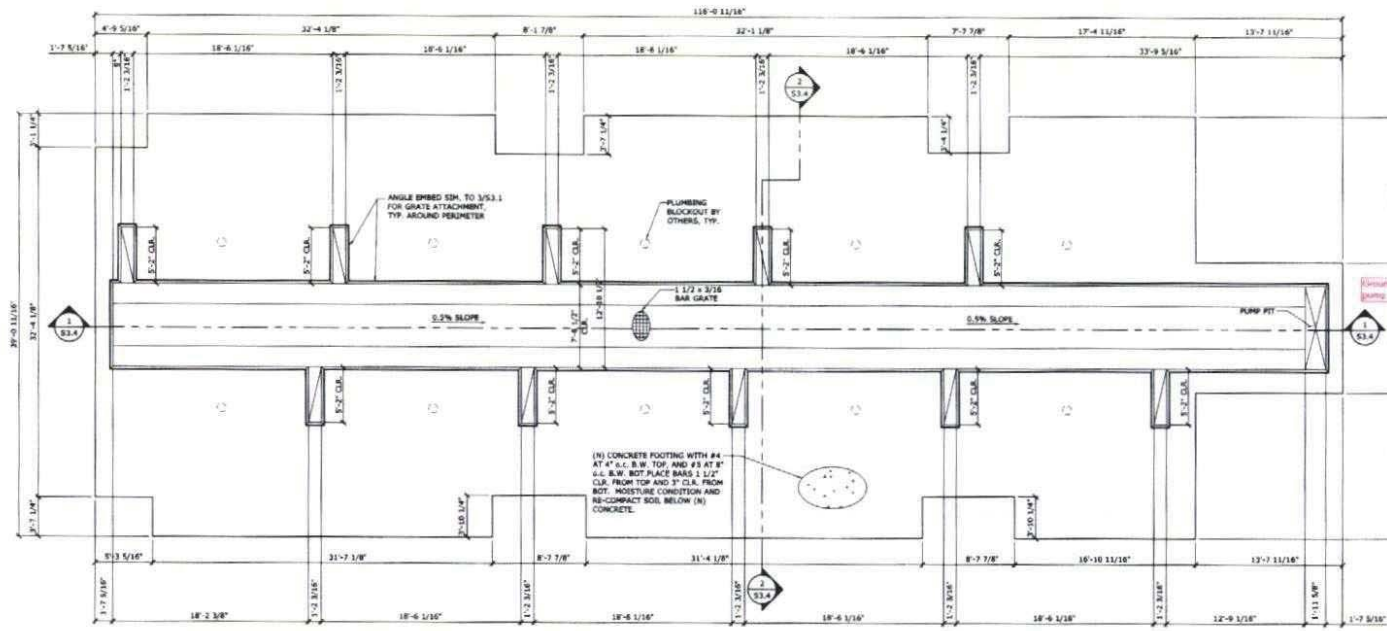
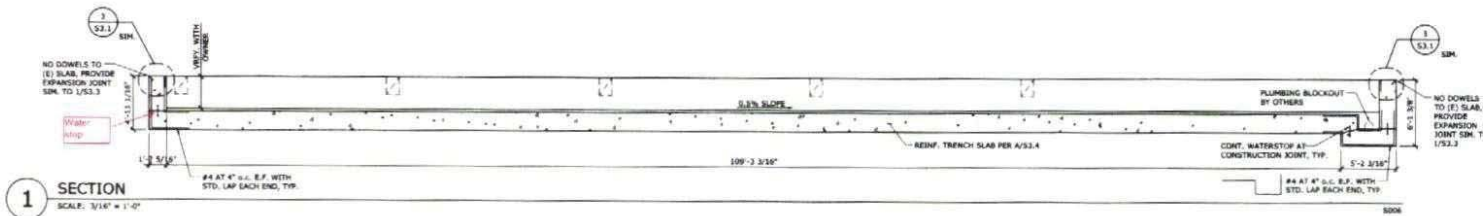


NOTE: ALL EXPOSED STEEL THIS SHEET SHALL BE GALVANIZED



A BODYMAKER TRENCH PLAN
SCALE: 3/16" = 1'-0"

- NOTES:
1. SEE SHEET S3.4 FOR (N) FOUNDATION LOCATION INSIDE BUILDING.
 2. VERIFY ALL DIMENSION SHOWN WITH OWNER PRIOR TO CONSTRUCTION.
 3. SEE 3/26.1 FOR CONCRETE MIX DESIGN. USE CLASS 'A' CONCRETE FOR FIRST POUR AND USE CLASS 'B' CONCRETE FOR SECOND POUR AT TOPPING SLAB.

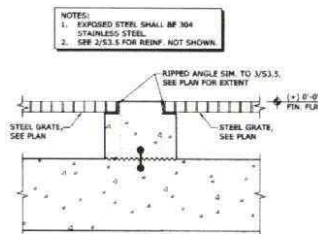
Bodymaker
Building Corporation
1400 West 10th Street
Las Vegas, NV 89102
702.735.1111
www.bodymaker.com

CHECKED/STAMPED BY:

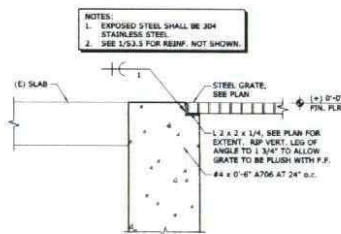


REVISION	
NO.	DATE DESCRIPTION
1	7/23/13 PERMIT SET
DATE DESCRIPTION	

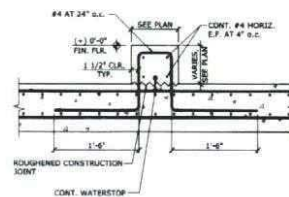
BODYMAKER TRENCH PLAN & SECTIONS	
DATE 7/23/13	PROJECT NO. 13134
DRAWN BY MDJ	CHECKED BY JGT
SCALE AS NOTED	SHEET NO. S3.4



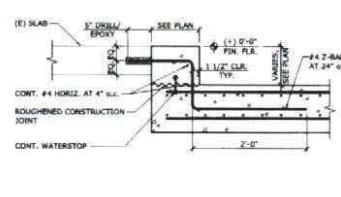
4 GRATE TO INTERIOR CURB
SCALE: 1/2" = 1'-0"



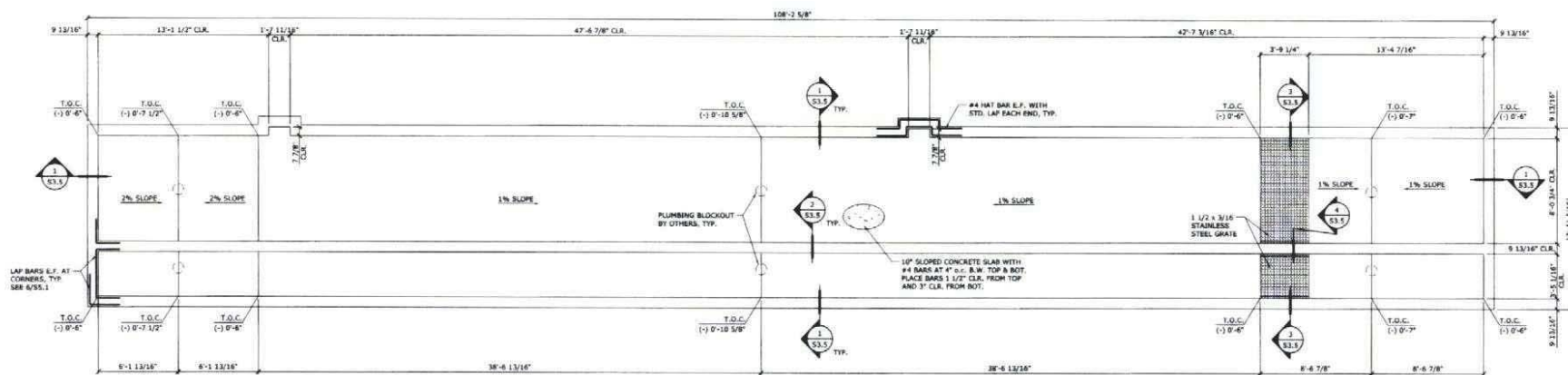
3 GRATE TO PERIMETER WALL
SCALE: 1/2" = 1'-0"



2 SECTION AT INTERIOR CURB
SCALE: 1" = 1'-0"



1 SECTION AT PERIMETER
SCALE: 1" = 1'-0"



A WASHER DRIP TRAY PLAN
SCALE: 1/4" = 1'-0"

Storey County
26 N. B St.
P O Box 176
Virginia City NV 89440



Building Dept
110 Toll Rd.
P.O. Box 526
Virginia City, NV 89440

INVOICE

March 31, 2014

INVOICE #
9128A

BILL TO:

Ardagh Metal Packaging USA, Inc.
Attn: John Vadiunec
600 North Bell Avenue
Carnegie, PA 15106

900 Waltham Way Project - Equipment Installation

LINE	ITEM/DESCRIPTION	QUANTITY	NET UNIT PRICE	NET TOTAL PRICE	EXTENDED PRICE
1	Permit Fees for Equipment Installation Includes work by the following subs: Fleetwood (\$27,101.25) Soudronic (\$58,829.36) Alphons Haar (\$9,909.25)		\$95,839.86	\$95,839.86	\$95,839.86
Total Due					\$95,839.86

REMIT TO:

STOREY COUNTY
P.O. Box 526
110 East Toll Road
Virginia City, NV 89440

Ardagh Fees Billed / Collected

<u>Permit #</u>	<u>Description</u>	<u>Contractor</u>	<u>Plan Rev</u>	<u>E / M / P</u>	<u>Permit Fee</u>	<u>Total</u>	<u>Stated Valuation</u>
9128	T.I.	United Const.	\$ 11,583.24	\$ 473.25	\$ 17,820.37	29,876.86	\$ 4,345,650.00
9128-01	Remodel/Platform	United/Sparhawk				8,431.50	1,400,000.00 *
9128-02	Thermal Oxidizer	United / Tann Corp				8,142.42	1,352,000.00 *
9128-03	Alter Offices	United / RHP & Jensen				2,458.99	300,000.00 *
9128-04	Scrap Removal System	United / Ohio Blow Pipe	\$ 2,614.38		\$ 4,022.12	6,636.50	1,101,950.00 *
9128-05	Tank Farm	United / RHP	\$ 6,160.53		\$ 9,477.75	15,638.28	2,060,000.00
9128-06	Electrical	United / Jensen	\$ 1,918.18		\$ 2,951.06	4,869.24	449,525.00
9128-07	Equipment	United / Stolle				39,785.72	8,226,564.00 *
9128-08	Conveyors	United / Canline				21,532.91	4,452,396.00 *
9128-09	Boiler Equipment	United / Western Ind.				6,032.67	1,247,384.00 *
9128-10	Install Ovens	United / HeatTek				5,863.23	1,212,350.00 *
9128-11	Vacuum Testers	United / CORIMA				3,862.43	798,640.00 *
9128-12	Trimmers	United / Western Ind.				4,316.88	892,608.00 *
9128-13	Electrical	Jensen	\$ 1,269.61		\$ 1,953.25	3,222.86	271,347.00
9128-14	Electrical	Jensen	\$ 361.44		\$ 556.07	917.51	41,274.00
9128-15	Electrical	Performance Elect	\$ 407.27		\$ 626.57	1,033.84	48,250.00
9128-16	Cyclopse	United / Applied Vision	\$ 1,344.30		\$ 2,068.16	3,412.46	291,869.00
9128-17	RHP	Water Treatment	\$ 527.63		\$ 811.75	1,339.38	74,000.00
Future Equipment Invoiced but not paid						95,839.86	15,913,634.00 *
Totals						\$ 263,213.54	\$ 44,479,441.00

*Billed after first \$1M

Storey County
26 N. B St.
P O Box 176
Virginia City NV 89440



Building Dept
110 Toll Rd.
P.O. Box 526
Virginia City, NV 89440

INVOICE

January 23, 2014

INVOICE #
9128

BILL TO:
Ardagh Metal Packaging USA, Inc.
Attn: John Vadajunec
600 North Bell Avenue
Carnegie, PA 15106

900 Waltham Way Project - Equipment Installation

LINE	ITEM/DESCRIPTION	QUANTITY	NET UNIT PRICE	NET TOTAL PRICE	EXTENDED PRICE
1	Permit Fees for Equipment Installation Includes work by following subs: Canline Systems Heattek, Inc. Stolle Machinery Western Industrial Contractors Corima International Machinery Belvac Production Machinery, Inc. (see attached email and permit for permit details)		\$81,393.84	\$81,393.84	\$81,393.84
Total Due					\$81,393.84

REMIT TO:
STOREY COUNTY
TAX ID#886000134
26 N. B St.
P.O. Box 176
Virginia City, NV 89440

4 normal fee would be
\$101,358.31











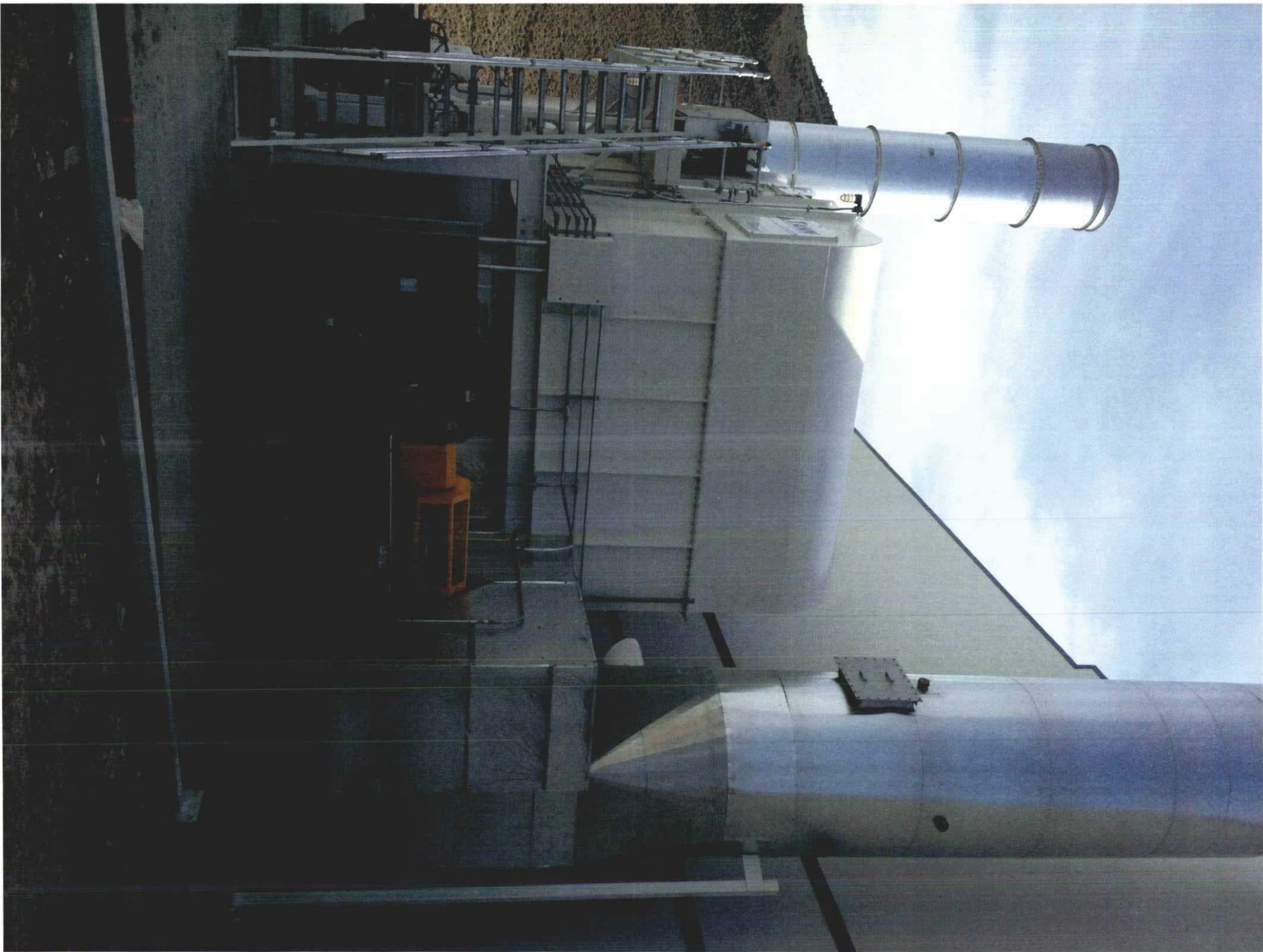






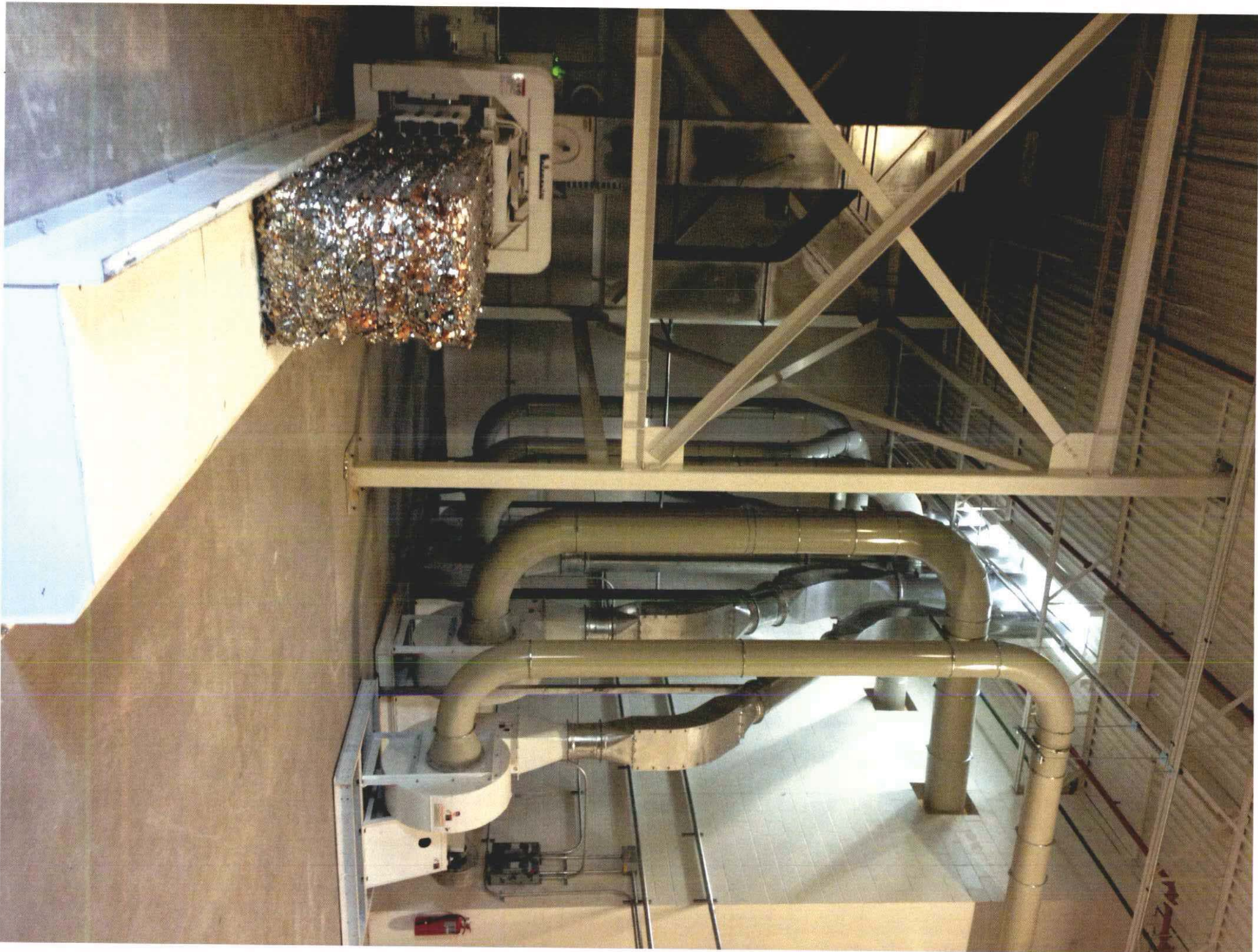


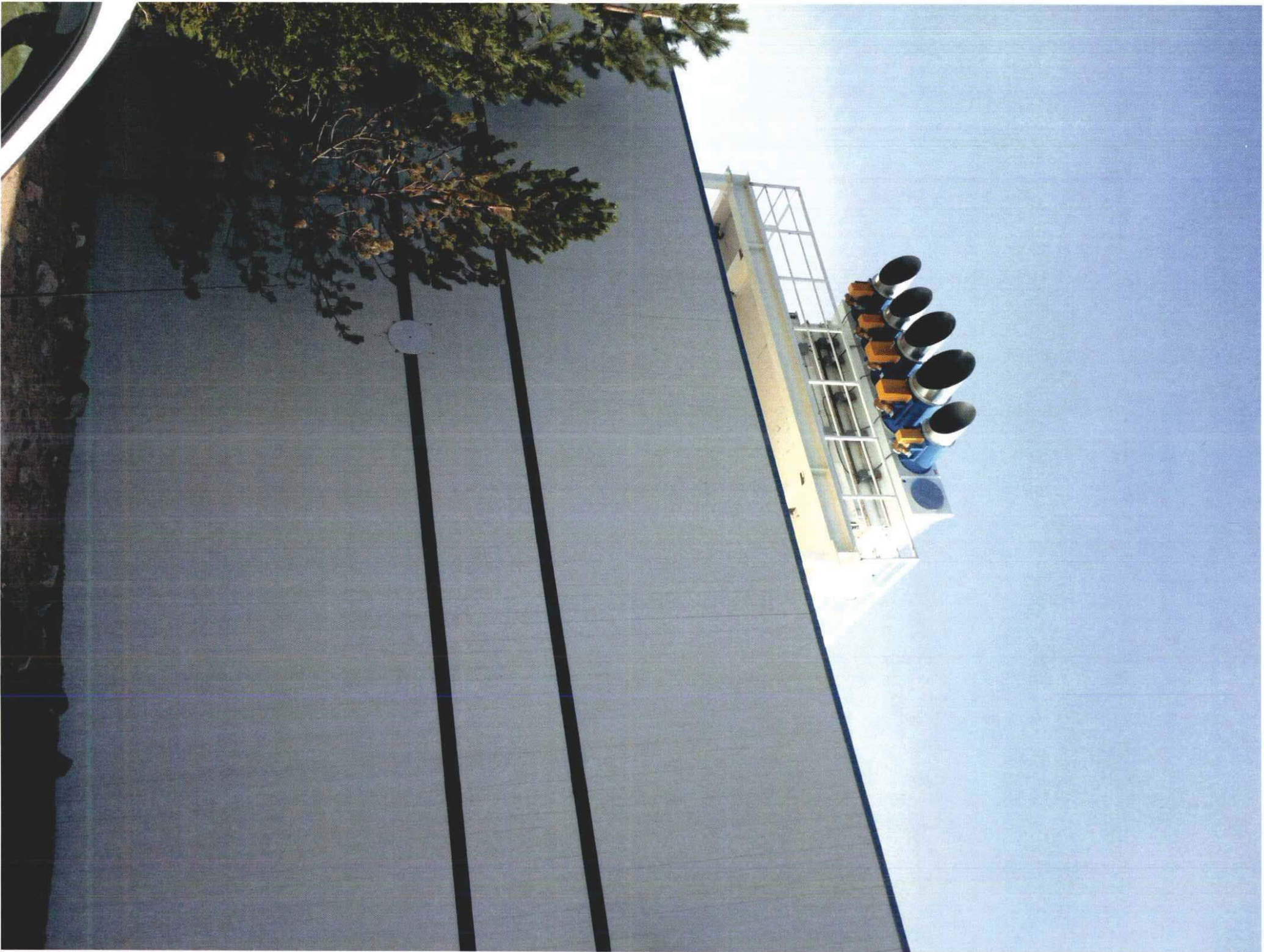










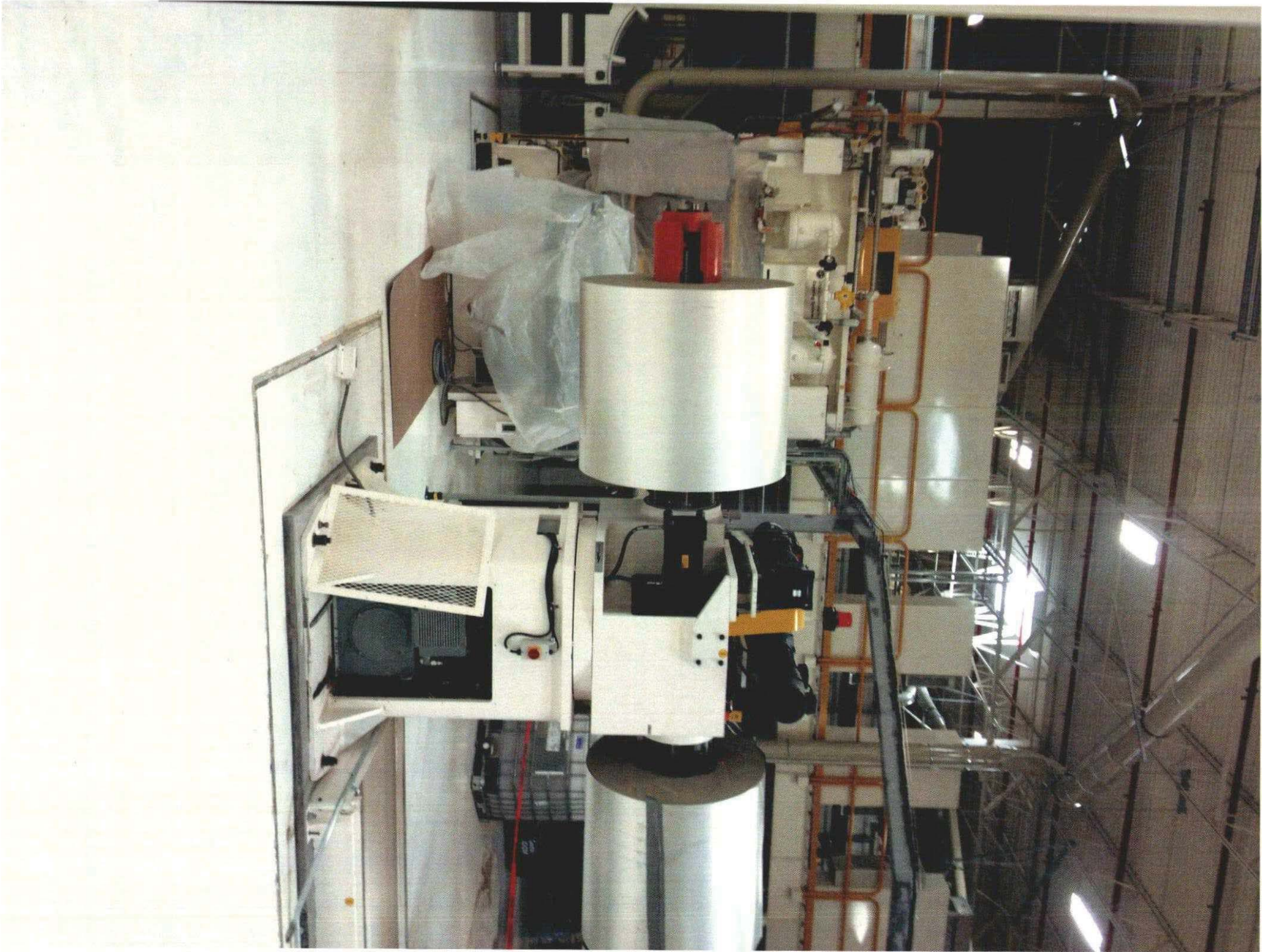












SCBD Control #:

Storey County Building Dept.
P O Box 526 Virginia City NV 89440Received
Date / Time☐ Residential

PERMIT APPLICATION

☐ Comm/Indr

WORK DESCRIPTION:

SUPPLY AND INSTALL CAN CONVERTIBLE

WORK LOCATION ADDRESS: 900 WALTHAM RD, McCARRAN

AREA:

LOT(S):

APN(S):

ZONING:

SETBACKS:

OCCUPANCY:

CONSTRUCTION TYPE:

FLOOD ZONE:

SQ. FT.:

RECEIVED by
BUILDING DEPT:Grading Plan:
☐ Yes ☐ NoTopographic Underlay:
☐ Yes ☐ NoFire & Life Safety APP:
☐ Yes ☐ NoOwner/Builder Signature Forms
☐ Yes ☐ No

Sewer/Water Will Serve:

☐ Yes ☐ NoArchitectural Approval Letter: ☐ Yes ☐ No

A Nevada Licensed CONTRACTOR and SWPP Report is Required for ALL Commercial and/or Industrial Projects

CONTRACTOR: CANLINE SYSTEMS	PHONE: +31497 531100
ADDRESS: NUVERHEIDSSTRAAT 18	NV LIC #:
CITY ST ZIP: 5531 AA BLADEL, THE NETHERLANDS	SC LIC #:
24-hr JOB Contact: HAROLD SCHMIDT	Cell:
CONTRACTOR:	PHONE:
ADDRESS:	NV LIC #:
CITY ST ZIP: 105603.31 plan rev.	SC LIC #:
24-hr JOB Contact: 10251.25 permit fee	Cell:
CONTRACTOR:	PHONE:
ADDRESS: \$26814.55 TOTAL	NV LIC #:
CITY ST ZIP:	SC LIC #:
24-hr JOB Contact:	Cell:

If applying as Owner/Builder - MUST Complete "Owner Builder Affidavit of Exemption" per NRS 624.031(4)

OWNER / Permittee (Print):	PHONE:
ADDRESS (Mailing):	CELL:
OWNER Signature:	Authorized Signature BUILDER / AGENT:
Comments: INCLUDES DUT, 3 PIECE AND PALLETIZER INFERS CONVERTERS. ELECTRICAL INSTALLATION UNDER A SEPARATE PERMIT	
TOTAL VALUATION: \$4,452,396	<input type="checkbox"/> Est. Cost <input checked="" type="checkbox"/> Actual Contract
PLAN REVIEW: \$	CHECK #:
	RECEIPT #:

Note: PLAN CHECK FEE: (Based on initial valuation) SHALL BE PAID AT TIME OF PLAN SUBMITTAL. Adjustment, if any, will be made during the Permit Valuation.
PERMIT FEE(S): PAID PRIOR TO PERMIT ISSUANCE

Application Completed by: John VANDERWEE

Date: 26 DEC 13

Rev 07-08

SCBD Control #:

Storey County Building Dept.
P O Box 526 Virginia City NV 89440Received
Date / Time☐ Residential

PERMIT APPLICATION

☐ Comm/Indr

WORK DESCRIPTION:

SWPP AND INDUSTRIAL (2) COPEAKS, (6) BEDDINGAKES, (3) LIFT TESTS & (2) COMPOND LINES

WORK LOCATION ADDRESS: 900 WILKINSON WAY, MC CIRCLE

AREA:

LOT(S):

APN(S):

ZONING:

SETBACKS:

OCCUPANCY:

CONSTRUCTION TYPE:

FLOOD ZONE:

SQ FT:

RECEIVED by BUILDING DEPT: ☐ Yes ☐ No ☐ No ☐ Yes ☐ No ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No

Grading Plan:

Topographic Underlay:

Fire & Life Safety APP:

Owner/Builder Signature Forms

Sewer/Water Will Serve: ☐ Yes ☐ NoArchitectural Approval Letter: ☐ Yes ☐ No

A Nevada Licensed CONTRACTOR and SWPP Report is Required for ALL Commercial and/or Industrial Projects

CONTRACTOR: STOLEE MACHINERY CO., LLC	PHONE: 363-708-7044
ADDRESS: 6949 S. POTOMAC ST.	NV LIC #:
City ST Zip: CENTENNIAL, CO 80112	SC LIC #:
24-hr JOB Contact: Jim Steevens	Cell: 303-358-9882
CONTRACTOR:	PHONE:
ADDRESS:	NV LIC #:
City ST Zip:	SC LIC #:
24-hr JOB Contact:	Cell:
CONTRACTOR:	PHONE:
ADDRESS:	NV LIC #:
City ST Zip:	SC LIC #:
24-hr JOB Contact:	Cell:

If applying as Owner/Builder - MUST Complete "Owner Builder Affidavit of Exemption" per NRS 624.031(4)

OWNER / Permittee (Print):	PHONE:
ADDRESS (Mailing):	CELL:
OWNER Signature:	Authorized Signature BUILDER / AGENT:
Comments: MEP INSTALLATION UNDER SEPARATE PERMITS	
TOTAL VALUATION: \$ 8,226,564 <input type="checkbox"/> Est. Cost <input checked="" type="checkbox"/> Actual Contract	
PLAN REVIEW: \$	CHECK #:
RECEIPT #:	

Note: PLAN CHECK FEE: (Based on initial valuation) SHALL BE PAID AT TIME OF PLAN SUBMITTAL. Adjustment, if any, will be made during the Permit Valuation.
 PERMIT FEES: PAID PRIOR TO PERMIT ISSUANCE

Application Completed by: John Vardonec Date: 26 DEC 13

Rev 07-06

SCBD Control #:

Storey County Building Dept.
P O Box 526 Virginia City NV 89440Received
Date / Time☐ Residential

PERMIT APPLICATION

☐ Comm/Indr

WORK DESCRIPTION:

UNLOADING, SETTING AND ANCHORING OF ANCHORED BOILER

WORK LOCATION ADDRESS: 900 WALTHAM WAY, MECHAN

AREA:

LOT(S):

APN(S):

ZONING:

SETBACKS:

OCCUPANCY:

CONSTRUCTION TYPE:

FLOOD ZONE:

SQ. FT.:

RECEIVED by
BUILDING DEPT:Grading Plan:
☐ Yes ☐ NoTopographic Underlay:
☐ Yes ☐ NoFire & Life Safety APP:
☐ Yes ☐ NoOwner/Builder Signature Forms
☐ Yes ☐ No

Sewer/Water Will Serve:

☐ Yes ☐ No

Architectural Approval Letter:

☐ Yes ☐ No

A Nevada Licensed CONTRACTOR and SWPP Report is Required for ALL Commercial and/or Industrial Projects

CONTRACTOR: WESTERN INDUSTRIAL CONTRACTORS

PHONE: 303-371-3714

ADDRESS: 14805 EAST MONCRIEFF PLACE

NV LIC #:

City ST Zip: AVENUE, CO 80011

SC LIC #:

24-hr JOB Contact: RICK LUENS

Cell: 303-868-8733

CONTRACTOR:

PHONE:

ADDRESS:

NV LIC #:

City ST Zip:

SC LIC #:

24-hr JOB Contact:

Cell:

CONTRACTOR:

PHONE:

ADDRESS:

NV LIC #:

City ST Zip:

SC LIC #:

24-hr JOB Contact:

Cell:

If applying as Owner/Builder - MUST Complete "Owner Builder Affidavit of Exemption" per NRS 624.031(4)

OWNER / Permittee (Print):

PHONE:

ADDRESS (Mailing):

CELL:

OWNER Signature:

Authorized Signature
BUILDER / AGENT:Comments: UNLOADING, SETTING AND ANCHORING OF BOILER, WELDED
CAN LIFTS, PRESS EXHAUST AND MACHINE SHOP EQUIPMENT.

TOTAL VALUATION: \$1,247,385.00

☐ Est. Cost☒ Actual Contract

PLAN REVIEW: \$

CHECK #:

RECEIPT #:

Note: PLAN CHECK FEE: (Based on initial valuation) SHALL BE PAID AT TIME OF PLAN SUBMITTAL. Adjustment, if any, will be made during the Permit Valuation.
PERMIT FEE(S): PAID PRIOR TO PERMIT ISSUANCE

Application Completed by: John VADJUEZ

Date: 26 DEC 13

SCBD Control #:

Storey County Building Dept.
P O Box 526 Virginia City NV 89440Received
Date / Time☐ Residential

PERMIT APPLICATION

☐ Comm/Indr

WORK DESCRIPTION:

INSTALL CORIMA VACUUM TESTERS AND UNWRAPPERS

WORK LOCATION ADDRESS: 900 WALTHAM WAY, McCARRAN

AREA:

LOT(S):

APN(S):

ZONING:

SETBACKS:

OCCUPANCY:

CONSTRUCTION TYPE:

FLOOD ZONE:

SQ. FT.:

RECEIVED by
BUILDING DEPT:Grading Plan:
☐ Yes ☐ NoTopographic Underlay:
☐ Yes ☐ NoFire & Life Safety APP:
☐ Yes ☐ NoOwner/Builder Signature Forms
☐ Yes ☐ No

Sewer/Water Will Serve:

☐ Yes☐ No

Architectural Approval Letter:

☐ Yes☐ No

A Nevada Licensed CONTRACTOR and SWPP Report is Required for ALL Commercial and/or Industrial Projects

CONTRACTOR: CORIMA INTERNATIONAL MACHINERY PHONE: +39053255345

ADDRESS: 44049 VIGARAND PIERRE NV LIC #:

City ST Zip: FERRARA, ITALY SC LIC #:

24-hr JOB Contact GIANFRANCO BAUDASSARI Cell: +39335314622

CONTRACTOR:

PHONE:

ADDRESS:

NV LIC #:

City ST Zip:

SC LIC #:

24-hr JOB Contact:

Cell:

CONTRACTOR:

PHONE:

ADDRESS:

NV LIC #:

City ST Zip:

SC LIC #:

24-hr JOB Contact:

Cell:

If applying as Owner/Builder - MUST Complete "Owner Builder Affidavit of Exemption" per NRS 624.031(4)

OWNER / Permittee (Print):

PHONE:

ADDRESS (Mailing):

CELL:

OWNER Signature:

Authorized Signature
BUILDER / AGENT:Comments: SUPPLY AND INSTALL (3) VACUUM LEAK TESTERS AND (3) SIEBER
UNWRAPPERS, MEP INSTALLATION UNDER SEPARATE
PERMITS

TOTAL VALUATION: \$ 798,640

☐ Est. Cost☒ Actual Contract

PLAN REVIEW: \$

CHECK #

RECEIPT #

Note: PLAN CHECK FEE: (Based on initial valuation) SHALL BE PAID AT TIME OF PLAN SUBMITTAL. Adjustment, if any, will be made during the Permit Valuation.
PERMIT FEE(S): PAID PRIOR TO PERMIT ISSUANCE.

Application Completed by: John VADJINET

Date: 26 DEC 13

Rev. 07-06

Shige

SCBD Control #:

Storey County Building Dept.
P O Box 526 Virginia City NV 89440Received
Date / Time☐ Residential

PERMIT APPLICATION

☐ Comm/Indr

WORK DESCRIPTION:

Supply and install can trimmers

WORK LOCATION ADDRESS: 900 WALTHAM WAY, McLELLAN

AREA:

LOT(S):

APN(S):

ZONING:

SETBACKS:

OCCUPANCY:

CONSTRUCTION TYPE:

FLOOD ZONE:

SQ. FT.:

RECEIVED by	Grading Plan:	Topographic Underlay:	Fire & Life Safety App:	Owner/Builder Signature Forms
BUILDING DEPT:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Sewer/Water Will Serve:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Architectural Approval Letter:		<input type="checkbox"/> Yes <input type="checkbox"/> No

A Nevada Licensed CONTRACTOR and SWPP Report is Required for ALL Commercial and/or Industrial Projects

CONTRACTOR: BELVAC PRODUCTION MACHINERY, INC.	PHONE: 434-832-6308
ADDRESS: 237 GRAVES MILL RD.	NV LIC #:
City ST Zip: LYNCHBURG, VA 24502	SC LIC #:
24-hr JOB Contact: RUSSELL NOBLE	Cell: 434-546-6782
CONTRACTOR:	PHONE:
ADDRESS:	NV LIC #:
City ST Zip:	SC LIC #:
24-hr JOB Contact:	Cell:

If applying as Owner/Builder - MUST Complete "Owner Builder Affidavit of Exemption" per NRS 624.031(4)

OWNER / Permittee (Print):	PHONE:	
ADDRESS (Mailing):	CELL:	
OWNER Signature:	Authorized Signature BUILDER/AGENT:	
Comments: Supply and install (6) can trimmers, MEP installation under separate permits		
TOTAL VALUATION: \$ 892,608 <input type="checkbox"/> Est. Cost <input checked="" type="checkbox"/> Actual Contract		
PLAN REVIEW: \$	CHECK #:	RECEIPT #:

Note: PLAN CHECK FEE: (Based on initial valuation) SHALL BE PAID AT TIME OF PLAN SUBMITTAL. Adjustment, if any, will be made during the "Permit Valuation".
PERMIT FEE(S): PAID PRIOR TO "PERMIT" ISSUANCE

Application Completed by: John VADUVE

Date: 26 DEC 13

Rev 07-06

\$1,000,001.00 and Up

First \$1,000,000 @ \$5,608.75

Each Additional \$1,000 @ \$3.65

Valuation	Rate	TOTAL
\$16,829,943.00		
0	\$5,608.75	\$0.00
16829.94	\$3.65	\$61,429.28
Building Permit		\$61,429.28
Plan Review @ 65%		\$39,929.03

TOTAL \$101,358.31*total of all permits*

Table 1-A – Building Permit Fees

Total Valuation	Fee	
\$1.00 to \$500.00	\$23.50	
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00	
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00.	
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.	
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.	
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.	
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00.	
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof.	
Other Inspections and Fees:		
1. Inspections outside of normal business hours (minimum charge – two hours)		\$47.00 per hour ¹
2. Reinspection fees assessed under provisions of Section 305.8		\$47.00 per hour ¹
3. Inspections for which no fee is specifically indicated (minimum charge – one-half hour)		\$47.00 per hour ¹
4. Additional plan review required by changes, additions or revisions to plans (minimum charge – one-half hour)		\$47.00 per hour ¹
5. For use of outside consultants for plan checking and inspections, or both		Actual Costs ²

¹Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

²Actual costs include administrative and overhead costs.

107.3 Plan Review Fees. When submittal documents are required by Section 106.3.2, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table 1-A.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 107.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106.3.4.2, an additional plan review fee shall be charged at the rate shown in Table 1-A.

Storey County
26 N. B St.
P O Box 176
Virginia City NV 89440



Building Dept
110 Toll Rd.
P.O. Box 526
Virginia City, NV 89440

INVOICE

January 23, 2014
INVOICE #
9128

BILL TO:
Ardagh Metal Packaging USA, Inc.
Attn: John Vadlunec
600 North Bell Avenue
Carnegie, PA 15106

900 Waltham Way Project - Equipment Installation

LINE	ITEM/DESCRIPTION	QUANTITY	NET UNIT PRICE	NET TOTAL PRICE	EXTENDED PRICE
1	Permit Fees for Equipment Installation Includes work by following subs: Canline Systems Heatek, Inc. Stolle Machinery Western Industrial Contractors Corima International Machinery Belvac Production Machinery, Inc. (see attached email and permit for permit details)		\$81,393.84	\$81,393.84	\$81,393.84
Total Due					\$81,393.84

REMIT TO:
STOREY COUNTY
TAX ID#886000134
26 N. B St.
P.O. Box 176
Virginia City, NV 89440

COPY

BS00209
13K030101
QMS
1-23-14

CERTIFIED MAIL™

ArdaghGroup



600 North Bell Avenue
Building 1
Suite 200
Carnegie, PA 15106 USA



7011 3500 0003 3516 2191



US \$

Mailed From 151
01/27/2014
032A 00618001

1/31

1

Vanessa Dufresne
Complaint Officer
Storey County Planning Commission
26 South B Street
Virginia City NV 89440

2/14

89440



Dean Haymore

From: Greg@unitedconstruction.com
Sent: Tuesday, August 20, 2013 9:30 AM
To: CASADEVALL, Mark; Dan Snyder
Cc: Dean Haymore; CraigW@unitedconstruction.com; Michael Russell
Subject: [MichaelR@unitedconstruction.com]
Thursday

Mark,

Yes we can accommodate you with a conference room for your use. I have let our receptionist Storey know and she has reserved the room.

Greg Park
Senior Estimator
Direct: 775.398.1729 Direct Fax: 775.398.1779

United Construction Company
5300 Mill Street | Reno, NV 89502 | www.UnitedConstruction.com

Licenses: NV #0015417 AZ: #163263 CA: #553339 NM: #85070 OR: #106294 UT: #95-311769-5501

-----Original Message-----

From: CASADEVALL, Mark [<mailto:mark.casadevall@ardaghgroup.com>]
Sent: Tuesday, August 20, 2013 8:23 AM
To: Greg Park [Greg@unitedconstruction.com]; Dan Snyder
Cc: NV Dean Haymore
Subject: Thursday

We will be in Reno on Thursday for the formal announcement of our plant.

MEETING WITH DEAN

I plan to meet with Dean in the AM to discuss 3rd Party testing.

Can we use your conference room?

Mark T. Casadevall PE, LEED-BC
Project Engineering Manager
Metals, NA
Cell - (570) 951-6665

Ardagh Metal Packaging USA Inc.

A Delaware Corporation with headquarters in Carnegie Office Park, 600 North Bell Avenue, Building 1, Suite 200, Carnegie, PA 15106, USA Plant Address: 6670 Low Street, PA 17815, Bloomsburg, USA

BUILDING Permit Fee CALCS ~ 2003 IBC

\$1.00 to \$500.00 \$23.50 Minimum			\$501.00 to \$2,000.00 First \$500 @ \$23.50 Each Additional \$100 @ \$3.05			\$2,001.00 to \$25,000.00 First \$2,000 @ \$69.25 Each Additional \$1,000 @ \$14.00		
Valuation	Rate	TOTAL	Valuation	Rate	TOTAL	Valuation	Rate	TOTAL
500			\$1,500.00			\$24,493.00		
1	\$23.50	\$23.50	1	\$23.50	\$23.50	1	\$69.25	\$69.25
			10	\$3.05	\$30.50	22.493	\$14.00	\$314.90
Building Permit		\$23.50	Building Permit		\$54.00	Building Permit		\$384.15
Plan Review @ 65%		\$15.28	Plan Review @ 65%		\$35.10	Plan Review @ 65%		\$249.70
TOTAL		\$38.78	TOTAL		\$89.10	TOTAL		\$633.85

\$25,001.00 to \$50,000.00 First \$25,000 @ \$391.75 Each Additional \$1,000 @ \$10.10			\$50,001.00 to \$100,000.00 First \$50,000 @ \$643.75 Each Additional \$1,000 @ \$7.00			\$100,001.00 to \$500,000.00 First \$100,000 @ \$993.75 Each Additional \$1,000 @ \$5.60		
Valuation	Rate	TOTAL	Valuation	Rate	TOTAL	Valuation	Rate	TOTAL
\$25,000.00			\$68,830.75			\$291,000.00		
1	\$391.75	\$391.75	1	\$643.75	\$643.75	1	\$993.75	\$993.75
	\$10.10	\$0.00	18.83	\$7.00	\$131.81	191	\$5.60	\$1,069.60
Building Permit		\$391.75	Building Permit		\$775.56	Building Permit		\$2,063.35
Plan Review @ 65%		\$254.64	Plan Review @ 65%		\$504.11	Plan Review @ 65%		\$1,341.18
TOTAL		\$646.39	TOTAL		\$1,279.67	TOTAL		\$3,404.53

\$500,001.00 to \$1,000,000.00 First \$500,000 @ \$3,233.75 Each Additional \$1,000 @ \$4.75			\$1,000,001.00 and Up First \$1,000,000 @ \$5,608.75 Each Additional \$1,000 @ \$3.65		
Valuation	Rate	TOTAL	Valuation	Rate	TOTAL
\$601,400.00			\$1,400,000.00		
1	\$3,233.75	\$3,233.75	0	\$5,608.75	\$0.00
101.4	\$4.75	\$481.65	1400	\$3.65	\$5,110.00
Building Permit		\$3,715.40	Building Permit		\$5,110.00

Input Valuation
and
of Remaining \$100 / \$1,000's

Plan Review @ 65%	\$2,415.01	Plan Review @ 65%	\$3,321.50
TOTAL	\$6,130.41	TOTAL	\$8,431.50

The above calculations are preliminary. BUILDING DEPT's computation will be FINAL.

\$1,000,001.00 and Up

First \$1,000,000 @ \$5,608.75

Each Additional \$1,000 @ \$3.65

Valuation	Rate	TOTAL
\$62,000,000.00		
0	\$5,608.75	\$0.00
62000	\$3.65	\$226,300.00
Building Permit		\$226,300.00
Plan Review @ 65%		\$147,095.00

TOTAL \$373,395.00

\$1,000,001.00 and Up

First \$1,000,000 @ \$5,608.75

Each Additional \$1,000 @ \$3.65

Valuation	Rate	TOTAL
\$16,829,943.00		
0	\$5,608.75	\$0.00
16829.94	\$3.65	\$61,429.28
Building Permit		\$61,429.28
Plan Review @ 65%		\$39,929.03

TOTAL \$101,358.31*total of all permits*



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: May 6, 2014

Estimate of time required: 10 Min

Agenda: Consent ☐ Regular agenda ☐ Public hearing required ☒

1. **Title:** Discussion and possible action to approve the second reading of Ordinance No. 14-256 changing the name of the 474 fire protection district, amending the description of the boundaries of the 474 fire district to include all of Storey County, and deleting Chapter 2.57 of the Storey County Code to reflect the dissolution of the 473 fire protection district

2. **Recommended motion** I move to approve the second reading of Ordinance No. 14-256.

3. **Prepared by:** William A. Maddox

Department: District Attorney

Telephone: 847-0964

4. **Staff summary:** This is an Ordinance changing the name of the 474 fire protection district, amending the description of the boundaries of the 474 fire district to include all of Storey County, and deleting Chapter 2.57 of the Storey County Code to reflect the dissolution of the 473 fire protection district

5. **Supporting materials:** Ordinance No. 14-256

6. **Fiscal impact:** None

Funds Available: NA

Fund: NA

____ Comptroller

7. **Legal review required:** Yes

____ District Attorney

8. **Reviewed by:**

____ Department Head

Department Name: Commissioner's Office

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. _____

Ordinance No. 14-256

Summary

An ordinance changing the name of the 474 fire protection district, amending the description of the boundaries of the 474 fire district to include all of Storey County, and deleting Chapter 2.57 of the Storey County Code to reflect the dissolution of the 473 fire protection district

Title

An ordinance changing the name of the 474 fire protection district, amending the description of the boundaries of the 474 fire district to include all of Storey County, and deleting Chapter 2.57 of the Storey County Code to reflect the dissolution of the 473 fire protection district and providing for other properly related matters.

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

SECTION I: Chapter 2.56 is amended as follows:

Chapter 2.56

STOREY COUNTY FIRE DEPARTMENT PROTECTION DISTRICT (474)

Sections:

- 2.56.010 Organization, name of district.
- 2.56.020 Boundaries of district.
- 2.56.030 Contracts between county and district.
- 2.56.040 Creation of the board of fire commissioners.
- 2.56.050 Board of fire commissioners-Powers.
- 2.56.060 Mission of fire department.
- ~~2.56.070 Effective date.~~

2.56.010 Organization, name of district.

Pursuant to the authority contained in NRS 474.460 in order to provide for the prevention and extinguishment of fires there is created and organized in Storey County, Nevada, a fire protection district, the boundaries of which are described in Section 2.56.020 of this chapter, which is named and shall be known as the Storey County Fire-department *Protection District (district)*.

A. The district:

1. *Is a political subdivision of the State of Nevada.*
2. *Has perpetual existence unless dissolved as provided in NRS.*

B. The district may:

1. *Sue and be sued, and be a party to suits, actions and proceedings;*
 2. *Arbitrate claims.*
 3. *Contract and be contracted with.*
- (Ord. 192 (part), 2004)

2.56.020 Boundaries of district.

The boundaries of the Storey County fire department shall be contiguous. Below is the legal description of the boundaries with description:

A. ~~Paved areas of State Route 341 from Washoe/Storey County line to Lyon/Storey line;~~

B. ~~Paved areas of State Route 342 (Truck Route) from the Storey County line to the Lyon County/Storey County line;~~

C. ~~Paved areas of Six Mile Canyon from Virginia City to Lyon County/Storey County line;~~

D. ~~Centerline of State Route 45 beginning at State Route 341 on the South Boundary and continuing to the Truckee River (Washoe County/Storey County line) on the North Boundary;~~

E. ~~Township 19, Range 21 East, Section 11, along the Storey/Washoe County line extending to Section 01 of the same Township and Range;~~

F. ~~Centerline from Intersection of Lockwood Road and Canyon Way to TRW Way and ending at TRW properties in Township 18 North, Range 22 East, North Section of 06;~~

G. ~~Virginia City Township commencing at the SW Corner of the NW 1/4 of the NW 1/4 of Sec. 32, R 21 E, T 17 N. Thence North 1 1/2 miles more or less to the NW corner of the SW 1/4 of the SW 1/4 of Sec. 20, R 21 E, T 17 N, along the Sec. line between Sec. 31 and 32, 29 and 30, 19 and Thence East 1 1/4 miles more or less to the NE Corner of the SW 1/4 of the SW 1/4 of Sec. 21, R 21 E, T 17 N. Thence West 1/4 mile more or less to the SW Corner of the SW 1/4 of the SW 1/4 of Sec. 28, also the Sec. corners of Sec. 28, 29, 32 and 33, R 21 E, T 17 N. Thence South 1/4 mile more or less to the SE Corner of the NE 1/4 of the NE 1/4 of Sec. 32, being along the Sec. line between Sec. 32 and 33, R 21 E, T 17 N. Thence 1 mile more or less West along the Northernly line of the Gold Hill T to the point of beginning, M.D.B. & M. The total area being 1.813 square miles more or less. As submitted by Wallace C. Corey, Storey County Building Inspector on October 15, 1980 (Book 025 Page 412);~~

H. ~~Gold Hill Township commencing at the NE Corner of the SE 1/4 of the NE 1/4 of Sec. 31, R 21 E, T 17 N, being also the SW Corner of the Virginia~~

City-T. Thence West 1/2 mile more or less to the NW Corner of the SW 1/4 of the NE 1/4 of Sec. 31, R 21 E, T 17 N. Thence South 2 miles more or less to the SW Corner of the NW 1/4 of the NE 1/4 of Sec. 7, R 21 E, T 16 N. Thence East 1 Mile more or less to the SE Corner of the NE 1/4 of the NW 1/4 of Sec. 8, R 21 E, T 16 N. Thence North 1 1/4 miles more or less of the NE Corner of the NE 1/4 of the NW 1/4 of Sec. 5, R 21 E, T 16 N. Thence East 1/2 mile more or less along the Sec. line between Sec. 32 and 5 to the SE Corner of the SE 1/4 of the SE 1/4 of Sec. 32; also being the Sec. Corner between Sec. 32 and 33, 4 and 5, R 21 E, T 17 Thence North 3/4 miles more or less along the Sec. line between Sec. 32 and 33 to the NE Corner of the SE 1/4 of the NE 1/4 of Sec. 32, R 21 E, T 17 N. Thence along the Southerly line of the Virginia City-T 1 1/2 miles more or less West to the point of beginning, M. D.B. & M. The total area being 2.375 square miles more or less as recorded on October 15, 1980 by Wallace C. Corey, Storey County Building Inspector, Book 025, Page 411;

I.——Mark Twain Estates Unit Number One (1). SE 1/4, NW 1/4, W 1/2, SE 1/4, Sec. 30, SW 1/4, NE 1/4, W 1/2, SE 1/4, Sec. 30, SW 1/4, NE 1/4, W 1/2, SE 1/4, Sec. 30, T 17 N, R 22 E, MEB & M Recorded May 6, 1968;

J.——Mark Twain Estates Unit Number Three (3). E 1/2, Sec. 30, T 17 N, R 22 E, M.D.B. & M. Recorded June 2, 1969, File No. 32592;

K.——Mark Twain Estates Unit Number Five (5). In a portion of the NE 1/4, Sec. 30, T 17 N, R 22 E, M.D.B. & M, Recorded August 23, 1970, File No. 32593;

L.——Mark Twain Estates Unit Number Seven (7). In the S 1/2, Sec. 20, T 17 N, R 22 E, M.D.B. & M Recorded August 7, 1971, File No. 34560;

M.——Improved parcels with structures within the Virginia City Highlands Subdivision (1-Acre), Highland Ranches Subdivision (10-Acres) and Virginia Ranches Subdivision (40-Acres). Legal description to include portions of Sec. 30, 29, 28, W half of Sec. 27, Sec. 31, 32, 33 and West half of Sec. 34, T 18 N, R 21 E, Sec. 06, 05, 04, 03 and West half of 02, NE 1/4 of Sec. 07, Sec. 08, 09 and West Half of Sec. 10, East 1/4 of Sec. 17, Sec. 16 and West 1/4 of Sec. 15 of T 17 N, R 21 E;

N.——TRW properties inclusive of North 1/2 of Sec. 06, T 18 N, R 22 E; O.——Waste management and RMC properties located in Sec. 22, 23, 26 and 27, T 19 N, R 21 E;

P.——Meneze Brothers, Rainbow Bend Subdivision, Hillside Elementary School, Lockwood Community Corporation Subdivision, Chisholm properties, Perit properties, Old Bridge Ranch, Lockwood Landing and all other improved property located within Sec. 17, 16, portions of 15, 10, portions of 11, T 19 N, R 21 E;

Q. ~~McCarran Ranch portions which are built upon including North 1/2, Sec. 1, T 19 N, R 21 E. Thence portions of the North 1/2, Sec. 06, NW 1/4 Sec. 05, Sec. 31, T 20 North, R 22 East;~~

R. ~~Tahoe Reno Industrial Park inclusive of improved property including portions of Sec. 32, 33, 34, 35, 36, T20 N, R 22 E. Thence Sec. 01, 02, 03, 10, 11, 12, 13, 14, 15, T 19 N, R 22 E; and~~

S. ~~Improved property referred to as Derby Dam and Painted Rock. Inclusive of portions within Sec. 24, T 20 N, R 22 E. Further inclusive of portions within Sec. 19, 20, 21, 22, North 1/2 Sec. 23, Sec. 14 and Sec. 13 of T 20 N, R 23 E. Also portions within Sec. 18, NW 1/4 of Sec. 17, Sec. 08 and 09, T 20 North, R 24 East. Boundaries shall be from the canal on the South to the Truckee River on the North. protection district are all of Storey County more particularly described in NRS 243.335. (Ord. 192 (part), 2004)~~

~~2.56.030 Contracts between county and district.~~

~~Pursuant to the provisions of NRS 474.480, the board of county commissioners of Storey County, Nevada, authorizes the execution of contracts between Storey County and the Storey County fire department for the prevention and control of fires and concerning the exercise of the power provided in NRS 474.470.~~

2.56.040 Creation of the board of fire commissioners.

Pursuant to NRS 474.460, the board of county commissioners is shall be the governing body of the Storey County fire department *protection district* and is shall be known as the board of fire commissioners.

A. The chairman of the board of county commissioners is shall be ex officio be chairman of the Storey County fire department *protection district*.

B. The county clerk is the shall ex officio be clerk of Storey County fire department *protection district*.

C. The county treasurer is shall be the ex officio treasurer of the Storey County fire department *protection district*. (Ord. 192 (part), 2004)

2.56.050 Board of fire commissioners-Powers.

The board of fire commissioners *must* shall:

A. *Manage and c*Conduct the business and affairs of districts organized pursuant to the provisions of NRS 474.460 *through 474.540. The board of fire commissioners must prepare an annual budget for the district in accordance with the provisions of NRS 354.470 to 354.626.*

B. ~~Promulgate~~ *Adopt* and enforce all regulations necessary for the administration and government of the districts and ~~for the furnishing of fire protection regulations relating to emergency medical services and fire prevention.~~

C. Organize, regulate, establish and disband fire companies, departments or volunteer fire departments for the districts.

D. Provide for the payment of salaries to the personnel of such fire companies or fire departments.

E. Provide for payment from the proper funds of all the debts and just claims against the districts.

F. Employ agents and employees for the districts sufficient to maintain and operate the property acquired for the purposes of the districts.

G. Acquire real or personal property necessary for the purposes of the districts and dispose of the same when no longer needed.

H. Construct any necessary structures.

I. Acquire, hold and possess, either by donation or purchase, any land or other property necessary for the purpose of the districts.

J. Eliminate and remove fire hazards from the districts wherever practicable and possible, whether on private or public premises, and to that end the board of fire commissioners may clear the public highways and private lands of dry grass, stubble, brush, rubbish or other inflammable material in its judgment constituting a fire hazard.

K. Perform all other acts necessary, proper and convenient to accomplish the purposes of NRS 474.460 to 474.540 inclusive. (Ord. 192 (part), 2004)

2.56.060 Mission of fire department protection district.

~~The county district~~ *The fire chief has the* ~~shall have~~ responsibility for the Storey County fire department *protection district* (NRS 474) in providing ambulance service, structural fire response, vehicle fire response, hazardous materials response, initial attack wild land fire response, technical rescue response as directed by the board of fire commissioners, commercial business inspections, issuing burning permits in full cooperation with the fire district, adopting fire codes, mass casualty incidents, weapons of mass destruction incidents and other "all risk" responses as directed by the board of fire commissioners. *The district fire chief must* ~~He/she shall~~ cooperate with all other existing fire protection agencies and with the state forester fire warden and shall perform such other duties as may be assigned by the board of fire commissioners. (Ord. 192 (part), 2004)

~~2.56.070 Effective date:~~

~~The ordinance codified in this chapter shall be in full force and effect from and after its passage, approval and publication as prescribed by NRS 244.100.~~

SECTION II: Chapter 2.57 is deleted entirely as follows:

Chapter 2.57

STOREY COUNTY FIRE PROTECTION DISTRICT (473)

Sections:

- ~~2.57.010 Organization, name of district.~~
- ~~2.57.020 Boundaries of district.~~
- ~~2.57.030 Contracts between county and district.~~
- ~~2.57.040 Creation of the board of fire commissioners.~~
- ~~2.57.050 Board of fire commissioners-Powers.~~
- ~~2.57.060 Mission of fire district.~~
- ~~2.57.070 Effective date.~~

~~2.57.010 Organization, name of district:~~

~~Pursuant to the authority contained in NRS 473.030 in order to provide for the prevention and extinguishment of wild land fires in watershed areas or lands having an inflammable cover is created and organized in Storey County, Nevada, a fire protection district, the boundaries of which are described in Section 2.57.020 of this chapter, which is named and shall be known as the Storey County fire protection district.~~

~~2.57.020 Boundaries of district:~~

~~That all lands as described in NRS 243.335 shall be the responsibility of the NRS 473 fire district, excluding clearly identified areas of the 474 fire district, and are described as follows:~~

~~Beginning at the northwestern corner of Lyon County, and running thence in an easterly direction along the northern boundary of Lyon County to the northeastern corner thereof; thence north, in a straight line, to the road leading from the lower crossing of the Truckee River to the Sink of the Humboldt; thence westerly, along the road to the Truckee River; thence up the middle of the Truckee River to the~~

Eastern line of Washoe County; thence southerly along the line to the place of beginning;

— Those areas as identified within the 474 fire district shall be excluded and specifically identified under their boundaries as described in County Ordinance 2.56.

2.57.030 Contracts between county and district:

— Pursuant to the provisions of NRS 473.034, the board of county commissioners of Storey County, Nevada, authorizes the execution of contracts between Storey County and the Storey County fire protection district for the prevention and control of wild land fires and authorizes the state forester fire warden to establish regulations for the organization of the area included within the district to meet the terms and requirements for federal aid.

2.57.040 Creation of the board of fire commissioners:

— Pursuant to NRS 473.040, the board of county commissioners shall be the governing body of the Storey County fire protection district and shall be known as the board of fire commissioners.

A. The chairman of the board of county commissioners shall be the ex officio chairman of the Storey County fire protection district.

B. The county clerk shall be ex officio clerk of Storey County fire district.

C. The county treasurer shall ex officio be treasurer of the Storey County fire district.

2.57.050 Board of fire commissioners Powers:

— The board of fire commissioners shall:

A. Conduct the business and affairs of districts organized pursuant to the provisions of NRS 473.030;

B. Promulgate and enforce all regulations necessary for the administration and government of the districts and for the furnishing of fire protection;

C. Organize, regulate, establish and disband fire companies, departments or volunteer fire departments for the districts;

D. Provide for the payment of salaries to the personnel of such fire companies or fire departments;

E. Provide for payment from the proper funds of all the debts and just claims against the districts;

F. Employ agents and employees for the districts sufficient to maintain and operate the property acquired for the purposes of the districts;

~~—G. Acquire real or personal property necessary for the purposes of the districts and dispose of the same when no longer needed;~~

~~—H. Construct any necessary structures;~~

~~—I. Acquire, hold and possess, either by donation or purchase, any land or other property necessary for the purpose of the districts;~~

~~—J. Eliminate and remove fire hazards from the districts wherever practicable and possible, whether on private or public premises, and to that end the board of fire commissioners may clear the public highways and private lands of dry grass, stubble, brush, rubbish or other inflammable material in its judgment constituting a fire hazard;~~

~~—K. Perform all other acts necessary, proper and convenient to accomplish the purposes of NRS 473 inclusive;~~

~~2.57.060 Mission of fire district:~~

~~—The state forester fire warden shall have responsibility for the Storey County fire protection district (NRS 473) and shall provide responses to wild land fires. He/she shall cooperate with all other existing fire protection agencies and with the county fire chief and shall perform such other duties as may be assigned by the fire board which shall be consistent with and within his/her express powers and duties as defined in NRS 472, 473 or by the express provision of any written and duly approved agreement between the state forester and Storey County fire board (board of county commissioners);~~

~~2.57.070 Effective date:~~

~~—The ordinance codified in his chapter shall be in full force and effect from and after its passage, approval and publication as prescribed by NRS 244.100.~~

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 _____, 2014.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: May 6, 2014

Estimate of time required: 5 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Discussion and possible action on first reading of ordinance no. 14-255 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.

2. **Recommended motion:** I move to approve the first reading of Ordinance No. 14-255.

3. **Prepared by:** Robert Morris, outside counsel
Department: District Attorney's Office **Telephone:** 847-0964


4. **Staff summary:**

The board having approved on April 15, 2014, the move to the 2012 editions of the International Fire Code, the International Building Code, other codes used in Storey County, and the 2012 Northern Nevada Amendments (to those codes) published by the Northern Nevada Chapter of the International Code Counsel, staff recommends approval of the attached ordinance.
(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:
 Storey County Manager Other agency review: _____

9. **Board action:**
☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued

Agenda Item No.

4. Staff summary continued:

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, and the 2012 Northern Nevada Amendments. 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 deletes sections copying older codes 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 and to add the definition of 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.~~

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 waste paper, 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.

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.

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.

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.

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.

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.

~~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.~~

~~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.~~

~~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.~~

~~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 of persons tending the fire.~~

~~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.~~

~~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.~~

~~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.~~

~~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.

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.

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.

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.

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 of the county

sheriff in any fashion:

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.~~

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.~~

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:

- 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 appendices, 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.
 - K. The 2012 International Swimming Pool and Spa Code (ISPSA), chapters 1 through 11.
 - L. The 1997 Uniform Code for the Abatement of Dangerous Buildings (UCADB).
 - M. The 2012 International Wildland Urban Interface Code 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.nmice.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 Ssection 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 Ssection 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 Ssection 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)~~

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:

- Throughout all Group E *fire areas* greater than 12,000 square feet (1115 m²) in area.
- 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 I 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 (L.P-gas) and the installation of L.P-gas equipment pertinent to systems for such uses shall comply with this chapter and NFPA 58. Properties of L.P-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. Only the following sections and amendments to the 2012 International Wildland Urban

Interface Code are adopted:

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.~~

~~B. Key Boxes on Commercial Business and Residencees 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 residencees 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.~~

~~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.~~

~~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.~~

~~E. Turning Radius. The turning radius of a fire apparatus access road shall *must* be as approved by the fire chief.~~

~~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.~~

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. (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. (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 Storey County commissioners by resolution.~~

~~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, alteration, 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.~~

~~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;

~~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;~~

~~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;~~

~~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.~~

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.~~

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 of appeals may not waive the requirements of this code. The building official is an ex officio member of the board of appeals and will act as its secretary, but has no vote on any matter before the board. The board of appeals appointed by the board of county commissioners will convene when an appeal has been filed. The board of appeals 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 consent 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.

(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:

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-Building 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. (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. 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 issueds 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.~~

~~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.~~

~~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.~~

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.

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.

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 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.~~

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.

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.

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.

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 alteration is fully discretionary with the county commissioners.

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. (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: May 6, 2014

Estimate of time required: 15 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Discussion and possible action on Resolution No. 14-397 of the Storey County Board of County Commissioners to place an advisory question on the ballot at the 2014 general election regarding a revision to the boundary between Storey County and Washoe County

2. **Recommended motion:** I move to approve (or disapprove) Resolution No. 14-397

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

Department: District Attorney's Office

Telephone: 847-0964

4. **Staff summary:** The Nevada State Legislature amended NRS 243.240 during the 2013 Legislative session to allow the revision of the boundary line between Storey County and Washoe County, in an area commonly known as Sunny Hills, effective on the adoption of a resolution by the Boards of County Commissioners of Storey County and Washoe County. Before making a decision on whether to revise the boundary, the Storey County Board of County Commissioners desires that this advisory question be placed on the 2014 general election ballot so that the citizens of Storey County may vote on the question. The result of the voting on this question does not place any legal requirement on the Board, but may be used in their consideration of the issue.

5. **Supporting materials:** Resolution 14-397, maps.

6. **Fiscal impact:** If the Storey and Washoe Boards pass a resolution revising the boundary, Storey County will lose the real property tax revenue paid by the property and Washoe County will gain the real property tax revenue. Storey County may also lose revenue because there is a possibility that the development of the property would increase its value and generate more real property tax. Storey County may have to provide services that would be paid for by the increase in revenue.

7. **Legal review required:** Yes ☐ District Attorney

8. **Reviewed by:**
____ Department Head

Department Name: Commissioner's office

 County Manager

Other agency review: _____

9. **Board action:**

<input type="checkbox"/>	Approved	<input type="checkbox"/>	Approved with Modifications
<input type="checkbox"/>	Denied	<input type="checkbox"/>	Continued

Agenda Item No.

Resolution No. 14-397

A Resolution of the Storey County Board of County Commissioners to place an advisory question on the ballot at the 2014 general election regarding a revision to the boundary between Storey County and Washoe County.

Whereas, the Nevada State Legislature, has amended NRS 243.240 to allow the revision of the boundary line between Storey County and Washoe County effective on the adoption of a resolution by the Boards of County Commissioners of Storey County and Washoe County.

Whereas, the Storey County Board of County Commissioners desires that this advisory question be placed on the 2014 general election ballot so that the citizens of Storey County may vote on the question.

Whereas, the result of the voting on this question does not place any legal requirement on the Board.

Whereas, there is a time limitation of June 30, 2015, that the Boards of Storey and Washoe Counties must act by if there is to be a revision in the boundary.

The Board of County Commissioners resolves to place the following advisory question on the 2014 general election ballot:

Should the Storey County Board of County Commissioners pass a resolution revising the boundary between Storey County and Washoe County that would result in approximately 1192 acres of property currently in Storey County becoming part of Washoe County?

A. The explanation of the question.

The question asks if approximately 1192 acres in Storey County should become part of Washoe County. The property is part of the Sunny Hills development. (See attached map)

The Sunny Hills property lies in both Washoe and Storey County and is in the process of being developed. Currently there is no infrastructure in Storey County to support the development of the Sunny Hills property inside Storey County. The Sunny Hills property located in Washoe County is identified in the Truckee Meadows Regional Plan and is included within the Truckee Meadows Service Area in the City of Reno's Sphere of Influence. This area is currently planned to be served by infrastructure located within the City of Reno and Washoe County.

The Nevada Legislature passed SB 272 during the 2013 session. SB 272 amended the statutory provisions in NRS section 243.340 to allow two boundary changes between the

counties. Any revision requires the approval of both Storey and Washoe County. The two boundary line revisions are contained in section 1 and section 1.5 of chapter 94, Statutes of Nevada 2013, at pages 307 and 310, respectively. Section 1 describes a boundary change that would include approximately 1192 acres of property (part of Sunny Hills) currently in Storey County into Washoe County. Section 1.5 describes a boundary change of land in currently in Washoe County north of the Truckee River and south of I-80 east of Mustang and west of Waltham Way that would become part of Storey County. This question only addresses the section 1 boundary change.

In order to make the boundary adjustment in section 1 of the act effective, the boards of county commissioners of both Washoe and Storey County, before June 30, 2015, must pass a resolution approving the revisions to the boundary line between the counties.

B. The digest:

1. If the Storey and Washoe Boards pass a resolution revising the boundary, Storey County will lose the real property tax revenue paid by the property and Washoe County will gain the real property tax revenue. Storey County may also lose revenue because there is a possibility that the development of the property would increase its value and generate more real property tax. Storey County may have to provide services that would be paid for by the increase in revenue.

2. Existing laws that will be changed by the approval of a resolution by both Storey and Washoe County Boards to revise the boundary between the counties:

- a) NRS 243.333 Boundary of Storey County
- b) NRS 243.340 Boundary of Washoe County

If the Boards of County Commissioners of both counties approve a resolution moving the boundary to include the approximately 1192 acres into Washoe County, the appropriate version of NRS 243.340 will become effective. The Boards may adopt both boundary revisions, either of the revisions, or none of the revisions.

C. The result of the voting on this question does not place any legal requirement on the governing body, any member of the governing body or any officer of the political subdivision.

Adopted this ____ day of _____ 2014 by the following vote:

Vote: Ayes: Commissioners: _____

Nays: Commissioners: _____

Absent: Commissioners: _____

Marshal McBride, Chairman
Storey County Board of Commissioners

Attest:

Vanessa Stephens
Clerk & Treasurer, Storey County

**LEGAL DESCRIPTION
FOR POTENTIAL
SUNNY HILLS LAND TRADE**

All that certain real property situate within Section One (1), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Meridian, and a portion of Section Six (6), Township Eighteen (18) North, Range Twenty-One (21) East, Mount Diablo Meridian, Storey County, Nevada, being a Lots 39-62 of Record of Survey Map No. 44300, recorded May 3, 1979, and Lots 53-57 of Division of Land Map No. 43954, recorded March 19, 1979, all in the Official Records of Storey County, Nevada, and being more particularly described as follows:

BEGINNING at the Northwest corner of said Section One (1), as shown on said Record of Survey Map No. 44300;

THENCE departing said northwest corner and along the north line of said Section, South 88°47'50" East a distance of 2636.62 feet to the North One-Quarter corner of said Section;

THENCE continuing along said north line, South 89°05'48" East a distance of 2648.40 feet to the Northeast corner of said Section;

THENCE departing said corner and along the north line of said Section Six (6), South 89°02'43" East a distance of 3452.57 feet to the North One-Quarter corner of said Section;

THENCE departing said corner and continuing along said north line, North 88°37'00" East a distance of 637.83 feet;

THENCE departing said north line, South 12°25'49" East a distance of 2504.99 feet;

THENCE South 02°01'41" West a distance of 671.51 feet;

THENCE South 04°57'57" East a distance of 1153.58 feet;

THENCE South 38°40'56" East a distance of 268.28 feet;

THENCE South 47°38'11" East a distance of 1133.28 feet to the Southeast corner of said Section Six (6);

THENCE departing said corner and along the south line of said Section, South 89°55'14" West a distance of 5760.01 feet to the Southwest corner of said Section;

THENCE departing said corner and along the south line of Said Section One (1), North 87°49'56" West a distance of 2589.86 feet to the South One-Quarter Corner of said Section;

THENCE departing said corner and continuing along said south line, South 89°38'28" West a distance of 2602.80 feet to the Southwest corner of said Section;

THENCE departing said corner and along the west line of said Section, North 00°28'08" West a distance of 5305.40 feet to the **POINT OF BEGINNING**;

Containing 1,192.17 acres of land, more or less.

The basis of bearings for this description is identical to that as shown on Record of Survey Map No. 44300, recorded May 3, 1979, in the Official Records of Storey County, Nevada.

Note: A field boundary survey was not conducted for the preparation of this legal description, and was compiled using record data. This legal description is provided as a convenience and is not intended for the purpose of subdividing land not in conformance with Nevada Revised Statutes.