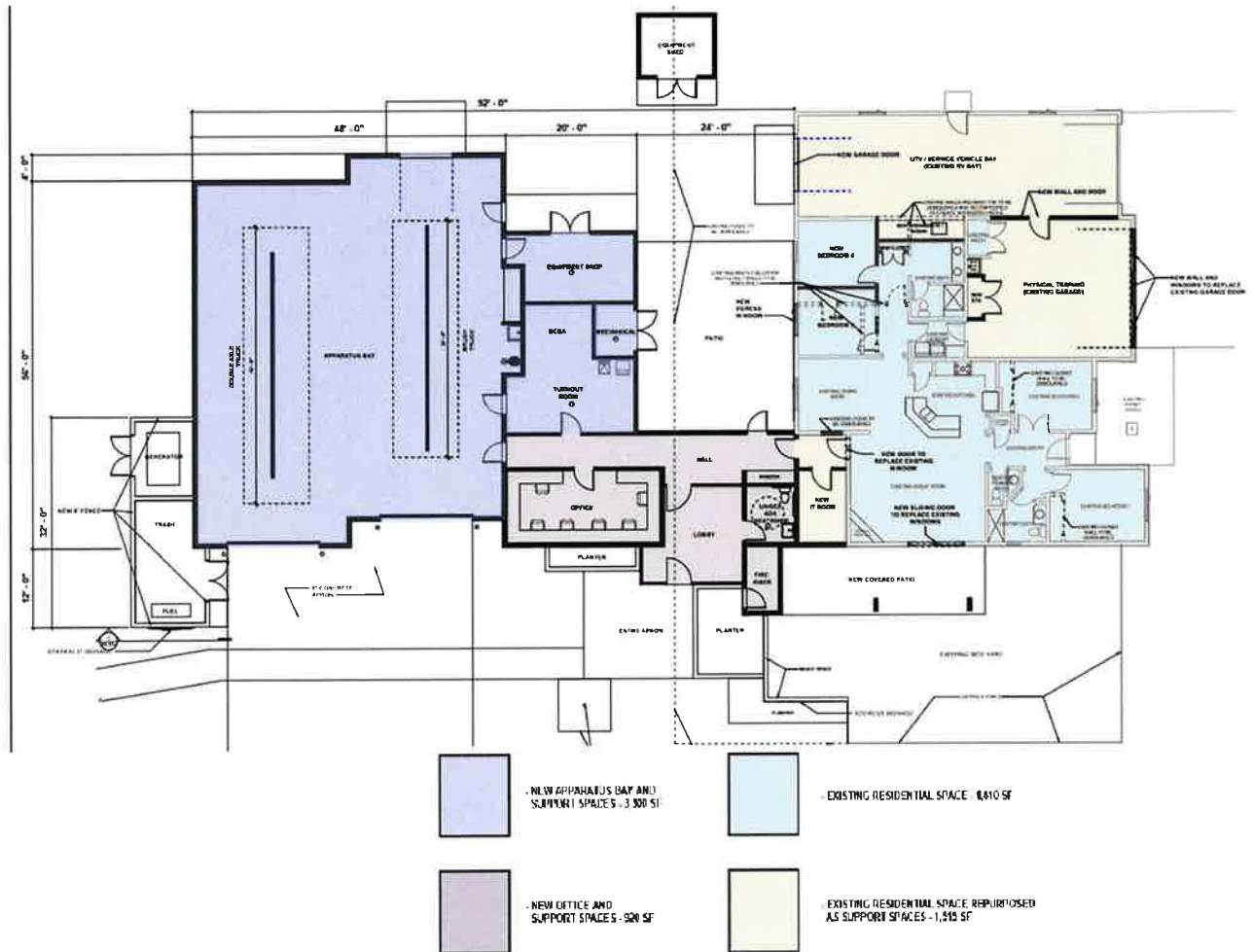




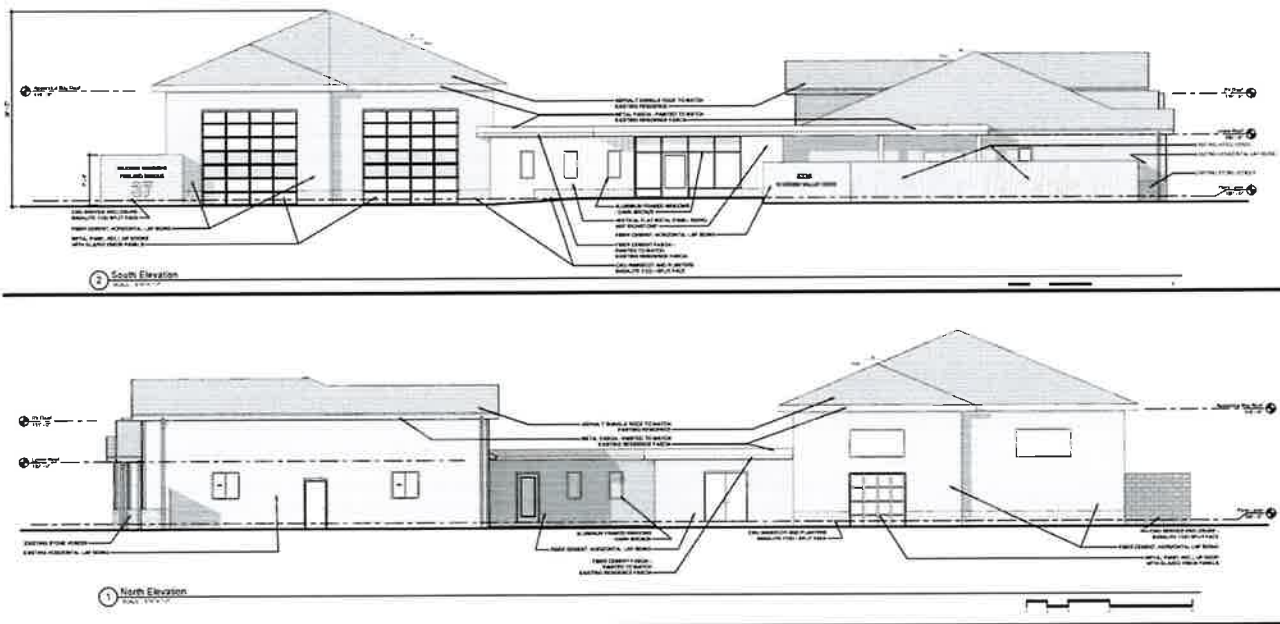
Site Plan

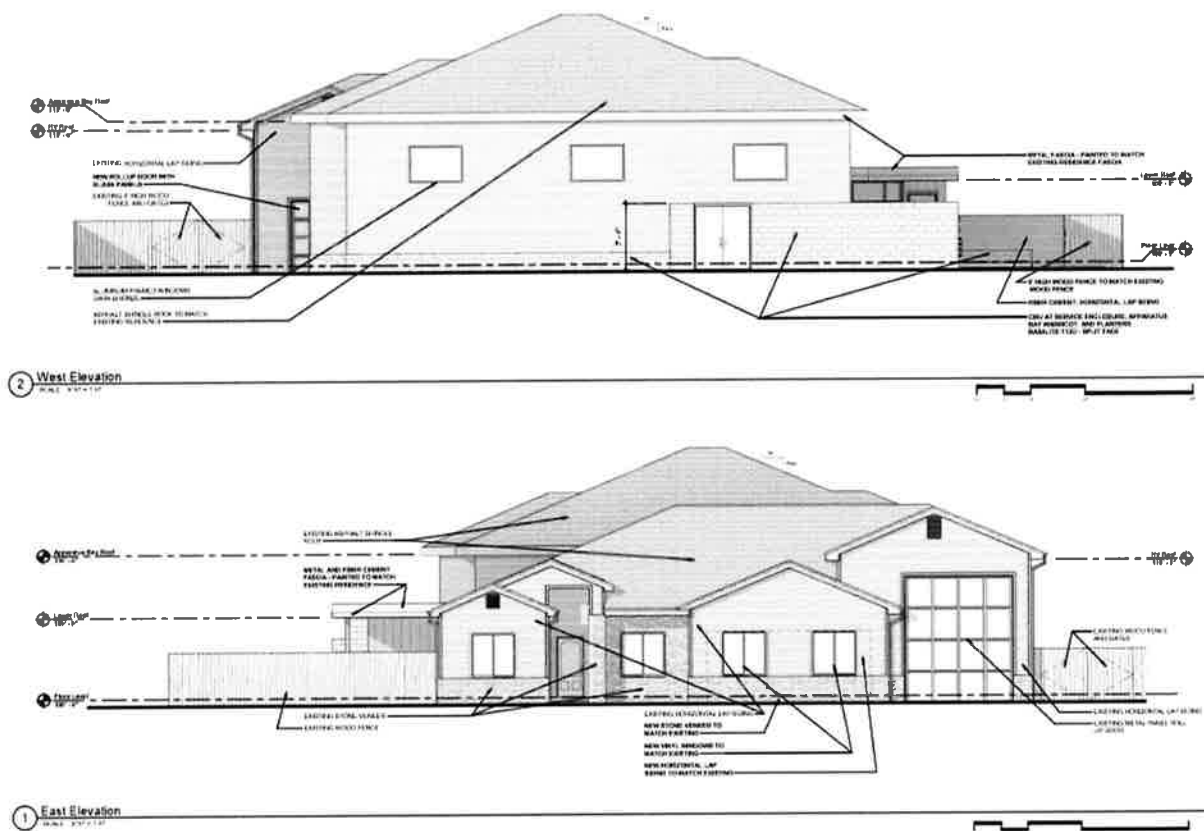


Conceptual Renderings



Floor Plan





Elevations

Project Evaluation

Truckee Meadows Fire Protection District is requesting to redevelop and improve a fire station (safety services civic use type) located on West Hidden Valley Drive. The subject site has a regulatory zone of Medium Density Suburban. Safety services civic use type is permissible in this regulatory zone, subject to the approval of a special use permit by the Board of Adjustment. One of the subject parcels along Hidden Valley Drive (APN: 051-122-10) is currently developed with existing fire facilities that serve Hidden Valley and the surrounding areas. The existing fire facility is limited to a two-door garage and modular unit that serves as the residence and administrative offices. This facility has been in use for nearly 10 years. The other developed parcel (APN: 051-122-09) is currently developed with a single-family dwelling. The applicant intends to use this dwelling to house firefighters serving the fire station. The two remaining parcels (APN: 051-192-01 and 021-160-38, a portion of) will be used for formalized parking areas.

The proposed project involves replacing the existing facilities with a single, larger building that includes a new, 2,670 square foot apparatus bay and 1,530 square feet of administrative offices. This main structure will be approximately 4,200 square feet in size. The proposal currently crosses the property line separating APN 051-122-10 and 051-122-09, the applicant has stated that they intend to merge all 4 parcels, and staff is requiring them to complete the reversion to acreage prior to permit submittal. Additionally, the applicant will be required to convey a portion of APN: 021-160-38, which was granted to Washoe County per Resolution 8753, prior to the issuance of any grading or building permit. The apparatus bay has been designed to accommodate two fire fighting vehicles with space to accommodate circulation and emergency equipment storage. The new apparatus bay has been designed to reflect a continuous connection to the existing single-family residence.

To the east (APN: 051-122-09) is an existing single-family residence which was built in 2014 and purchased by Washoe County in 2020. This residence is 1,810 square feet and is intended to be living quarters for on-duty staff. Two bedrooms will be created by modifying the master bedroom

space; this will increase the bedroom count to four. The existing RV garage will be used as a service vehicle bay, and the existing two-car garage will be used as a physical training room. The existing fence that shares the property line with the fire station is to be removed. The primary exterior changes proposed is for the fire apparatus bay to connect to the existing single-family residence under a single flat roof structure. The public lobby, ADA restroom, and fire riser room are arranged along the public face of the new building to create an inviting entrance with direct visibility from the crew office. Materials proposed for the apparatus bay will match the residential character of the existing neighborhood. The apparatus bay is proposed begin construction in June 2021, with the improvements and remodel to the existing residence to begin following approval of this request.

The applicant is requesting to vary the landscaping buffer required within the front yard setback from a 20ft yard to a 10ft yard. Washoe County Code 110.412.50(c)(1) states "the buffer shall be the width of the required yard for the entire length of the adjoining common property line". Staff does not believe that this request is necessary as WCC 110.412.40(b) states "all required yards which adjoin a public street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet of street frontage, or fraction thereof." The project properties front onto street right of way and do not constitute an adjoining common property line with a residential use. Therefore, there is no need to vary the landscaped buffer width as a 10ft buffer is sufficient to include street trees and is acceptable.

The proposal includes the addition of a formalized parking area to the west of the fire apparatus bay. The parking area is proposed to be paved and landscaped. Parking regulations per Washoe County Code Section 410, Parking and Loading, require Safety Services to have 1 parking space per employee during peak employment shift. TMFPD is anticipating 4 employees per shift, with some overlap during shift changes which would add 4 additional employees for a total peak of 8 employees. The project is currently proposing 9 parking spaces, which includes one ADA parking space, and meets the parking requirements. The parking area will also be available to the public for accessing the Boynton Slough Open Space.

The application indicates grading to be part of this project application; with approximately 125 cubic yards of material being excavated and 25 cubic yards of material will be exported. The entire site is proposed to be disturbed as part of the development process. All disturbed areas will be under building footprints, paved parking, or landscaping. This amount of grading does not exceed major grading thresholds. In addition to the proposed grading, a retaining wall 3' in height will be installed, starting at the northern corner of the proposed parking lot and ending near the existing pump house. There will be a 3' berm with landscaping along the parking lot frontage on Hidden Valley Drive.

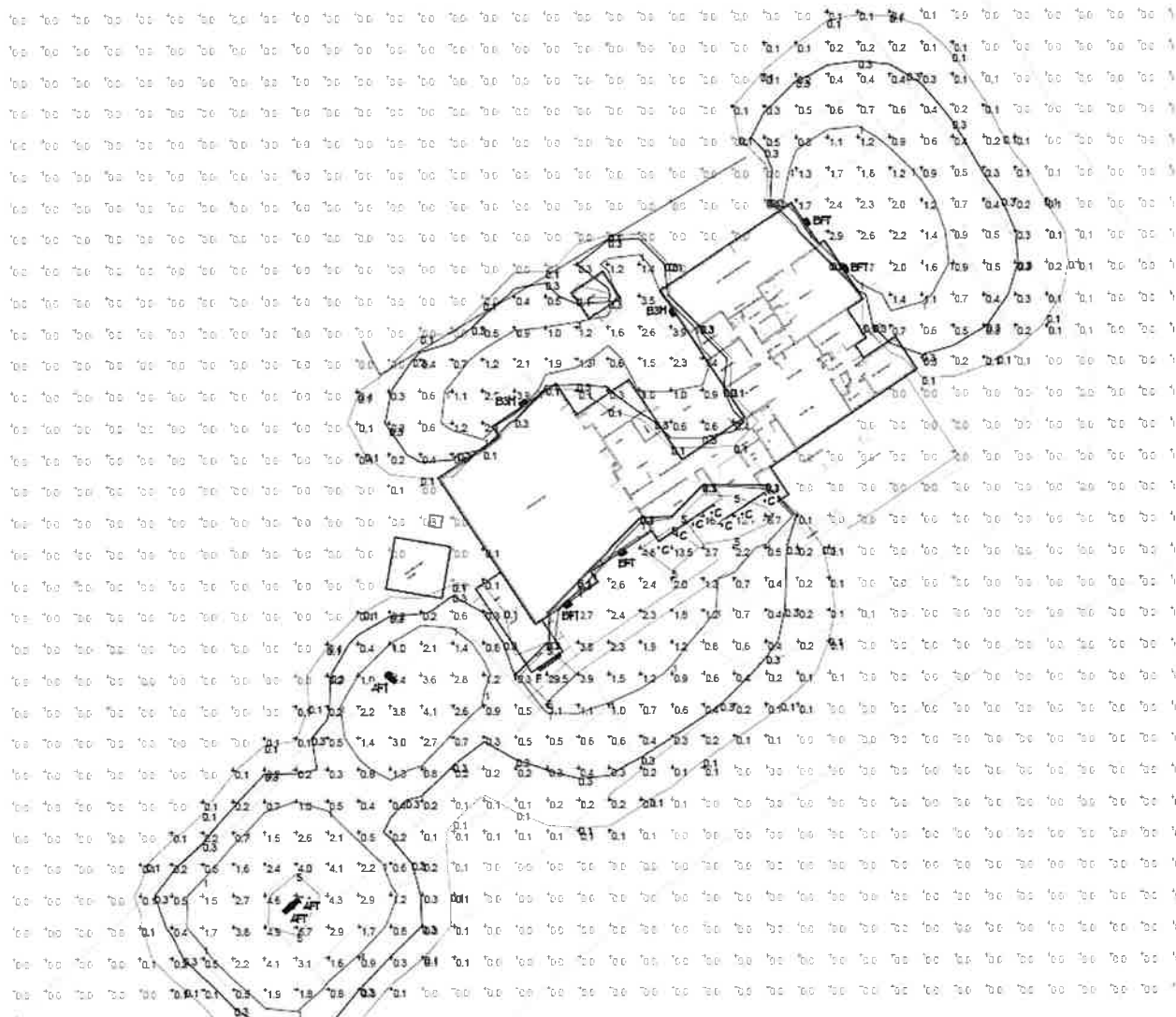
The applicant is proposing 12ft maximum height down lit lighting on areas around the building and parking lot.

Section 110.410.25: **Design of Parking Areas**

(g) **Lighting.** All off-street parking areas within commercially-zoned projects shall be provided with exterior lighting which meets the following minimum standards:

- (1) Proper illumination shall be provided for safety which, at a minimum, shall be the equivalent of one (1) foot candle average of illumination throughout the parking area;
- (2) All lighting shall be on a time clock or photo-sensor system;
- (3) Parking lot luminaries shall be high-pressure sodium vapor with 90degree cut-off and flat lenses; and
- (4) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted, except onto public thoroughfares provided, however, that such light shall not cause a hazard to motorists.

This meets the lighting requirements per WCC 110.414.21.



Photometric Study

Southeast Truckee Meadows Area Plan Assessment

The following goals and policies of the Southeast Truckee Meadows Area Plan are applicable to the amendment requests.

SETM.2.3 Site development plans for new subdivisions, commercial and public facilities in the Southeast Truckee Meadows planning area must submit and follow a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe Storey Conservation District.

Staff Comment: The application was routed to the Washoe-Storey Conservation District for comments. Washoe-Storey Conservation did provide comments related to the application (Exhibit I).

SETM.2.4 Applicants required to present their development proposal items to the Citizen Advisory Board must submit a statement to staff, not later than one week, following the meeting date, explaining how the final proposal responds to the community input received from the Citizen Advisory Board.

Staff Comment: The applicant provided a memo to staff responding to community input (Exhibit J).

SETM.11.3 The granting of new Special Use permits and review of existing permits in the Southeast Truckee Meadows must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

Staff Comment: The application was routed to Washoe County Air Quality for review. Washoe County Air Quality provided comments related to asbestos sampling and acknowledgment from the AQMD for renovation or demolition.

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

The proposed project was presented by the applicant's representative at the South Truckee Meadows/Washoe Valley Citizen Advisory Board meeting on November 5, 2020. The Citizen Advisory Board voted unanimously to recommend approval of the SUP.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Federal Agencies
 - U.S. Army Corps of Engineers
- State of Nevada
 - Division of Environmental Protection
 - Department of Wildlife
- Washoe County Community Services Department
 - Planning and Building Division
 - Planning and Building Division – Parks and Open Spaces
 - Planning and Building Division – Water Resources
 - Engineering and Capital Projects – Land Development
 - Engineering and Capital Projects – Utilities
 - Engineering and Capital Projects - Traffic
- Washoe County Health District
 - Division of Air Quality
 - Environmental Health
 - Emergency Medical Services Division
- Washoe County Sheriff
- City of Reno Community Development
- Truckee Meadows Fire Protection District
- Truckee Meadows Regional Planning
- Regional Transportation Commission
- Washoe-Storey Conservation District

Eleven out of the eighteen above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact

information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order

- Washoe County Planning and Building Division addressed landscaping, parking and lighting standards and imposed operational conditions that will be in effect for the life of the project.
Contact: Chris Bronczyk; 775.328.3612; cbronczyk@washoecounty.us
- Washoe County Engineering Division addressed grading, drainage, and traffic conditions imposed operational conditions that will be in effect for the life of the project.
Contact: Leo Vesely; 775.328.2313; lvesely@washoecounty.us
- Truckee Meadows Fire Protection District addressed requirements of the International Wildland-Urban Interface Code, as well as the International Fire Code.
Contact: Dale Way; 775.326.6000; dway@tmfpd.us
- Washoe-Storey Conservation District addressed noxious weeds, and vegetation plans.
Contact: Tyler Shaffer; 775.857.8500 ext. 131; shafferjam51@gmail.com
- Washoe County Health District addressed the sewer access issues and imposed operational conditions that will be in effect for the life of the project.
Contact: James English; 775.328.2610; jenglish@washoecounty.us
- Washoe County Air Quality Division addressed asbestos sampling requirements and required acknowledgement from the AQMD for renovation or demolition.
Contact: Genine Rosa; 775.784.7204; grosa@washoecounty.us
- Washoe County Parks and Open Spaces addressed revegetation requirements and is requiring the project be "certified weed free".
Contact: Sophia Kirschenman; 775.328.3623; skirschenman@washoecounty.us

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan.

Staff Comment: The proposed use is consistent with the action programs, policies, standards, and maps of the Master Plan and Southeast Truckee Meadows Area Plan.

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: The proposed use will have access to the adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities. Any improvements not currently in place are required as part of the conditions of approval for this permit.

3. Site Suitability. That the site is physically suitable for a safety service use type, and for the intensity of such a development.

Staff Comment: The site is physically suitable for a safety services use type and the intensity of such a development.

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The issuance of the permit will not be significantly detrimental to the public health, safety or welfare injurious to the property or improvements of the adjacent properties; or detrimental to the character of the surrounding area.

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There are no military installations within 3000ft of the site.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP20-0018 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP20-0018 for Truckee Meadows Fire Protection District, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a safety service use type, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant: Washoe County

Owner: Truckee Meadows Fire Protection District

Representatives: Wood Rodgers
Attn: Stacie Huggins
1361 Corporate Blvd
Reno, NV 89502



Conditions of Approval

Special Use Permit Case Number WSUP20-0018

The project approved under Special Use Permit Case Number WSUP20-0018 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 3, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "conditions of approval" are referred to as "operational conditions." These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact – Chris Bronczyk; 775.328.3612; cbronczyk@washoecounty.us

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. The applicant shall submit landscaping plans at building permit to conform with SUP conditions and WCC Article 412
- f. Lighting spillover requirements shall be met as required by article 414.
- g. In the event that parcel number: 051-122-08 is to remain under Washoe County ownership; if it is to be included within the Fire Safety use type in the future it will require a separate special use permit.
- h. Prior to the issuance of any grading or building permit, APN: 021-160-38, a portion of, which was granted to Washoe County per Resolution 8753; shall be conveyed into the County.
- i. Prior to the issuance of any grading or building permit, the applicant shall complete a reversion to acreage for APN: 051-122-09; 051-122-10; 051-192-01; and 021-160-38, a portion of.
- j. The following **Operational Conditions** shall be required for the life of the project:
 - i. Failure to comply with the conditions of approval shall render this approval out of compliance with this special use permit and subject to revocation. Compliance with this condition shall be determined by Planning and Building.

Washoe County Planning and Building Division – Parks and Open Spaces

2. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact - Sophia Kirschenman; 775.328.3623; skirschenman@washoecounty.us

- a. Any fill dirt imported as part of the project is required to be "certified weed free."
- b. The application indicates that all portions of the subject site will be developed. However, should any undeveloped, disturbed areas of the site remain, they shall be revegetated utilizing a native and/or adapted perennial seed mix, as reviewed and approved by

Washoe County Regional Parks and Open Space and/or the Washoe-Storey Conservation District.

Washoe County Engineering and Capital Projects

3. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact - Leo Vesely; 775.328.2312; ivesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. If the total area of ground disturbance is equal to one acre or more, the following will be required:
 - i. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
 - ii. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
 - iii. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- c. All grading shall be in accordance with Article 110.438 Grading Standards.
- d. All construction shall be in accordance with Article 110.416 Flood Hazards.
- e. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact - Leo Vesely; 775.328.2313; ivesely@washoecounty.us

- f. updated drainage report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- g. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact - Mitchell Fink; 775.328.2050; mfink@washoecounty.us

- h. Regional Road Impact Fees will be assessed for the project with the issuance of a building permit.

Washoe County Air Quality Division

4. The following conditions are requirements of the Washoe County Air Quality Division, which shall be responsible for determining compliance with these conditions.

Contact – Genine Rosa; 775.784.7204; grosa@washoecounty.us

- a. Asbestos sampling and acknowledgment from the AQMD required for renovation or demolition. - <https://www.washoecounty.us/health/programs-and-services/air-quality/Asbestos.php>

Truckee Meadows Fire Protection District (TMFPD)

5. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD. Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

Contact – Dale Way/Brett Lee, 775.326.6000, dway@tmfpd.us/blee@tmfpd.us

Fire Apparatus Access Roads

- a. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
- b. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
- c. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
- d. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)
- e. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
- f. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
- g. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
- h. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)

- i. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
- j. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
- k. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1)
- l. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2)
- m. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
- n. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet *approved* aerial fire apparatus access roads shall be provided. (IFC D105.1)
- o. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
- p. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (IFC D105.3)
- q. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (IFC D105.4)

Fire Protection Water Supplies

- r. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
- s. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
- t. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
- u. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
- v. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route

around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)

- w. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
- x. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
- y. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
- z. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
- aa. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

International Wildland-Urban Interface Code

- a. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
- b. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
- c. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf).

*** End of Conditions ***