



Storey County Board of County Commissioners Agenda Action Report

Meeting date: April 15, 2014

Estimate of time required: 5 Minutes

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** 2471 Lousetown Road, APN 003-041-01, Purchase.

2. **Recommended motion:** *I move to approve the purchase of property at 2471 Lousetown Road not to exceed appraised value or \$12,000 whichever is less.*

3. **Prepared by:** Gary Hames

Department: Capital Projects

Telephone: (775) 847-0954

4. **Staff summary:** The property to the north of the Highlands Fire Station has been used for years by the Fire Protection District and Property Owners association for storage of equipment. The Fire District propane tanks, training facility and apparatus are all located on this property. It was thought that this property was a portion of the Highlands Fire Station for decades. However, when the County purchased that property it was identified as a separate parcel and NOT inclusive of the fire station property. This section of property is instrumental to the security of the County owned building, is only accessible through the fire station property and is needed to provide space for county training.

This property is being sold by Elaine Craig of Coldwell Banker in Reno. She has contacted us and is willing to sell us the property for \$12,000 or appraised value. The appraisal is currently underway and we recommend that it is purchased at not to exceed the \$12,000 asking price or appraised value, whichever is lower. County Manager Whitten has indicated that funding is available through the Capital Projects fund.

5. **Supporting materials:** Listing from The Craig Team of Coldwell Banker. Aerial image of property to reflect the proximity to the fire station, community building and access.

6. **Fiscal impact:**

Funds Available: Yes

Fund: Capital Projects

____ Comptroller

7. **Legal review required:**

8. **Reviewed by:**

____ Department Head
____ County Manager

 District Attorney

Department Name: General Fund/Capital Projects
Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

13001463376

Virginia City Highlands

Type of Property

341

2/9/2014

ACTIVE

DOM 135

DOMLS 134

Asking Price

\$12,000

2/3/2014

Original Price

\$14,000

Sold Price

Contract Date

Closing Date



Acreage 00304101
Parcel# 1.18
Zoning E1 VCH
Assessment \$207.12
Taxes \$ 0.00
Zoning Category Single Family

**2471 Lousetown Road**

Price per Acre 10,169.49

City Limits No

Subdividable No

Permit

Water Rights No

BLM Grazing Rights No

Sign on Property Yes

Outbuildings No

Price/Acre 10,169.49

Associated Document Count 0

LOT #
89521

HOA Yes Assoc Fee \$ 150.00 Assoc FTrans ee \$200.00

AMENITIES

FENCING None
EXISTING SEWER/SEPTIC None
DOCUMENTS ON FILE None
SURFACE WATER None
DOMESTIC WATER Need Well
CORNERS MARKED None
UTILITIES AT SITE None
LOT IMPROVEMENTS None
DEED RESTRICTIONS No

TOPOGRAPHY Level
ACCESS ROAD Dirt
ADJOINS Street, Undeveloped Acre
ACCESS TYPE Private Access
VIEW Mountain, Yes
CROPS None
LANDSCAPED None
EASEMENTS None
ELECTRICITY None
HORSES Yes

Great level 1 acre lot on Lousetown directly behind the fire station.

SCHOOLS Gallagher, Hugh
 Virginia City
 Virginia City

Directions Cartwright Rd. and Lousetown
 MAP GRID

Showing Instructions Drive By

The Craig Team - (775) 829-5881
 Coldwell Banker Select Reno - Office: (775)
 5.00 OWNER(S) MAY SELL Cash

dobe Rd

Bulfrog Ave

Adobe Rd



Fire Station in Highlands

Print Date: 04/04/2014
Image Date: 05/12/2013
Level: Neighborhood



Storey County Board of County Commissioners Agenda Action Report

Meeting date: April 15, 2014

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Discussion and possible action on a workshop to discuss the proposed adoption of new editions of the 2012 uniform codes, the 2012 Northern Nevada Amendments published by the Northern Nevada Chapter of the International Code Council, and amendments to provide for specific requirements for fire and building in Storey County.

2. **Recommended motion:** I move to adopt the 2012 International codes and ask that the ordinance making the changes be on the board's next meeting.

3. **Prepared by:** Robert Morris, outside counsel

Department: District Attorney's Office

Telephone: 847-0964

4. **Staff summary:**

The fire protection district and the building department are proposing to move to the 2012 editions of the International Fire Code, the International Building Code and other codes used in Storey County and will present their proposed changes. The changes are contained in the ordinance that is attached and that ordinance will be introduced at the board's next meeting. The ordinance also adopts the 2012 Northern Nevada Amendments (to those codes) published by the Northern Nevada Chapter of the International Code Council that incorporate changes that surrounding jurisdictions have agreed on. The text of previous editions of these codes has been incorporated into the Storey County Code causing the code to become outdated as new editions are adopted. A more efficient way is to not repeat the section in the Storey County unless a change in the text is required.

(Continued on next page)

5. **Supporting materials:** Ordinance 14-255

6. **Fiscal impact:** None on local government

7. **Legal review required:** Yes

 District Attorney

8. **Reviewed by:**

____ Department Head

Department Name:

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

4. Staff summary continued:

(Note: The changes in code in the ordinance are shown with new text being *italicized*, deleted text with ~~strike through~~, and new code sections that replace the deleted text in highlighted yellow after the section.)

The changes are generally described as follows:

1. The ordinance deletes Storey County Code chapters 8.12 Fire Hazards, 8.16 Fire and Explosive, and 8.20 Alarm Systems because the 2012 International Fire Code has newer language that the fire protection district prefers.
2. Chapter 15.04 Buildings and Construction is being amended to adopt new international 2012 codes for fire, building and construction, and other codes. The specific building construction standards for Storey County and fire district's amendments to the 2012 International Fire Code and the Wildland Urban Interface Code are included.
3. Chapter 15.08 Building Official is amended to add a section that creates a board of appeals and uses the building official's duties from the new editions of the building and residential code.
4. Chapter 15.12 Permits is amended to change the definition of accessory structure to accessory dwelling unit that is used in NRS and to makes the state engineer responsible for enforcement as required in NRS.

Ordinance No. 14-255

Summary

An ordinance deleting Storey County Code chapters 8.12 Fire Hazards, 8.16 Fire and Explosive, and 8.20 Alarm Systems and amending chapter 15.04 Buildings and Construction, to adopt new uniform codes for fire, building and construction, and amending chapter 15.08 Building Official, and chapter 15.12 Permits and to make amendments to the codes to provide for Storey County specific requirements.

Title

An ordinance deleting Storey County Code chapters 8.12 Fire Hazards, 8.16 Fire and Explosive, and 8.20 Alarm Systems and amending chapter 15.04 Buildings and Construction to adopt new uniform codes including fire and, building and construction and amending chapters 15.04, 15.08 Building Official, and 15.12 Permits to make amendments to the codes for Storey County specific requirements and providing for other properly related matters.

The Board of County Commissioners of the County of Storey, State of Nevada, does ordain:

SECTION I: Chapters 8.12, 8.16, and 8.20 are amended by deleting the following:

Chapter 8.12

FIRE HAZARDS

~~8.12.010 Inspection authority.~~

~~—It is the duty of the fire chief, or other designated officer, to inspect or cause to be inspected, as often as may be necessary, but not less than annually, commercial structures, premises, vacant lots and public thoroughfares, except the interiors of private dwellings, for the purpose of ascertaining and causing it be corrected any condition liable to cause fire, or any violation of the provisions or intent of any ordinance affecting the fire hazards. (IFC [A] 106.1 Inspection authority)~~

~~8.12.020 Order to abate.~~

~~—Whenever an officer finds in any building or upon any premises or other place, combustible or explosive matter or dangerous accumulation of rubbish or unnecessary accumulation of wastepaper, boxes, shavings, weeds, brush or any other highly inflammable materials, especially liable to fire, old and unused outhouses or buildings which are so situated as to endanger~~

property, or finds obstructions to or on fire escapes, stairs, passageways, doors, or windows liable to interfere with the operations of the fire department, or egress of occupants in case of fire, he shall order the same to be removed or remedied and such order shall forthwith be complied with by the owner or occupant of such premises or building, subject to appeal within five days to the board of county commissioners, who shall within fifteen days review such order and file its decision thereon, and unless the order is revoked or modified, it shall remain in full force and be obeyed by such owner or occupant. (IFC [A] 111.1 Order)

8.12.030 Order to abate—Service.

—The service of any order shall be made upon the occupant of the premises, to whom it is directed by either delivering a true copy of same to such occupant personally or by delivering the same to and leaving it with any person in charge of the premises, or in case no such person is found, upon the premises by affixing a copy thereof in a conspicuous place on the door or to the entrance of said premises. Whenever it may be necessary to serve such an order upon the owner of premises, such order may be served either by delivering to and leaving with the said person a true copy of said order, or, if such owner is absent from the jurisdiction of the officer making the order, by mailing such copy to said owner's last known post office address. (IFC [A] 111.2 Issuance)

8.12.040 Order to abate—Failure to comply.

—Any owner or occupant failing to comply or commence substantial compliance with such order within five days after the appeal shall have been determined, or if no appeal is taken, then within five days after the service of said order, shall be liable to a penalty as stated in Section 8.12.050 of this chapter. (IFC [A] 111.4 Failure to comply)

8.12.050 Right of entry—Penalty for violation.

—Fire inspection officials may, with the consent of the owner or occupant of any premises, enter such premises or property to inspect the same for fire hazards. All other entries by such officials shall be on presentation of a warrant except in exigent (emergency) circumstances. Failure to comply with directives given to correct identified fire hazards may result in a misdemeanor prosecution. (IFC [A] 104.3 Right of entry)

Chapter 8.16

FIRE AND EXPLOSIVES REGULATIONS

8.16.010 Outdoor burning—Permission required.

—It is unlawful for any person or persons, firm, corporation, or association to burn or attempt to destroy by fire, any leaves, straw, shavings, sweepings, papers, wood, rubbish or other materials of any kind whatsoever, or to kindle or ignite any fire out of doors, whether on public or private property, without first applying for and obtaining written permission from the county

fire chief, or his duly authorized agent. (IFC [A] 105.630 Open burning)

8.16.020 Outdoor burning—Construction or demolition wastes.

—During construction, alteration, or demolition of buildings or other structures, no waste materials or rubbish shall be disposed of by burning on the premises without first obtaining written permission therefor from the county fire chief or his duly authorized agent. (IFC 3304.3 Open burning)

8.16.030 Outdoor burning—Bonfires—Incinerator use.

—No person shall kindle or maintain any bonfire, rubbish fire, or brush fire, or authorize any such fire to be kindled or maintained on any public or private land without first having obtained written permission from the county fire chief or his duly authorized agent. If such fire is contained in an approved container, waste burner, or incinerator, it must be covered, and the cover must be no larger than one-quarter inch mesh screen, such fire being located safely, and not less than fifteen feet from any structure. (IFC 307.4.1 Bonfires)

8.16.040 Outdoor burning—Permit issuance—Time limits.

—No fire permit under this chapter shall be issued before six a.m. or after eleven a.m., and all such fires shall be extinguished by twelve noon. (IFC 307.2 Permit required)

8.16.050 Permit fees.

—The county fire chief may assess a uniform fee for obtaining fire permits or explosive permits under this chapter to cover the costs of inspection and approval of proposed sites, provided he first obtains the unanimous consent of the county commissioners. (IFC [A] 113.2 Schedule of permit fees)

8.16.060 Applicability of provisions.

—The provisions of this chapter are not applicable to the igniting and burning of outdoor fires for warmth and cooking in appropriate fireplaces, barbecues, or other appropriate containers. The penalties of this chapter are applicable, however, to such fires in the event that such fires go out of control, and a court of law is satisfied that the fire went out of control as a result of carelessness or negligence on the part of the person or persons tending the fire. (IFC [A] 102.2 Administrative, operational and maintenance provisions)

8.16.070 Authority to extinguish unauthorized fires.

—Any duly organized fire department of this county shall have the power, by order of the chief of the respective fire department or his duly authorized agent, without further process of law, to directly extinguish, or require to have extinguished any fire ignited or maintained in violation of the requirements of this chapter. (IFC 307.3 Extinguishment authority)

8.16.080 Authority to prohibit fires—Atmospheric or local conditions.

—The county fire chief may prohibit any and all bonfires, outdoor fires, or incinerator fires, when atmospheric conditions or local circumstances make such fires hazardous. (IFC 307.1.1 Prohibited open burning)

8.16.090 Fireworks—Permission required.

—No fireworks of any kind shall be possessed or ignited within the county without first obtaining the written permission of the county fire chief and the county commissioners. (IFC 5601.1.3 Fireworks)

8.16.100 Explosives storage—Permission required.

—No dynamite or other explosives shall be stored or kept within this county without first obtaining the written permission of the county fire chief, who shall first determine that storage of the same conforms to the requirements of the Nevada Revised Statutes, and in addition, is not a threat to the safety of adjacent inhabitants within the county. (IFC 5601.2.3 Permit restrictions)

8.16.110 Waivers.

—The provisions of this chapter may be waived under extraordinary circumstances, but only by written authorization from the county fire chief or his duly authorized agents or deputies. (IFC does not include a waiver provision)

8.16.120 Violation—Penalty.

—Violation of any provision of this chapter shall be a misdemeanor, and in addition thereto, the county commissioners may charge the person or persons responsible for any costs involved in extinguishing any fire resulting from a violation of any of the provisions of this chapter. (IFC [A] 109.4 Violation penalties)

Chapter 8.20

ALARM SYSTEMS

8.20.010 Policy.

—It is found and declared that the public health, safety, morals and welfare of the inhabitants of the county require the regulation and control of all persons engaged in the business of owning, operating, maintaining, installing, selling or manufacturing an alarm device or devices as defined in this chapter. In conformity with the policy of this chapter these regulations are designed to:

—A. Provide for more effective regulation of security alarm systems by the sheriff's communication center;

—B. Provide for standardization of procedure for installation of security alarm systems;

—C. Set fees for the monitoring of private alarm systems by personnel of the sheriff's department;

~~—D. Set fees for false alarms responded to by personnel of the sheriff's office. (IFC [A] 105.7.6 Fire alarm and detection systems and related equipment)~~

8.20.020 Definitions.

~~—Whenever used in this chapter, unless the context otherwise requires or specifies:~~

~~—A. "Alarm device" means any device which when actuated by a criminal act or other emergency, requires sheriff's department response or action, and which transmits a prerecorded message or other signal by telephone, radio or other means to the central alarm station, or directly to the sheriff's communication center, or which produces an audible or visible signal designed to notify persons within audible or visible range of the signal.~~

~~—B. "Commercial alarm company" means any person, business, firm, corporation or other commercial entity that is in the business of owning, operating, maintaining, installing, selling, or manufacturing an alarm device or devices.~~

~~—C. "False alarm" means any signal actuated by an alarm device to which the sheriff's department responds, which is not the result of a criminal act, or not the result of an act for which the alarm was intended to be actuated.~~

~~—D. "Intrusion" means an entry into an area or building equipped with one or more alarm devices by any person or object whose entry actuates the alarm device.~~

~~—E. "Sheriff's communication center" means any radio dispatch room and/or other enclosures housing privately or publicly owned equipment serving the radio dispatch room or the county sheriff in any fashion. (IFC section 202 Definitions)~~

8.20.030 Application for installation.

~~—A. Before any alarm device may be installed by any commercial alarm company that has intention of installing or causing to be installed a direct alarm device, or any other alarm device, which would connect into any communications center maintained by the sheriff's department, the applicant shall submit a written application setting forth following information:~~

~~——1. The name, address, and telephone number of the commercial alarm company making the installation;~~

~~——2. The type of device to be installed;~~

~~——3. The communication center to which the device is to be connected;~~

~~——4. The name and address of the location, and the type of business conducted at that location, in which the device is to be installed;~~

~~——5. Directions to the location in which the alarm device is to be installed, as well as a description of the building and/or premises in which the alarm is to be installed;~~

~~——6. The names and addresses of three individuals who may be contacted in the case of an emergency by the sheriff's department;~~

~~—B. Written application shall be submitted not less than fifteen days prior to the intended installation.~~

~~—C. The application shall be reviewed by the sheriff or his designee who shall, within fifteen days of receipt of the application, announce in writing approval or disapproval of the~~

installation.

~~—D. The sheriff may condition any approval pursuant to the terms of this chapter as is necessary for the efficient administration of the sheriff's department, any communications center maintained by the sheriff's department, and/or to the administration of this chapter. (IFC [A] 104.2 Applications and permits)~~

8.20.040 Fees.

~~—A. Monitoring Fee. There shall be a monthly fee for monitoring all alarm devices. The monitoring fees shall be billed to the commercial alarm company by the sheriff or his designee on a quarterly basis per alarm. Monitoring fees shall be due and payable by the commercial alarm company within ten days of receipt of billing. Monitoring fees shall be set by resolution of the county commissioners. Any installation shall obligate the commercial alarm company to pay the full fee for the quarter in which the installation is made. Upon failure to pay monitoring fees when due, the sheriff or his designee shall cause written notice to be sent by registered mail to the commercial alarm company failing to pay the quarterly monitoring fee. The notice shall state that if payment of the monitoring fee is not received within fifteen days of the notification, it may cause the sheriff to remove or cause to be removed any alarm device which is connected to a sheriff's communication center.~~

~~—B. False Alarm Fee. Any user of services and/or equipment furnished by a commercial alarm company shall pay to the county sheriff a fee for false alarms, responded to by the personnel of the sheriff's department, which fees shall be set by resolution of the board of county commissioners according to the following schedule:~~

~~——1. Where the sheriff or his personnel respond to a location on four occasions within a quarterly period, the penalty amount shall be assessed.~~

~~——2. Where the sheriff or his personnel respond to a location on a seventh occasion within a quarterly period, a penalty amount shall be assessed against the user of services and/or equipment, which penalty amount shall be three times the amount assessed against a user pursuant to subdivision 1 of this subsection.~~

~~——3. Where the sheriff or his personnel have responded to a location on three occasions within a quarter on false alarms, the sheriff may require the installation of an entry prewarning device and status indicator.~~

~~——4. Where the sheriff or his personnel have responded to a location on a seventh or more occasion to false alarms located on a premises, the sheriff may remove any alarm device located on the premises from connection to any sheriff's communication center. If, after the seventh response in a quarterly period to a false alarm, the sheriff elects not to remove any alarm device from connection to the sheriff's communication center, the user shall pay the fee per occasion of false alarm response by the sheriff's department, as set forth in subdivision 2 of this subsection. (IFC [A] 104.2 Applications and permits)~~

SECTION II: Chapter 15.04, 15.08, and 15.12 are amended as follows:

Chapter 15.04

Buildings and Construction

Sections:

15.04.010 ~~Building and construction standards adopted for the county of Storey. Adoption of International and Uniform codes.~~

15.04.020 Adoption authority.

15.04.030 Modification.

15.04.040 Copies on file.

15.04.050 Construction standards adopted.

15.04.060 Building construction standards.

15.04.070 Electrical wiring in commercial buildings.

15.04.080 Fire department access and safety.

15.04.090 Violation--Criminal penalty.

15.04.010 ~~Building and construction standards adopted for the county of Storey. Adoption of International and Uniform codes.~~

In order to regulate all matters relating to the construction, maintenance and safety of buildings structures and property within the county, the board, pursuant to NRS 244.3675 and NRS 278.580 adopts the following codes: The latest editions of Building, Fire, and Construction Standards applicable at the time the ordinance codified in this chapter becomes effective, the first day of March, 2000, as identified below and any and all other regulations required to protect and provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design and construction quality.

NRS 474.470, the fire board should also adopt these:

A. *The 2012 International Fire Code (IFC) and Appendices B, C, and D, with the amendments in section 15.04.08. Uniform Fire Code, all volumes in their entirety including all appendixes, as adopted by the International Fire Code Institute, the International Conference of Building Officials and the Western Fire Chiefs Association.*

—B. *The National Fire Protection Agency (NFPA) Standard 13, Installation of Sprinkler Systems in its entirety;*

—C. *The National Fire Protection Agency (NFPA) Standard 25, Inspection Testing and Maintenance of Water Based Fire Protection Systems in its entirety;*

B. *The 2012 of the International Building Code (IBC), chapters 1 through 35 and Appendices C, E, I, and J, with the amendments in section 15.04.060 and 15.08.060.*

- C. The 2012 International Residential Code (IRC), chapters 1 through 44, and Appendices A, B, C, G, H, J, K, and M, with the amendments in section 15.04.060 and 15.08.060.
- D. The 2012 International Existing Building Code (IEBC), chapters 1 through 16.
- E. The 2009 International Energy Conservation Code (IECC), chapters 1 through 6.
- F. The 2012 International Fuel Gas Code (IFGC), chapters 1 through 7 and Appendices.
- G. The 2012 Uniform Mechanical Code (UMC), chapters 2 through 17, and Appendices A, B, C.
- H. The 2012 International Mechanical Code (IMC), chapters 1 through 15, and Appendix A.
- I. The 2012 Uniform Plumbing Code (UPC), chapters 2 through 17, and Appendices A, B, D, E, F, I, and L.
- J. The 2011 National Electrical Code (NEC), chapters 1 through 9. (NRS 278.583 automatically approves new code unless county disapproves within 60 days.)
- K. The 2012 International Swimming Pool and Spa Code (ISPSC), chapters 1 through 11.
- L. The 1997 Uniform Code for the Abatement of Dangerous Buildings (UCADB).
- M. The 2012 International Wildland Urban Interface Code, with the amendments in section 15.04.080.
- N. The 2012 Northern Nevada Amendments published by the Northern Nevada Chapter of the International Code Council. Copies available at www.nnice.org.
- O. The 2011 Northern Nevada Energy Code Amendments published by the Northern Nevada Chapter of the International Code Council.

Where conflicts occur between the codes referenced above and the following amendments, the amendments will apply.

- D. The Uniform Building Code (all volumes) as adopted by the International Conference of Building Officials;
- E. The Uniform Plumbing Code as adopted by the International Association of Plumbing and Mechanical Officials;
- F. The Uniform Mechanical Code as adopted by the International Conference of Building Officials and the International Association of Plumbing and Mechanical Officials;
- G. The National Electrical Code as adopted by the National Fire Protection Association and the International Conference of Building Officials;
- H. The Uniform Code for Abatement of Dangerous Buildings as adopted by the International Conference of Building Officials;
- I. The Uniform Administrative Code as adopted by the International Conference of Building Officials;
- J. The Model Energy Code as prepared and maintained by the Council of American Building Officials;
- K. Assembly Bill 359 for Water Conservation as adopted by the State of Nevada Assembly, February 28, 1991;
- L. The Uniform Housing Code as adopted by the International Conference of Building Officials;

~~—M. The Uniform Code of Building Conservation as adopted by the international Conference of Building Officials;~~

~~—N. The International Building Code, Plumbing Code, and Mechanical Code as adopted by the International Code Council, Inc., and the Southern Building Code Congress International and the International Conference of Building Officials and Code Administrators International, Inc., 1997;~~

~~—O. The International Residential Code for One and Two Family Dwellings as adopted by the International Code Council, Inc., and the Southern Building Code Congress International and the International Conference of Building Officials and Code Administrators, Inc. (Ord. 172 § 1(part), 2000)~~

15.04.020 Adoption authority.

The *board of county commissioners* may, by *ordinance resolution*, adopt later editions of the applicable codes identified in Section 15.04.010 of this chapter, and ~~shall, by~~ *must include in the ordinance resolution, specify all* the uniform codes in force. (Ord. 172 § 1(part), 2000)

15.04.030 Modification.

The ~~board county commissioners~~ may, by ~~resolution~~, modify the uniform codes enumerated in Section 15.04.010 of this chapter as ~~may be reasonably necessary to so that the codes specifically~~ apply the same to the county, provided ~~the~~ such changes are in conformance with applicable state laws. (Ord. 172 § 1(part), 2000)

15.04.040 Copies on file.

Copies of the latest adopted codes ~~per in~~ Section 15.04.010 and "Standard Details and Specifications for Public Works Construction" ~~shall~~ *must* be kept in the offices of the public works or building department ~~offices~~. The latest editions of the ~~Uniform International Fire Code, Uniform International Building Code, the International Wildland Urban Interface Code, and NFPA Standards~~ *are to* ~~must~~ be kept at the fire district offices ~~department~~. (Ord. 172 § 1(part), 2000)

15.04.050 Construction standards adopted.

"Standard Specifications for Public Works Construction," sponsored by the regional transportation commission of Washoe County, city of Sparks, city of Reno, Carson City, and the city of Yerington, is adopted as the construction standard for all public works and development construction projects. Any updated issue of "Standard Specification for Public Works Construction" will be *automatically* adopted by Storey County per this section. Other standards and specifications may be adopted by the ~~Storey County~~ board of commissioners by *ordinance resolution* specifying and identifying ~~the~~ such standards. (Ord. 172 § 1(part), 2000)

15.04.060 Storey County building construction standards.

~~All of~~ The following construction standards are required for all ~~habitable~~ structures *regulated by code within* Storey County:

A. Snow load requirements.

All buildings construction in Storey County must have shall be required to conform to a snow load capacity as follows:

Site Elevation (feet above sea level) Ground Snow load, Required (Pounds Per Square Foot)

9500 and above	142
9000 – 9499	114
6500 – 8999	90
6000 – 6499	70
5500 – 5999	50
Below 5500	20

B. Seismic zone design requirements.

1. I.B.C. for commercial and industrial construction:

The seismic design site class for structures must be based on the Risk Category, and the spectral response acceleration parameters in accordance with Chapter 16 of I.B.C and Chapter 20 of ASCE 7.

2. I.R.C. for single-family residential structures;

The seismic design site class for single-family residential structures and structures accessory to residential use is D2.

C. Wind speed design requirements.

Per the adopted 2012 Northern Nevada Amendments:

Ultimate design wind speed for risk category I structures is 105 mph *V_{ult}*:

Ultimate design wind speed for risk category II structures is 115 mph *V_{ult}*:

Ultimate design wind speed for category III and IV structures is 120 mph *V_{ult}*:

Exposure Category is C. An altitude density reduction may not be taken.

The minimum basic wind speed (3-second gust) for Group R-2 and R-3 structures is 100 mph, Exposure Category C.

D. Foundations.

1. The foundation frost depth requirement for all foundations is 24" from bottom of footing to level of finish grade.

2. Foundations exposed more than 2' above the grade level must be finished in natural wood, native rock, brick, cultured stone, or split face block.

3. The minimum foundation anchor bolt requirement is 5/8" diameter by 10" length or as required to obtain at least 7" of embedment in the concrete. Anchor bolts must be spaced no more than 48" on center. All anchor bolts are to be equipped with 3" square x 1/4" thick plate washers.

E. Roofing requirements.

Fire retardant roofing material is required per NRS 472.100. All roofing materials used must be listed by a nationally recognized testing agency with a Class A rating, unless otherwise approved for industrial or commercial use by the building official. All roofing materials must be installed per manufacturers' specifications. No wood shakes or shingles are allowed.

F. Storage on unimproved lot.

No storage of any kind is allowed on any unimproved lot. Building materials and construction equipment may be located on a lot that has an active building permit for a single-family dwelling. No automobiles or RV type vehicles may be stored on a lot until a certificate of occupancy or safety seal has been issued for the single-family dwelling.

G. Temporary quarters during construction.

A temporary trailer permit may be issued at the discretion of the building official for one travel trailer or motor home connected to a permanent water source and sewer or septic system, as the owner's living quarters during construction of a single-family residence. The permit is initially valid for no more than 180 days. If substantial progress is completed on the permanent residence, the building official may renew the permit for an additional 180 days.

H. Water wells.

Newly constructed water wells for domestic residential use are required to flow at a rate of not less than 2 g.p.m. during the initial 1-hour flow test to meet the requirements for issuance of a residential dwelling building permit. A water quality test report displaying that the water is safe for drinking is required prior to issuance of a residential dwelling building permit.

I. Accessory structures.

A detached garage, shop, barn, greenhouse, or other structure that is considered accessory to a single family residence may be allowed to contain a toilet and sink plumbed to the residence's water supply and sewer/septic system, but is not allowed to contain a bathtub or shower.

J. Drainage.

1. Roof drainage or surface storm-water drainage from a structure or developed lot must be controlled through measures approved by the building official, and must not cause adverse impacts on neighboring or adjacent properties.

2. For development of commercial or industrial lots or parcels of 5 acres or larger, or development of residential subdivisions where the aggregate sum of lots or parcels is 5 acres or larger, an engineered hydraulic analysis is required that displays that post development run-off during a 100 year storm event will not exceed pre-development run-off.

K. Retaining walls.

Retaining walls constructed for slope stabilization that are greater than 4 feet in height require engineered design and a building permit.

A. Snowload Requirements.

1. All building in Storey County shall be required to conform to a snowload capacity as follows:

Elevation (feet)	Required Pounds Per Square Foot Snowload
6500-7000	90
6000-6499	70
5500-5999	50
Below 5500	Elevations below 5500 feet will be considered on a case-by-case basis subject to a minimum snowload of twenty pounds per square foot.

2. Roofs having a minimum slope of six units vertical and twelve units horizontal (fifty

percent slope); or greater may use applicable snow load reduction allowance in the current adopted UBC (Uniform Building Code).

~~—B. Seismic Zone and Wind Factor Requirements.~~

~~—1. All of Storey County is in Seismic Zone 4 as per the applicable table in the Uniform Building Code, and all construction must meet the code requirements per this seismic factor.~~

~~—2. The wind factor is eighty-five miles per hour, Exposure Coefficient C as per the applicable table in the Uniform Building Code. Construction must meet code requirements per this factor.~~

~~—C. Foundations.~~

~~—1. The foundation frost depth requirement for all foundations in Storey County is a two-foot depth (twenty-four inches from bottom of footing to top of finished grade);~~

~~—2. Foundations exposed more than two feet about the grade level shall be finished in natural wood, native rock, brick, cultured stone, or split face blocks.~~

~~—D. Roofing Requirements.~~

~~—1. Roof pitch above five thousand feet elevation shall be not less than a 6/12 pitch for sixty percent of total roof. (A minimum slope of six units vertical in twelve units horizontal creating a fifty percent slope or greater.) The remaining forty percent of the roof must be a minimum 4/12 pitch. (A slope of four units vertical in twelve units horizontal creating a thirty-three and three tenths percent slope or greater.);~~

~~—2. Roofing Materials. Fire retardant roofing is required per NRS 472.100, meeting UBC 3202(e) Class A Rating and must be installed per manufacturers specs. No wood shakes or shingles are allowed.~~

E. No Duplication of Buildings. Zoning classifications (E-1-VCH), (E-10-HR), and (E-40-VR), of the Storey County zoning ordinance, Chapter 17.40, shall not permit the same architectural elevation design (regardless of exterior treatment and/or reversal of layout) be approved within two thousand five hundred feet in all directions of the proposed building lot.

F. Storage on Unimproved Lot. No storage of any kind shall be ~~is~~ allowed on any unimproved lot. Building materials and construction equipment ~~can~~ *may* be located on a lot that has an active building permit for a single family dwelling. No automobiles or RV type vehicles may be stored on a lot until a certificate of occupancy/safety seal is issued for the single family dwelling.

G. Temporary Quarters During Construction. One travel trailer or motor home connected to a permanent water and sewer source, may be utilized as the owner's living quarters during construction of a residence for a period not to exceed six months. If substantial progress is completed, the building official may renew temporary living quarters permit for another six months. (Ord. 172 § 1(part), 2000) (IRC R107, Temporary structures, IBC 108)

15.04.070 Electrical wiring in commercial buildings.

The electrical wiring in all commercial buildings in Storey County must be installed in conduit approved by the applicable code.

(Ord. 172 § 1(part), 2000)

15.04.080 Fire district requirements ~~department access and safety.~~

A. ~~Approved numbers or addresses shall be placed on~~ *The following amendments apply to the International Fire Code:*

2012 International Fire Code amendments.

Note: *An underscore is used to indicate new or replacement language to the code. A strike through is to indicate a deleted item.*

IFC Section 102, Applicability:

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.

Change of ownership of the building shall require the building to come up to current Code standards, per NAC 477.917 and adopted by the Nevada Fire Marshal.

102.7 Referenced Codes and Standards. The codes and standards referenced in this code ~~shall be those that are listed in Chapter 80~~ shall be the most current edition of the nationally recognized standards unless otherwise designated by NAC 477.281, 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 section 102.7 and 102.7.2.

IFC Section 105, Permits:

105.1.1 Permits Required. Any property owner or authorized agent who intends to conduct an operation or business, or install or modify systems and equipment which is regulated by this code, or to cause any such work to be done, shall first make application to the *fire code official* and obtain the required permit. Permits required by this code shall be obtained from the Storey County Fire Protection District. Fire Department construction permits will be required and issued for Fire Sprinkler Systems, Detection/Notification Systems and Grading/Civil work, based on total project valuation. See Table 105.1.1.

IFC Section 108, Board of Appeals:

Delete the entire section 108. (See section 15.04.080(C))

IFC Section 109, Violations:

109.4 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 ~~code's~~ 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, are guilty of a misdemeanor. ~~shall be guilty of a [SPECIFY OFFENSE] punishable by a fine of not more than \$1,000 dollars per violation or by imprisonment not exceeding 30 days~~

~~or both fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

IFC Section 111, Stop Work Order:

111.4 Failure to Comply. Any person who shall continues any work after having been served with a stop work order, except ~~such~~ the work as that person is directed to perform to remove a violation or unsafe condition, ~~shall be liable to a fine of not less than [amount] dollars or more than [amount] dollars~~ is guilty of a misdemeanor.

IFC Section 202, General Definitions:

HIGH-RISE BUILDING. A building with an occupied floor located more than ~~75~~ 55 feet (22 860 16 764 mm) above the lowest level of fire department vehicle access.

Occupancy Classification.

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,' (defined as not being able to provide self preservation) 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 ~~five~~ 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 ~~five~~ 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 ~~five~~ 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 ~~five~~ six or fewer persons receiving custodial care shall be classified as 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 (non transient) 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 ~~five~~ six or fewer persons receiving care

Congregate living facilities (non transient) 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
~~Dry boat storage (indoor)~~
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 non waxed 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 non plastic 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 both open and enclosed
Porcelain and pottery
Stoves
Talc and soap stones
Washers and dryers

IFC Section 305, Ignition Sources:

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

IFC Section 401, General:

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.~~

IFC Section 503, Fire Apparatus Access Roads:

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 radius of a fire apparatus access road shall be a minimum of forty-five (45'). The inside radius of any turn shall not be less than thirty (30') feet.

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.

503.2.9 Turnout. Turnouts shall be an all weather road surface at least 10 feet wide and 30 feet long. Driveway turnouts shall be located as required by the fire code official.

IFC 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. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabet letters. Numbers shall be six (6) inches in height with a minimum of three-quarters (3/4) inch stroke for commercial structures under 30,000 square feet, and twelve (12) inches in height with a minimum of a one and one half (1 1/2) inch stroke for commercial structures exceeding 30,000 square feet. 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. Where access is by means of a private road and the building cannot be viewed from the public way, a monument pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

IFC Section 507, Fire Protection Water Sources:

507.5.1.2 Fire Hydrant Standards. All new or replacement fire hydrants shall meet the requirement and standards of the Storey County Fire Protection District Policy.

IFC Section 508, Fire Command Center:

508.1 General. Where required by other sections of this code and in all buildings classified as high-rise building by the International Building Code or wide-rise buildings which by Storey County Fire Protection District definition, exceed 30,000 square feet and are a single story, a fire command center for fire department operations shall be provided and shall comply with sections 508.1.1 through 508.1.5. Commercial structures less than 5,000 square feet will not require any type of command room. Buildings that are a single structure, between 5,000 square feet and 30,000 square feet will require a command room which may be located within the structure in a location agreed upon between the fire district and the developer.

508.1.2 Separation.

The fire command center shall be separated from the remainder of the building by not less than a 2-hour fire barrier constructed in accordance with Section 707 of the International Building Code or horizontal assembly constructed in accordance with Section 711 of the International Building Code, or both.

508.1.3 Size.

The fire command center shall be a minimum of 96 square feet with a minimum dimension of 8 feet.

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. Facility Fire Pre-Plan (2'x3' laminated map) showing: Ingress Routes, Egress Routes, Fire Lanes, Power Shunt Trip location, Main Fire Alarm Control Panel location, Gas Shunt (must be within 20' of fire control room) location, Address location (must be 12" in height minimum and contrast in color from main color of building), Electrical Main Panel, All Sub Panel locations, Fire Hydrant locations, Knox Box location, Fire Department Connection location, Post Indicator Valve location (as required) and Outside Screw and Yolk (as required).
20. 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. 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.

21. Main Fire Alarm Control Panel, shall be combination smoke/fire with a writable surface.

22. Gas Shunt (must be within 20' of fire control room.)

23. Knox Box.

24. Fire Department Connection.

25. Post Indicator Valve.

26. Outside Screw & Yolk.

27. 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.

IFC Section 901, Fire Protection Systems:

901.6 Inspection, testing and maintenance. Fire detection, alarm, and extinguishing systems, mechanical smoke exhaust systems, and 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. Non required *fire protection systems* and equipment shall be inspected, tested and maintained or removed.

901.7 Systems out of service. Where a required *fire protection system* 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 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.

IFC Section 903, Automatic Sprinkler Systems:

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.

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^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.

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.

IFC Section 910, Smoke and Heat Removal:

910.3.2.2 Sprinklered buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate.

910.3.2.2.1 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.

910.3.2.2.2 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.

IFC Section 913, Fire Pumps:

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.
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.~~

IFC Section 1016, Exit Access Travel Distance:

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

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.

IFC Chapter 11, Construction Requirements for Existing Buildings:

Delete entire chapter 11.

IFC Section 2809, Exterior Storage of Finished Lumber Products:

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.

IFC Section 5601, Explosives and Fireworks:

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.
4. ~~The possession, storage, sale, handling and use of specific types of Division 1.4G fireworks where allowed by applicable laws, ordinances and regulations, provided such fireworks comply with CPSC 16 CFR Parts 1500 and 1507, and DOT 49 CFR Parts 100– 185, for consumer fireworks.~~

IFC Section 6101, Liquefied Petroleum Gases:

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.

The following International Fire Code appendices are amended:

Appendix B – Fire Flow Requirements.

Section B105, Fire-flow Requirements for Buildings:

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~~ 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.

B. The following amendments apply to the 2012 International Wildland Urban Interface Code:

WUI Section 101.2, Scope and General Requirements:

101.2 Scope. The provisions of ~~this code~~ 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.

WUI Section 106, Appeals:

106.1 General. ~~To determine the suitability of alternative materials and methods and to provide for reasonable interpretations of the provisions of this code, there shall be and hereby is created a board of appeals consisting of five members who are qualified by experience and training to pass judgment on pertinent matters. The code official, building official and fire chief shall be ex officio members, and the code official shall act as secretary of the board. The board of appeals shall be appointed by the legislative body and shall hold office at their discretion. The board shall adopt reasonable rules and regulations for conducting its investigations and shall render decisions and findings in writing to the code official, with a duplicate copy to the applicant.~~

106.2 Limitations of authority. ~~The board of appeals shall not have authority relative to interpretation of the administrative provisions of this code and shall not have authority to waive requirements of this code. (See section 15.04.080(C))~~

WUI Section 302, Wildland-Urban Interface Area Designations:

302.3 Review of wildland-urban interface areas. The code official shall reevaluate and recommend modification to the *wildland-urban interface areas* contained in the Community Wildland Protection Plan in accordance with Section 302.1 ~~on a three-year basis or more frequently as deemed necessary by the legislative body~~ as deemed necessary by the code official.

WUI Section 502, Fire Hazard Severity:

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 ~~See also~~ or Appendix C.

WUI Section 504, Class 1 Ignition-resistant Construction:

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 fire stopped to preclude entry of flames or embers, or have one layer of 72-pound (32.4 kg) mineral-surfaced, non perforated 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.

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. Under floor 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.

WUI Section 505, Class 2 Ignition-resistant Construction:

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. Under floor 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.

WUI Section 602, Automatic Sprinkler Systems:

602.1 General. ~~An approved automatic sprinkler system shall be installed in all occupancies in new buildings required to meet the requirements for Class 1 ignition-resistant construction in Chapter 5. The installation of the automatic sprinkler systems shall be in accordance with nationally recognized standards.~~

WUI Section 603, Defensible Space:

603.2.1 Responsible party. Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire-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 non fire-resistive vegetation on said property.

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.

WUI Section 604, Maintenance of Defensible Space:

604.4 Trees. Tree crowns extending to within 10 feet (3048 mm) of any structure shall be pruned to maintain a minimum ~~horizontal~~ 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 ~~6~~ 10 feet (~~1829~~ 3048 mm) above the ground surface adjacent to the trees; or an acceptable distance as determined by the code official

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 ~~horizontal~~ clearance of 10 feet (3048 mm).

WUI Section 607, Storage of Firewood and Combustible Materials:

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 ~~20~~ 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, Vegetation Management Plan.

WUI Section B101, General:

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.

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-site 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.

WUI 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.

C. All sections of the International Fire Code and the International Wildland Urban Interface

Code adopted in section 15.04.010 that refer to a board of appeals are amended and in order to hear and decide the appeals of orders, decisions, or determinations made by the fire chief, the following process will be used:

1. Any person dissatisfied with the decisions of the fire chief as applied to the person's case may appeal the decision in writing to the state fire marshal for relief within thirty days from the decision of the fire chief. The state fire marshal must make a decision to uphold or reverse the decision of the building official. The decision of the state fire marshal is final and the fire chief must implement the decision.

2. If the state fire marshal agrees with the fire chief the person may pursue his legal remedies before the appropriate tribunal.

~~A. Approved numbers or addresses shall be placed on all new and existing building or positioned on property as to be plainly visible and legible from the street or road fronting the property. Numbers shall be at least five inches in height and be of a contrasting color with their background. (IFC section 505 Address identification)~~

~~—B. Key Boxes on Commercial Business and Residences with Automatic Alarm Systems. When access by emergency personnel to or within a structure or property is unduly difficult because of secured openings and where immediate access is necessary for lifesaving or firefighting purposes, the designated fire official may require a key box to be installed in an accessible location on building or property. The chief may require commercial buildings and residences with automatic alarm systems to be provided with key boxes. The key box shall be a type approved by the designated fire official and shall be approved prior to installation. Such key boxes shall contain the following:~~

- ~~—— 1. Keys to all locked points of exterior entry of building;~~
- ~~—— 2. Keys to all locked interior doorways;~~
- ~~—— 3. Keys to locked mechanical rooms;~~
- ~~—— 4. Keys to locked fire equipment rooms;~~
- ~~—— 5. Keys to locked electrical rooms;~~
- ~~—— 6. Keys to elevator controls;~~
- ~~—— 7. Keys to other areas of the building or property as directed by the designated fire official.~~

~~(IFC section 506 Key boxes)~~

~~—C. Required Access. Fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than one hundred fifty feet from the fire apparatus access as measured by an approved route around the exterior of the building or facility. (IFC section 202 Definitions)~~

~~—D. Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of the fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. (IFC section 503.2.3 Fire service features)~~

~~—E. Turning Radius. The turning radius of a fire apparatus access road shall *must* be as approved by the fire chief. (IFC Appendix D 103.3 Fire apparatus access roads)~~

~~— F. Dead Ends. Dead end fire apparatus access road in excess of one hundred fifty feet in length shall be provided with approved provisions for the turning around of fire apparatus.~~

~~— G. Fire Break Clearance. A minimum thirty foot fire break clearance around the structure must be provided and maintained per NRS 472.041. This must be completed prior to issuance of a certificate of occupancy or safety seal. (WUI section B102 Defensible space) (Ord. 172 § 1(part), 2000)~~

15.04.090 Violation--Criminal penalty.

Any person, firm, or corporation violating any provision of this chapter is guilty of a misdemeanor. (Ord. 13-249, 2013; Ord. 172 § 1(part), 2000)

Chapter 15.08

Building Official

Sections:

15.08.010 Office created.

15.08.020 Appointment.

~~15.08.030 Duties generally.~~

15.08.040 Abatement of dangerous buildings.

15.08.050 Private practice restricted.

15.08.060 Appeal from decisions.

~~15.08.070 Supervision.~~

15.08.080 Violation--Penalty.

15.08.010 Office created.

There is created *a building department with an official in charge known as the* a county building official, pursuant to NRS 278.570. (IBC 103.1, IRC R103.1, Creation of enforcement agency,)

(Ord. 172 § 1(part), 2000)

15.08.020 Appointment.

The building official *must* shall be appointed by the chairman of the *board of* county commissioners with the approval of a majority of the board of ~~county commissioners~~. (IBC 103.2, IRC R103.2, Appointment)

(Ord. 172 § 1(part), 2000)

~~15.08.030 Duties generally.~~

~~A. The building official is authorized and directed to enforce all the provisions of all~~

constructions codes. The building official shall have the power to render interpretations of construction codes and enforce rules and supplemental regulations in order to clarify the application of their provisions. Such interpretations, rules and regulations shall be in the conformance with the intent and purpose of said codes. Regulations must be approved by the board of Storey County commissioners by resolution. (IBC 104.1, IRC R104.1, Duties general)

B. The building official shall inspect structures, enforce zoning regulations, enforce the provisions of the county master plan, assist in the enforcement of NRS Chapter 384, the Virginia City Historic District Act, certify as provided herein the construction, reconstruction, alternation, addition, relocation of or demolition of any building feature which is required by public safety because of an unsafe or dangerous condition, enforce other applicable building and construction codes and ordinances, and to issue or withhold building permits as permitted by law. (IBC 104.4, IRC R104.4, Inspections)

—— 1. Personnel. In accordance with prescribed procedures and with the approval of the appointing authority, the building official may appoint such number of technical support staff and inspectors and other employees as shall be authorized from time to time; (IBC 103.3, IRC R103.3, Deputies)

—— 2. Right of Entry. When it is necessary to make an inspection to enforce the provisions of the codes, or when the building official has reasonable cause to believe that there exists in a building or upon a premises a condition which is contrary to or in violation of the code which makes the building or premises unsafe, dangerous or hazardous, the building official may enter the building or premises at reasonable times to inspect or to perform the duties imposed by the code, provided that if such building or premises is occupied that credentials be presented to the occupant and entry requested. If such building or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If entry is refused, and if the building official can demonstrate that he/she has probable cause to carry out his/her duties, the building official shall request that the Storey County sheriff's department pursue a search warrant; (IBC 104.6, IRC R 104.6, Right of entry)

—— 3. Stop Work Orders. Whenever any work is being done contrary to the provisions of the code or other pertinent laws or ordinances implemented through the enforcement of the code, the building official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, any such persons shall forthwith stop such work until authorized by the building official to proceed with the work. This includes any person, corporation, municipal corporation, association, club, business trust, estate or any group or combination thereof who are in violation of applicable zoning, master plan and/or building and construction codes and ordinances, or does not obtain a building permit as required by law. If the stop work order is not honored, then the building official has all law enforcement authority to enforce said order. Failure to obey a stop work order may result in the building official applying for an injunction through the district attorney's office. The building official may cite in justice court as a misdemeanor any violations of this title or other applicable zoning, master plan and

~~building construction ordinances; (IBC 115, IRC R114, Stop work order)~~

~~4. Investigation Fees—Work Without a Permit. Whenever any work for which a permit is required by code has been commenced without first obtaining said permit a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by code. (IBC 110.3.8, IRC R109.1.5, Other inspections)~~

15.08.040 Abatement of dangerous buildings.

All buildings or portions thereof which are determined after inspection by the building official to be dangerous as defined in the approved codes are declared to be public nuisances and *must* shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures of the approved codes. The building official *must file and serve on the record owner and on the property a notice and order required by the Uniform Code for the Abatement of Dangerous Buildings. If the building official determines that there is a violation of code the building official must refer the matter to the district attorney's office.*

If the building or structure is in a condition that is immediately dangerous to life, limb, property, or safety of the public or its occupants the building official may order it to be vacated. If the notice and order requires demolition, the district fire chief and the sheriff must agree with the determination and sign the notice as required by NRS 244.3601. may recommend corrective action to the county commissioners, who may require the district attorney to take appropriate legal action to abate the unsafe or dangerous condition, or may withhold the granting of a certificate of occupancy or a business license for the premises, where the same is appropriate. (1997 UCADB, section 202 Abatement of Dangerous Buildings adopted by this ordinance, has a different procedure.)

15.08.050 Private practice restricted.

Any person holding the office of county building official, inspector, or staff is prohibited from engaging in the private practice of architecture, design, or structural engineering of buildings and projects, whether *the* such design and planning concerns new construction or renovation of existing buildings within the county. (Ord. 172 § 1(part), 2000)

15.08.060 Appeal from decisions.

Section 112 of the IBC and IRC is replaced by the following language:

A. In order to hear and decide appeals of orders, decisions, or determinations made by the building official about the application and interpretation of the currently adopted building and uniform codes, there is created a building board of appeals consisting of members who are qualified by experience and training to pass on matters pertaining to building construction and fire-safety, who are not employees of the jurisdiction. The board may not waive the requirements of this code. The building official is an ex officio member of the board and will act as its secretary, but has no vote on any matter before the board. The board of appeals appointed by the

board will convene when an appeal has been filed. The board may adopt rules of procedure for conducting its business, and must render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

B. The board of appeals has no authority to interpret the administrative provisions of this code except for decisions of the building official about modifications, alternative materials, alternate designs, methods of construction and uncovering work for inspections.

C. The board of county commissioners must appoint five members to the building board of appeals, one of whom must be an architect or engineer licensed by the State of Nevada, one of whom must be a general contractor licensed by the State of Nevada, one of whom must be a person with experience as a fire protection professional, one of whom must represent the insurance industry, and one of whom should represent the public at large.

1. The terms for all board members are for a period of two years. If a position becomes vacant for any reason, the vacancy must be filled for the duration of the unexpired term of the member by a majority vote of the board.

D. Any individual may appeal an order, decision or determination made by the building official, except as limited by section B above, to the board of appeals by filing a written notification of appeal with the secretary to the board of appeals within 10 working days of the decision. The board of appeals must hold a hearing within 30 days from the receipt of the written notice of appeal unless the appellant agrees to an extension of the time limit. If the applicant has not submitted written notification of appeal within the time frame, the action of the building official is final.

E. All hearings on appeal pursuant to this section are open to the public. All written materials introduced must be identified for the record, and the board may request the production of records and the appearance of persons necessary for their deliberations. The technical rules of evidence do not apply. Any evidence presented to the board of appeals must be relevant to the issue before the board.

F. At the conclusion of the hearing the board of appeals must rule within 20 days from the date of the hearing and state its findings and recommendations on the appeal.

Alternative

All sections of the codes adopted in section 15.04.010, other than the International Fire Code and the International Wildland Urban Interface Code, that refer to a board of appeals are amended and in order to hear and decide the appeals of orders, decisions, or determinations made by the building official using the codes, the following process will be used:

A. Any person dissatisfied with the actions of the building official as applied to his or her case may apply to the county manager ~~planning commission~~ for relief within thirty days from the decision of the building official. The county manager must make a decision to uphold or reverse the decision of the building official. ~~planning commission shall consider the same at its next regular meeting. The planning commission may make recommendations to the board of commissioners;~~

B. In the event the county manager ~~planning commission~~ concurs with the building official, ~~such the person shall have~~ has thirty days from the date of the decision of the county manager ~~planning commission~~ to present a written appeal the application to the board of county

commissioners, who may uphold or overrule ~~any~~ *the* decisions of the *county manager* planning board or building official or may concur therein, at which time the person may pursue his legal remedies before the appropriate tribunal. (Ord. 172 § 1(part), 2000)

~~15.08.070 Supervision.~~

~~—The county commissioners shall have supervisory powers over both the building official and planning commission and may revoke or modify the actions of either. (Ord. 172 § 1(part), 2000)~~

15.08.080 Violation--Penalty.

Any person, firm, or corporation violating any provision of this chapter, ~~enforced by the building official or his/her staff,~~ is guilty of a misdemeanor. (Ord. 172 § 1(part), 2000)

Chapter 15.12

Building Permits

General Provisions for Construction

Sections:

15.12.010 Building permit required.

15.12.020 Application contents and fee.

15.12.030 ~~Expiration by limitation--~~Reapplication procedures.

15.12.040 Nontransferability.

15.12.050 Number permitted to be issued.

~~15.12.060 Applicability.~~

Residential Construction Requirements

~~15.12.070 Building permit required.~~

15.12.080 Permits for septic system installation and well drilling required.

15.12.090 Water source required.

15.12.092 Domestic use and purpose defined.

15.12.094 Accessory structure defined.

15.12.096 Domestic use limit.

~~15.12.098 Legal.~~

15.12.099 Tampering and penalty.

15.12.100 Sewage disposal system required.

~~15.12.110 Certificate of occupancy.~~

~~15.12.120 Temporary certificates of occupancy.~~

~~15.12.130 Modification of requirements.~~

15.12.140 Mobile homes and manufactured structures.

15.12.150 Violation—Penalty.

General Provisions for Construction

15.12.010 Building permit required.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or mobile, manufactured or modular home for human habitation, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or cause any of this work to be done, must first make application to the building official and obtain the required permit.

~~It is unlawful for any person, corporation, municipal corporation, association, club, business trust, estate, or any group or combination thereof to erect, construct, relocate, or alter any sign, building, or structure within the county without first obtaining a building permit from the building official. (IRC 105.1, IBC 105.1 Permits, Required)~~
(Ord. 172 § 1(part), 2000)

15.12.020 Application contents and fee.

A. The application for a building permit shall *must* be made on such forms as are provided by the building official, and shall *must* contain the following information: (IRC R105.3, Application for permit, IBC 107 Submittal documents)

1. Name and address of applicant;
2. *Identify and describe the work to be covered by the permit. Nature and location of work;*
3. *Primary contractor's name, address and Nevada state license number;*
34. *If submitted under NAC 624 as an owner-builder. A written acknowledgement of the Owner-Buildering Restriction Statement per NRS 278.573;*
4. ~~Primary contractor's name, address and Nevada state license number;~~
5. *A description of the land on which the proposed work is to be done by legal description, street address, or similar description that will readily identify and definitely locate the proposed work.*
6. *The intended use and occupancy of the proposed work.*
7. *Any construction documents or other information required by code.*
- 5 8. Subcontractor's name, address and Nevada state license number;
- 6 9. Residential designer, address and Nevada state license number;
- 7 10. Architect's name, address and Nevada state license number;
- 8 11. Engineer's name, address and Nevada state license number;
- 9 12. Cost of work, based on the retail price or a contractor's price for such work;
- 10 13. Date the work is to commence and the estimated date of completion.

B. Applications for building permits shall *must* be accompanied by such *the* fees as may be

established by resolution of the board of county commissioners, which resolutions are on file in the county building department. (IRC 108.1, IBC 109.1 Payment of fees)
(Ord. 172 § 1(part), 2000)

15.12.030 Expiration by limitation—Reapplication procedures.

Every permit issued by the building official under the provisions of this chapter shall expire by limitation and become null and void if no inspections have been called for within a period of one hundred eighty days from issuance of permit. The permit will be considered active as long as inspections are called for and progress is occurring. If no inspections are made within one hundred eighty days, the permit must be renewed. (IRC 105.5, IBC 105.5 Expiration) A new permit shall *must* be obtained before the work can be recommenced at a fee of one-half of the amount required for the original permit, provided no changes have been made or will be made in the original application and plans are provided, further, that ~~such~~ *the* suspension of work has not exceeded one year. (Ord. 172 § 1(part), 2000)

15.12.040 Nontransferability.

All permits shall be ~~are~~ nontransferable.

A. Fees for ~~building~~ permits for construction that have been issued shall *may* not be transferable to a new owner or a new project location;

B. Fees for permits issued for a specific project or scope of work shall *may* not be transferred to ~~able for~~ another project or and change of scope of work by the same owner. (Ord. 172 § 1(part), 2000)

15.12.050 Number permitted to be issued.

A. Upon a study of the water availability and sewage capacity, and desirous of remaining in compliance with the National Pollutant Discharge Elimination System Permit, the building official is authorized to issue in the towns of Virginia City and Gold Hill, the following number of building permits on an annual basis, between January 1st and December 31st of each year:

——1. Commercial permits, as approved by the Storey County public works director or board of county commissioners;

——2. Residential permits and/or commercial permits, approved by the Storey County public works director: thirteen permits for each calendar year. Only two permits issued to any one builder per year, unless the board of county commissioners rule otherwise;

——3. Silver City, Nevada (Lyon County) will be issued three water hook-ups per calendar year.

——B. "Commercial building permits," for the purposes of this chapter, are defined as all permits for the construction of other than single family residences.

——C. Issuance limitations for residential building permits shall be limited to the following:

——1. One permit for each owner applicant per year, whether such is issued to the individual owner or to the owner's contractor or builder;

- ~~2. One permit for each developer, contractor, or speculative builder, building for resale, renting or leasing;~~
- ~~3. Unused permits available at the end of the year will be made available for a sixty day period to all applicants with one additional permit only allowed for each applicant until the quota is exhausted. In the event the number of applicants exceeds the available permits, a lot drawing shall be conducted;~~
- ~~4. If available unused building permits exceed the number of applicants, the same may be carried over the next year, but no more than seven carry-over building permits shall be accumulated during any yearly period. (Ord. 172 § 1(part), 2000) (This limitation already exists in code section 13.20.095 and may be better in a growth management section in title 17)~~

~~15.12.060 Applicability.~~

~~Section 15.12.05 shall not be construed to apply to remodeling projects, additions and outbuildings which do not substantially enlarge existing use of water and sewage facilities on the property involved.~~

~~(Ord. 172 § 1(part), 2000)~~

~~15.12.070 Building permit required.~~

~~No building or mobile/manufactured or modular home for human habitation or structural use in the county shall be constructed without first obtaining a building permit pursuant to all applicable county ordinances. (Ord. 172 § 1(part), 2000) (see 15.12.010 above and IRC 105.1, IBC 105.1 Permits, Required)~~

Residential Construction Requirements

~~15.12.080 Permits for septic system installation and well drilling required.~~

~~No well shall be drilled, nor septic system installed without first obtaining a *A permit must be obtained from the county building department before a person may drill a well and from the state division of health before a person installs a septic system or does any work in preparation for the well or septic system.* from the county building department for any such drilling, installation, or other work and excavation in furtherance thereof.~~

~~(Ord. 172 § 1(part), 2000)~~

~~15.12.090 Water source required.~~

~~No *A building permit for any construction shall may not* be issued until the applicant has provided an adequate source of water fit for human consumption, either by drilling a well on the premises or by water being piped in through a public or private utility designed for the transportation of water. A "*well serve letter*" must be issued by that public or private utility~~

designed for transportation and deliverance of water and be submitted to the building department with the permit application. (Ord. 172 § 1(part), 2000)

15.12.092 Domestic use and purpose defined.

"Domestic use" and "domestic purposes" extends to culinary and household purposes directly related to: 1) A single family dwelling; or 2) an accessory building for a single family dwelling, including, without limitation, the watering of a family garden and lawn, and the watering of livestock and any other domestic animal or household pet, if the amount of water drawn does not exceed the maximum amount set forth in Nevada Revised Statute (NRS) 534.180. (Ord. No. 11-236, § 1, 8-2-2011) (This is verbatim copy of state statute.)

15.12.094 Accessory dwelling unit and accessory structure defined.

A secondary or subordinate building or structure, i.e., mother-in-law quarters, which is located on the same lot as the main structure or dwelling, i.e., primary single family residence, is to be defined as an accessory building or accessory structure. Accessory structures applicable to this ordinance include, but are not limited to, garages, carriage houses, mother-in-law quarters, gazebos, greenhouses, barns, etc., when such structures are in any way connected to a water system, including the main structure's water system or the lot's well, but are not structurally attached in any way to the main structure. (Ord. No. 11-236, § 1, 8-2-2011)

A. An attached accessory dwelling unit is a portion of or an addition to a single-family main dwelling that is designed to be used as a separate and independent dwelling unit. An attached accessory dwelling unit includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but may also include living, sleeping, and eating facilities, all separated from the main unit by walls or ceilings and accessed through a lockable exterior or interior door. Converting part of, or adding on to, an existing single-family main dwelling may create an attached accessory dwelling. To be considered attached, the accessory dwelling unit must abut (i.e. be on the opposite side of a wall or ceiling) the habitable space of the main dwelling, or the ceiling of a garage attached to the main dwelling. Incidental and accessory features such as trellises, decks, patios, breezeways, or tool sheds will not be considered as establishing an attached dwelling unit. Typical uses include guest rooms, guest apartments and "granny flats."

B. A detached accessory dwelling unit refers to a dwelling unit on the same lot as the main dwelling unit, but which is physically separated from the main dwelling unit. A detached accessory dwelling unit is designed and configured to provide independent living facilities for one or more persons, and includes, at a minimum, permanent kitchen and bathroom (i.e. a toilet) facilities, but which may also include living, sleeping, and eating facilities. Typical uses include guesthouses, second units, "granny flats" and caretaker's quarters.

C. A detached accessory structure refers to a building or structure on the same lot as the main residential structure and devoted to a use incidental to that main residential structure. A detached accessory structure is not designed, configured, or used for human habitation. The detached accessory structure may be connected to water and wastewater systems subject to the recordation of a deed restriction prohibiting the use of the structure as a dwelling unit. Installation of both a kitchen and a toilet in a detached accessory structure requires the structure

to be considered a dwelling unit and subject to the accessory dwelling unit provisions. Typical uses include storage buildings and sheds, barns and detached garages.

Alternative

A. An accessory dwelling unit means an attached or detached dwelling unit determined by planning staff to be accessory to the permitted principal use which:

- 1. Provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.*
- 2. Is intended for occupation by paying or non-paying guests, members of the family, or person employed on the premises.*
- 3. Is located on the same parcel as the permitted principal use.*

B. A detached accessory structure refers to a building or structure on the same lot as the main residential structure and devoted to a use incidental to that main residential structure and is not designed, configured, or used for human habitation.

15.12.096 Domestic use limit.

If the development and use of underground water from a well for an accessory dwelling unit of a single-family dwelling, as defined in section 15.12.094, qualifies as a domestic use or domestic purpose: As of the date of the adoption of this ordinance, if the development and/or use of underground water from a well is for an accessory structure of a single family dwelling, as defined under "accessory structure" in this ordinance, the well shall be required to have a meter and the withdrawal of water from the underground domestic well shall be limited to two acre-feet per year. In addition, if the development and use of underground water from a well for an accessory building of a single family dwelling qualifies as a domestic use or domestic purpose pursuant to this ordinance:

A. The owner of the well must: shall at his/her expense:

- 1. Obtain approval for that use from the board Board of Storey County Commissioners after a report and recommendation by the planning commission; and*
- 2. Install a water meter, at owner's expense, capable of measuring the total withdrawal of water from the well; and*
- 3. Ensure the total withdrawal of water from the well does not exceed two acre-feet per year; and*
- 4. Report the use of water from the well to the Board of Storey County Commissioners or its designee on a form provided by the state engineer.*

B. The board or its designee must report the approval of the accessory structure on a form provided by the state engineer. The Board of Storey County Commissioners or its designee must shall submit to the state engineer the use of water form from each applicable well owner.

C. The state engineer is required to shall monitor the annual use of water from the well.

D. If it is determined that more than two acre-feet of water in any one-year period of time is withdrawn from a domestic well, the Board of Storey County Commissioners shall order the parcel owner to do one or more of the following:

- 1. Obtain and relinquish to Storey County additional water rights necessary to insure*

adequate water supply for the domestic use from within the water basin in which the parcel is located;

2. ~~Pay an administrative fine not to exceed ten thousand dollars per day for each violation as determined by the board of county commissioners or state engineer;~~

3. ~~Replace not more than two hundred percent of the water used, waste, or diverted.~~

~~E. If an administrative fine is imposed against a person pursuant to subsection B. and/or the person is ordered to replace any water pursuant to subsection C., the Board of Storey County Commissioners may require the person to pay the costs of proceeding, including investigative costs and attorney's fees.~~

F. The date of priority for the use of the domestic well to supply water to any accessory structure is the date of approval received by the owner of the well from ~~board~~ Board of Storey County Commissioners. The board of county commissioners or its designee shall report the approval of the accessory structure on a form provided by the state engineer. (NRS 534.180 § 2) (Ord. No. 11-236, § 1, 8-2-2011)

15.12.098 Legal.

~~—A. If any section of this ordinance or portion thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.~~

~~—B. All ordinances, chapters, sections, subsections, clauses, phrases, or sentences contained in the Storey County Code which are in conflict herewith are hereby repealed.~~

~~—C. The ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law. (Ord. No. 11-236, § 1, 8-2-2011)~~

15.12.099 Tampering and penalty.

A. Tampering: No one except an employee or representative of Storey County or the State of Nevada ~~may~~ shall at any time or in any manner operate or alter a water meter or otherwise interfere with a meter or its connections.

B. Penalty: Violation of any provision of this division constitutes a misdemeanor punishable by fine not to exceed five hundred dollars, imprisonment not to exceed six months, or both. Each and every connection or occupancy in violation of any provision of this division shall be deemed a separate offense under this division and punishable as such. (Ord. No. 11-236, § 1, 8-2-2011)

15.12.100 Sewage disposal system required.

No A building permit shall ~~may not~~ be issued unless the applicant has first installed a suitable sewerage disposal system meeting all applicable governmental standards, ~~of~~ or the owner must provide a "will serve letter" from a public or private sewage process utility designed to transport and process raw sewage. (IRC R111, IBC 112.1 Connection of service utilities)

15.12.110 Certificates of occupancy.

No building or structure shall be used or occupied, and no change in the existing occupancy classification or a building or structure or portion thereof shall be made until the building official issues a certificate of occupancy. No certificate of occupancy shall be issued prior to the completion and fulfillment of all conditions and requirement which may have been lawfully imposed upon the construction project pursuant to issuance of the building permit. (IBC 111; IRC 1108, Certificate of occupancy)

~~15.12.120 Temporary certificates of occupancy.~~

~~A temporary certificate of occupancy for the use of any portion of a building, may be issued at the discretion of the building official if he finds that no substantial safety or health hazard will result from occupancy before the construction is fully completed. (IRC R110.4, IBC 111.3 Temporary occupancy)~~

~~15.12.130 Modification of requirements.~~

~~The board of county commissioners may alter the conditions in this chapter to fit the circumstances upon application, if the same does not violate the spirit and intent of this chapter to protect the health, safety, and welfare of the inhabitants of the county, but may do so only after a hearing duly held. Such alternation is fully discretionary with the county commissioners. (Ord. 172 § 1(part), 2000) (IRC R104.10, IBC 104.10 Modifications gives authority to building official)~~

15.12.140 Mobile homes and manufactured structures.

No ~~A~~ permanent building, modular structure or mobile home ~~may not shall~~ be moved into or within the county, nor shall be erected or installed, without ~~being issued the issuance of~~ a building permit therefor. ~~No such~~ The building permit ~~may not shall~~ be issued until the applicant has first obtained a *separate building permit for the installation of* a continuous perimeter concrete footing and a continuous masonry stem wall constructed in conformance with applicable ordinances, building codes, and state laws, and has installed a water and sewer system meeting all applicable government standards. Such buildings or mobile homes must comply with all existing use and zoning regulations applicable. (IRC Appendix E, Manufactured Houses, IBC 3410 Moved structures) (Ord. 172 § 1(part), 2000)

15.12.150 Violation--Penalty.

Any person, firm, or corporation violating any provision of this chapter is guilty of a misdemeanor. (Ord. 172 § 1(part), 2000)

SECTION III: This ordinance will become effective on July 1, 2014.

Proposed on _____, 2014.

by Commissioner _____

Passed on _____, 2014.

Vote: Ayes: Commissioners _____

Nays: Commissioners _____

Absent: Commissioners _____

Marshall McBride, Chair
Storey County Board of County Commissioners

Attest:

Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on July 1, 2014.

Storey County Board of County Commissioners

Agenda Action Report

Meeting date: April 15, 2014

Estimate of time required: 5 min

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** For possible action approval of Payroll Check date 03/28/2014 for \$367,647.69 and Accounts Payable date 04/04/2014 for \$254,057.20 and \$3,052.72
 2. **Recommended motion:** Approval of claims as submitted
 3. **Prepared by:** Hugh Gallagher
- Department: Comptroller** **Telephone: 775 847-1006**
4. **Staff summary:** Please find attached the claims
 5. **Supporting materials:** Attached

Department: Comptroller

Telephone: 775 847-1006

6. Fiscal impact:

Funds Available: NA

Fund: NA

NA Comptroller

7. Legal review required:

NA District Attorney

8. Reviewed by:

Department Head

Department Name: Comptroller

 County Manager

Other agency review:

9. Board action:

<input type="checkbox"/>	Approved
<input type="checkbox"/>	Denied

[] Approved with Modifications
[] Continued

Agenda Item No.

Rept: PR0510A
Run: 03/26/14 09:25:28

STOREY COUNTY PAYROLL SYSTEM
Check Register

Page 4
PRELIMINARY

Payroll Type: Regular Check Date: 03/28/14 Period-end Date: 03/23/14

Payroll Groups: 1 2 3 4 5 6 7 8

Check/ DD # Emp #/
Ded # Payee

Amount

Total User Transfer for EFTPS: 43,677.57
Total Deductor Checks: 81,017.74
Total Employee Checks: 1,011.25
Total Employee Direct Deposit: 212,500.04
Total Employee Deductions Transferred on Dir Dep File: 3,386.00
Total User Transfer to Deductor: 26,055.09
Total Disbursed: 367,647.69

Approved by the Storey County Board of Commissioners: _____

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER	_____	_____
TREASURER	_____	_____

Report No: PB1315
Run Date : 04/02/14
CHECK
NUMBER

STOREY COUNTY
CHECK REGISTER 4/04/14

VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT
78347	ALSCO INC				
	ST 71 LAUNDRY		4/04/14	68581	11.29
	ST 72 LAUNDRY		4/04/14	68581	8.77
	ST 74 LAUNDRY		4/04/14	68581	8.77
	SHOP LAUNDRY		4/04/14	68622	41.56
	SHOP LAUNDRY		4/04/14	68622	58.65
	CH LAUNDRY		4/04/14	68622	17.35
78348	AMERIGAS PROPANE LP				146.39
	3/18/2014		4/04/14	68591	172.92
78349	APPAREL SEWN RIGHT INC				
	VEST/BURKHOLDER		4/04/14	68625	849.95
78350	ARC HEALTH AND WELLNESS				
	GRAY		4/04/14	68627	32.98
78351	AT&T TELECONFERENCE SERVI				
	TELECONFERENCE SERVICE		4/04/14	68609	26.79
78352	BANK OF AMERICA #2704				
	SMOKE ALARM SUPPLIES		4/04/14	68582	.00
78353	BERGER BLDG SUPPLY CO INC				
	FRAME- TRI 1705 PERU		4/04/14	68623	183.00
78354	BERKADIA COMMERCIAL MRTG				
			4/04/14	68624	673.00
78355	BOARD OF REGENTS (COMPT)				
			4/04/14	68658	3,750.00
78356	BOUVIER, ZEPHA W				
	NV AG COOP EXT MELODY		4/04/14	68647	300.00
78357	BUCKET OF BLOOD SALOON				
	DAMAGE BY CO SNOW FLOW		4/04/14	68677	4,500.00
78358	BURGARELLO ALARM INC				
	LEASE		4/04/14	68592	374.04
78359	BURRELL, SCOTT LEWIS				
	4/1/14-6/30/14		4/04/14	68608	4.00
	MARCH 13-26, 2014		4/04/14	68608	434.00
78360	CAPITAL CITY AUTO PARTS				
	ORING		4/04/14	68631	.89
	PW48223 FLOW- LT REFLECT		4/04/14	68631	8.78
	SO51627 REDI SENSOR		4/04/14	68631	87.20
	PW65108- 2867F		4/04/14	68631	63.14
	PW65108 2867F		4/04/14	68631	33.93
	SO51627- CONT ARM, BJOINT		4/04/14	68631	562.86
	SHOP-RUGLYDE		4/04/14	68631	14.49
	SO51627 DUST BOOT		4/04/14	68631	7.93
	FIRE 61959 T-74-FILTER		4/04/14	68631	20.19
	FIRE61959 T74 FILTER		4/04/14	68631	63.09
	FIRE61959 T74 OIL		4/04/14	68631	87.99
	SHOP SOLVENT		4/04/14	68631	89.70
	FIRE61959 T74-BULB		4/04/14	68631	5.09
	FORKLIFT- CARB KIT		4/04/14	68631	63.06
	FIRE61959 T74-FILTER		4/04/14	68631	5.59
	SO51627-CNTRL ARM		4/04/14	68631	142.49
	FIRE61959 T74-OIL		4/04/14	68631	87.99
	FIRE61959 T74- GRS FIT		4/04/14	68631	39.90
	STOCK FILTERS		4/04/14	68631	76.63
	FILTERS		4/04/14	68631	32.18
	BG58903- PLG WIRE, PLUGS		4/04/14	68631	86.33
	PW65108		4/04/14	68631	21.27
	SHOP- R134A		4/04/14	68631	122.31

Report No: PB1315
Run Date : 04/02/14
CHECK
NUMBER

STOREY COUNTY
CHECK REGISTER 4/04/14

Page 2

VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
78361	CAPITAL FORD INC					1,531.93
78362	CARSON CITY JUVENILE PROB					56.06
78363	CARSON VALLEY OIL CO INC					1,000.00
78364	CARSON WATER SUBCONSERVAN					6,174.78
78365	CHURCHILL COUNTY TELEPHON					100.00
78366	CELCO PARTNERSHIP					75.89
78367	COMMUNITY CHEST INC					463.64
78368	CRESTA, OCTAVIO A					7,291.67
78369	CROSS CHECK SERVICES LLC					108.00
78370	CUMMINS ROCKY MOUNTAIN LL					41,450.00
78371	FAIN, NICHOLAS A					2,603.99
78372	FARR WEST ENGINEERING					46.47
78373	FLYERS ENERGY LLC					2,222.50
78374	GRAINGER					1,578.11
78375	HARRIS, CLAUDIA J					432.91
78376	HARTMAN, CRAIG A					100.00
78377	HENRY SCHEIN					2,308.00
78378	HIGH DESERT MICROIMAGING					85.92
78379	HISTORIC FOURTH WARD SCHO					281.30

Report No: PB1315
Run Date : 04/02/14
CHECK
NUMBER

STOREY COUNTY
CHECK REGISTER 4/04/14

Page 3

VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
78380	HOME DEPOT CREDIT SERVICE					
	FINAL		4/04/14	68656	15,200.00	15,200.00
	FURR STRIP 018859/2024892					
	GH DEPOT-ELECT		4/04/14	68646	45.57	
	SHOP- STEP LADDER		4/04/14	68649	5.24	
	GH DEPOT-ELECT		4/04/14	68649	39.00	
	PLANT-SHOP VAC FILTER		4/04/14	68649	61.60	
	GH DEPOT-ELECT		4/04/14	68649	27.94	
	FAN & TIMER EVID LOCKER		4/04/14	68649	16.20	
	PLANT FILTER		4/04/14	68649	104.16	
	SR CNTR FAUCET		4/04/14	68649	59.94	
	PLANT CLN UP TOWELS		4/04/14	68649	29.98	
	GH DEPOT-ELECT		4/04/14	68649	39.94	
	CAT 5 NETWORK ENDS		4/04/14	68649	11.94	
			4/04/14	68620	17.98	459.49
78381	INDUSTRIAL PRODUCTS MFG I					
	BULLETS		4/04/14	68629	292.28	292.28
78382	IT1 SOURCE LLC					
	JP PRINTERS SCANNER		4/04/14	68619	695.03	
	JP ADOBE LICENSE		4/04/14	68619	362.32	
	LAPTOP IT RAM		4/04/14	68619	89.52	1,146.87
78383	JBP LLC					
	B72 REPAIRS		4/04/14	68586	2,894.23	
	E174 CORE CREDIT		4/04/14	68586	154.00	
	FW48224 FLOW		4/04/14	68661	55.77	
	FIRE T74DOZER SEAL		4/04/14	68661	39.59	
	FW48224 FLOW		4/04/14	68661	55.77	
	FIRE E71 42551 GASKET		4/04/14	68661	17.79	2,797.61
78384	L N CURTIS & SONS					
	NEVIN		4/04/14	68587	135.00	
	FUELS CREW PPE		4/04/14	68587	391.50	526.50
78385	LANGUAGE LINE SERVICES IN					
	ETURS		4/04/14	68682	22.12	
			4/04/14	68682	18.00	40.12
78386	LERETA LLC					
	LOAN 0000221009		4/04/14	68613	710.08	
	LOAN 0300072252		4/04/14	68613	160.00	
	LOAN 6807000046499		4/04/14	68613	187.00	1,057.08
78387	LIFE-ASSIST INC					
	EMS SUPPLIES		4/04/14	68588	143.40	143.40
78388	LIQUID BLUE EVENTS LLC					
			4/04/14	68594	2,185.00	2,185.00
78389	LIQUID BLUE EVENTS LLC					
			4/04/14	68595	6,825.00	6,825.00
78390	LOWTHER, MARGARET					
	LOBBYIST FEE		4/04/14	68675	1,500.00	1,500.00
78391	LYON CO COMPTROLLER					
	SUPPORT 2013-2014 FINAL		4/04/14	68655	4,448.00	4,448.00
78392	METRO OFFICE SOLUTIONS IN					
	EET PROTECT OE-2013828-1		4/04/14	68683	21.47	
	AA BATTERIES, BOC BINDERS		4/04/14	68642	133.82	
	TABS AND INDEXES 5 TAB		4/04/14	68642	40.82	
	OE-20111727		4/04/14	68683	60.65	
			4/04/14	68618	101.94	358.70
78393	MORGAN TIRE OF SACRAMENTO					
	S056311 TIRES		4/04/14	68652	549.56	
	S056306 TIRES		4/04/14	68652	475.04	

STOREY COUNTY
CHECK REGISTER 4/04/14Report No: PB1315
Run Date : 04/02/14
CHECK
NUMBER

VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
78394 NAPA AUTO & TRUCK PARTS	SO62212 TIRES		4/04/14	68652	430.16	1,454.76
78395 NC AUTO PARTS	EG25253- 2" HITCH		4/04/14	68653	28.99	28.99
	SO51627 CONTROL ARMS		4/04/14	68650	83.58	
	SHOP-BRAKE CLEAN		4/04/14	68650	28.80	
	SO51627 BRAKE CORES		4/04/14	68650	143.02	
	FIRE51841 R71-CALIPERS		4/04/14	68650	183.46	
	SO51627 BRAKE CALIPERS		4/04/14	68650	196.04	
	FIRE51841 R71 BATTERY		4/04/14	68650	193.04	
	FIRE51841 R71-BRK PADS		4/04/14	68650	142.01	
	FIRE51841 R71 BATTERIES		4/04/14	68650	21.38	
	FIRE51841 R71 ROTORS		4/04/14	68650	160.94	
	FIRE51841 R71 CALIPERS		4/04/14	68650	192.30	
	FIRE 51841 R71 ROTOR		4/04/14	68650	160.94	
	FIRE51841 CORE		4/04/14	68650	96.15	
78396 NEV COMPTROLLER	FIRE51811 U71- BATTERY		4/04/14	68650	78.90	970.00
	FEE		4/04/14	68695	50.00	
			4/04/14	68695	225.00	
			4/04/14	68695	100.00	
			4/04/14	68695	482.00	
			4/04/14	68695	275.50	
	S		4/04/14	68695	1,725.77	
			4/04/14	68690	25.00	
			4/04/14	68690	60.00	
	T FEES		4/04/14	68690	287.50	
			4/04/14	68690	1,554.00	4,784.77
78397 NEV DIV OF FORESTRY	QRTLY SUPPORT FINAL		4/04/14	68644	37,500.00	37,500.00
78398 NEV TREASURER			4/04/14	68693	15.00	15.00
78399 NEVADA BLUE LTD (RNO)	SILVA STAMP CREATION		4/04/14	68589	110.00	110.00
78400 NEVADA SEAL & PUMP	SANDBLAST,CLEAN,COAT #2		4/04/14	68587	17,784.00	17,784.00
78401 NEXTEL OF CALIFORNIA INC	COMM DEVELOPMENT		4/04/14	68574	178.39	
	COMMISSIONERS		4/04/14	68574	379.26	
	PARKS		4/04/14	68574	19.00	
	PLANNING COMMISSION		4/04/14	68574	822.47	1,399.12
78402 OFFICE DEPOT INC	ORGANIZERS		4/04/14	68532	42.09	
	BINDERS		4/04/14	68532	12.10	
	LABELS		4/04/14	68532	19.18	
	INK AND MECH PENCILS		4/04/14	68584	33.43	106.80
78403 PAVEL, SANDY	14 6 X 9 PRINTS		4/04/14	68596	140.00	140.00
78404 PETRINI, ANGELO D	MARCH 13-26, 2014		4/04/14	68597	8.00	
			4/04/14	68597	86.00	94.00
78405 PITNEY BOWES INC	21197681865		4/04/14	68598	117.00	117.00
78406 PREMIER ACCESS			4/04/14	68638	692.24	692.24
78407 PROFESSIONAL FINANCE CO I						

Report No: PB1315
Run Date : 04/02/14
CHECK
NUMBER

STOREY COUNTY
CHECK REGISTER 4/04/14

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
78408	PROTECTION DEVICES INC	GARNISHMENT DISBURSED		4/04/14	68633	277.55	277.55
78409	PUBLIC AGENCY COMPENSATIO	ST75 MONITORING		4/04/14	68616	120.00	120.00
78410	RADFORD, SANDRA M	AGENT COMPENSATION		4/04/14	68678	1,250.00	1,250.00
78411	RAY MORGAN CO INC (CA)	MARCH 13-26, 2014		4/04/14	68599	6.50	
78412	REINHARDT, JOSEPH J	ACCT 7758478657-EMG MGT		4/04/14	68621	427.00	
78413	RENO PAINT MART	GIS PLOTTER CN2676-01		4/04/14	68621	136.50	563.50
78414	RENOWN REGIONAL MEDICAL C	S-200 TRAINING		4/04/14	68590	1,400.00	1,400.00
78415	RUPPCO INC	PAINT, TOUCH UP		4/04/14	68612	48.24	
78416	SAINT MARYS ARTCENTER INC	PAINT SUPPLIES		4/04/14	68612	18.69	66.93
78417	SAINT MARYS PREFERRED HEA	INDIGENT MEDICAL		4/04/14	68659	8.00	8.00
78418	SBC GLOBAL SERVICES IN LD	EMS SUPPLIES		4/04/14	68691	130.09	130.09
		SUPPORT		4/04/14	68657	5,700.00	5,700.00
		APRIL RETIREE INSURANCE		4/04/14	68639	9,013.52	9,013.52
		CLERK		4/04/14	68689	1.94	
		RECORDER		4/04/14	68689	4.49	
		FIRE (VC)		4/04/14	68689	5.48	
		PUBLIC WORKS		4/04/14	68689	2.22	
		SHERIFF		4/04/14	68689	19.67	
		JP		4/04/14	68689	.89	
		SHERIFF		4/04/14	68689	3.27	
		COMPTROLLER/ADMIN		4/04/14	68689	.32	
		FIRE/LOCKWOOD		4/04/14	68689	.85	
		FIRE (VC)		4/04/14	68689	7.21	
		COMMUNITY DEVELOPMENT		4/04/14	68689	5.31	
		ASSESSOR		4/04/14	68689	13.32	
		CENTRAL DISPATCH		4/04/14	68689	5.25	
		DA		4/04/14	68689	1.56	
		COMMISSIONER		4/04/14	68689	17.11	
		FIRE (VC)		4/04/14	68689	.74	
		IT		4/04/14	68689	7.44	
		PLANNING		4/04/14	68689	.21	97.28
78419	SBC GLOBAL SERVICES IN LD	VC TOURISM		4/04/14	68600	49.51	49.51
78420	SBC GLOBAL SERVICES INC	GOLD HILL DEPOT		4/04/14	68670	139.94	139.94
78421	SHOAF, BRIAN ALLEN	MARCH 13-26, 2014		4/04/14	68501	13.50	13.50
78422	SIERRA CONTROL SYSTEMS	SERVICE CALL-FILT 1 BACKW		4/04/14	68660	252.40	252.40
78423	SIERRA PACIFIC POWER CO	SC COMMISSIONERS ST LIGHT		4/04/14	68594	79.22	
		VIRGINIA CITY ST LIGHTS		4/04/14	68594	1,009.87	
		TOWN OF GH STR LIGHTS		4/04/14	68594	104.77	
		2610 CARTWRIGHT PUMPHSE		4/04/14	68594	96.94	

Report No: FBI315
Run Date : 04/02/14
CHECK
NUMBER

VENDOR

STOREY COUNTY
CHECK REGISTER 4/04/14

CHECK
TOTAL

INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT
431 CANYON WAY ST 4		4/04/14	68694	278.91
2612 CARTWRIGHT RD RES		4/04/14	68694	83.77
145 N C ST UNIT		4/04/14	68694	82.73
381 N C ST RESTSTOP		4/04/14	68694	346.05
130 TOLL RD BLDG 1/2		4/04/14	68694	55.31
110 TOLL RD BLDG 1/2		4/04/14	68694	110.60
100 TOLL RD SHOP 1/2		4/04/14	68694	263.97
201 S C ST DA		4/04/14	68694	94.86
203 S C ST SO		4/04/14	68694	107.88
205 S C ST SO		4/04/14	68694	126.70
911 US HWY 341 JAIL		4/04/14	68694	693.13
500 SAM CLEMENS CTR		4/04/14	68694	152.54
490 SAM CLEMENS PARK		4/04/14	68694	21.53
100 W SOUTH ST WTR PLNT		4/04/14	68694	570.92
21 S C ST GASLMP		4/04/14	68694	207.43
500 SPANIAL RAVINE RD "V"		4/04/14	68694	47.79
205 N E ST VC PARK		4/04/14	68694	32.32
SUTTON ST		4/04/14	68694	34.74
104 S B ST GARAGE		4/04/14	68694	61.56
S C ST UNIT VC		4/04/14	68694	80.72
S C ST OUTDOOR/PAL LIGHT		4/04/14	68694	34.86
S C ST UNIT VC		4/04/14	68694	235.84
CARSON ST BALLPARK		4/04/14	68694	32.32
N C ST FIREHS		4/04/14	68694	338.27
141 N C ST (TRAINING)		4/04/14	68694	349.78
MAIN ST GH/SILVER CITY		4/04/14	68694	43.26
26 S B ST COURTHOUSE		4/04/14	68694	846.75
2220 SIX MILE CANYON		4/04/14	68694	915.53
176 N C ST LIGHTS		4/04/14	68694	82.65
342 S C ST LIGHTS		4/04/14	68694	118.46
531 S C ST LIGHTS		4/04/14	68694	133.75
800 PERI RANCH RD		4/04/14	68694	147.70
1705 PERU DR		4/04/14	68694	635.19
185 N C STR		4/04/14	68694	70.05
420 CANYON WAY UNIT B		4/04/14	68694	198.29
420 CANYON WY UNIT A		4/04/14	68694	318.30
2141 EMPIRE RD VCH PARK		4/04/14	68694	32.32
1000 PERI RANCH RD PARK		4/04/14	68694	33.22
2610 CARTWRIGHT FIREHSE		4/04/14	68694	273.19
				9,583.99
				160.00
				160.00
				320.00
				10,833.33
				5.48
				92.47
				92.69
				96.08
				96.08
				92.47
				92.47
				96.08
				92.47
				51.74

78424 SLICK INDUSTRIES LLC DBA

78425 ST CO SENIOR CENTER (VC)

78426 ST CO SHERIFF

78427 ST CO WATER SYSTEM

SUPPORT

Report No: PH1315
Run Date : 04/02/14

STOREY COUNTY
CHECK REGISTER 4/04/14

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
78428	STOREY COUNTY JEEP POSSE	TOWER LEASE 2013-2014		4/04/14	68662	51.74	
78429	SUN PEAK ENTERPRISES	MARCH 13-26, 2014		4/04/14	68662	28.85	
				4/04/14	68662	400.87	
				4/04/14	68662	101.24	
				4/04/14	68662	160.13	
				4/04/14	68662	92.47	
				4/04/14	68662	34.37	
				4/04/14	68662	28.85	
				4/04/14	68673	50.70	1,758.77
78430	SUNSHINE REPORTING & LITI			4/04/14	68654	2,500.00	2,500.00
78431	THYSSENKRUP ELEVATOR			4/04/14	68603	45.00	
78432	TRI GENERAL IMPROVEMENT			4/04/14	68603	715.00	
				4/04/14	68603	46.50	806.50
78433	UNDERGROUND VIDEO TECHNOL			4/04/14	68614	223.20	
78434	VCTC	AUDIO TRANS.		4/04/14	68614	385.40	608.60
		AUDIO TRANS.		4/04/14	68643	659.84	659.84
78435	VCTC	MAINTENANCE BILLING		4/04/14	68664	132.65	
		1705 PERU -W/S		4/04/14	68664	69.31	201.96
78436	VIDEO VELOCITY	DRAIN CLEAN PORTOFINO		4/04/14	68668	13,900.00	13,900.00
78437	VIRGINIA CITY MOTORCYCLE	WINE TOUR		4/04/14	68606	80.00	
78438	VIRGINIA CITY TOURS INC	DIMARZO, DEKE		4/04/14	68606	150.00	
				4/04/14	68686	3.65	233.65
				4/04/14	68686	3,000.00	3,000.00
78439	WASHOE CO CORONER	12 COMSTOCK VIDEOS		4/04/14	68604	120.00	120.00
78440	WATERS SEPTIC TANK SV DBA	MARCH 13-26, 2014		4/04/14	68607	2,500.00	2,500.00
78441	WEDCO INC			4/04/14	68605	52.00	
				4/04/14	68605	936.00	
				4/04/14	68605	54.00	1,042.00
78442	WESTERN NEVADA SUPPLY CO	MORGAN		4/04/14	68628	1,712.00	1,712.00
		PUMPED 6K SEPTIC		4/04/14	68666	2,100.00	2,100.00
		GH DEPOT ELECTR		4/04/14	68665	109.05	
		GH DEPOT ELECTR		4/04/14	68665	7.59	
		GH DEPOT ELECTR		4/04/14	68665	21.97	138.61
78443	WHITTEN, PAT	SEWER		4/04/14	68667	41.22	
		PW65108 SWEEPER		4/04/14	68667	100.80	
		PW65108 SWEEPER		4/04/14	68667	38.08	180.10
78444	3D CONCRETE INC	WF PCARD NOT WORKING		4/04/14	68641	44.00	44.00
		VC ROADS-BASE		4/04/14	68663	583.82	
		VC ROADS-BASE		4/04/14	68663	578.11	

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL 254,057.20 CHECK DATE 4/04/14

CONTROLLER

TREASURER

CHAIRMAN

COMMISSIONER

COMMISSIONER

Report No: PB5480ST
Run Date : 04/02/14
PC
NUMBER

VENDOR

FUND-DEPT INVOICE #

16 WELLS ONE COMMERCIAL CARD PAYMENT

C.NEVIN- ROADPOST
C.NEVIN-OFFICE DEPOT
C.NEVIN-4IMPRINT
C.NEVIN-4IMPRINT
DD 3/17/14 GODADDY.C
FAIN VC FLORAL
GARDNER 317276
GILMAN GOLDEN GATE
GILMAN MAVERIK 3/21
GILMAN MAVERIK 3/26
LEGAL RESOURCE BOOK
MNEVIN-GRAND CAFE
PG 3/24/14 BUCKET OF
PG 3/24/14 SAWDUST C
PG 3/25/14 RED DOG S
REDMOND LUNCH OSHA
REDMOND SOFTWARE FOR
SKRETTA-ACTION FRAME
SKRETTA-ACTION FRAME
STEPHENS, VANESSA
03/25/14
03/26/14
1147-DEANE
3-25-14 GCTOMYPC.COM

STOREY COUNTY
PURCHASE CARD REGISTER

DESCRIPTION

DATE

TRANS#

AMOUNT

SATELLITE PHONE 4/04/14 113 51.98
PAPERCLIPS/RECVD STAMP 4/04/14 113 14.93
EVAC DRILL MATERIALS 4/04/14 113 500.00
EVAC DRILL MATERIALS 4/04/14 113 691.00
NV150BALL.COM REGISTRA 4/04/14 1410 25.34
STEAKHOUSE CONGRATS\ 4/04/14 1410 103.00
ICC MEMBERSHIP DUES 4/04/14 119 100.00
3/21 4/04/14 1410 60.00
4/04/14 1410 19.70
4/04/14 1410 68.11
EPH 4/04/14 121 61.80
NVRW CONF LUNCH 4/04/14 1410 102.72
NCOT FAM 4/04/14 1410 30.00
DOCENT PARADE SANDWHIC 4/04/14 1410 60.00
DOCENT/NCOT FAM 4/04/14 1410 408.88
CONFERENCE 4/04/14 120 18.85
STAFF REPORTS, NUISANCE 4/04/14 120 49.99
SOS1627-ALIGN 4/04/14 1410 65.00
COM DEV 39545-ALIGN 4/04/14 1410 65.00
FUEL FOR GIOA 4/04/14 114 60.05
FUEL/QUIRK/ANDRES 4/04/14 117 29.05
BLIND/EVIDENCE ROOM 4/04/14 117 16.34
HP TONER X2 CLERKS 4/04/14 116 351.98
YEARLY RENEWAL B. MADD 4/04/14 115 99.00

Card Total

3,052.72

3,052.72

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

COMPTROLLER

TREASURER

CHAIRMAN

COMMISSIONER

COMMISSIONER



Storey County Board of County Commissioners Agenda Action Report

Meeting date: April 15, 2014

Estimate of time required: 10 minutes

Agenda: Consent ☐ Regular agenda ☐ Public hearing required ☒

1. **Title:** Height Variance for five feet in addition to the 35 feet height of buildings and structures for an E1 VCH zoned property.

2. **Recommended motion:** I move to approve Variance 2014-001.

3. **Prepared by:** Dessie Redmond, Planner

Department: Planning Department

Telephone: 847-1144

4. **Staff summary:** Height Variance for five feet in addition to the 35 feet height of buildings and structures for an E1 VCH zoned property. The site location is 21430 Saddleback Road, Virginia City Highlands (1 acres).

5. **Supporting materials:** Staff report, exhibits and appendixes.

6. **Fiscal impact:** None on local government.

Funds Available:


Fund:

____ Comptroller

7. **Legal review required:**

 District Attorney

8. **Reviewed by:**

 Department Head

Department Name:

 County Manager

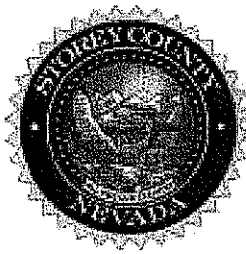
Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.



Storey County
Board of County Commissioners
Staff Report – Height Variance 2014-001

TO: Storey County Board of County Commissioners

FROM: Storey County Planning Department

MEETING DATE: April 15, 2014

MEETING LOCATION: Storey County Courthouse
26 South B Street, Virginia City, Nevada 89440

CASE NUMBER: 2014-001

APPLICANTS: Daniel and Michelle Bartholomew

PROPERTY OWNERS: Daniel and Michelle Bartholomew

STAFF CONTACT: Dessie E. Redmond, Planner

EXHIBITS: Exhibit 1: Zoning Map, Exhibit 2: Vicinity Map, Exhibit 3: Site Elevations Study and Access Map, Exhibit 4: Site Plan, Exhibit 5: Building Elevations, Exhibit 6: Adjacent Properties, Exhibit 7: Site Photos

APPENDIXES: Appendix 1: Lot Consolidation Information; Appendix 2: Letter Submitted by Applicant; Appendix 3 – Roof Pitch Variance Request from Applicant – Storey County Building Official Dean Haymore Approval with Conditions; Appendix 4: Letter from VCHPOA President Jay Carmona; Appendix 5: VCHPO January 14, 2014 Meeting Minutes; Appendix 6: VCHPO February 11, 2014 Meeting Minutes

GUIDING DOCUMENTS: Storey County Code, Section: 17.03.140 Variances, 17.40 Estate Zone and the Storey County Master Plan

PROPERTY LOCATION: 21430 Saddleback Road (APN's 003-101-45 and 003-101-46), Virginia City Highlands, Nevada

REQUEST: Height variance for five feet in addition to the 35 feet height of buildings and structures for an E1 VCH zoned property.

I. BACKGROUND & ANALYSIS

1.1 Site location and characteristics. The property is located in the Virginia City Highlands 1 acre Estates (E1 VCH) on two, one acre parcels that have been consolidated (Appendix 1 – Lot Consolidation Information). The adjacent properties are also zoned E1 VCH (Exhibit 1 – Zoning Map). Virginia City is approximately 7 miles to the south and Reno is approximately 22 miles to the north (Exhibit 2 – Vicinity Map). The property is approximately 2.230 acres, vacant and has steep terrain. There is approximately a 100 foot elevation drop across the property from the south side to the north side. Access to the property is off Saddleback Road which runs along the south side of the property (Exhibit 3 – Site Elevations Study and Access Map). A Pictometry elevation study shows that the elevation on Saddleback Road is approximately 6507 feet, the elevation of the south side of the proposed residence is approximately 6482 feet and the elevation of the north side of the proposed residence is approximately 6472 feet. Consequently, the difference in elevation from Saddleback Road to the north side of the proposed residence is approximately 35 feet. This study suggests that the height of the roof (on the north side which is proposed at 40 feet) will be approximately five feet above Saddleback Road when viewing the residence from the road. Therefore, the height variance for the proposed residence will have little viewshed impact off Saddleback Road or to the existing residents.

1.2 Proposed use. The Applicant proposes to construct a single-family residence with a total livable space of 1739 square feet along with a two-car garage that is approximately 752 square feet (Exhibit 4 – Site Plan).

1.3 Variance Requirement. The Applicant proposes to make a small footprint on the land by taking advantage of the steep terrain with the layout of the house. The south elevation from grade to the top of roof is approximately 27 feet and the north elevation from grade to the top of roof is 40 feet (Exhibit 5 – Building Elevations). Storey County Code (SCC) limits the height of structures to 35 feet except as may be allowed by a variance. Therefore, the Applicant requests a height variance of five feet for the proposed residence.

1.4 Adjacent properties. One of south abutting parcels has a residence and one has an accessory garage. The property to the west has a residence. The adjacent properties to the north and east are vacant (Exhibit 6 – Adjacent Properties).

1.5 Area impacts. The proposed residence appears to impose minimal to no adverse impacts on the surrounding properties. Because of the lay of the land and how the grade drops, the proposed residence appears to have little viewshed impact off Saddleback Road or to the existing residents (Exhibit 7 – Site Photos) as discussed in Section 1.1 of this report.

II. GENERAL COMPLIANCE WITH STOREY COUNTY'S GUIDING DOCUMENTS

2.1 Summary Table. The following table shows land uses, master plan designations and zoning for the land surrounding the proposed residence. There are no evident conflicts between

the proposal and SCC Title 17 Zoning or the County Master Plan. The proposed use is also consistent with the surrounding single-family residential uses and vacant parcels.

Table 1: Land Use Compatibility			
Land	Land Use	Master Plan	Zoning
Applicant's Land	Proposed single-family residence with 5' height variance	Single-family residential	E1 VCH
Land to south	Existing residence and accessory garage	Single-family residential	E1 VCH
Land to west	Existing residence	Single-family residential	E1 VCH
Land to north	Vacant	Single-family residential	E1 VCH
Land to east	Vacant	Single-family residential	E1 VCH

III. COMPLIANCE WITH THE STOREY COUNTY CODE – SECTION 17.40 ESTATES & SECTION 17.03.140 VARIANCE

3.1 Minimum lot size requirements. The minimum acreage in an E1 VCH zone is 1 acre. The Applicant's property does conform and exceed the minimum lot size requirements with a lot size of 2.230 acres.

3.2 Lot dimensions requirements. The average dimension of a lot in one direction (front to rear or side to side) may not exceed four times the average dimension in the other direction. The Applicant's property does conform to the lot dimension requirements.

3.3 Height of buildings and structures. SCC Section 17.40.045 – Height of buildings and structures states:

“A building, manufactured building, manufactured home, or structure may not exceed a height of three stores or thirty-five feet, whichever is higher, except as may be allowed by a variance.”

3.3.10 Proposed structure height. The Applicant proposes to make a small footprint on the land by taking advantage of the steep terrain with the layout of the house. The south elevation from grade to the top of roof is approximately 27 feet and the north elevation from grade to the top of roof is 40 feet (Exhibit 5 –Building Elevations). SCC limits the height of structures to 35 feet except as may be allowed by a variance. Therefore, the Applicant requests a height variance of five feet for the proposed residence.

3.3.20 Variance. A variance may be granted pursuant to SCC Chapter 17.03.140 – Variance which states:

“A variance to the provisions of this title may be granted by the board with action by the Planning Commission where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulations, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the lot or parcel, the strict application of the regulations enacted

under this title would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon the owner of the property.”

3.3.30 Few to no adverse impacts. As discussed in Section I Background and Analysis, there appears to be no adverse impacts or safety issues caused by the variance when the County Codes and conditions of the variance are applied.

3.4 Setback requirements. The E1 VCH zoning has a minimum front set back of 30 feet, a minimum rear setback of 40 feet and a minimum side setback of 15 feet. The Applicant’s proposal conforms to all minimum setbacks.

IV. COMPLIANCE WITH THE MASTER PLAN

4.1 Chapter 5 – Conservation and Natural Resources. In Chapter 5 – Conservation and Natural Resources of the Master Plan, it explains the importance of the flora of the County. Specifically it states:

“These vegetal communities are typical of the region, and exist in a very harsh climate. Recovery from disturbance is slow. Disturbance to vegetation leads to a host of environmental problems such as dislocation of native fauna (permanent or seasonal), increased erosional hazards and a deterioration of the local watershed.”

4.1.10 Avoidance in disturbing the native vegetation. The Applicant stated in his submittal letter (Appendix 2 – Applicant Letter) their desires to preserve the natural features of the property which is why their proposed structure is a small footprint. By limiting the footprint the Applicant is avoiding disturbing the majority of the vegetation on the property which in turn avoids environmental problems outlined in the Master Plan.

4.2 Chapter 5 – Conservation and Natural Resources. In Chapter 5 – Conservation and Natural Resources of the Master Plan, it explains the importance of the flora of the County. Specifically it states:

“The wild horse is the primary and preferred grazing animal in some areas, notable the Highlands area. These herds keep the fine fuel (dry grasses) from adding to the high fire danger. Consequently their presence is needed.”

4.2.10 Wild Horse Grazing and Fire Danger. The Applicant also stated in his submittal letter their wish to preserve an existing wild horse trail that currently traverses the property. As the Master Plan explains, wild horse herds help keep down fire danger with their grazing. The Applicant is proposing to avoid disturbing the wild horse trail through their property which will prevent destroying the wild horse habitat and in turn the horse herds will help keep fire danger down.

V. PUBLIC COMMENT

5.1 Public Comment. Staff did not receive any public comment on this file.

VI. FINDINGS

6.1 Motion for approval. The following findings of fact are evident with regard to the requested variance when the recommended conditions of approval in Section VII Recommended Conditions of Approval, are applied.

6.1.10 The variance complies with all federal, state, and county regulations.

6.1.20 The variance will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding area.

6.1.30 The conditions of the variance adequately address potential fire hazards and require compliance with the applicable fire codes, including setback and fire protection ratings.

6.1.40 The conditions under this variance do not conflict with the minimum requirements in SCC Chapter 17.40 Estate Zone and Chapter 17.03.140 Variances, or any other federal, state, or county regulations, including building and fire codes.

6.1.50 The variance address goals specified (and referenced above) in Chapter 5 of the Master Plan.

6.2 Motion for denial. Should a motion be made to deny the variance request, the following findings with explanation why should be included in that motion.

6.2.10 Substantial evidence shows that the variance may conflict with the purpose, intent, and other specific requirement of SCC 17.40 Estate Zone and Chapter 17.03.140 Variances, or other federal, state, or county regulations.

6.2.20 The conditions under the variance do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

VII. RECOMMENDED CONDITIONS OF APPROVAL

All conditions must be met to the satisfaction of each applicable County Department, unless otherwise stated.

- 1. Compliance.** The variance must comply with County Codes, and submitted plans and reports, as approved. The Applicant must provide the Planning and Building Departments site plans drawn to scale prior to obtaining a building permit.
- 2. Permits and expiration.** The Applicant must apply for all building and fire permits for the structure within 24 months from the date of board approval for this variance, and continuously maintain the validity of those permits, as appropriate, or this approval will become null and void.

3. **Maximum.** The height Variance is for a maximum of five feet in addition to the 35 feet allowed height in an E1 VCH zone (a total of 40 feet). The height variance is only for the proposed residence's north elevation as shown in the Application and in the Staff Report (Exhibit 5 – Building Elevations Continued).
4. **Taxes paid.** Before obtaining a building permit, the Applicant must show the Planning Department evidence that all property taxes on the land are paid to-date.

Virginia City Highlands Property Owners Association. The final structure elevation drawings must be stamped with the approval the Virginia City Highlands Property Owner Association (VCHPOA) prior to any building permit issued (Appendix 3 – Roof Pitch Variance Request from Applicant – Storey County Building Official Dean Haymore Approval with Conditions; Appendix 4 – Letter from VCHPOA President Jay Carmona; Appendix 5 VCHPO January 14, 2014 Meeting Minutes; Appendix 6 – VCHPO February 11, 2014 Meeting Minutes).

VIII. POWER OF THE BOARD & PLANNING COMMISSION

At the conclusion of the hearing, the Planning Commission must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the Planning Commission upon which it bases its decision. The decision of the Planning Commission in the matter of granting the variance is advisory only to the Board of County Commissioners and that governing body must consider the report and recommendation and must make such a decision thereon as it deems warranted.

IX. PLANNING COMMISSION MOTION

On March 20, 2014, in accordance with the recommendation by Staff, the findings of fact under Section 6.1 of this staff report and in compliance with all conditions of approval, the Storey County Planning Commission voted unanimously to recommend approval for Variance 2014-001 (summary: yes = 5, nay = 0, absent = 2).

X. PROPOSED MOTIONS

This Section contains two motions from which to choose. The motion for approval is recommended by Staff and the Planning Commission in accordance with the findings under Section 6.1 of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in Section 6.2. Other findings of fact determined appropriate by the Board of County Commissioners should be made part of either motion.

10.1 Recommended motion. In accordance with the recommendation by Staff and the Planning Commission, the findings of fact under Section 6.1 of this report and/or other findings

deemed appropriate by the Board of County Commissioners, and compliance with all conditions of approval, the Board of County Commissioners hereby approves Variance Application Number 2014-001.

10.2 Alternative motion. In accordance with the findings under Section 6.2 of this report and/or other finding against the recommendation for approval by Staff and the Planning Commissioner, the Board of County Commissioners hereby denies Variance Application Number 2014-001.

Prepared by Dessie Redmond, Planner

Enclosed:

- Exhibit 1 – Zoning Map
- Exhibit 2 – Vicinity Map
- Exhibit 3 – Site Elevations Study and Access Map
- Exhibit 4 – Site Plan
- Exhibit 5 – Building Elevations
- Exhibit 6 – Adjacent Properties
- Exhibit 7 – Site Photos
- Appendix 1 – Lot Consolidation Information
- Appendix 2 – Letter Submitted by Applicant
- Appendix 3 – Roof Pitch Variance Request from Applicant – Storey County Building Official Dean Haymore Approval with Conditions
- Appendix 4 – Letter from VCHPOA President Jay Carmona
- Appendix 5 VCHPO January 14, 2014 Meeting Minutes
- Appendix 6 – VCHPO February 11, 2014 Meeting Minutes

Exhibit 1 – Zoning Map



This map shows the Applicants property zoned as E1 VCH. The adjacent properties are also zoned E1 VCH.

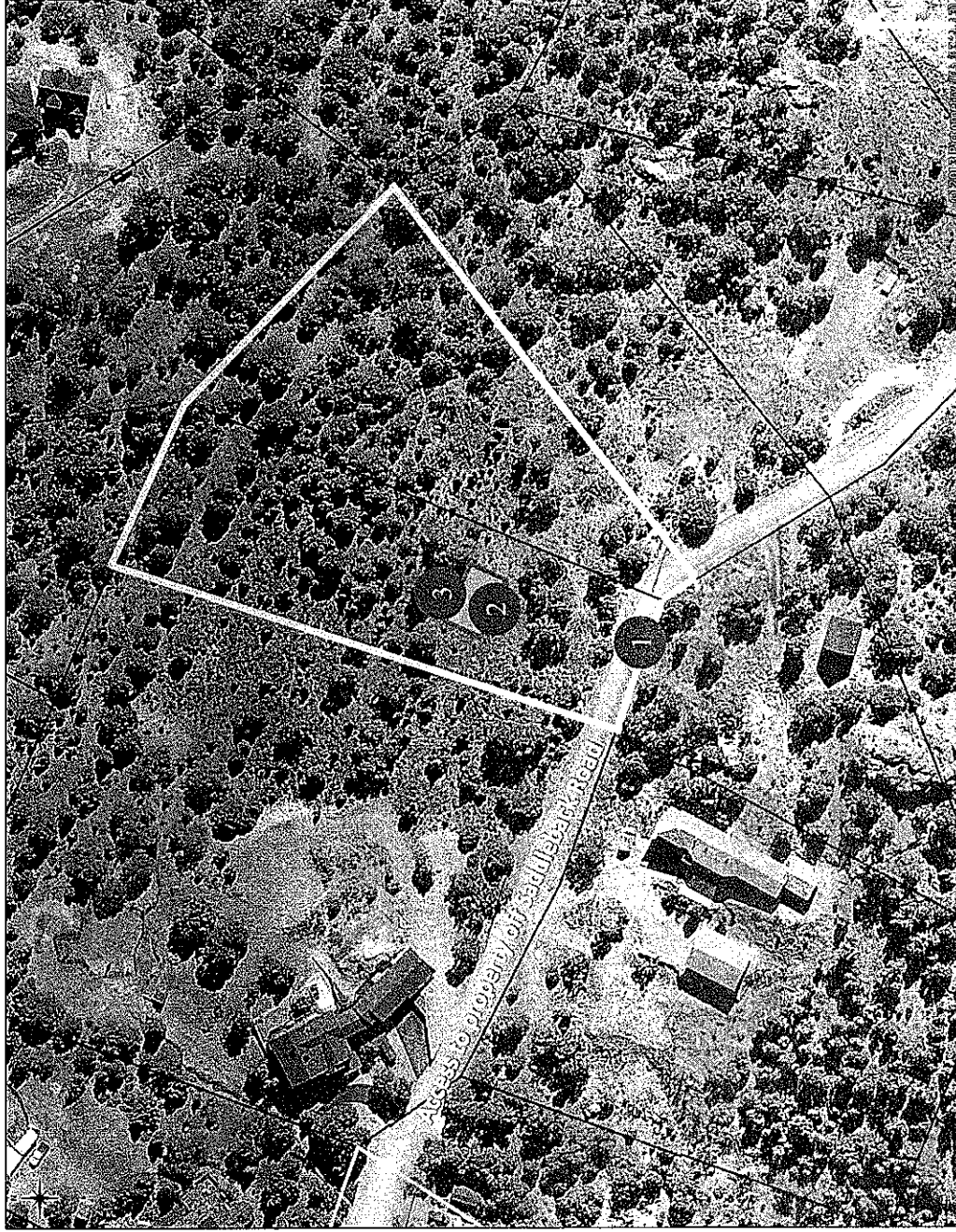
— County Line
- - - Property Boundary

Exhibit 2 - Vicinity Map



County Line
Property Boundary

Exhibit 3 – Site Elevations Study and Access Map

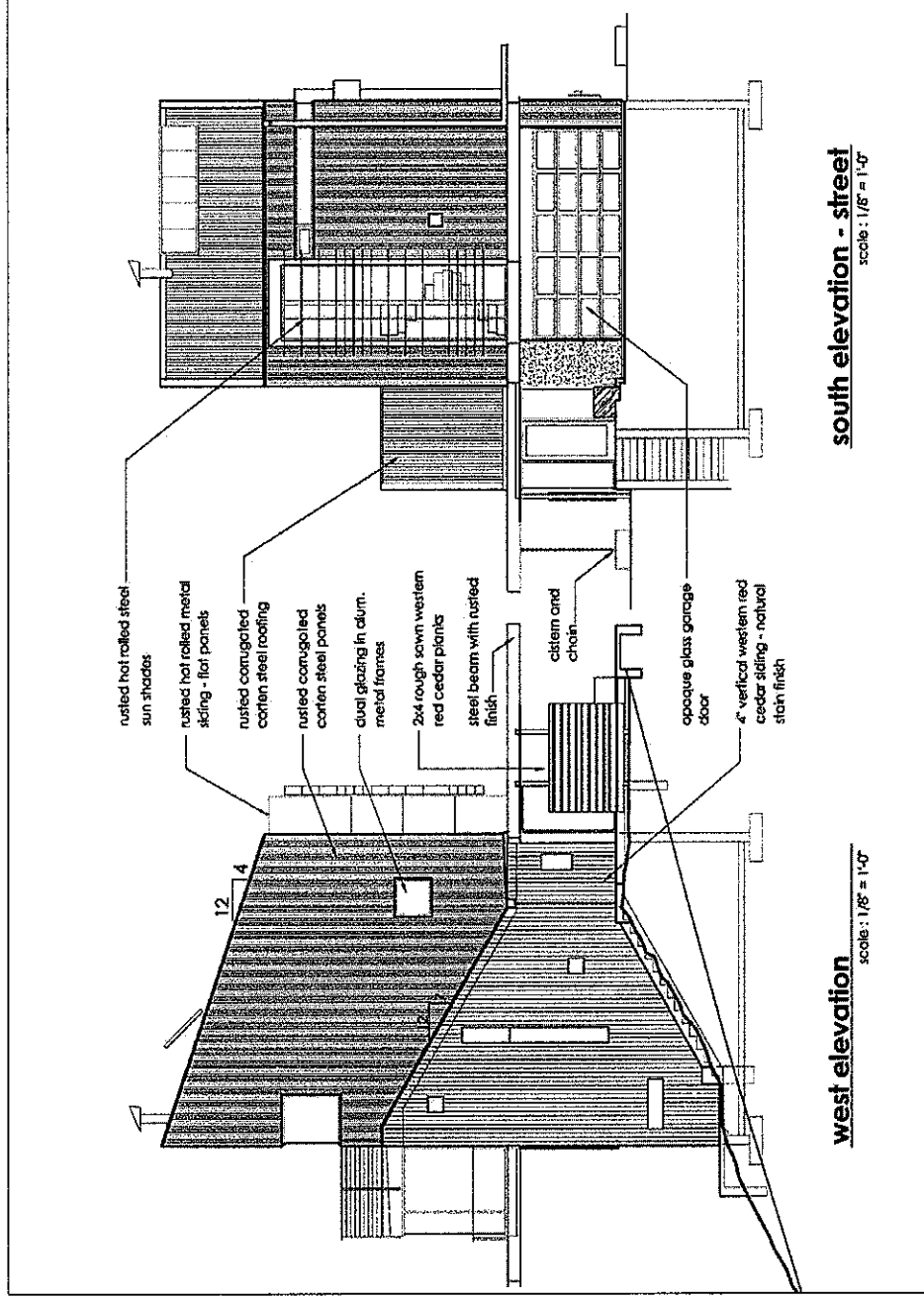


- 1 Saddleback Rd Elev: 6507 ft
- 2 South Elev: 6482 ft
- 3 North Elev: 6472 ft

The difference in elevation from Saddleback Road to the proposed residence's north elevation is approximately 35 feet. This verifies the steep terrain on the property and suggests the height of the roof will be approximately five feet above Saddleback Road when viewing the proposed residence from Saddleback Road. And therefore, will have little viewshed impact off the road or to the existing residents.

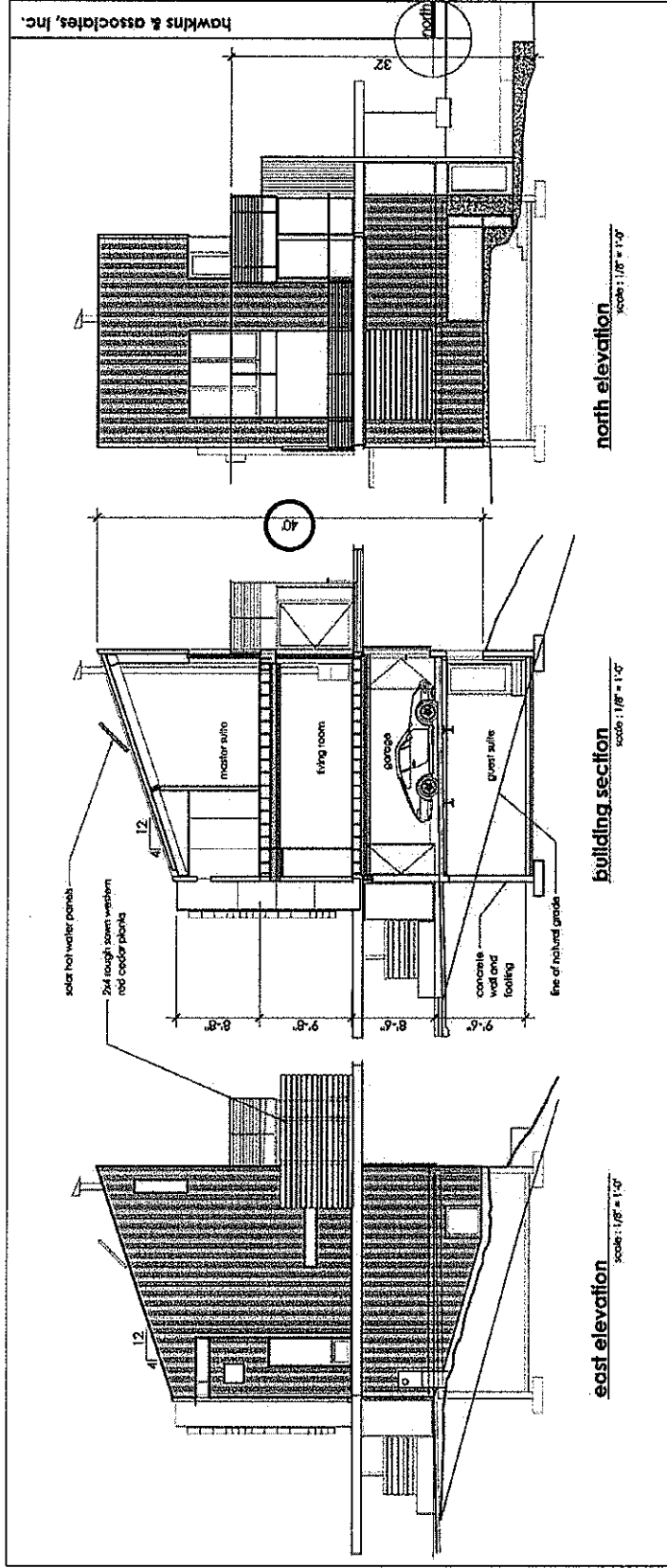
Property Boundary
Parcel lines
Approximate location
of proposed residence.

Exhibit 5 – Building Elevations



This shows the west and south building elevations.

Exhibit 5 – Building Elevations Continued



This shows the east and north elevations along with the building section. Note: the south elevation of the proposed residence is approximately 27 feet while the north elevation of the proposed residence is 40 feet.

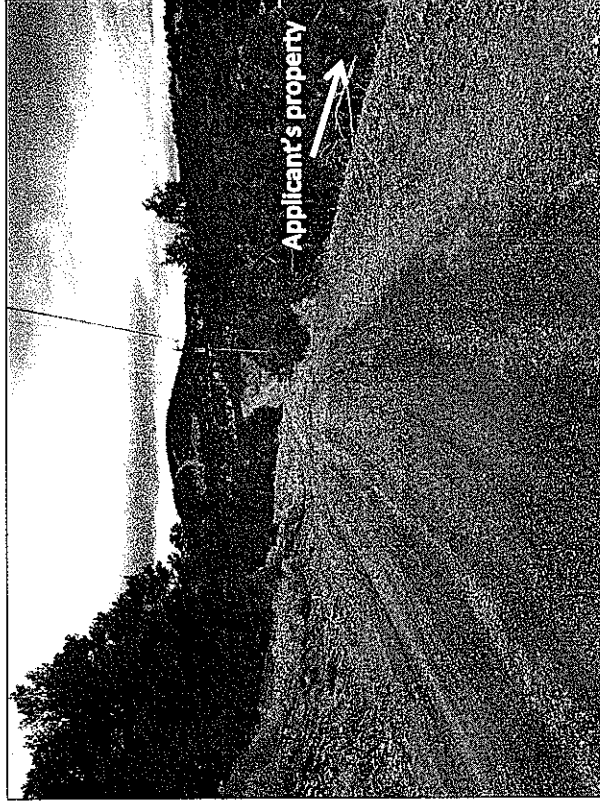
Exhibit 6 – Adjacent Properties



This map shows the adjacent properties. One of the south abutting parcels has a residence and one has an accessory garage. The property to the west has a residence. The adjacent properties to the north and east are vacant.

- Property Boundary
Parcel lines
○ Accessory garage
○ Residence

Exhibit 7 – Site Photos

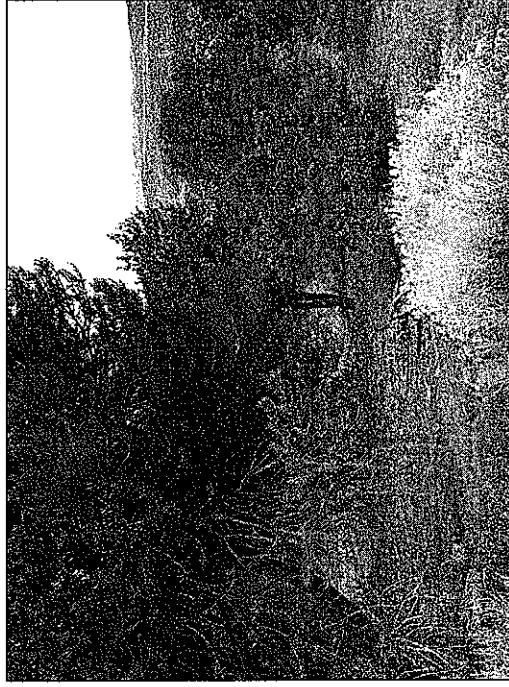


Looking west down Saddleback Road (applicant's property on right).



Steep terrain on property. Looking north into property.

Exhibit 7 - Site Photos Continued



Site photos taken
along Saddleback
Road looking
north into
property and
down steep
terrain.

Appendix 1: Lot Consolidation Information



Review this document with your attorney or a knowledgeable land agent before submitting to the Storey County Building & Planning Department. Then it needs to be recorded at the Storey County Recorder's Office.

Please note: Once the lots have been consolidated, the action is considered permanent and they cannot be sold or developed as separate lots.

Recorded at the request of and return to:

LANDMARK SURVEYING

2548 RAMPART TERRACE

RENO, NV. 89519

Parcel Number(s): 03-101-45 & 03-101-46

Lot Consolidation Form

This declaration is made this 2 day of November 2013, by:
DANIEL P. BARTHOLOMEW and MICHELLE K. BARTHOLOMEW tenant or
joint tenants hereinafter referred to as "declarant".

Recitals:

1. Declarant is the owner of that certain real property located in Storey County, State of Nevada, described as follows:

Lots 335 & 336 of Block M of the VIRGINIA CITY HIGHLANDS UNIT Subdivision, as recorded 4-13-72 in Book 3 at Page 10, as Document Number 35070.

Declarant Property known as Assessor's Parcel Number(s): 03-101-45, Lot number(s) 335, filed in Book 3 Page 10 File # 119348, Date 9-27-13; and

Declarant Property known as Assessor's Parcel Number(s): 03-101-46 ^{lot 336}, filed in Book 3 Page 10 File # 119346, Date 9-27-13.

2. The declarant desires to consolidate the above referenced parcels to accommodate either new or existing improvements which may encroach upon the common interior lot line of the parcels or to reduce density.

3. As a condition of approval for the physical improvements listed in recital number two (pursuant to Storey County Ordinances and the Uniform Building Code), the parcels are to be treated as if legally merged.



Declarant(s) hereby declare(s) that the certain real property described herein is, and shall be deemed by Storey County to be merged and shall constitute but one contiguous, inseparable parcel.

This declaration shall be deemed a covenant running with the land or as an equitable servitude, as the case may be, and shall constitute benefits and burdens to the parcels described herein and shall be binding on the declarant and the declarant's assigns and all persons hereafter acquiring or owning any interest in the herein described parcels.

This declaration may not be revoked or modified without the prior express written and recorded consent of Storey County, Nevada. Storey County is deemed and agreed to be a third party beneficiary of this declaration and as such can enforce the provisions of the declaration.

In witness whereof declarant(s) have executed this declaration on the day and year written above.

Declarant:

Print Name

Daniel Bartholomew

Declarant:

Print Name

Michelle K. Bartholomew

Signature

[Signature]

Signature

[Signature]

Date

11/2/2013

Date

11/2/13

STATE of Nevada

COUNTY of Washoe

) SS:

On this 2ND day of November, in the year 2013

DANIEL BARTHOLOMEW AND MICHELLE K BARTHOLOMEW
personally appeared before me and proved to me on the basis of satisfactory evidence to be the person(s) whose names are subscribed to this instrument, and acknowledge that they executed it.

Witness my hand and official seal.

[Signature]

Notary's Signature

Sept 30, 2014

My Commission Expires



CARYLA A. BYDASH
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 08-108544-2 - Expires September 30, 2014



v.19609

Book:
Page

3

11/22/2013

Page: 4 of 8

4. Attached is a plot map drawn to represent said lots with identifying legal description and measurement of property. Show two or more adjoining lots with middle line(s) designated for removal as a dotted line. Indicate northerly direction on the map. Identify lot(s), block(s) and adjacent roadway(s) or access road(s). Be sure that owner's name, current address and phone number are placed on the map. Lot where the majority of the residence will be placed will become the lot number used to identify the consolidated lots; therefore, said lot will be known as Lot 335 - A.

5. Proof is hereby provided, as per certification from the Storey County Clerk's office, that the current fiscal property taxes are paid-in-full on subject property:

By

Storey County Clerk or Deputy Clerk

11/12/2013
Date

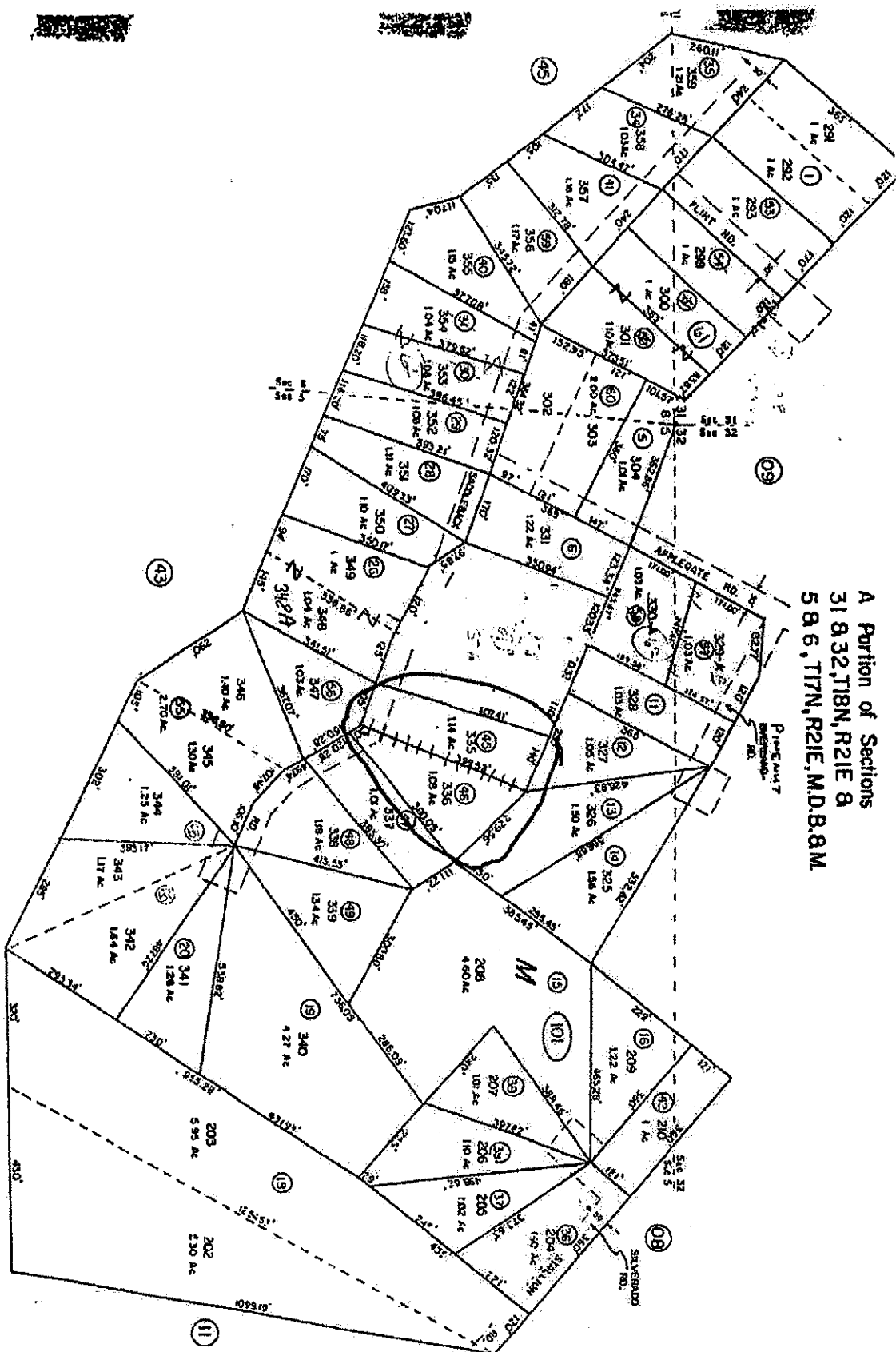
OR, ☒ attach original proof-of-payment from the Storey County Clerk's office.



11/22/2013

03-10

A Portion of Sections
31 & 32, T18N, R21E &
5 & 6, T17N, R21E, M.D.B. & M.



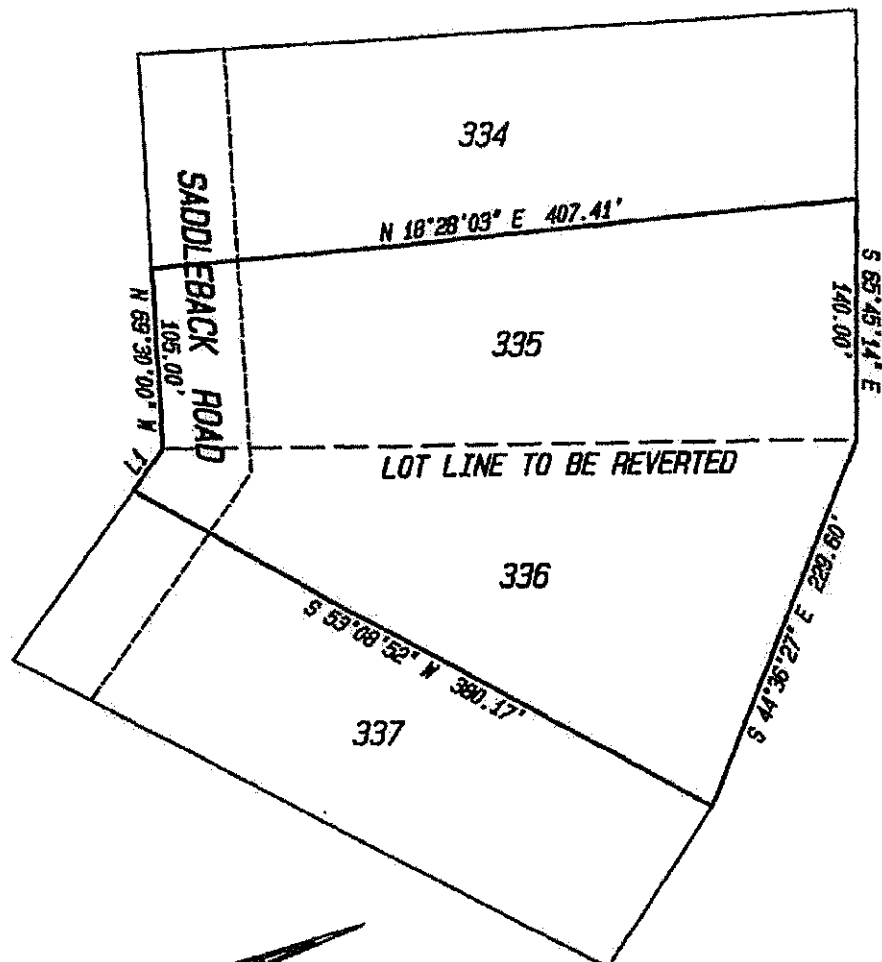
NOTE: This plot is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plot for other than assessment purposes is forbidden unless approved by the Dept. of Taxation, Division of Assessment Standards.

Virginia City Highlands Unit 1

STOREY COUNTY



PLOT PLAN SHOWING A LOT CONSOLIDATION



SCALE 1"=100'

LINE	BEARING	DISTANCE
L1	N 30°50'52" N	30.00

OWNERS: DAN & MICHELLE BARTHOLOMEW
11330 SOUTH VIRGINIA ST. # 1434
RENO, NV. 89511
720 635-2869

Tax Bill - Storey County

11/12/13

MAKE REMITTANCE PAYABLE TO:
Storey County Clerk/Treasurer
P O Drawer D
Virginia City, NV 89440

Parcel 003-101-45 Roll # 002257
21430 SADDLEBACK RD
VC HIGHLANDS
VCH M-335
District-8.1 Block- M Lot- 335

TAXES FOR PERIOD
July 1, 2013 thru June 30, 2014

 0119609 Book: 11/22/2013
Page: 6 Page 7 of 8

BARTHOLOMEW DANIEL P&MICHELLE K
11380 S VIRGINIA ST
#1434
RENO, NV 89511

ASSESSED VALUES	TAXES	RATE	ABATEMENT OR RECAPTURE	TAX AMOUNT
Real Estate 5,985	GENERAL	1.6974		101.59
-----	SCHOOL OPER	.7500		44.89
TOTAL 5,985	SCHOOL DEBT	.1447		8.66
	CAPITAL AQUIS	.0500		2.99
	STATE	.1700		10.17
	IND MEDICAL	.0100		.60
	IND ACCIDENT	.0150		.90
	WILDLAND FIRE	.1100		6.58
	YOUTH SERVICE	.0045		.27
	JAIL FUND	.0745		4.46
	FIRE/EMER SRV	.4346		26.01
	Ad Valorem Total	3.4607		207.12
	Payments to Date			207.12-
	PAID IN FULL			

PAID
In Full
BY: *D. Neuen*

Appendix 2: Letter Submitted by Applicant

February 20, 2014

DESSIE E. REDMOND, MURP, MLA
STOREY COUNTY PLANNER
STOREY COUNTY COURTHOUSE
P.O. BOX 176
VIRGINIA CITY, NV 89440

RE: Variance Request, 21430 Saddleback Road (APN# 00313146)

Dear Ms. Redmond:

The purpose of this letter is to request and substantiate a height variance for a proposed residential structure to be located at 21430 Saddleback Road, in the Virginia City Highlands. Due to steep topographic nature of the property and shallow bedrock substrate, along with a desire to preserve the natural features of the property, we are limited to a structure with a minimal dimensional footprint. These constraints, coupled with a desire to accommodate an aesthetic request from the Virginia City Highlands Property Owners Association (VCHPOA), a structure with a greater vertical presence is needed.

Per Storey County Residential Zoning Code 17.16.065 - Height of Buildings and Structures, "*A building, manufactured building, manufactured home, or structure may not exceed a height of three stories or thirty-five feet, whichever is higher, except as may be allowed by a variance.* To overcome the hardships associated with the property and the desire to accommodate aesthetic sentiments of the VCHPOA, we are requesting a variance of five-feet above the 35-feet listed in the county code.

The difficult topographic conditions of the property require a structure to be cut into the hillside to a much greater extent than a similar building on a gently sloping parcel. Building a residence with a lower height would require a much larger footprint, necessitating significant surface excavation. These excavation efforts would be difficult due to the shallow bedrock on the parcel, generating not only a significant scarring of the land but also a substantial financial hardship. We also wish to preserve an existing Wild Horse trail that currently traverses the property. The proposed residential structure would allow us to do so.


One advantage of the steeply sloped parcel is that even with added structure height, the building would be minimally visible from Saddleback Road, especially when compared to other residences in the area.

Several design iterations brought before the Virginia City Highlands Architectural Design Review Committee (VCHADRC) and the VCHPOA incorporated a roof with a less pronounced slope, allowing the structure to meet Storey County Residential Zoning Code height requirements. Although the lower profile roof, common on many Storey County residential structures, is not prohibited by either the Virginia City Highlands Architectural Guidelines or Covenants, Conditions & Restrictions (CC&Rs), we worked diligently with the VCHPOA to address their concerns regarding roof line aesthetics. The result of our dialog was a structure with a steeper

than anticipated roof, but one that exceeded county code height stipulations. All parties were pleased with the outcome of this collaborative solution. Our fallback position would be to revert to a low slope roof, something relatively common in Storey County and not prohibited in the Virginia City Highlands CC&Rs, but our desire to be a good neighbor and find a palatable solution to all is our desired approach.

Granting of this variance would be within the purpose of this ordinance due to the fact that it would not be injurious to the area or otherwise detrimental to the public welfare, while offering a method to mitigate certain hardships. We feel that the residential structure being brought forth would be a desirable and fitting addition to the community. Therefore, we respectfully request that you grant this height variance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel P. Bartholomew', with a stylized, cursive script.

Daniel P. Bartholomew

A handwritten signature in black ink, appearing to read 'Michelle K. Bartholomew', with a stylized, cursive script.

Michelle K. Bartholomew

**Appendix 3: Roof Pitch Variance Request from Applicant – Storey County Building Official Dean
Haymore Approval with Conditions**

Appendix #3

Storey County

110 Toll Road ~ Gold Hill Divide
P O Box 526 ~ Virginia City NV 89440



Building Dept

building@storeycounty.org
(775) 847-0966 ~ Fax (775) 847-0935

3/10/14

Daniel and Michelle Bartholomew
11380 S. Virginia St., #1434
Reno, NV 89511

RE: Roof Pitch Variance Request, 21430 Saddleback Rd., VC Highlands


Dear Mr. & Mrs. Bartholomew,

Your letter of request for Variance of SCC 15.04.060 (D-1.) has been reviewed. SCC 15.04.060 (D-1) states in part that "Roof pitch above five thousand feet elevation shall not be less than 6/12 pitch for sixty percent of the total roof."

Your request for Variance to allow roof pitch of 4/12 for the entire roof has been approved based on the justifications provided in your letter, with the following conditions;

- The proposed design with a north elevation total height of greater than 35 feet above finish grade must be approved through Variance by the Storey County Planning Dept.
- The proposed design must be approved and stamped by the Virginia City Highlands Property Owners Association Architectural Review Committee.
- The roof design must be structurally engineered for a 70 lb/sq.ft. ground snow load in addition to Storey County seismic and wind load requirements, and normal live and dead loads.
- The entire roof deck must be protected with a bituminous ice & water shield membrane and inspected prior to application of roofing materials.

If there are any questions regarding this matter, please contact Storey County Building Inspector Shannon Gardner @ 775-742-1960.


Dean Haymore
Storey County Building Official
110 Toll Rd.
Virginia City, NV 89440
775-847-0966

Appendix 4: Letter from VCHPOA President Jay Carmona

Appendix #4

Dessie Redmond

From: Jay C. | VCHPOA <president@vchpoa.org>
Sent: Monday, March 17, 2014 12:44 PM
To: Ray & Karlyn McPartlin; Dessie Redmond
Subject: Bartholomew

To whom it may concern,

The Bartholomew family approached the Virginia City Highlands Property Owners Association Architectural Committee with plans for a home.

Along with other questionable design ideas, the idea of a flat roof was introduced. After much discussion and deliberation, the Board decided to allow the metal siding. The Board is unwilling to accept the flat roof design. The Board will only accept a design that complies with county code regarding roof pitch.

Sincerely,

Jay (Julian) Carmona

President

Virginia City Highlands

Property Owners Association

P.O. Box 686

Virginia City, Nevada 89440

Direct: 775.691.0251

Appendix 5: VCHPO January 14, 2014 Meeting Minutes

**Virginia City Highlands Property Owners' Association
Minutes - Monthly Meeting - Tuesday, January 14, 2014
V.C. Highlands Fire Station Training Room**

Appendix
5

Present: Jay Carmona, Jack McGuffey, Jason VanHavel, and Dale Morgan

Absent: Jim Watson

I. Call to Order, Declaration of a Quorum, and Approval of Meeting Agenda

President Carmona called the meeting to order at 7:06 pm and declared a quorum present. A motion by McGuffey, seconded by VanHavel, to approve the agenda as published was approved unanimously.

II. Approve Minutes of December 10, 2013 Meeting

A motion by Morgan, seconded by VanHavel, to approve the minutes as submitted was approved unanimously.

III. Comments by Association Members (NRS 116.31083.5)

Cecilia Lak asked if the road closure had been held on December 21 as planned. VanHavel explained that it had to be postponed due to weather and was held on December 28 instead. A report appears under item VII(B).

IV. Review of Financial Statements

Morgan reviewed the financial statements for the month of December. Total expenses were \$7,879; income was \$20,992. The cash balance at the end of December was \$287,298. Estimated expenses for January are \$6,897.

The complete financial statements are available on the association web site at <http://www.vchpoa.org/Financials.shtml>.

Morgan reported that \$150,000 had been transferred to First Independent Bank to a new Reserve Savings account; \$60,000 to City National Bank to a new Reserve Savings account; \$10,000 to City National Bank to a new Operational Savings account; and \$5,000 to City National Bank to a new Operational Checking account.

Morgan also reported that he had purchased a copy of QuickBooks software and a laptop at discounted prices from Office Depot as directed at the previous meeting.

Morgan announced that after a review of all applications the new bookkeeper hired is Tommy Sargent.

V. Committee Reports

A. Architectural Committee

Chairman Bill Lewis reported that a set of plans was submitted that was not typical to the area that was not approved by the Architectural Committee. The owners and their architect were in attendance to present the project to the board for reconsideration. The proposed residence is to be at 21430 Saddleback Rd.

The project architect explained that the parcel is comprised of two consolidated lots that are very steep. The aim was to limit the footprint on the property to reduce damage to the environment. The inspiration for the project was old stamp mills in the area and the old castle at Austin, Nevada. He stated that he had met with officials

of the Storey County Building and Planning Departments and has a letter of preliminary approval of the design.

Bill Lewis stated that the building code roof pitch regulations for elevations over 5000 feet are 6/12 and the plan does not meet that requirement. The design has a lower story set below grade in the front with two stories above that. The proposed siding is rusted corrugated metal siding and the proposed building has a flat roof. It can't meet both the height restrictions and the roof pitch requirements. Lewis stated that setting precedence with this plan would open the door to many deviations to the requirements.

Rita Lumos read the requirements stated in the Architectural Guidelines for Architectural Style and Exterior Materials. These are the guidelines that must be considered when either approving or refusing building plans.

The architect stated that they are planning a quality project and said that they meet the spirit of the guidelines if not the specifics.

Tommy Sargent asked if this discussion is restricted to code issues or matters of esthetics. He is troubled by the style restrictions.

Jack McGuffey stated that he is not overly concerned with the rusted siding, but is concerned about the flat roof. Many plans have been refused due to the roof pitch in the past.

VanHavel stated that he agrees that independence of residents is important, but he has to think carefully about setting a precedent that opens the door to many variations from the guidelines.

Morgan asked if a sloped roof would kill the project. The architect answered that they would either have to get a variance for the height restriction or redesign the plans completely.

Carmona asked the status of the project. The applicants own the property, but no improvements have been made.

Bill Lewis suggested that a meeting be set up between the building department, owners, and the board members so that all issues could be discussed at once. No action was taken on the request at this time pending the proposed meeting.

B. Road Report

Carmona stated that he feels very comfortable with the status of the road crew. Further repairs have been made to the 2001 Dodge, new tires and rims installed on the 2000 Dodge, and an appointment made for installation of new tires on the 2000 GMC.

Three new plow drivers have been hired. They are John Senko, Bill Evans, and Giovanni Badalucco. Training has been completed and schedules developed.

VI. Unfinished Business

A. MOU with Fire Department regarding Fire Suppression Efforts and Grants

Jim Watson has resigned and was the liaison for the board on this project. Carmona will contact Chief Hames to discuss what is necessary to reach the Memorandum of Understanding.

B. Employee Job Applications

No further action is required on this subject.

VII. Old Business**A. Purchase of Printer**

Due to the availability of a copier provided by the Fire Department, no printer will be purchased at this time.

B. Road Closure Report

VanHavel reported that the road closure was done on Dec. 28 from 8:00 am to 4:00 pm. Many residents purchased Highlands stickers for their vehicles. The closure is held to maintain the status of the private roadways.

Karlyn McPartlin stated that stop signs were needed and should be on hand for the next closure. VanHavel stated that a document with an explanation of the closure should be developed that could be handed out during the closure.

Sheriff Jerry Antinoro said that there had been questions about the legality of the location of a closure on Lousetown since that is a public road. He recommends that his office be called so that he can get a deputy out to assist in the future. He encouraged the association to coordinate with the County on future closures. He said that no formal complaints were received.

Commissioner Bill Sjovangen asked where the closure was held. There were two locations, at the mailboxes and on Lousetown where the two entries merge. Sjovangen said that he had met with the County Manager, DA, and Sheriff on this issue. He stated that the DA doubts the closure is necessary. He has asked DA Bill Maddox and County Manager Pat Whitten to prepare a resolution to be adopted by the Commissioners to set a Highlands Closure day and authorize stations at the south end of Lousetown and at the mailboxes. He hopes to have it on the agenda in the next month or so.

McPartlin said that Maddox told her that there have been instances of folks claiming right-of-way due to long use. Her understanding is that the closure is valuable even if not required by statute.

VanHavel stated that the volunteers emphasized to those they stopped while entering the area that they are not officials or law enforcement, but volunteers.

Sjovangen announced that he has put together a community grant program that will be on the Feb. 4 Commission Agenda. The purpose is to provide funds to the four major population areas in the county. These funds can be in lieu of park funds since the status of park impact funds is uncertain. The respective associations will decide the use for the funds. It will be cumulative over 3 years. Sherry Nevin is new community services director and will be the contact for this program if approved.

The use of the funds must be for the benefit of the community and for an appropriate use.

VIII. New Business**A. Appointment to Architectural Committee**

No candidates have been identified to serve on the committee so no appointment was made.

IX. Any Other Matters which the Board Members Wish to Discuss

Carmona announced that Jim Watson has resigned from the board for business reasons. VanHavel suggested that there should be an item to appoint a replacement on the agenda for the next meeting. He feels the board should appoint the person who garnered the next highest number of votes on the last ballot.

X. Comments by Association Members (NRS 116.3108.3(c))

No comments were offered at this time.

XI. Executive Session to Discuss Possible Violations of the CC&R's, if Necessary

No executive session was held.

XII. Adjourn

There being no further business, the meeting was adjourned at 8:13 pm.

Respectfully Submitted,
Rita Lumos, Recording Secretary

Appendix 6: VCHPO February 11, 2014 Meeting Minutes

**Virginia City Highlands Property Owners' Association
Minutes Monthly Meeting - Tuesday, February 11, 2014
V.C. Highlands Fire Station Training Room**

Present: Jay Carmona, Jack McGuffey, Jason VanHavel, and Karlyn McPartlin

Absent: Dale Morgan

I. Call to Order, Declaration of a Quorum, and Approval of Meeting Agenda

President Carmona called the meeting to order at 7:02 pm and declared a quorum present. A motion by VanHavel, seconded by McGuffey to approve the agenda as posted was approved unanimously. Carmona explained that Dale Morgan was unable to attend since his wife had passed away.

II. Appoint Board Member to Replace Jim Watson

A motion by VanHavel, seconded by McGuffey, to appoint Karlyn McPartlin to fill the vacant position on the board and hold the office of secretary was approved unanimously.

III. Approve Minutes of January 14, 2014 Meeting

A motion by approve the January minutes as submitted was approved unanimously.

IV. Comments by Association Members (NRS 116.31083.5)

Dave Abel asked why the roads couldn't be worked on at the present time since they are wet from the last storm. Carmona stated that work would begin very soon. He will cover that further in the road report.

V. Review of Financial Statements

Tommy Sargent reviewed the financial report. Income in January was \$63,943. The cash balance as of February 9 was \$366,357. Expenses paid for January are \$4,229.

The complete financial statements are available on the association web site at

<http://www.vchpoa.org/Financials.shtml>.

Sargent commented that the records that he received from former bookkeeper Lydia Hammack were very thorough and made the transition go smoothly.

He noted that all of the Bank of America accounts will be phased out over the next few months as the accounts at City National Bank are fully utilized.

McPartlin asked if most of the dues have been paid to date. Sargent stated that most have been paid and that late fees will be calculated at the end of the month.

VI. Unfinished Business

A. Application/Appeal for Residence at 21430 Saddleback Road

Owner Dan Bartholomew and architect Jack Hawkins appeared with revised plans for the proposed residence at 21430 Saddleback Road. Hawkins stated that he has worked with the County Building and Planning Departments to try to comply with all requirements. Alternative roof plans were submitted. He reported that county agencies suggested that they apply for a variance of the height requirement and request that approval of a 4/12 roof pitch rather than the 6/12 pitch required by the building code.

Shannon Gardner of the building department stated that the architect had met with them to determine what constraints must be met. County building code does require that buildings over 5000 foot elevation must have a roof pitch of 6/12. He neglected to point this out to the architect in their first meeting. He has talked to Dean Haymore, head of the Building Dept. and Haymore recommended

that the applicant ask for a variance approval of both roof pitch and building height. The building will be an engineered structure and will have adequate snow load capability. Gardner said that he does not think the roof pitch in the code is appropriate, but appreciates that it fits with the architectural standards of the area. He recommends that the association add this to the Architectural Guidelines if it wants to continue to enforce it.

Bill Lewis, Chairman of the Architectural Committee, said that it should be in the guidelines so the conformity could be maintained. The 6/12 roof pitch is believed to be included in the HRPOA guidelines but is not in the current VCHPOA guidelines.

Hawkins said that the flat roof came about due to the height restrictions in the zoning code and the need for solar panels to be placed out of sight on the roof. The plan has been revised to meet the county requirements, provided the variances are approved. From the street view, the roof still appears flat to hide the solar panels in the preferred scheme. He feels the house will blend in with the environment and be a good addition to the community.

Concerns were expressed that the appearance of the house still appears to have a flat roof and may set a precedent that will be difficult to deal with in the future.

McPartlin expressed concern that the design is so modern and does not meet the style guidelines.

VanHavel said that he does not have a problem with design, since that is not his forte, but is concerned about setting a precedent by approving a design that does not meet the current criteria.

Carmona asked the property owners present if they are concerned with the style of the house. One owner asked if the association wants the area to look like a mountain home or a mining area.

McGuffey stated that he is OK with the rusted metal siding, but really has a problem with the appearance of the roof line.

Gardner said there is no variance process for county building code requirements but the head of the Building Department can waive them. A variance for the height requirement can be granted by the Planning Commission.

Lumos was asked if the Architectural Committee would approve the plans as submitted. She said it likely would not since the house does not fit the architectural guidelines that they are charged to uphold.

Jeremy Snell says the plan is a tasteful plan but he is concerned that it opens the door to a flood of very modern homes that do not meet the guidelines.

Sargent stated that the owners want to build a beautiful home that, although it may not strictly meet the guidelines, would be a good addition to the community.

McGuffey reiterated that the main issue is the roof. He prefers the plan with pitch visible from the street.

A motion by McGuffey, seconded by VanHavel, to grant a provisional approval, pending variance approval by Storey County, of the plan labeled "Scheme B" which has a 4/12 roof pitch visible from the street was approved unanimously.

When the variance is granted the applicant will submit the plans, completed application, and fee to the Architectural Committee for final approval.

B. MOU with Fire Department regarding Fire Suppression Efforts and Grants

As noted at the November meeting, the Fire Department is planning fuel reduction in the Highlands. Ron Atkins of Fire Dept. showed Carmona the locations of the proposed work. There will be some mastication and the removal of dead trees. Work will begin along the highway and then move into the Highlands. If anyone needs dead trees removed they should contact the dept.

C. Appointment to Architectural Committee

Carmona reported that he had posted a notice on the Yahoo web site requesting volunteers for the committee and had not received any response. This item will remain open.

VII. Committee Reports

A. Architectural Committee

Lumos reported that there were three applicants at the February meeting. They were for revisions to previously approved plans and for site work prior to building on one lot. All were approved. Minutes for the Architectural Committee are posted on the VCHPOA web site.

B. Road Report

Carmona reported that equipment is ready to begin the seasonal roadwork. The next task is to get bids on gravel. Work will begin as soon as materials are in place.

The sander truck had a hydraulic leak, which was repaired, and minor repairs have been made on plow trucks.

Pit Road was not plowed due to a truck blocking the road. The property owner was contacted and will move the truck if the road is to be plowed.

VIII. New Business

A. Authorize Retaining Consultant to Update Reserve Study

A motion by McGuffey, seconded by McPartlin, to approve hiring the same consultant who prepared the previous study with the provision that the fee does not exceed the cost paid for the study 5 years ago, was approved unanimously.

B. Snow Plowing Issues – Diablo and Pinenut

The owner of four lots at the end of Diablo Road has again requested that his circular driveway be plowed when it snows. He believes that it is the cul-de-sac easement, but it is totally on his private property and will not be plowed. There is a plan to improve the cul-de-sac when roadwork is done in the spring. A similar situation exists on Pinenut Road.

IX. Any Other Matters which the Board Members Wish to Discuss

McPartlin complained that the Fire Department is filling their water tenders from the well on the fire station site. She will contact Chief Hames to ask that they stop using the well for that purpose.

McPartlin commented that the issue of the park impact fees has again come to the attention of the property owners. She has all the information on prior expenditures on the park and she has proof that impact fees were charged prior to 1992. Commissioner Lance Gilman said he had met with staff they day

and serious research is under way to determine the amount that should be in the park funds. He said the money is on hand to restore the fund when the appropriate amount is determined. The separate account has not been set up yet as required by state statute.

Gilman also stated that the County is not just stopping with restoration of park funds, but other grants may be available to fund projects.

McGuffey gave kudos to Public Works Director Mike Nevin for sending a crew out to clean up the park before the picnic.

Ray McPartlin suggested that the park report be put back on the agenda as a regular item.

McGuffey said the association should make a list of what it would like done at the park, on the roads, and the maintenance of Cartwright to be submitted to the County for their use. The responsibilities of the county for the maintenance of roads are set out in state statutes.

Gilman reported that Sherrie Nevin is the community outreach individual on staff. Any requests should be given to her and to the commissioners. McPartlin stated that the HRPOA must participate in the preparation of a wish list. She will contact them for cooperation in preparing requests.

McGuffey asked that an item be put on the next agenda asking the Architectural Committee to look at modification of the Architectural Guidelines. The owners present at the annual meeting must approve any changes.

X. Comments by Association Members (NRS 116.3108.5)

Cecilia Lak asked what happened to road conditions on Super Bowl Sunday. She noted that there were a lot of cars in the ditches. Carmona said that the county sanded Cartwright and the association followed up as needed. He said that the association is not pulling folks out of the ditch due to liability concerns. He said that excessive speed is the cause of most incidents.

XI. Executive Session to Discuss Possible Violations of the CC&R's, if Necessary

No executive session was held.

XII. Adjourn

There being no further business, the meeting was adjourned at 8:59 pm.

Respectfully Submitted,

Rita Lumos, Recording Secretary



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 4/15/14

Estimate of time required: 0 - 5

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Business License Second Readings -- Approval

2. **Recommended motion:** Approval

3. **Prepared by:** Stacey Bucchianeri

Department: Community Development

Telephone: 847-0966

4. **Staff summary:** Second readings of submitted business license applications are normally approved unless, for various reasons, requested to be continued to the next meeting. A follow-up letter noting those to be continued or approved will be submitted prior to Commission Meeting. The business licenses are then printed and mailed to the new business license holder.

5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:** None

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:** None ☒ District Attorney

8. **Reviewed by:** ☒ Department Head

Department Name: Community Development

☒ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

Storey County Community Development

Business Licensing

P O Box 526 • Virginia City NV 89440 • (775) 847-0966 • Fax (775) 847-0935 • buslic@storeycounty.org

To: Vanessa Stephens, Clerk's Office
Pat Whitten, County Manager

REVISED

April 7, 2014
Via email

Please add the following item(s) to the **April 15, 2014, COMMISSIONERS** Agenda:

Storey County Building Department has inspected and found that the following businesses meet code requirements necessary to operate in the county:

LICENSING BOARD SECOND READINGS

- | | |
|-------------------------------------------------------------------------------------------------------|----------------------|
| A. PHILLY'S NV – General / 420 USA Parkway (Restaurant) | TRI |
| B. BURNHAM PAINTING & DRYWALL – Contractor / 668 Middlegate Road ~ Henderson, NV | |
| C. DIEBOLD, INC. – General / 5995 Mayfair Road ~ North Canton, OH (financial equipment leasor) | |
| D. MARK TWAIN COMMUNITY CENTER – Non-Profit / 500 Sam Clemens Street | MT |
| E. PREFERRED NETWORKS, INC. – Home Business / 355 Mill Street (Internet Provider) | VC |
| F. DOGZ – Home Business / 358 North A Street (dog trainer) | VC |
| G. SAGE HUNTING PRODUCTS – Home Business / 1524 Bonanza Road (hunting accessories) | VCH |
| H. RANDA ACCESSORIES – General / 700 USA Parkway (Distribution Center) | TRI |
| I. MUSTANG RANCH MERCANTILE – General / 62 N C Street (Retail) | VC |

Inspection Required

Note: Mustang Ranch Mercantile at 62 North C Street has been “suspended” from the Agenda until further notice. Any questions, please contact Stacey Bucchianeri at 847-0966.

ec: Shannon Gardner, Building Dept.
Austin Osborne, Planning Dept.
Dean Haymore, Economic Dev.

Gary Hames, Fire Dept.
Patty Blakely, Fire Dept.
Assessor's Office

Sheriff's Office