



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/17/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 1 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the agenda for the January 17, 2023 meeting.
- **Recommended motion:** Approve or amend as necessary.
- **Prepared by:** Brandie Lopez

Department: **Contact Number:** 775-847-0968

- **Staff Summary:** See attached.
- **Supporting Materials:** See attached
- **Fiscal Impact:** none
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/17/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 5 minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the Minutes from the December 20th, 2022 meeting.
- **Recommended motion:** Approve or amend as necessary
- **Prepared by:** Jim Hindle

Department: **Contact Number:** 17758470969

- **Staff Summary:** See Attached
- **Supporting Materials:** See attached
- **Fiscal Impact:** none
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

12/20/2022 10:00 AM
26 SOUTH B STREET, VIRGINIA CITY, NV

MEETING MINUTES

JAY CARMONA
CHAIRMAN

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

ANNE LANGER
DISTRICT ATTORNEY

JIM HINDLE
CLERK-TREASURER

Roll Call: Commission Chairman Jay Carmona, Commission Vice-Chair Clay Mitchell, Commissioner Lance Gilman, County Manager Austin Osborne, Deputy District Attorney Keith Loomis, Comptroller Jennifer McCain, IT Director James Deane, Sheriff Gerald Antinoro, Fire Chief Jeremy Loncar, Public Works Director Jason Wierzbicki, Operations and Project Manager Mike Northan, Communications Director Becky Parsons, Business Development Manager Lara Mather, Community Relations Director Honey Menefee, Recorder Dru McPherson, Community Development Director Pete Renaud, Senior Center Director Stacy York, Mary Walker, Walker and Associates, Steve Walker, Walker and Associates, Will Adler, Silver State Government Relations, John Strahan, VFW 8071, Joe Costanza, Dipietro & Thornton.

1. CALL TO ORDER REGULAR MEETING AT 10:00 AM

Commissioner Carmona called the meeting to order at 10:03 AM

2. PLEDGE OF ALLEGIANCE

3. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of the Agenda for the December 20, 2022, meeting.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Dec. 20, 2022, agenda as presented.
Seconded by: Jay Carmona. **Vote:** Motion passed 2-0 with Lance Gilman absent.

4. CONSENT AGENDA FOR POSSIBLE ACTION:

- I. For possible action, approval of business license first readings
 - a. Accent Specialty Inc. – Contractor – 994 Glendale St. Ste 3, Sparks NV
 - b. Evolution Industries – Contractor – 2775 Hwy 40 West, Verdi, NV
 - c. Jackson Unlimited LLC – Contractor – 989 Rubio Way, Gardnerville, NV
 - d. Lippert Chuckwagon LLC – Food Truck – 294 Andrea Way, Fernley NV
 - e. Wickware LTD. – Contractor – 1810 Lake Ave., Silver Springs NV.

II. Approval of claims in the amount of \$4,903,630.81

Commissioner Mitchell requested that Item III be considered separately. Deputy District Attorney Keith Loomis said that would be OK without taking Item III off the agenda, but the commissioners should approve Items I and II, then proceed to Item III.

Public Comment: None

Motion: I, Commissioner Mitchell move to approve items I and II on the Consent Agenda as presented. **Seconded by:** Jay Carmona. **Vote:** Motion passes 2-0.

III. Consideration and possible approval of Password Policy 031 update to include increasing the minimum length of passwords and would require changing existing passwords every 90 days. This update is in line with CISA and Homeland Security recommendations.

Commissioner Mitchell said the new policy would be a burden to employees who could have trouble remembering multiple passwords, or longer passwords, and changing them frequently. He suggested increasing the time to change passwords to every 180 days and to lessen the length of the passwords. Commissioner Carmona suggested employees keep their passwords in their phones. Clerk-Treasurer Jim Hindle also said that he believed that the new policy would be burdensome to employees and asked if it would also apply to vendors applications?

IT Director James Deane said the changes were based on Homeland Security recommendations but could be altered at the county's discretion. They would not apply to vendor applications. He said shorter passwords that only changed once a year was not sufficient to protect county information from hacking, however he agreed it was burdensome. He said it would not apply to every password that is used – essentially applying to only desktop and network login. He also said the new agreements with Tyler Technologies would require similar password protocol. He did not object to altering the timeframe of when passwords could be changed.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the update to Password Policy 031 to increase the minimum password length and require changing passwords every 180 days.

Seconded by: Jay Carmona. **Vote:** Motion carried 2-0. Commissioner Gilman being absent.

5. PUBLIC COMMENT (No Action): None

Commissioner Lance Gilman joined the meeting at 10:21 a.m.

6. DISCUSSION ONLY (No action, no public comment): Committee/Staff Reports.

Sheriff Antinoro

- Noted the passing of Nancy Kilian of the Virginia City Highlands, who was a member of the CERT Team and a wild horse advocate.
- Noted that this was his last commission meeting, and he wished the county the best going forward.

Fire Chief Jeremy Loncar

- U-Call, We-haul trailers are still available for residents to use.
- The Adopt-a-Hydrant program for people with hydrants in front of their homes, the Fire Chief asked that residents clear snow from them three feet square, if possible.
- There will be slash pile burning on North Lousetown, conditions permitting.

Lara Mather, Business Development Director

- The Omnibus bill includes the three projects Storey County submitted, including the Lockwood Community Center, the Fire Station in Virginia City and the Virginia City Fairgrounds.

IT Director James Deane

- The IT department is still having difficulties with AT&T fixing problems with the fiber optic system and are getting quotes from other vendors. AT&T has been uncooperative.

County Manager Austin Osborne

- Thanked county staff for the county holiday party, which was well-attended.

7. BOARD COMMENT (No action, no public comment):

Commissioner Lance Gilman wished all a Merry Christmas and Happy Holidays

Commissioner Clay Mitchell said he would be bringing up snow removal and parking issues at a future meeting.

Commissioner Jay Carmona noted the passing of Anthony Herman of Mark Twain, James Olson of Rainbow Bend. He also praised Sheriff Antinoro and congratulated him on his retirement. The sheriff was presented with a plaque.

8. DISCUSSION/FOR PUBLIC ACTION: Public hearing on plan for expenditures of infrastructure tax revenues.

Comptroller Jennifer McCain said that items at the top of the list for infrastructure tax revenues were catching up on sewer bond payments, water tank rehabilitation and B Street waterlines, roads projects and contributing to the Highlands Community Center and Lockwood substation.

ter lines, road projects, contributing to highlands community center and Lockwood substation. She said only the sewer bond payments were definite amounts.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the plan for infrastructure tax revenues. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

9. DISCUSSION/FOR PUBLIC ACTION: Update, discussion and possible direction to county staff and lobbyists regarding BDRs and bills proposed or anticipated in the 2023 Nevada Legislative Session, and all other properly related matters.

Mary Walker of Walker and Associates said that her office monitors about 500 of 1,300 bills at the Legislature, and most involve impacts on local governments. She mentioned AB 424, requiring a court appearance for suspects within 24 hours of arrest, which is difficult for rural counties with limited staff. SB20 would allow a county commission to choose a replacement for a member instead of the Governor appointing one. SB85 involves unfunded mandates. AB52 impacts the Open Meeting law. SB22 involves requirements for legal advertisements.

Steve Walker of Walker and Associates spoke on four bills: AB20, which revises a state revolving loan fund for conversion of septic to community systems, AB34 involving publication of legal notices and AB47 which allows ATV trails along roadways.

Will Adler, of Silver State Government Relations said BDR 535, on regional innovation zones, could be brought back.

Public Comment: (None)

Motion: I, Commissioner Mitchell, move to direct county staff, lobbyists, and professional services to continue appropriate research, analyses, and action on BDRs and bills in the Nevada legislature which will best protect and represent the county. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

- 10. DISCUSSION/POSSIBLE ACTION:** Update, discussion and provide direction to county staff and lobbyists, including a 2022 letter to legislative leaders as per Assembly Bill 240 from the 2019 legislative session pertaining to orderly growth and regional coordination among Storey, Lyon, Carson City, Douglas, and Washoe counties.

County Manager Austin said AB240 requires collaboration with other cities and counties and created a letter to that effect. The county has worked with Reno/Sparks, Carson City, Washoe and Lyon Counties, Fernley, and Fallon. This is critical and establishes a baseline for Storey County.

Public Comment: None

Motion: I, Commissioner Mitchell, move to direct county staff and lobbyists to continue communicating with appropriate legislative leadership, and with neighboring county and city jurisdictions per Assembly Bill 240 from the 2019 legislative session. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

- 11. DISCUSSION/POSSIBLE ACTION:** Review and possible approval of the Storey County Audited Financial Statements for fiscal year ending June 30, 2022, completed by DiPietro and Thornton.

Comptroller McCain said that the county had a good fiscal year, with conservative spending and higher revenues.

Joe Costanza of DiPietro and Thornton, said the audit had a clean opinion and accurately reflects the financial situation. He praised the cooperation from staff. He noted that the TRI GID was listed as a component unit and that may change in their fixed assets. He said there was no liability in the TRI GID, and it only was set off to the side because the county commissioners make up the TRI GID board. He also mentioned a change in the wording on lease liability, which used to be counted as an expense. He also warned that the liability for PERS needs to be kept on the books in case it goes out of business. Next year would probably bring greater pension expenses. He said it was a good year for Storey County and the county was financially sound.

Public Comment: None

Motion: I, Commissioner Mitchell, hereby approve the Storey County Audited Financial Statements for the fiscal year ending June 30, 2022. to approve **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

12. DISCUSSION/POSSIBLE ACTION: Consideration and possible adoption of Ordinance 22-323 adopting portions of the NRS which are defined as civil infractions and amending portions of the Storey County Code addressing traffic and parking regulations as civil infractions rather than misdemeanors. This matter is in accordance with changes made in the 2021 Nevada legislative session.

Deputy District Attorney Loomis said he went over most provisions and there was a dispute between the courts and the Nevada Department of Public Safety of whether to use NOTs, or Nevada Offense Codes. He said District Attorney Anne Langer and Judge Eileen Herrington ask the board to table the consideration of this ordinance since they are not sure which codes are going to be applied. Mr. Loomis explained that ordinances must be voted up or down with in 35 days from first hearing which means the Board is consulted to reject the ordinance and then it can be brought back later for consideration once the direction of codes is known.

Public Comment: None

Motion: I, Commissioner Mitchell, move to deny Ordinance 22-323 adopting portions of the Nevada Revised Statutes which establish as civil infractions what were previously defined as misdemeanors and amending the provisions of the Storey County Code to make conforming changes to become effective on January 1, 2023. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

13. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval to add 501(c) 19 nonprofit organizations to the Storey County Nonprofit Program Support Application.

Business Development Director Lara Mather said that the current application has wording that only includes 501c3 nonprofits, and that 503c19 organizations that aid veterans should also be included. This does not promise funding for 501c19 organization but allows them to apply for grants.

County Manager Osborne asked that the motion include wording that any 501c19 organization that aids residents would be included.

Public Comment: VFW Post #8071 members John Strahan and Kris Thompson thanked the county commissioners and Mr. Loomis and Ms. Mather for bringing this issue forward.

Motion: I, Commissioner Mitchell, move to approve the addition of 501(c)19 nonprofit organizations to the Storey County Nonprofit Program Support Application for the purpose of providing a benefit to Storey County residents. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

14. DISCUSSION/FOR POSSIBLE ACTION: Consideration and possible approval of Task Order 50 with Farr West Engineering addressing NDEP's chlorine contact times questions and engineering to redesign piping and adding valves at Hillside tanks in the amount not to exceed \$20,000.

Public Works Director Jason Wierzbicki said this project will increase chlorine contact times answering all questions by NDEP. This is the design aspect and reporting side of it.

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the Public Works Director to sign Task Order 50 with Farr West Engineering addressing NDEP's chlorine contact times questions and engineering to redesign piping and adding valves at the Hillside Tanks in the amount not to exceed \$20,000. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

15. DISCUSSION/FOR POSSIBLE ACTION: For consideration and possible approval of business license second readings.

- A. Bertani LLC – Contractor – 3125 Cantara Circle, Sparks NV
- B. Bjorkman Construction Inc. – Contractor – 3112 Skye Terrace, Sparks NV.
- C. Building Zone Industries LLC – Contractor – 1233 Old Hwy 91, Kanaraville, UT
- D. CMC Steel Fabricators Inc. – General – 635 Denmark Drive, Sparks NV
- E. Disruption Road Tour – Home Business – 1050 Delta Drive, Reno NV
- F. Good' Old Boys – Home Business – 451 Canyon Way, #74, Sparks NV
- G. Things, Things, and Things LLC – General – 122 South C St., Virginia City NV
- H. Western Single Ply – Contractor – 3442 Neeham Road, North Las Vegas, NV

Public Comment: None

Motion: I, Commissioner Mitchell, move to approve the business license second readings listed as A through H. **Seconded by:** Lance Gilman. **Vote:** Motion carried unanimously.

16. PUBLIC COMMENT (No Action): None

17. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA.

Chairman Carmona adjourned the meeting at 11:43 a.m.

Respectfully submitted,



Jim Hindle
Clerk-Treasurer



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 1/17/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 0-5

Agenda Item Type: Consent Agenda

- **Title:** For possible action, approval of business license first readings:
 - A. DOWL, LLC – Professional / 7665 5526 Longley Lane ~ Reno, NV
 - B. Spectrum Services – Contractor / 4850 West Oquendo ~ Las Vegas, NV
- **Recommended motion:** None required (if approved as part of the Consent Agenda) I move to approve all first readings (if removed from consent agenda by request).
- **Prepared by:** Ashley Mead

Department: **Contact Number:** 7758470966

- **Staff Summary:** First readings of submitted business license applications are normally approved on the consent agenda. The applications are then submitted at the next Commissioner's meeting for approval.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Community Development



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

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

To: Jim Hindle, Clerk's office
Austin Osborne, County Manager

January 09, 2023
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **January 17, 2023**

COMMISSIONERS Consent Agenda:

FIRST READINGS:

A. DOWL, LLC – Professional / 7665 5526 Longley Lane ~ Reno, NV

B. Spectrum Services – Contractor / 4850 West Oquendo ~ Las Vegas, NV

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/17/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 0 min

Agenda Item Type: Consent Agenda

- **Title:** Approval of claims in the amount of \$1,429,025.67
- **Recommended motion:** Approval of claims as submitted
- **Prepared by:** Cory Y Wood

Department: **Contact Number:** 7758471133

- **Staff Summary:** Please find attached claims
- **Supporting Materials:** See attached
- **Fiscal Impact:** N/A
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



STOREY COUNTY

Check Register

Packet: APPKT04864 - 2022-12-16 AP Payments cw

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
404671	PORTER GROUP LLC	12/16/2022	EFT	0.00	6,000.00	10357
400481	ALLISON, MACKENZIE, LTD	12/16/2022	Regular	0.00	200.00	108743
403795	ALPINE LOCK INC	12/16/2022	Regular	0.00	19.50	108744
100135	ALSCO INC	12/16/2022	Regular	0.00	515.52	108745
406619	AMAZON BUSINESS	12/16/2022	Regular	0.00	289.77	108746
406683	SIERRA MEAT CO, FLOCCHINI FAM P	12/16/2022	Regular	0.00	702.52	108747
404634	SIX MILE CANYON MINI STORAGE	12/16/2022	Regular	0.00	60.00	108748
403127	BURNET, MOLLY F	12/16/2022	Regular	0.00	60.00	108749
100476	BURTONS FIRE APPARATUS	12/16/2022	Regular	0.00	494.24	108750
103298	CAL-NEVADA TOWING	12/16/2022	Regular	0.00	513.00	108751
99763	CANYON GENERAL IMPROVEMENT I	12/16/2022	Regular	0.00	1,019.20	108752
406718	CAPURRO, LISA M.	12/16/2022	Regular	0.00	97.92	108753
405067	ALAN CARBIENER AUTHORIZED MA1	12/16/2022	Regular	0.00	61.79	108754
405831	CARSON NOW LLC	12/16/2022	Regular	0.00	200.00	108755
404216	CARSON VALLEY OIL CO INC	12/16/2022	Regular	0.00	4,993.15	108756
99720	CASELLE INC	12/16/2022	Regular	0.00	278.00	108757
406086	CORWIN FORD RENO	12/16/2022	Regular	0.00	324.83	108758
403775	CHARM-TEX	12/16/2022	Regular	0.00	66.31	108759
406146	CHOLLAR MINE 1859, LLC	12/16/2022	Regular	0.00	115.50	108760
405134	CMC TIRE INC	12/16/2022	Regular	0.00	8,958.00	108761
406767	COLUMBIA PACIFIC CCO	12/16/2022	Regular	0.00	26.25	108762
403990	COMSTOCK CEMETERY FOUNDAT	12/16/2022	Regular	0.00	440.00	108763
406406	COMSTOCK PROPANE	12/16/2022	Regular	0.00	4,927.85	108764
404466	FIRST CHOICE COFFEE SRV	12/16/2022	Regular	0.00	460.30	108765
100717	DELTA FIRE SYSTEMS INC	12/16/2022	Regular	0.00	150.00	108766
406163	DIVIDE GRAPHICS	12/16/2022	Regular	0.00	100.00	108767
403576	DOMINION VOTING SYSTEMS Inc.	12/16/2022	Regular	0.00	11,149.27	108768
406717	DONALDSON, NANETTE	12/16/2022	Regular	0.00	124.23	108769
404547	FACTORY MOTOR PARTS	12/16/2022	Regular	0.00	1,509.08	108770
406518	ESO SOLUTIONS, INC	12/16/2022	Regular	0.00	18,081.65	108771
403835	EWING IRRIGATION PRODUCTS, INC	12/16/2022	Regular	0.00	499.66	108772
406651	FAIRCLOTH, ANDREW	12/16/2022	Regular	0.00	25.00	108773
403216	FARR WEST ENGINEERING	12/16/2022	Regular	0.00	402.50	108774
404509	FASTENAL COMPANY	12/16/2022	Regular	0.00	1,808.41	108775
406766	FEDEX FREIGHT	12/16/2022	Regular	0.00	130.00	108776
101485	FERGUSON ENTERPRISES INC	12/16/2022	Regular	0.00	1,762.03	108777
404117	FLEET HEATING & AIR INC	12/16/2022	Regular	0.00	756.00	108778
100826	FOURTH WARD SCHOOL MUSEUM	12/16/2022	Regular	0.00	36,888.80	108779
404640	GLADDING, EDWARD A.	12/16/2022	Regular	0.00	1,485.00	108780
406764	GOMEZ, DAVID	12/16/2022	Regular	0.00	2,865.48	108781
100856	GRANITE CONSTRUCTION CO	12/16/2022	Regular	0.00	1,603.12	108782
406769	HAMES, KIM	12/16/2022	Regular	0.00	385.00	108783
102983	USABUEBOOK	12/16/2022	Regular	0.00	605.23	108784
405603	HEGNE, BARBARA ANNE	12/16/2022	Regular	0.00	421.01	108785
405460	MELODY HOOVER PHOTOGRAPHY	12/16/2022	Regular	0.00	614.00	108786
405360	HUNTINGTON, ELIZABETH L.	12/16/2022	Regular	0.00	144.00	108787
406603	HUSTLER HYDRAULICS LLC	12/16/2022	Regular	0.00	141.36	108788
102564	HYDRAULIC INDUSTRIAL SERVICES II	12/16/2022	Regular	0.00	13.68	108789
404328	INTERCEPT INC	12/16/2022	Regular	0.00	300.00	108790
100978	INTERSTATE OIL CO	12/16/2022	Regular	0.00	4,658.28	108791
403834	IT1 SOURCE LLC	12/16/2022	Regular	0.00	24,885.44	108792
103317	SILVER STATE INTERNATIONAL TRUC	12/16/2022	Regular	0.00	428.35	108793
406428	J W WELDING SUPPLIES & TOOLS	12/16/2022	Regular	0.00	49.17	108794
406617	JOHN H BURROWS INC	12/16/2022	Regular	0.00	968.82	108795

Check Register

Packet: APPKT04864-2022-12-16 AP Payments cw

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
103284	KNECHT, RAQUEL	12/16/2022	Regular	0.00	126.25	108796
101040	L N CURTIS & SONS	12/16/2022	Regular	0.00	703.91	108797
404102	LIQUID BLUE EVENTS LLC	12/16/2022	Regular	0.00	2,400.00	108798
102751	LYON CO COMPTROLLER	12/16/2022	Regular	0.00	7,212.25	108799
404363	MA LABS INC	12/16/2022	Regular	0.00	1,276.09	108800
404786	THE ROASTING HOUSE LLC	12/16/2022	Regular	0.00	3,753.60	108801
406484	LAST RESORT DJ SERVICE	12/16/2022	Regular	0.00	150.00	108802
403864	MCVAYS MUFFLER SERVICE IN	12/16/2022	Regular	0.00	15,251.98	108803
406050	CAFE' DEL RIO	12/16/2022	Regular	0.00	270.00	108804
100471	MOUND HOUSE TRUE VALUE	12/16/2022	Regular	0.00	150.36	108805
404565	MOUNTAIN DENTAL	12/16/2022	Regular	0.00	1,176.00	108806
101226	NEV COMPTROLLER	12/16/2022	Regular	0.00	7,459.00	108807
403731	NEV DEPT OF PUBLIC SAFETY	12/16/2022	Regular	0.00	656.99	108808
101969	NEV HUMAN RESOURCES	12/16/2022	Regular	0.00	11,665.50	108809
404940	NEV HUMAN RESOURCES, LV	12/16/2022	Regular	0.00	2,752.50	108810
101319	NEV PUBLIC DEFENDER	12/16/2022	Regular	0.00	44,988.48	108811
406706	AT&T NEVADA	12/16/2022	Regular	0.00	233.84	108812
403632	NEVADA BLUE LTD (RNO)	12/16/2022	Regular	0.00	100.00	108813
404163	SILVER STATE BARRICADE & SIGN	12/16/2022	Regular	0.00	43.13	108814
102782	OFFICE DEPOT	12/16/2022	Regular	0.00	28.20	108815
402926	OFFSITE DATA DEPOT, LLC	12/16/2022	Regular	0.00	289.67	108816
406628	OLIVER PACKAGING & EQUIPMENT	12/16/2022	Regular	0.00	45.74	108817
405127	O'REILLY AUTO ENTERPRISES LLC	12/16/2022	Regular	0.00	1,319.40	108818
404556	OUTFRONT MEDIA LLC	12/16/2022	Regular	0.00	704.00	108819
103486	PAPE MACHINERY	12/16/2022	Regular	0.00	456.95	108820
405584	PERPETUAL STORAGE, INC.	12/16/2022	Regular	0.00	1,659.94	108821
403895	WAY IT WAS MUSEUM	12/16/2022	Regular	0.00	10.50	108822
101435	PITNEY BOWES GLOBAL FINANCIAL	12/16/2022	Regular	0.00	165.12	108823
403329	PROTECTION DEVICES INC	12/16/2022	Regular	0.00	858.85	108824
103221	PEBP	12/16/2022	Regular	0.00	2,231.56	108825
404398	RAD STRATEGIES INC	12/16/2022	Regular	0.00	2,050.00	108826
402937	RAY MORGAN COMPANY LLC	12/16/2022	Regular	0.00	938.54	108827
404863	REFUSE, INC	12/16/2022	Regular	0.00	598.79	108828
405777	RENO BRAKE, INC	12/16/2022	Regular	0.00	1,554.70	108829
101515	RENO GAZETTE-JOURNAL	12/16/2022	Regular	0.00	1,174.99	108830
103063	RESERVE ACCOUNT	12/16/2022	Regular	0.00	500.00	108831
404516	RFI COMMUNICATIONS & SECURITY	12/16/2022	Regular	0.00	273.00	108832
101568	SANI-HUT COMPANY INC	12/16/2022	Regular	0.00	280.00	108833
405081	SHERMARK DISTRIBUTORS INC	12/16/2022	Regular	0.00	512.95	108834
404187	SHOAF, BRIAN ALLEN	12/16/2022	Regular	0.00	15.00	108835
102461	SIERRA CONTROLS LLC	12/16/2022	Regular	0.00	3,187.76	108836
102462	SIERRA ENVIRONMENTAL MONITOR	12/16/2022	Regular	0.00	714.00	108837
101630	NV ENERGY	12/16/2022	Regular	0.00	16.25	108838
101630	NV ENERGY	12/16/2022	Regular	0.00	184.12	108839
406762	SIMONCINI, JEANNE	12/16/2022	Regular	0.00	23.87	108840
403384	SMITHS FOOD & DRUG CENTER	12/16/2022	Regular	0.00	39.68	108841
403234	TAHOE SUPPLY COMPANY LLC	12/16/2022	Regular	0.00	101.27	108842
101658	SPB UTILITY SERVICES INC	12/16/2022	Regular	0.00	9,472.00	108843
101717	ST CO SCHOOL DISTRICT	12/16/2022	Regular	0.00	67,356.49	108844
101745	ST CO WATER SYSTEM	12/16/2022	Regular	0.00	3,309.82	108845
405695	STANDLEY, BRUCE	12/16/2022	Regular	0.00	200.00	108846
405475	STAPLES BUSINESS ADVANTAGE	12/16/2022	Regular	0.00	32.67	108847
101229	STATE OF NEVADA	12/16/2022	Regular	0.00	333,677.99	108848
101229	STATE OF NEVADA	12/16/2022	Regular	0.00	1,230.00	108849
403722	NEV DIV OF PUBLIC & BEHAVIORAL	12/16/2022	Regular	0.00	8,759.54	108850
404028	STATE OF NEVADA-RURAL REGIONA	12/16/2022	Regular	0.00	120.25	108851
403892	PONDEROSA MINE TOURS	12/16/2022	Regular	0.00	88.00	108852
405244	SUTTON HAGUE LAW CORP	12/16/2022	Regular	0.00	172.50	108853
405185	THATCHER COMPANY	12/16/2022	Regular	0.00	1,282.81	108854
404615	THE ANTOS AGENCY	12/16/2022	Regular	0.00	2,575.00	108855
404845	THOMAS PETROLEUM LLC	12/16/2022	Regular	0.00	7,402.42	108856

Packet: APPKT04864-2022-12-16 AP Payments cw

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
402935	PURE WATER SYSTEMS OF NEVADA	12/16/2022	Regular	0.00	49.95	108857
102195	ULINE	12/16/2022	Regular	0.00	210.18	108858
403728	UNITED SITE SERVICES OF NEVADA	12/16/2022	Regular	0.00	200.00	108859
406623	US FOODS INC	12/16/2022	Regular	0.00	2,118.91	108860
406765	T AND D ENTERPRISES	12/16/2022	Regular	0.00	534.00	108861
403983	VCTC	12/16/2022	Regular	0.00	1,000.00	108862
404144	VIRGINIA CITY TOWNSHIP JUSTICE C	12/16/2022	Regular	0.00	135.00	108863
101899	GRAINGER	12/16/2022	Regular	0.00	462.33	108864
402820	WALKER & ASSOCIATES	12/16/2022	Regular	0.00	4,000.00	108865
101890	WASHOE CO CORONER	12/16/2022	Regular	0.00	9,810.12	108866
405574	WASHOE COUNTY FORENSIC SCIENC	12/16/2022	Regular	0.00	1,050.00	108867
406763	WINTER EQUIPMENT COMPANY INC	12/16/2022	Regular	0.00	7,838.05	108868
404295	WELLS ONE COMMERCIAL CARD	12/16/2022	Bank Draft	0.00	42,534.51	DFT0001296

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	244	126	0.00	721,170.98
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	44	1	0.00	42,534.51
EFT's	1	1	0.00	6,000.00
	289	128	0.00	769,705.49

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

12/15/2022

Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 1-9-23
Comptroller Date

10/10/22 Deputy Clerk 12/16/22
Treasurer Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	12/2022	769,705.49
			<u>769,705.49</u>



By Vendor Name

Payment Date Range 12/23/2022 - 12/23/2022

County Commissioners approval is reported in the Board of County Commissioners Meeting Minutes

Approved By:

Treasurer



STOREY COUNTY

Vendor History Report

By Vendor Name

Posting Date Range 12/23/2022 - 12/23/2022

Payment Date Range 12/23/2022 - 12/23/2022

Payable Number	Description	Units	Price	Post Date	1099	Payment Number	Payment Date	Amount	Shipping	Tax	Discount	Net	Payment
Item Description				Amount	Account Number		Account Name	Dist Amount					
Vendor Set: 01 - Storey County Vendors													
404300 - INTERNAL REVENUE SERVICE													
INV001714	Medicare	0.00	0.00	12/23/2022	001-29503-000	DFT0001301	12/23/2022	66,165.11	0.00	0.00	0.00	66,165.11	66,165.11
				13,589.78			Medicare	13,589.78				13,589.78	13,589.78
INV001715	Social Security	0.00	0.00	12/23/2022	001-29505-000	DFT0001302	12/23/2022	1,117.10	0.00	0.00	0.00	1,117.10	1,117.10
				1,117.10			Social Security	1,117.10					
INV001716	Federal Income Tax w/held	0.00	0.00	12/23/2022	001-29501-000	DFT0001303	12/23/2022	51,458.23	0.00	0.00	0.00	51,458.23	51,458.23
	Federal Income Tax w/h	0.00	0.00	51,458.23			Federal w/holding	51,458.23					
Total 01 - Storey County Vendors:								66,165.11	0.00	0.00	0.00	66,165.11	66,165.11
Vendors: (1)								66,165.11	0.00	0.00	0.00	66,165.11	66,165.11
Report Total:								66,165.11	0.00	0.00	0.00	66,165.11	66,165.11

County Commissioners approval is reported in the

Board of County Commissioners Meeting Minutes

Processed & Submitted to Treasurer by Comptroller Admin 12/31/22 Date

Approved By:

[Signature] 1.9.23 Date

Comptroller

[Signature] 1/3/23 Date

Treasurer



STOREY COUNTY

Check Register

Packet: APPKT04876 - 2022/12/23 PERS 715 LS

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT	12/23/2022	EFT	0.00	59,438.74	10361

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	2	1	0.00	59,438.74
	2	1	0.00	59,438.74

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

8/8/22 12/21/22
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

Comptroller [Signature] Date 1/3/23
Treasurer [Signature] Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	12/2022	59,438.74
			<u>59,438.74</u>



STOREY COUNTY

Payroll Check Register Report Summary

Pay Period: 12/5/2022-12/18/2022

Packet: PRPKT01609 - 2022-12-23 Payroll LS
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	2	2,973.45
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	186	392,197.25
Total	188	395,170.70

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes

Lucy Davis 12/21/22
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

[Signature] 1-9-23
Comptroller Date

[Signature] 12-22-2022
Treasurer Date

[Signature] Deputy Clerk 1/3/2023



STOREY COUNTY

Check Register

Packet: APPKT04875 - 2022-12-23 PR payment LS

By Check Number

Vendor Number	Vendor DBA Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
405456	PUBLIC EMPLOYEES RETIREMENT	12/23/2022	EFT	0.00	91,460.98	10358
404869	SCSO EMPLOYEES ASSOCIATIO	12/23/2022	EFT	0.00	432.00	10359
404639	VOYA RETIREMENT INS	12/23/2022	EFT	0.00	9,180.48	10360
300003	AFLAC	12/23/2022	Regular	0.00	974.59	108869
300008	AFSCME LOCAL4041	12/23/2022	Regular	0.00	487.75	108870
405610	CALIFORNIA STATE DISBURSEMENT	12/23/2022	Regular	0.00	388.15	108871
405519	CIGNA HEALTH & LIFE INSURANCE C	12/23/2022	Regular	0.00	5,954.17	108872
300001	COLONIAL LIFE & ACCIDENT INS CO	12/23/2022	Regular	0.00	103.38	108873
404704	NATIONWIDE	12/23/2022	Regular	0.00	126.64	108874
405264	FIDELITY SEC LIFE INS CO	12/23/2022	Regular	0.00	41.76	108875
405263	KANSAS CITY LIFE INS CO	12/23/2022	Regular	0.00	260.67	108876
406598	MICHIGAN STATE DISBURSEMENT L	12/23/2022	Regular	0.00	599.31	108877
300011	NEVADA STATE TREASURER	12/23/2022	Regular	0.00	2.00	108878
406600	NORTHWEST FIRE FIGHTER BENEFIT	12/23/2022	Regular	0.00	3,061.83	108879
103233	PUBLIC EMPLY RETIREMENT SYSTEM	12/23/2022	Regular	0.00	774.00	108880
300010	STATE COLLECTION & DISBURSEMEI	12/23/2022	Regular	0.00	96.54	108881
300006	STOREY CO FIRE FIGHTERS ASSOC	12/23/2022	Regular	0.00	1,560.00	108882
300005	WASHINGTON NATIONAL INS	12/23/2022	Regular	0.00	532.89	108883

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	24	15	0.00	14,963.68 ✓
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	7	3	0.00	101,073.46 ✓
	31	18	0.00	116,037.14

County Commissioners approval is reported in the
Board of County Commissioners Meeting Minutes


Luigi Surr 12/21/22
Processed & Submitted to Treasurer by Comptroller Admin Date

Approved By:

Comptroller Alana Duke Date 12-22-2022
Treasurer Deputy Clerk Date 11/3/2023

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	12/2022	116,037.14
			<u>116,037.14</u>

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 1/17/2023 10:00 AM - BOCC Meeting	Estimate of Time Required: 5	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and Possible Action of Grant of Easement File No. 2023-01 to NV Energy for utilities within a portion of the London Drive Right-of-Way, McCarran, Storey County, Nevada.
- **Recommended motion:** In accordance with the recommendation by staff, I [commissioner] move to approve a Grant of Easement (2023-01) to NV Energy for utilities located within a portion of the London Drive Right-of-Way, McCarran, Storey County, Nevada.
- **Prepared by:** Lyndi Renaud

Department: **Contact Number:** 7758471144

- **Staff Summary:** NV Energy is requesting an easement to facilitate a new development on London Drive. The easement is to construct, operate, add to, modify, maintain and remove communication facilities and electric line systems for distribution and transmission of electricity above and below ground, along with ingress and egress across easement areas and removal, clear, cut or trim any obstruction or material within easement areas for safe and proper use of facilities within the easement areas. The Public Works Director has reviewed the easement and given his approval.
- **Supporting Materials:** See attached
- **Fiscal Impact:** None
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Location: London Drive near Britain Drive

The undersigned hereby affirms that
this document, including any exhibits
hereby submitted for recording does
not contain the personal information
of any person or persons (Per NRS 239B.030)

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:**

Land Resources
NV Energy
P.O. Box 10100 MS S4B20
Reno, NV 89520

GRANT OF EASEMENT

STOREY COUNTY, a political subdivision of the State of Nevada, ("**Grantor**"), for One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("**Grantee**") and its successors and assigns a perpetual right and easement:

1. To construct, operate, add to, modify, maintain, replace and remove communication facilities and electric line systems for the distribution and transmission of electricity above ground and underground, consisting of poles, other structures, wires, cables, bollards, pole-mounted transformers, anchors, guys and other equipment, fixture, apparatus, and improvements ("**Utility Facilities**"), and service boxes/meter panels, cabinets, bollards and other equipment, fixtures, apparatus, and improvements ("**Additional Utility Facilities**") upon, over, under and through the property legally described in Exhibit A attached hereto and by this reference made a part of this Grant of Easement ("Easement Area");

Location: London Drive near Britain Drive
RW# 1373-2022
Proj. #3009615240
Project Name: E-589 LONDON DR-FP-COMM-E-MDB TRUCKING LLC
GOE_DESIGN_OH_UG

2. For ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
3. To remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Utility Facilities or the Additional Utility Facilities within the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently construction, operating, adding to, maintain, or removing the Utility Facilities and/or the Additional Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement. However, this paragraph does not apply to and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 3 above so long as it exercises its rights in a prudent and non-negligent manner.

Grantee shall bear the entire cost and expense of installing and maintaining said Utility Facilities and Additional Utility Facilities in said Easement Area.

Grantee shall, at its expense, comply with all applicable laws, regulations, rules and orders regardless of when they become or became effective, including, without limitation, those relating to health, safety, noise, environmental protection, waste disposal, and water and air quality.

Grantee shall coordinate initial construction and/or maintenance with any existing lessees/occupants of the real property and shall use its best efforts not to unreasonably interfere with use/access of such lessees/occupants in the course of its construction and/or maintenance.

Grantee agrees that no assessments will be levied against the property of Grantor to defray any part of the expense incurred in connection with any construction in the Easement Area.

Grantee agrees to investigate, release, defend, indemnify and hold harmless Grantor, its officers, employees, agents, successors and assigns from all claims, liability, cost and expense, howsoever same may be caused, including reasonable attorney's fees, for loss of or damage to property for injuries to or death of persons

Location: London Drive near Britain Drive

RW# 1373-2022

Proj. #3009615240

Project Name: E-589 LONDON DR-FP-COMM-E-MDB TRUCKING LLC

GOE_DESIGN_OH_UG

arising out of the construction, reconstruction, maintenance, presence in, or use of the Easement Area by Grantee, its employees, agents, licensees, invitees, successors or assigns.

Grantee shall fully pay for all materials installed in the Easement Area and shall pay in full all persons who perform labor thereupon. Grantee shall not permit any mechanics' or materialmen's liens of any kind or nature to be enforced against the property for any work done or materials furnished thereon at Grantee's request.

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code. Grantee may use this easement to provide service to any of its customers.

(signatures on next page)

Location: London Drive near Britain Drive
RW# 1373-2022
Proj. #3009615240
Project Name: E-589 LONDON DR-FP-COMM-E-MDB TRUCKING LLC
GOE_DESIGN_OH_UG

IN WITNESS WHEREOF, Grantor has caused these presents duly to be executed the day and year first above written.

GRANTOR:

**Accepted for the County of Storey,
by the Board of County Commissioners**

By:_____

Name:_____

Title:_____

Date:_____

GRANTEE:

Sierra Pacific Power Company

By:_____

Name:_____

Title: Manager, Land Resources

Date:_____

(acknowledgements on next page)

Location: London Drive near Britain Drive
RW# 1373-2022
Proj. #3009615240
Project Name: E-589 LONDON DR-FP-COMM-E-MDB TRUCKING LLC
GOE_DESIGN_OH_UG

ACKNOWLEDGEMENTS

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me this _____ day of _____, 2022, by _____ as Manager, Land Resources of Sierra Pacific Power Company d/b/a NV Energy.

Notary Public

STATE OF NEVADA)
) ss.
COUNTY OF STOREY)

This instrument was acknowledged before me this _____ day of _____, 2022, by _____ as _____

of the BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY, a political subdivision of the State of Nevada.

Notary Public

Location: London Drive near Britain Drive
RW# 1373-2022
Proj. #3009615240
Project Name: E-589 LONDON DR-FP-COMM-E-MDB TRUCKING LLC
GOE_DESIGN_OH_UG



W.O. 3009615240

Storey County

London Drive and Britain Drive

EXHIBIT "A"
EASEMENT

A portion of the Northwest quarter of Section 35, Township 20 North, Range 22 East, M.D.M., Storey County, Nevada; situated within a portion of Britain Drive as described in the Quitclaim Deed of Dedication, recorded as Document Number 110590 on January 26, 2009, Official Records of Storey County, Nevada, and a portion of London Drive as described in the Quitclaim Deed of Dedication, recorded as Document Number 114263 on December 7, 2010, Official Records of Storey County, Nevada, more particularly described as:

Easement 1

COMMENCING at the Northwest Corner of Parcel 2009-36 as shown on the Record of Survey for Tahoe-Reno Industrial Center, LLC, recorded as File Number 112339 on December 4, 2009, Official Records of Storey County, Nevada, same being a point on the east line of said London Drive;

THENCE along the east line of London Drive South 8°00'28" West, 8.22 feet to the **POINT OF BEGINNING** of easement 1;

THENCE leaving said east line of London Drive South 15°37'35" West, 210.32 feet;

THENCE South 60°55'49" West, 101.95 feet to the southeasterly line of London Drive;

THENCE along said southeasterly line of London Drive North 63°27'33" East, 72.18 feet to the beginning of a tangent curve to the left;

THENCE along said southeasterly line of London Drive along the arc of said curve a distance of 66.26 feet, said curve having a radius of 115.00 feet and a central angle of 33°01'15";

THENCE leaving said southeasterly line of London Drive North 15°37'35" East, 65.61 feet to the east line of said London Drive;

THENCE along said east line of London Drive North 8°00'28" East, 113.14 feet to the **POINT OF BEGINNING** and the terminus of easement 1.



Easement 2

COMMENCING at the Northwest Corner of Parcel 2009-36 as shown on the Record of Survey for Tahoe-Reno Industrial Center, LLC, recorded as File Number 112339 on December 4, 2009, Official Records of Storey County, Nevada, same being a point on the east line of said London Drive;

THENCE leaving said east line of London Drive South $42^{\circ}17'19''$ West, 490.92 feet to the northeasterly line of said Britain Drive and the **POINT OF BEGINNING** of easement 2.

THENCE leaving said northeasterly line of Britain Drive South $87^{\circ}57'06''$ West, 110.22 feet to the terminus of easement 2.

The sidelines of said easements are to be extended or truncated as to meet at angle points and to terminate on the east and southeasterly lines of London Drive and the northeasterly line of Britain Drive.

Said Easements contain 3,957 square feet more or less.

See Exhibit "A-1" attached hereto and made a part thereof.

The Basis of Bearings for this Exhibit is said Record of Survey for Tahoe-Reno Industrial Center, LLC.

Prepared by Leland Johnson, P.L.S.



EXHIBIT A-1

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	66.26'	115.00'	33°01'15"

APN:
005-041-31

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S8°00'28"W	8.22'
L2	S15°37'35"W	210.32'
L3	S60°55'49"W	101.95'
L4	N63°27'33"E	72.18'
L5	N15°37'35"E	65.61'
L6	N8°00'28"E	113.14'

APN: 005-041-53

P.O.C.
NW COR.
PARCEL 2009-36
FILE: 112339

P.O.B.
ESMNT. 1

APN:
005-041-56
PARCEL 2009-36
FILE: 112339

APN: 005-041-57

EASEMENT AREA: 3957 SF±

15'
S87°57'06"W
110.22'

P.O.B.
ESMNT. 2

N

STOREY COUNTY
BRITAIN DR.
DEED: 110590

APN: 005-041-66

SCALE: 1" = 80'

S:\Survey\CSE\Cse_Cad\CSE_2022\3009615240 - 589 London Dr\dwg\
3009615240 - 589 London Dr.dwg <125679>
14Dec22-08:32



6100 NEIL RD.
RENO, NV 89511
775-834-4011

EXHIBIT MAP

EASEMENT

STOREY COUNTY
LONDON & BRITAIN DRIVE

T. 20 N., R. 22 E., SECT. 35 M.D.M.
STOREY COUNTY NEVADA

12/13/2022

1 OF 1



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 1/17/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 15 Min

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of the potential expenditure of approximately \$390,400.00, an amount not to exceed \$395,400.00, to Lumos & Associates for the design of the Lockwood Senior and Community Center project as well as preparation of construction documents, assistance in bidding process, construction assistance and related services.
- **Recommended motion:** I (commissioner), move to approve the potential expenditure of approximately \$390,400, an amount not to exceed \$395,400 to Lumos & Associates for the services related to the design and construction of the Lockwood Senior and Community Center project.
- **Prepared by:** Honey Menefee

Department:

Contact Number: 7758470986

- **Staff Summary:** The attached Proposal for Professional Services from Lumos & Associates, outlines a scope of work (Tasks 1-6) for the design, bidding and construction assistance elements portion of the Lockwood Senior and Community Center project. The total cost of Tasks 1-6 is estimated to be \$390,400.00.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

☐ Approved

☐ Approved with Modification

<input type="checkbox"/> Denied	<input type="checkbox"/> Continued
---------------------------------	------------------------------------



May 6, 2022

LA22.331

Mr. Austin Osborne, PHR, SHRM-CP
County Manager
Storey County
Box 176
Virginia City, NV 89440
Via Email: aosborne@storeycounty.org

**Re: Proposal for Professional Services (Rev 1)
Storey County – Lockwood Senior Center, Lockwood, NV**

Dear Mr. Osborne:

Lumos & Associates, Inc. appreciates this opportunity to provide you with this proposal for professional engineering and related services to assist Storey County for the proposed Sr./Community Center to replace the existing facility in Lockwood, Nevada.

Project Understanding

It is understood that Storey County would like professional design services for Construction Documents, Bidding Assistance, and Construction Assistance for a new Community/Senior Center facility located in Lockwood, Nevada. Lumos and Paul Cavin Architect LLC (PCA) will lead the design team through a brief programming and conceptual design effort, then proceed with the development of construction documents and provide construction assistance. It is our understanding that Storey County would like the new Community/Senior Center to possibly include the following:

- Approach the project as a “clean-slate;” Scrape/raze the entire site including buildings, parking, and other items or structures.
- Explore encroaching into the playfield (baseball field) and removing or relocating the retaining walls (which are in poor condition).
- Explore carving into the hillside to create more space on the site.
- Add senior and family community gathering space(s).
- Provide up to 200-person occupancy for a lunch/dining (final capacity to be determined), with activity and event spaces.
- Add an Emergency Operations Center and/or Evacuation Center, possibly including a shelter-in-place that supports a FEMA evacuation location.
- Add an Early Childhood Development center.
- Add an area for food storage or food pantry.
- Provide Senior Day Care for up to 10 individuals.
- Approximately 9,000 to 10,000 square feet of building.
- Add family restrooms.
- Add showers.
- Include room for meeting space(s).
- Include room for County office spaces(s).
- Include a HHS operations space.

- Create book-share/library space.
- Add a commercial kitchen to provide lunches for the senior center and Hillside Elementary School. (It is assumed that the Storey County School District has a food service provider that will provide the guidance and specifications for their needs for the Kitchen. A kitchen consultant is not included in our fee due to this assumption as the cost of a kitchen consultant is an expensive component that we would like to avoid if Storey County School District can provide this through their food service provider).
- Include a warming kitchen or area for public use.
- Add storage for emergency supplies.

We propose the following tasks to assist you with this phase of your project:

Project Scope

Phase 1

Task 1 – Programming Assistance and Conceptual Design

Lumos will assist Paul Cavin Architects (PCA) in advancing the conceptual design previously created in the master planning task (included in the original scope) through programming. Lumos and PCA will attend meetings and provide narratives regarding design considerations for various programs provided by PCA. This task includes:

Programming

1. Meet with users and stakeholders to determine needed improvements, spaces, adjacencies, circulation, etc. for the proposed building:
 - a. One (1) design meeting.
 - b. The general goal is to get everyone on the same page and starting point for the project.
2. Prepare a Programming Document. The Programming Document may include:
 - a. Design discipline narratives
 - b. Define design criteria:
 - i. 2018 International Building Code
 - ii. State of Nevada Day Care Licensing Agencies and Requirements
 - c. Interior Programming requirements for each room and space
 - d. Discussion of possible mechanical systems and plumbing fixtures
 - e. Discussion of electrical, data, fire alarm, communication, and other similar systems
 - f. Architectural Spatial relationships and adjacencies
 - g. Identification of other design players such as food service, equipment providers, service providers, etc.
3. Deliverables:
 - a. Programming Document

Conceptual Design:

- Architectural:
 - a. Develop conceptual floor plan (single level) based on the interior improvements defined and identified in the programming document.

- b. Develop a conceptual site plan based on site opportunities and constraints, parking requirements, drop off and pick up, trash services, utilities, and other requirements.
- Structural:
 - a. Assist in the analysis and selection of the Structural systems:
- Mechanical and Plumbing:
 - a. Assist in the conceptual design and understanding of the mechanical, plumbing, and fire suppression systems.
- Electrical:
 - a. Assist in the conceptual design and understanding of the lighting, power, data, AV systems, telecommunications, announcement, and fire alarm systems.
- Deliverables:
 - a. Conceptual Site Plan:
 - i. Architectural Site Plan to contain conceptual Civil Engineering improvements
 - b. Conceptual Floor Plan:
 - i. Architectural Floor Plan to contain mechanical, plumbing, and electrical
 - c. Conceptual Massing Diagrams:
 - i. Exterior Elevations
 - iii. Perspectives

Phase 2

Task 2 – Schematic Design

Under this task, Lumos and PCA will prepare Schematic Design (SD) level plans and documents. The following components will be incorporated in this task:

Schematic Design Submittal:

1. Schematic Level Drawings
2. Technical Specifications Table of Contents
3. Product information sheets
4. Narratives from each discipline will not be needed as systems will be identified and determined in the programming effort
5. Structural shall have the primary structural systems modeled and coordinated with architectural.
6. Preliminary Civil packages (utilities, parking, landscape, grading and drainage)
 - a. In coordination with the design team we will develop an SD level site layout showing the proposed facilities, parking, road extensions, fencing needs, gate requirements, site lighting (prepared by Electrical), concrete work, pedestrian paths, landscape areas, wet utility concepts, utility relocations, and drainage concepts.
 - b. Lumos will take the conceptual architectural footprint and create a civil engineering horizontal site concept with SD level grading and utility plans to identify challenges and critical components to allow for an informed discussion and presentations.
 - c. At this stage grading and control will not be initiated other than as required in order to vet critical components of the design.

- d. This preliminary site plan will also provide detail on what components of the existing site will be abandoned/demolished so that a discussion and determination can be made to confirm the scope of removals.
- 7. This task includes one Schematic Design Presentation and coordination meeting with Storey County and the design team
- 8. Project meetings (assumed to be 3-4 project meetings during this phase)

Task 3 – Design Development

In this phase, we will meet with the design team and the County to review the comments and input from the previously developed SD package and discuss the specific changes and needs as the design progresses to the DD package. After that meeting, we will work with the design team to develop the DD plans for the various components below. The following components will be incorporated in this task:

Design Development Submittal:

- 1. Design Level Drawings
- 2. Draft Technical Specifications
- 3. Cost Estimate
- 4. Product information sheets
- 5. Civil Components:
 - a. In coordination with the design team we will develop the DD level site layout showing the proposed facilities, parking, road extensions, fencing needs, gate requirements, site lighting (by others), concrete work, paths, landscape areas, wet utility DD design, and drainage DD design.
 - b. At this stage grading and control will be advanced to allow for refinement of the detailing and design of the horizontal and vertical elements of the site to a DD level.
 - c. This DD site plan will further refine the detail on what components of the existing site will be abandoned/demolished.
 - d. Begin detailing for the various proposed site components.
 - e. Prepare a drainage report for the project site/area.
 - f. Site access clarification
 - g. Project meetings
 - h. Drainage Report
 - i. Water and Sewer Reports
 - j. Utility connections (Sanitary Sewer, Storm Drain, Gas and Water, excludes 'dry' utilities such as Electrical, telephone, CaTV, Fiber Optic, etc.)
 - k. Site drainage (downspouts and drainage patterns)
 - l. Draft Technical Specifications
 - m. Review of construction cost estimates prepared by others.
 - n. Geotechnical Report
- 6. One Design Development Presentation and coordination meeting with Storey County and the design team
- 7. Planning Level Construction Cost Estimate
- 8. Project meetings (assumed to be 3-4 project meetings during this phase)

Task 4 – Construction Documents

In this phase, we will meet with the design team and County to review the comments and input from the previously developed DD package and discuss the specific changes and needs as the design progresses to the CD package. After that meeting, we will work with the design team to develop the CD plans for the various components below so that we are ready to submit for permits with NDEP, County, and other permitting agencies. The following components will be incorporated in this task:

50% Construction Documents Submittal:

1. Drawings
2. Technical Specifications
3. The 50% Construction Documents Submittal will be for internal review and coordination purposes only. If desired Lumos and PCA will share the 50% Construction Documents Submittal with the stakeholders.

100% Construction Documents/Plan Review Submittal:

1. Drawings – stamped and signed
2. Technical Specifications – stamped and signed
3. Cost Estimate
4. 100% Construction Documents presentation with Storey County and the design team
5. Civil:
 - a. Finalize Civil improvement plans including; horizontal and vertical site improvement plans and civil utility improvement plans
 - b. Applicable project details
 - c. Project meetings (assumed to be 2 project meetings – 1 in person and 1 virtual)
 - d. CD Landscape plans and specifications
 - e. Finalize Project specifications identified in the design development documents
 - f. Finalize development documents to include final Drainage, Water, and Sewer Reports
 - g. Storm Water Pollution Prevention Plan Preparation for submittal to NDEP
 - h. Permitting (NDEP/Storey County)
6. Submittal and response to agency comments
7. Project Meetings (assumed to be 3-4 project meetings during this phase)

Phase III

Task 5 – Bidding Assistance

Lumos will provide overall management of the bidding process and will include the following tasks:

- Prepare and Issue Bid Documents. Documents will be stamped and signed by the responsible discipline.
 - Includes Plan and a Project Manual with Contract Documents and Technical Specifications
- Attend Pre-bid job walk
- Other task services may include but are not limited to: responding to requests for information and assistance in issuance of addendums. Additional assistance may include bid and alternate

bid item evaluations, reviews and recommendation of awards in accordance with all pertinent Federal and State regulations.

- Issue recommendation of award to Storey County.

Task 6 – Construction Assistance

These services are not construction management. A separate proposal will be provided to Storey County for construction management, inspection, testing, etc. once the plans have been prepared. Lumos and PCA will provide the following construction assistance related activities:

Construction Assistance:

- Issue Documents for Construction (Drawings and Project Manual)
- Attend bi-weekly Owner/Architect/Contractor (OAC) meetings via web hosted communications, conference calls, or site visits.
- Address contractor RFIs.
- Review of submittals and shop drawings.
- Issue Clarifications and/or Supplemental information as needed
- Review Change Orders and Change Order Requests as needed.
- Perform one Final Job Walk and issue Punch List.

Task 7 – Direct Expenses/Reimbursables

Any fees or other associated project costs incurred by Lumos and Associates to obtain copies of previous plans or reports, additional mapping, permit fees paid by Lumos, or other unforeseen reimbursable expenses will be billed under this task at cost plus 15%. Additional production of plans and specifications as requested by the client will also be billed under this task on a time and materials basis in accordance with our current fee schedule.

Task 8 – On Call Services

Lumos and Associates will be available to complete additional work and/or attend project meetings not otherwise specified in this scope of services and as requested by the client. Lumos shall receive written authorization from the client prior to commencing any work under this task. Work performed under this task will be billed on a time and materials basis in accordance with our current fee schedule.

Assumptions/Exclusions

Lumos has made the following assumptions in preparation of this proposal

- The site is outside of a FEMA flood hazard zone and thus any FEMA coordination is not included in this proposal.
- A traffic study is not anticipated to be required and thus is not included in this proposal.
- Public Outreach other than the programming process is not included.
- The need for temporary facilities during construction will be discussed throughout the design with the County and other using entities. The temporary facilities if practical will be incorporated in the Contractors bid/responsibilities.
- All construction management (clerk of the works) and construction related services such as certified payroll review, prevailing wage report review, processing of pay requests, SWPPP

preparation, construction staking, inspection, testing, etc. will be via a separate proposal directly with Storey County under the assumption that Lumos will lead the construction management/inspection/testing phase of the project once the project is designed and permitted. This proposal will be prepared once plans are near completion to allow for a true understanding of the construction services scope of services. The construction management component lead will interact with the design team and request construction assistance as necessary. Engineer construction assistance scope will be under Task 6.

- Specific exclusions include: LEED or other "green building" requirements/certifications, Printing, community presentations, Special Use permits and processes, unique or odd site conditions, multiple levels or stories, Environmental Studies, Hazardous Material Surveys, Hazardous Material documentation (drawings and specifications), Hazardous Material abatement, Kitchen Design and Kitchen Consultant, Fire Protection Engineering, Playground Design and Playground/Play Equipment consultant, FF&E, Virtual Reality, Photo-realistic Renderings, Third Party Plan Review fees. If these services are needed or required, they will be discussed with Storey County, the stakeholders, and the design team prior to an endorsement of the contract.
- Agency application review fees, if necessary, will be the responsibility of Storey County
- Additional Scope of Work that may be desired but is not included in this scope of services:
 - a. Verify additional code requirements.
 - b. Drawings will be prepared with AutoDesk Revit and will be three dimensional.
 - c. BIM 360 will be used for model and consultant coordination.
 - d. Design drawings will be issued as PDFs.
 - e. Initial code analysis

Fees

The tasks described in the Scope of Work will be completed for the following fees:

Task	Description	Proposed Budget
Task 1	Programming Assistance and Conceptual Design	\$20,900
Task 2	Schematic Design	\$66,600
Task 3	Design Development	\$86,800
Task 4	Construction Documents	\$140,500
Task 5	Bidding Assistance	\$11,500
Task 6	Construction Assistance	\$64,100
Total:		\$390,400
Task 7	Direct Expenses/ Reimbursables - T&M not to Exceed	\$3,000
Task 8	On-Call Services - T&M not to Exceed	\$15,000

Tasks 1 through 6 are proposed as Lump Sum. Task 7 & 8 are proposed as T&M not to exceed the amounts provided without County approval. Use of funds in Task 8 are only with County approval.

Lumos & Associates, Inc. will be happy to amend this proposal as necessary. If this proposal is acceptable to the County, please provide approval to proceed. Any additional services requested but not covered by this Scope of Work can be provided by an amendment to this proposal. Lumos will send monthly progress billings on this project. The amount of these billings will be based upon the percentage of work completed. The terms are 'Due Upon Receipt' and accounts are past due after 30 days. Accounts over 30 days old will be subject to interest at the rate of 1 ½% per month and such collection action as may be necessary to collect the account. In addition, a "Stop Work Order" may be issued on past due accounts. In this case, no further work will be performed until the account is brought current.

Thank you again for allowing Lumos & Associates, Inc. to provide you with this proposal. Please do not hesitate to call me at (775) 883-7077 if you have questions.

Sincerely,

A handwritten signature in blue ink that reads "Tim Russell". The signature is fluid and cursive, with the first name "Tim" and last name "Russell" clearly distinguishable.

Tim Russell, P.E.
Director of Engineering

STANDARD PROVISIONS OF AGREEMENT

1. AGREEMENT

This Agreement is entered into by and between Storey County, a political subdivision of the State of Nevada (hereafter Client) and Lumos & Associates, Inc. a Nevada Domestic Corporation (hereafter Consultant) and is effective as of the date of the last party executing Exhibit A attached hereto. These Standard Provisions of Agreement are deemed part of the attached Agreement. As used herein, the term "Agreement" will mean the attached Agreement, the Proposal attached thereto as Exhibit "A," these Standard Provisions of Agreement, and any other exhibits attached hereto and specifically incorporated herein. Consultant shall provide for the Client the scope of services described in the referenced Proposal, and all services not specifically described therein are excluded from Consultant's scope of services.

2. BILLING AND PAYMENT

Fees and other charges shall be billed monthly as the work progresses and shall be due and payable at the time of billing. Fourteen (14) days are allowed for processing payment, and any unpaid balance remaining Thirty (30) days after the date of the original invoice shall be considered past due. Any unpaid balance remaining thirty (30) days after the date of the original invoice shall be considered Critically Past Due. Consultant reserves the right to suspend services on accounts with outstanding balances that are Critically Past Due. Consultant shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension. Upon payment in full by the Client, Consultant shall resume services under this Agreement, and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension. In the event Client fails to pay Consultant within forty-five (45) days or more after invoices are rendered, Client agrees that Consultant shall have the right in its sole discretion to consider said default a material breach of the Agreement and the duties of Consultant under this Agreement terminated, without requiring the seven (7) days written advance notice otherwise required for termination pursuant to Section hereof.

Any payment not received within thirty (30) days of date of the original invoice shall accrue interest at the rate of eighteen percent (18%) per annum.

Client hereby agrees that the balance as stated on any invoice from Consultant to Client is correct and is acceptable to Client unless, within ten (10) days from the date of the original invoice, Client notifies Consultant in writing of the particular item that is alleged to be in error or is otherwise in dispute.

Client shall pay the costs for checking and inspection fees, zoning and annexation applications fees, assessment fees, soils engineering fees, soils testing fees, aerial topography fees, and all other fees, permits, bond premiums, title company charges, blueprints and reproductions, and all other charges not specifically covered by the terms of this Agreement.

For projects that extend for more than one (1) year from the date of the Agreement, Consultant shall be entitled to an increase in fees in proportion to the increase in the Consumer Price Index over the preceding year, for the duration of the Agreement.

3. TERMINATION

This Agreement may be terminated by either party upon seven (7) days advance written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. Either party may terminate the agreement for any reason or even for no reason at all upon providing 30 days written notice to the other party.

In the event all or any portion of the services performed or partially performed by Consultant be suspended, abandoned, or terminated, Client shall pay Consultant for all fees, charges and services provided up to the date of termination. In return, Consultant shall provide Client with copies of all drawings, specifications and reports prepared or partially prepared up to the date of termination, at Client's expense and for use solely with respect to the Project. Payment in full up to the date of termination shall be a condition precedent to Consultant's providing copies of all drawings, specifications and reports, regardless of the pendency of any dispute.

4. ADDITIONAL SERVICES

Client may request that Consultant provide services beyond those set forth in Consultant's Proposal ("Additional Services"). The scope of such Additional Services and the compensation therefore shall be as mutually agreed upon in writing by Client and Consultant prior to commencement of such Additional Services.

The Consultant shall comply with applicable laws, codes and regulations in effect as of the date it provides its services pursuant to the standard of care in the industry. Changes to Consultant's services made necessary by newly enacted laws, codes and regulations after such date shall entitle the Consultant to a reasonable adjustment in the schedule and additional compensation in accordance with this

Additional Services provision. In addition, the Consultant shall be entitled to rely reasonably on interpretations and approvals given by government officials with responsibility for enforcing such laws, codes, and regulations and shall not be responsible for changes made by such officials to interpretations or approvals previously given.

5. STANDARD OF CARE

Consultant shall perform its services in a manner consistent with the level of care and skill ordinarily exercised by members of Consultant's profession currently practicing in the same locality under similar circumstances and with reasonable diligence and expediency consistent with sound professional practices ("Standard of Care"). Nothing contained herein shall be construed to constitute a guarantee, warranty or assurance, either express or implied of the services to be provided herein.

6. COST ESTIMATES

Consultant makes no representation concerning estimates of construction costs other than that these are estimates only and Consultant shall not be responsible for fluctuations in cost factors. Any such estimates prepared or agreed to by Consultant represent the Consultant's judgment as a design professional. It is recognized that neither the Consultant nor the Client has control over the cost of labor, materials or equipment; the contractor's methods of determining bid prices; or competitive bidding, market or negotiating conditions. Accordingly, the Consultant cannot and does not warrant or represent that bids or negotiated prices will not vary from the Client's budget or from any estimate of construction cost prepared or agreed to by the Consultant.

7. LIMITATIONS ON RESPONSIBILITIES

Consultant shall not be responsible for the acts or omissions of the Client, Client's other consultants, contractors, subcontractors, their agents or employees, or other persons providing work or services on the Project. Consultant does not guarantee the completion or quality of performance of work performed by the construction contractor(s) or other third parties. Site safety is the sole responsibility of the contractor. Consultant shall neither have control over nor be in charge of, nor be responsible for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with work for the Project.

Unless retained to perform a geotechnical investigation, Consultant makes no representations concerning soil conditions and Consultant is not responsible for any liability that may arise out of the making or failure to make soils surveys, or subsurface soil tests, or general soil testing.

Unless specifically included in the Proposal's scope of services, Consultant is neither responsible for notifying Client of any expiration or renewal dates for permits and/or approvals of any type or description, nor for renewing or requesting a renewal from any agency, municipality, or authority of any permits and/or approvals that may be due to expire.

8. OWNERSHIP OF DOCUMENTS

Drawings, details, specifications, reports, and other documents prepared by Consultant, including those in electronic form, are instruments of service for use solely with respect to this Project. Consultant shall be deemed the author and owner of the Consultant's instruments of service and shall retain all common law, statutory and other reserved rights, including copyrights. Upon execution of this Agreement Consultant grants to Client a nonexclusive license to reproduce the Consultant's Instruments of Service solely for purposes of the Project, provided the Client shall comply with all obligations, including prompt payment of all sums when due, under this Agreement. Client shall not use the instruments of service for future additions or alterations to this Project or for other projects without Consultant's prior written consent. Any unauthorized use, reuse or modifications of the instruments of service shall be at the Client's sole risk and without liability to Consultant, and Client agrees to defend, indemnify and hold harmless Consultant from all claims and damages arising out of or purported to arise out of the use, reuse, or modification of the Instruments of Service.

9. INDEMNIFICATION

Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Consultant from and against any claims, damages, liabilities, suits, demands, losses, expenses or costs (including reasonable attorneys' fees and costs of defense) ("Claims"), to the extent caused by Client's negligent acts, errors, or omissions and those of its contractors, subcontractors or consultants or anyone for whom Client is legally liable, to the extent consistent with the Limitation of Liability provision herein, except for claims or litigation arising through the sole negligence or willful misconduct of Consultant..

Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless Client from and against any claims, damages, liabilities, suits, demands, losses, expenses to the extent they are determined to have been caused by the negligent acts, errors or omissions of Consultant or anyone for whom Consultant is legally liable, to the extent consistent with the Limitation of Liability provision herein. Consultant shall not have an obligation to indemnify and hold harmless Client for claims or litigation arising through the sole negligence or willful misconduct of Client or anyone for whom Client is legally liable.

Neither party shall have an upfront duty to defend the other but shall reimburse reasonably incurred defense fees and costs (for fees and costs actually incurred in defending claims attributable to the other party's fault) to the extent of its indemnity obligation herein. Neither the Client nor the Consultant shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.

10. RIGHT OF ENTRY

Client shall secure the permission necessary to allow Consultant's personnel and equipment access to the project site and any adjacent properties necessary to perform the services at no cost to Consultant. While Consultant will take all reasonable precautions to minimize any damages to the property, it is understood by the Client that in the normal course of field work some damage may occur, the correction of which is not part of this Agreement.

11. SAMPLES

Samples obtained for materials testing will be discarded upon completion of testing, and portions of samples not tested or unused shall be preserved for not longer than thirty (30) days.

12. GOVERNING LAW; DISPUTES

This Agreement shall be governed by the laws of the state, in which the Project is located, and all dispute resolution proceedings shall be venued in the county and state in which the services are rendered unless the parties mutually agree otherwise in writing.

The parties agree to first endeavor in good faith to resolve any dispute arising out of or related to this Agreement by mediation pursuant to the Construction Industry Mediation Rules of the American Arbitration Association or JAMS. Mediation shall be a condition precedent to the instigation of any legal proceedings. If the claim or controversy is not resolved by mediation, the claim or controversy may be resolved by final and binding arbitration, if the parties so mutually agree in writing prior to the commencement of any arbitration proceeding. Absent express mutual consent to arbitrate, all disputes shall be litigated in a court of competent jurisdiction in the state in which the Project is located.

13. NO THIRD PARTY BENEFICIARIES

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or the Consultant.

14. WAIVER OF CONSEQUENTIAL DAMAGES

Notwithstanding any other provision in this Agreement, and to the fullest extent permitted by law, neither the Consultant nor the Client shall be liable to the other for, or shall make, any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, damage to reputation or any other consequential damages either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty.

15. FORCE MAJEURE

Client and Consultant are aware that many factors outside the Consultant's control may affect the Consultant's ability to complete the services to be provided under this Agreement. Client agrees that Consultant is not responsible for damages arising directly or indirectly from any delays for causes beyond Consultant's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters; fires, riots, war or other emergencies or acts of God; failure of any government agency to act in a timely manner; failure of performance by Client or Client's contractors or consultants; or discovery of any hazardous substances or differing site conditions.

16. SOLE CORPORATE REMEDY

It is intended by the parties to this Agreement that the Client's obligations and Consultant's services in connection with the Project shall not subject the Client's or Consultant's individual shareholders, officers, directors, members, managers or employees to any personal legal exposure for the risks associated with this Project. Therefore, and notwithstanding anything to the contrary contained herein, the parties agree that as their sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against the

business or governmental entities that are the parties to this Agreement and not against any of the parties' individual shareholders, officers, directors, members, managers or employees, except for acts of willful misconduct or as otherwise prohibited by law.

17. HAZARDOUS MATERIALS

The Consultant shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site. In the event the Consultant or any other party encounters any hazardous materials, or should it become known to the Consultant that such materials may be present on or about the jobsite or any adjacent areas that may affect the performance of the Consultant's services, the Consultant may, at its option and without liability for consequential or any other damages, suspend performance of its services under this Agreement until the Client retains appropriate consultants or contractors to identify and abate or remove the hazardous or toxic materials and warrants that the jobsite is in full compliance with all applicable laws and regulations. Consultant shall not be responsible for locating or abating any hazardous materials.

18. LIMITATION OF LIABILITY

(Consultant)

In recognition of the relative risks and benefits of the Project to both the Client and the Consultant relating to Consultant's provision of services in accordance with this Agreement, the risks have been allocated such that the Client agrees that Consultant's total liability to Client for any and all injuries, claims, losses, expenses or damages whatsoever (including attorneys' fees and costs and expert witness fees and costs) arising out of or in any way related to the services provided for the Project and/or under this Agreement, regardless of theories of liability or causes of action asserted (unless otherwise prohibited by law) including, but not limited to, allegations of Consultant's negligence, errors, omissions, strict liability, breach of contract or breach of warranty, shall not exceed the total sum of \$50,000 or the total amount of fees paid to Consultant under this Agreement, whichever is less. In no event shall Consultant's liability exceed the sum of Consultant's available professional liability insurance coverage at the time of settlement or judgment. Client and Consultant hereby acknowledge that this provision was expressly negotiated and agreed upon.

(Client)

The County will not waive and intends to assert available NRS Chapter 41 liability limitations in all cases. Contract liability of both parties shall not be subject to punitive damages. Consultant agrees that Client's total liability to Consultant for any and all injuries, claims, losses, expenses or damages whatsoever (including attorney's fees and costs and expert witness fees and costs mediator or arbitrator fees or costs) arising out of or in any way related to the services provided for the Project and/or under this Agreement, regardless of theories of liability or causes of action asserted (unless otherwise prohibited by law) including, but not limited to, allegations of Client's negligence, errors, omission, strict liability, breach of contract or breach of warranty shall never exceed the amount of funds appropriated for payment under this Contract, but not yet paid to Contractor, for the Fiscal Year budget in existence at the time of the claim.

19. MISCELLANEOUS

(a) Client and Consultant each respectively bind themselves, their partners, successors, executors, administrators, and assigns to the Agreement.

(b) Client agrees to cooperate fully with Consultant on the Project and to provide any and all information and/or documents reasonably necessary for Consultant to perform the agreed scope of services as detailed in the Agreement, and Consultant shall be entitled to rely upon the accuracy and completeness thereof.

(c) Neither Client nor Consultant shall assign its interest in the Agreement without the prior express written consent of the other.

(d) It is expressly understood that Consultant is an independent contractor and in no event will the Consultant, its agents, employees, representatives, or servants, be considered as the agent, employee, representative or servant of Client. Nothing contained in this Agreement or any action by Consultant shall be construed to impose a fiduciary duty on Consultant or create a fiduciary relationship between Consultant and Client or between Consultant and any third party.

(e) If any provision of this Agreement is invalid or unenforceable, such provision shall (i) be modified to the minimum extent necessary to render it valid and enforceable, or (ii) if it cannot be so modified, be deemed not to be a part of this Agreement and shall not affect the validity or enforceability of the remaining provisions.

(f) Waiver of any provision of this Agreement by either party shall not be deemed to constitute a waiver of any other provision of this Agreement, nor shall such waiver constitute a continuing waiver.

(g) Both parties represent and warrant that the party executing this agreement has the authority to bind the party represented by that person to this agreement.

(h) ENTIRE AGREEMENT. This Agreement, including all Exhibits, constitutes the entire agreement of the Parties regarding the subject matter of the Agreement and supersedes all previous agreements, proposals, and understandings, whether written or oral, relating to this subject matter. This Agreement may be executed in multiple counterparts, and shall have the same legal force and effect as if the Parties had executed it as a single document. The Parties may sign in writing, or by electronic signature, including by email. An electronic signature, or a facsimile copy or computer image, such as a PDF or tiff image, of a signature, shall be treated as and shall have the same effect as an original signature. In addition, an electronic signature, a true and correct facsimile copy or computer image of this Agreement shall be treated as and shall have the same effect as an original signed copy of this document. This Agreement may be amended or modified only by a written instrument signed by authorized representatives of both Parties.

20. RETAINER

Client agrees to deposit the sum of _____ \$ _____ as a retainer, receipt of which is a prerequisite for Consultant to perform services for Client. The retainer will be held by Consultant to secure payment of Consultant's invoices in Consultant's general accounts with all benefits accruing to Consultant. Consultant, at its sole discretion, may apply the retainer to any outstanding invoices which Client has failed to pay in the time frames set forth in this Agreement; however, nothing herein shall be interpreted to relieve Client from paying Consultant's invoices as set forth in this Agreement. If any portion of the retainer is applied to an outstanding invoice, Client shall, within five (5) days of Consultant's request, replenish the retainer account to the original amount listed herein. The retainer, or unused portion thereof, shall be refunded to Client within thirty (30) days after Consultant's services conclude or termination of this Agreement, whichever comes first, provided that there is no balance owed to Consultant. If a balance is owed to Consultant when services conclude or this Agreement is terminated, Client will be refunded the difference between the amount owed and the remaining retainer, if any. Nothing herein shall limit Consultant's rights to collect any remaining balance owed by Client once the retainer is depleted.

In witness whereof, the parties hereto have executed this Agreement as of the Effective Date.

CLIENT:

CONSULTANT:

STOREY COUNTY

LUMOS & ASSOCIATES, INC.

BY: _____

BY: _____

NAME: _____

NAME: _____

TITLE: _____

TITLE: _____

DATE: _____

DATE: _____

Attest

Jim Hindle
Storey County Clerk/Treasurer

CLIENT INITIALS _____

AGREEMENT

To Engage the Services of LUMOS & ASSOCIATES, INC.

THIS AGREEMENT, entered into on the _____ day of _____ 2023 by and between Storey County whose mailing address is P.O. Box 435, Virginia City, NV 89440 hereinafter called CLIENT and LUMOS & ASSOCIATES, INC. hereinafter called CONSULTANT is as follows:

CLIENT intends to pursue the construction of a senior and community center in Lockwood, Nevada hereinafter called the PROJECT.

THE CLIENT contact person for this PROJECT is Honey Menefee.

Phone # 775 847-0986 Email hmenefee@storeycounty.org

CLIENT and CONSULTANT, for mutual consideration hereinafter set forth, agree as follows:

A. CONSULTANT agrees to perform certain consulting, design, document preparation and bidding and construction assistance as is set forth in the proposal dated May 6, 2022 and attached hereto as Exhibit A.

B. CLIENT agrees to pay CONSULTANT as compensation for its services as set forth in the attached Exhibit A.

C. CLIENT agrees to provide to CONSULTANT the information and services as set forth in the attached Exhibit A.

D. CONSULTANT will complete its services on the PROJECT as set forth in the attached Exhibit A.

The attached Standard Provisions of Agreement are incorporated hereinto and made a part of this Agreement. In the event of any conflicts or inconsistencies between the terms contained in Exhibit "A" and those contained in the Standard Provisions of Agreement, the terms of the Standard Provisions of Agreement shall govern and control.

All notices, requests, demands, and other communications required under this Agreement shall be in writing and shall be deemed duly given and received: (i) if personally delivered, on the date of delivery; (ii) if mailed, three (3) days after deposit in the United States Mail, registered or certified, return receipt requested, postage prepaid; and/or (iii) if by a courier delivery service providing overnight or "next-day" delivery, on the next business day after deposit with such service. All written communications shall be addressed to CONSULTANT at 9222 Prototype Drive, Reno, NV 89521, or to CLIENT at the address written above.

IN WITNESS WHEREOF, the parties hereto have accepted, made and executed this Agreement upon the terms, conditions, and provisions written above and incorporated herein as set forth in the attached, on the date first written above.

CONSULTANT:

CLIENT:

PRINT _____

PRINT: _____

SIGN: _____

SIGN: _____

TITLE: _____

TITLE: _____

DATE: _____

DATE: _____



Board of Storey County Commissioners

Agenda Action Report

Meeting date: 1/17/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 min

Agenda Item Type: Discussion/Possible Action

- **Title:** Review and possible approval of Ordinance 22-321 making amendments to Storey County Code section 15.04.01 to include in the adopted codes the 2018 International Fire Code, and the 2018 International Wildland Urban Interface Code, the 2018 Northern Nevada Amendments to the International Wildland Urban Interface Code, and the 2022 Amendments to the 2018 International Fire Code, and (2) amends section 15.04.080 to address deletions from the 2018 International Wildland Urban interface Code and other matters properly related thereto.
- **Recommended motion:** I (commissioner), move to approve first reading of Bill No. 133, Ordinance No. 22-321 and authorize the publication of the date of a public hearing on the ordinance in the local newspaper.
- **Prepared by:** Keith Loomis

Department:

Contact Number: 775-847-0964

- **Staff Summary:** The Board, on October 16, 2018, approved Ordinance No. 18-293 adopting most of the 2018 editions of the International and Uniform codes and the amendments to those codes. The ordinance did not identify the 2018 versions of the International Fire Code and the International Wildland-Urban Interface Code as the editions being adopted. Rather, they were inadvertently identified as the 2012 versions of those codes. In addition, the amendments to the 2018 International Wildland-Urban Interface Code were still being worked on by the participating jurisdictions and these amendments were not available to be included in the adoption of ordinance 18-293.
- On November 9, 2018, the Board held a first reading of Ordinance 18-298 which was intended to adopt the 2018 editions of the International Fire Code and the 2018 edition of the International Wildland-Urban Interface code as well as the 2018 Northern Nevada Amendments to the International Wildland-Urban Interface code. For unknown reasons the public hearing on the ordinance, sometimes referred to as the second reading, never occurred. The impact of these events is that the adoption of the 2018 codes for fire and wildland urban interface have still not been adopted. In light of the fact that no public hearing was held on the adoption of Ordinance 18-298 it is the opinion of this writer that the best way to proceed forward is to begin the process over. Accordingly, Ordinance 22-321 is submitted to the Board for its consideration. The proposed ordinance also includes 2022 amendments to the 2018 International Fire Code proposed by the Storey County

Fire Protection District.

- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** TRUE
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

STOREY COUNTY FIRE PROTECTION DISTRICT AMENDMENTS TO THE 2018 INTERNATIONAL FIRE CODE

September 26, 2022

Published by the

Storey County Fire Protection District

145 S C Street

Virginia City, NV 89440

Preface

This document comprises proposed amendments to the 2018 Edition of the International Fire Code as published by the International Code Council, Inc, amended by Storey County Fire Protection District. This document is hereafter referenced as the Storey County Fire Amendments and is prepared to be adopted by reference by the local AHJ.

The purpose of the document is to provide a consistent area-wide application to the enforcement of the fire and life safety code sections noted in the International Fire Code, while still acknowledging necessary modifications to the nationally recognized fire and life safety document based upon the local needs of the community.

Notes: Deleted language in the base code has been ~~stricken through~~.

Added language to the code section has been underlined.

Omitted text from a code section remains unchanged.

The following participating personnel have reviewed the attached document referenced as the Storey County Fire Code Amendments and agree with the amendments to the 2018 International Fire Code as stated therein. It is noted that the code amendments in this document are hereby approved, adopted, and codified by the local AHJ and supersede any previous amendments

JAY CARMONA – STOREY COUNTY FIRE BOARD CHAIR
STOREY COUNTY FIRE PROTECTION DITRICT

JEREMY LONCAR – DISTRICT CHIEF
STOREY COUNTY FIRE PROTECTION DITRICT

CLAY MITCHELL – STOREY COUNTY FIRE BOARD
STOREY COUNTY FIRE PROTECTION DITRICT

SCOTT SNELLING – FIRE MARSHAL
STOREY COUNTY FIRE PROTECTION DITRICT

LANCE GILMAN – STOREY COUNTY FIRE BOARD
STOREY COUNTY FIRE PROTECTION DITRICT

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101.1 Title

101.1 Title. These regulations shall be known as the *Fire Code* of the Storey County Fire Protection District, hereinafter referred to as “this code.”

102.3 Change of use of occupancy

102.3 Change of use or occupancy. A change of occupancy shall not be made unless the use or occupancy is made to comply with the requirements of this code and the *International Existing Building Code*. Change of ownership of the building shall require the building to come up to current code standards, per NAC 477.917 as adopted by the Nevada State Fire Marshal.

102.7 Referenced codes and standards

102.7 Referenced codes and standards. The codes and standards referenced in this code shall be ~~those the most~~ current that are listed in Chapter 80, and such codes and standards shall be considered to be part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Section 102.7.1 and 102.7.2.

105.1.1 Permits required

105.1.1 Permits required. A property owner or owner’s authorized agent who intends to conduct an operation or business, or install or modify systems and equipment that are regulated by this code, or to cause any such work to be performed, shall first make application to the *fire code official*. Permits required by this code shall be obtained from the Storey County Fire Protection District. Fire District construction permits will be required and issued for Fire Sprinkler Systems, Detection/Notification Systems, Final Grading, and Civil Work based on project valuation.

105.6.52 Emergency responder radio coverage system

105.6.52 Emergency responder radio coverage system. An operational permit is required for the operation and maintenance of an emergency radio coverage system and related equipment, as specified in Section 510.

105.7.26 Fire fighter air replenishment systems

105.7.26 Fire Fighter Air Replenishment Systems. A construction permit is required for the installation of or modification to a Fire Fighter Air Replenishment System. The construction permit application shall include documentation of an acceptance and testing plan as specified in Section L103.2.

106.6 Collaborative coalition for wide-rise fire response

106.6 Collaborative coalition for wide-rise fire response. To establish collaboration between private businesses and the Storey County Fire Protection District that enables the purchase of emergency equipment and enhances the ability to safely and effectively provide emergency services to said business with targeted risks.

106.6.1 Membership fee assessment

106.6.1 Membership fee assessment. The *fire code official*, upon reviewing submitted plans, shall determine the amount of the cooperative membership fee according to Table 106.6.1(a).

TABLE 106.6.1(a)

TABLE 106.6.1(a)

SQUARE FOOTAGE CATEGORIES

<u>SQUARE FOOTAGE</u>	<u>MEMBERSHIP FEE</u>	<u>CASH EQUIVALENT</u>
<u>Under 30,000</u>	<u>\$0.00</u>	<u>N/A</u>
<u>30,000 to 199,999</u>	<u>\$6,000.00</u>	<u>3 Hose Packs</u>
<u>200,000 to 499,999</u>	<u>\$14,000.00</u>	<u>7 Hose Packs</u>
<u>500,000 to 749,999</u>	<u>\$20,000.00</u>	<u>10 Hose Packs</u>
<u>750,000 and up</u>	<u>\$24,000.00</u>	<u>12 Hose Packs</u>

109 BOARD OF APPEALS

Section 109 is removed in its entirety.

110.4 Violation penalties

110.4 Violation penalties. Unless a greater penalty is provided by Nevada Law, Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the *approved construction documents* or directive of the *fire code official*, or of a permit or certificate used under the provisions of this code, shall be guilty of a misdemeanor, ~~[SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed on which a violation occurs is a separate offense.~~

112.4 Failure to comply

112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, is guilty of a misdemeanor.

202 GENERAL DEFINITIONS

[BG] HIGH-RISE BUILDING. A building with an occupied floor located more than 75 55 feet (~~22806 16 764~~ mm) above the lowest level of fire department vehicle access.

[BG] OCCUPANCY CLASSIFICATION Institutional Group I-1. Institutional Group I-1 occupancy shall include buildings, structures, or portions thereof for more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised environment and receive custodial care. 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. Buildings of Group I-1 shall be classified as one of the occupancy conditions listed below. This group shall include, but not be limited to, the following:

[BG] Occupational Classification Group I-4, day care facilities. Institutional Group I-4 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:

[BG] Five Six 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.

[BG] Five Six 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 a Group R-3 occupancy or shall comply with the *International Residential Code*.

[BG] **Occupancy Classification Residential Group R-1.** Residential Group R-1 occupancies containing *sleeping units* where the occupants are primarily transient in nature, including:

“Brothels” is added to the list of Residential Group R-1 occupancies.

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

Care facilities that provide accommodations for five six or fewer persons receiving care

[BG] **Moderate-hazard storage, Group S-1.**

“Dry boat storage (indoor)” is removed from the list of Storage Group S-1 occupancies.

[BG] **Low-hazard storage, Group S-2.**

“Dry boat storage (indoor)” is added to the list of Storage Group S-2 occupancies.

[BG] **TEMPORARY.** A time less than 180 Days.

[BG] **UNWANTED ALARM.** Any alarm that occurs that is not the result of a potentially hazardous condition.

[BG] **WIDE-RISE BUILDING.** Any single-story building that exceeds 30,000 square feet, or multi-story building exceeding 50,000 square feet.

305.1 Clearance from 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.

307.4.3 Portable outdoor fireplaces

307.4.3 Portable outdoor fireplaces. Portable outdoor fireplaces shall be UL listed and used in accordance with manufacturer’s instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material.

~~Exception: Portable outdoor fireplaces used in one- and two-family dwellings.~~

308.1.6.3 Sky lanterns

~~308.1.6.3 Sky lanterns.~~ A person shall not release or cause to be released an untethered sky lantern. Sky lanterns are prohibited.

319.4.1 Fire protection for cooking equipment

319.4.1 Fire protection for cooking equipment. Cooking equipment shall be protected by automatic fire extinguishing systems in accordance with ~~Section~~ Sections 607.2 and 904.12.

320 NATURAL GAS METER PROTECTION

320.1 General. A protective cover shall be provided over natural gas meter assemblies serving buildings, or portions thereof, located at an elevation of 5,800 feet (1767.48 m) or higher. The protective cover shall be designed to be equal to or greater than the Building Design Load (as determined by the Building Department having jurisdiction). The cover shall be approved by the natural gas supplier, shall be installed over the meter assembly, and securely supported to the ground or diagonally to the building wall. When supported to the ground, the footing of the supports shall extend a minimum of 6-inches (152.4 mm) below finished grade. Pre-cast concrete piers may be used in lieu of poured footings, provided they are placed on stable soil.

321 LITHIUM BATTERY STORAGE

321.1 General. The storage of lithium-ion and lithium metal batteries shall comply with Section 321.

Exceptions:

1. Batteries installed in the equipment, devices, or vehicles they are designed to power.
2. Batteries packed for use with the equipment, devices, or vehicles they are designed to power.
3. Batteries in original retail packaging that are rated at 300 watt-hours or less for lithium-ion batteries or contain 25 grams or less of lithium metal for lithium metal batteries.
4. Temporary storage of batteries or battery components during the battery manufacturing process prior to completion of final quality control checks.

321.2 Permits. Permits shall be required for an accumulation of more than 15 cubic feet (0.42 m³) of lithium-ion and lithium metal batteries, other than batteries listed in the exceptions to Section 321.1.

321.3 Fire safety plan. A fire safety plan shall be provided in accordance with Section 403.11.6. In addition, the fire safety plan shall include emergency response actions to be taken upon detection of a fire or possible fire involving lithium-ion or lithium metal battery storage.

321.4 Storage requirements. Lithium-ion and lithium metal batteries shall be stored in accordance with Section 321.4.1, 321.4.2, or 321.4.3, as applicable.

321.4.1 Limited indoor storage in containers. Not more than 15 cubic feet (0.42 m) of lithium-ion or lithium metal batteries shall be permitted to be stored in containers in accordance with all of the following:

1. Containers shall be open-top and constructed of noncombustible materials or shall be approved for battery collection.
2. Individual containers and groups of containers shall not exceed a capacity of 7.5 cubic feet (0.21 m).
3. A second container or group of containers shall be separated by not less than 3 feet (914 mm) of open space, or 10 feet (3048 mm) of space that contains combustible materials.
4. Containers shall be located not less than 5 feet (1524 mm) from exits or exit access doors.

321.4.2 Indoor storage areas. Indoor storage areas for lithium-ion and lithium metal batteries, other than those complying with Section 321.4.1, shall comply with Sections 321.4.2.1 through 321.4.2.6.

321.4.2.1 Technical opinion and report. A technical opinion and report complying with Section 104.7.2 shall be prepared to evaluate the fire and explosion risks associated with the indoor storage area and to make recommendations for fire and explosion protection. The report shall be submitted to the fire code official and shall require the fire code official's approval prior to issuance of a permit. In addition to the requirements of Section 104.7.2, the technical opinion and report shall specifically evaluate the following:

1. The potential for deflagration of flammable gases released during a thermal runaway event.

2. The basis of design for an automatic sprinkler system or other approved fire suppression system. Such design basis shall reference relevant full-scale fire testing or another approved method of demonstrating sufficiency of the recommended design.

321.4.2.2 Construction requirements. Where indoor storage areas for lithium-ion and lithium metal batteries are located in a building with other uses, battery storage areas shall be separated from the remainder of the building by 2-hour rated *fire barriers or horizontal assemblies*. *Fire barriers* shall be constructed in accordance with Section 707 of the *International Building Code*, and *horizontal assemblies* shall be constructed in accordance with Section 711 of the *International Building Code*.

Exceptions:

1. Where battery storage is contained in one or more approved prefabricated portable structures providing a complete 2-hour fire resistance rated enclosure, fire barriers and horizontal assemblies are not required.
2. Where battery storage is limited to new batteries in packaging that has been demonstrated to and approved by the fire code official as sufficient to isolate a fire in packaging to the package interior, fire barriers and horizontal assemblies are not required.

321.4.2.3 Fire protection systems. Indoor storage areas for lithium-ion and lithium metal batteries shall be protected by an automatic sprinkler system complying with Section 903.3.1.1 or an approved alternative fire suppression system. The system design shall be based on recommendations in the approved technical opinion and report required by Section 321.4.2.1.

321.4.2.4 Fire alarm systems. Indoor storage areas for lithium-ion and lithium metal batteries shall be provided with an approved automatic fire detection and alarm system complying with Section 907. The fire detection system shall use air-aspirating smoke detection, radiant energy-sensing fire detection, or both.

321.4.2.5 Explosion control. Where the approved technical opinion and report required by Section 321.4.2.1 recommends explosion control, explosion control complying with Section 911 shall be provided.

321.4.2.6 Reduced requirements for storage of partially charged batteries. Indoor storage areas for lithium-ion and lithium metal batteries with a demonstrated state of charge not exceeding 30 percent shall not be required to comply with Sections 321.4.2.1, 321.4.2.2, or 321.4.2.5, provided that procedures for limiting and verifying that the state of charge will not exceed 30 percent have been approved.

321.4.3 Outdoor Storage. Outdoor storage of lithium-ion or lithium metal batteries shall comply with Sections 321.4.3.1 through 321.4.3.3.

321.4.3.1 Distance from storage to exposures. Outdoor storage of lithium-ion or lithium metal batteries, including storage beneath weather protection in accordance with Section 414.6.1 of the *International Building Code*, shall comply with one of the following.

1. Battery storage shall be located not less than 20 feet (6096 mm) from any building, lot line, public street, public alley, public way or means of egress.
2. Battery storage shall be located not less than 3 feet (914mm) from any building, lot line, public street, public alley, public way or means of egress, where the battery storage is separated by a 2-hour fire-resistance rated assembly without openings or penetrations and extending 5 feet (1524 mm) above and to the sides of the battery storage area.
3. Battery storage shall be located not less than 3 feet (914 mm) from any building, lot line, public street, public alley, public way or means of egress, where batteries are contained in approved prefabricated portable structures providing a complete 2-hour fire-resistance rated enclosure.

321.4.3.2 Storage area size limits and separation. Outdoor storage areas for lithium-ion or lithium metal batteries, including storage beneath weather protection in accordance with Section 414.6.1 of the *International Building Code*, shall not exceed 900 sq. ft (83.6 m). The height of battery storage in such areas shall not exceed 10 feet (3048 mm). Multiple battery storage areas shall be separated from each other by not less than 10 feet (3048 mm) of open space.

321.4.3.3 Fire detection. Outdoor storage areas for lithium-ion or lithium metal batteries, regardless of whether such areas are open, under weather protection or in a prefabricated portable structure, shall be provided with an approved automatic fire detection and alarm system complying with Section 907. The fire detection system shall use radiant energy-sensing fire detection.

401.1 Scope

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 that are in compliance with approved procedures for fire reporting.~~

403.11.6 Buildings with lithium-ion or lithium metal battery storage

403.11.6 Buildings with lithium-ion or lithium metal battery storage. An approved fire safety plan in accordance with Section 404 shall be prepared and maintained for buildings with lithium-ion or lithium metal battery storage.

503.2.4 Turning radius

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) feet. The inside radius of any turn shall not be less than thirty (30) feet.

503.2.9 Driveways

503.2.9 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 (20) feet in width shall be provided with turnouts in addition to turnarounds.

503.2.10 Turnouts

503.2.10 Turnouts. Turnouts shall be an all-weather road surface at least ten (10) feet wide and thirty (30) feet long. Driveway turnouts shall be located as required by the fire code official.

505.1 Address Identification

505.1 Address identification. New and existing buildings shall be provided with approved all-weather address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetic letters. Numbers shall not be spelled out. Each character shall be not less than 4-inches (102-mm) high with a minimum stroke width of 1/2 inch (12.7 mm) a nominal height of 6-inches with a minimum 1/2-inch stroke for residential occupancies, six (6) inches in height with a minimum of three-quarters (¾) inch stroke for commercial structures not exceeding 30,000 square feet, and 12-inches with a one and one-half (1 ½) 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 (½) inch stroke. Numbers and/or letters shall be of a contrasting color and be readily visible from the street. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response.

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 identification shall be maintained.

507.2.3 Inspection, testing and maintenance

507.2.3 Inspection, testing and maintenance. Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with NFPA 25 at the following intervals.

1. Private fire hydrants of all types: inspect annually and after each operation; flow test and maintenance annually.
2. Fire service main piping: Inspection of exposed pipe annually; flow test every five years.
3. Fire service main piping strainers: Inspection and maintenance after each use.

Records of inspections, testing, and maintenance shall be maintained.

507.3 Fire flow

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

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

507.5.1.2 Fire hydrant standards

507.5.1.2 Fire hydrant standards. All new or replacement fire hydrants shall be in accordance with Tables 507.5.1.2(a) and 507.5.1.2(b).

TABLE 507.5.1.2(a)

TABLE 507.5.1.2(a)
FIRE HYDRANT MAKE AND MODEL

<u>MAKE</u>	<u>MODEL</u>
<u>Mueller</u>	<u>A423 – Super Centurion 250</u>
<u>Waterous</u>	<u>Pacer WB-67-250 with Storz Connection</u>
<u>AVK</u>	<u>27N-Nostalgic (2780)</u>

TABLE 507.5.1.2(b)TABLE 507.5.1.2(b)
FIRE HYDRANT SPECIFICATIONS

<u>FEATURE</u>	<u>SPECIFICATION</u>
<u>Opening</u>	<u>Left hand turn</u>
<u>Threads</u>	<u>National Hose Thread (NST)</u>
<u>Ports</u>	<u>5-inch Steamer with Ztorz cap and two 2 ½ inch ports</u>
<u>Nut</u>	<u>1 ½ inch diameter</u>
<u>Color</u>	<u>Municipal system: Red Fire pump system: White top</u>

507.5.5 Clear space around hydrants

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

507.5.7 Distance from curb, height, and location

507.5.7 Distance from curb, height, and location. Fire hydrants are to be located within 5 feet (1524 mm) from the face of the curb with the steamer port centered not less than 18 inches (457 mm) and not more than 36 inches (914mm) above the grade or ground, whichever is higher. Hydrants should be placed on the right-hand side of roads and intersections whenever possible or as *approved* by the *fire code official*.

507.5.8 Signage

507.5.8 Signage. Fire hydrants shall be installed with an “OUT OF SERVICE” ring around the steamer port. The ring shall remain in place until successful flow, numbering, and GPS mapping has been completed and removal of the ring has been authorized by the *fire code official*.

507.5.9 Solid surface area

507.5.9 Solid surface area. Fire hydrants installed in a location with no sidewalks shall have a 4-foot by 4-foot (1219 mm by 1219 mm) solid surface area constructed of concrete, pavement, solid base, or other *approved* material, in front of the hydrant and must be free from obstructions, drop-offs in grade or holes in or around the immediate area. This should extend from the front of the hydrant to the curb and does not need to completely surround the hydrant. Where topographic features interfere with the clearance, a retaining wall shall be provided. DO NOT pour concrete up to the pipe. All fire hydrants shall be provided annular space around the hydrant pipe and filled with drain gravel.

507.5.10 Markers

507.5.10 Markers. Approved fire hydrant snow markers shall be provided where it is determined by the *fire code official* to be an area of significant snow fall.

508.1 General

508.1 General. Where required by other sections of this code and in all buildings classified as *high-rise buildings* by the *International Building Code* or *wide-rise buildings* as defined in Section 202, a *fire command center* for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.6. 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 can be located within the structure in a location approved by the fire code official. For buildings larger than 30,000 square feet the fire command center shall be located in a detached building outside the collapse zone (1.5 times the height of the building).

508.1.2 Separation

508.1.2 Separation. The *fire command center* shall be separated from the remainder of the building by not less than a 12-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

508.1.3 Size. The *fire command center* shall be not less than 0.015 percent of the total building area of the facility served or 200 square feet (19 m²) in area, whichever is greater, with a minimum dimension of 0.7 times the square root of the room area or 10 feet (3048 mm), whichever is greater a minimum of 96 square feet with a minimum dimension of 8 feet.

508.1.6 Required features

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

4. The emergency voice/alarm communication system control unit.
5. The fire department communications system.
6. Fire detection and alarm system annunciator.
7. Annunciator unit visually indicating the location of the elevators and whether they are operational.
8. Status indicators and controls for air distribution systems.
9. The fire fighter's control panel required by Section 909.16 for smoke control systems installed in the building.
10. Controls for unlocking *interior exit stairway* doors simultaneously.
11. Sprinkler valve and water-flow detector display panels.
12. Emergency and standby power status indicators.
13. ~~A telephone for fire department use with controlled access to the public telephone system.~~
14. Fire pump status indicators.
15. Schematic building plans indicating the typical floor plan and detailing the building core, *means of egress*, *fire protection systems*, fire-fighter air-replenishment systems, fire-fighting equipment and fire department access, and the location of *fire walls*, *fire barriers*, *fire partitions*, *smoke barriers* and smoke partitions.
16. An *approved* Building Information Card that includes, but is not limited to, all off the following:
 - 16.1. 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) and the estimated building population during the day, night and weekend;

- 16.2. Building emergency contact information that includes: a list of the building's emergency contacts including but not limited to building manager, building engineer and their respective work phone number, cell phone number and e-mail address;
- 16.3. Building construction information that includes: the type of building construction including but not limited to floors, walls, columns and roof assembly;
- 16.4. *Exit access stairway* and *exit stairway* information that includes: number of *exit access stairways* and *exit stairways* in building; each *exit access stairway* and *exit stairway* designation and floors served; location where each *exit access stairway* and *exit stairway* discharges, *interior exit stairways* that are pressurized; *exit stairways* provided with emergency lighting; each *exit stairway* that allows reentry; *exit stairways* 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, control rooms and control spaces; location of sky lobby; and location of freight elevator banks;
- 16.5. 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 and location of natural gas service;
- 16.6. *Fire protection system* information that includes: location of standpipes, location of fire pump room, location of fire department connections, floors protected by automatic sprinklers and location of different types of *automatic sprinkler systems* installed including but not limited to dry, wet and pre-action;
- 16.7. Hazardous material information that includes: location and quantity of hazardous material.
17. Work table.
18. Generator supervision devices, manual start and transfer features.
19. Public address system, where specifically required by other sections of this code.
20. Elevator fire recall switch in accordance with ASME A17.1/CSA B44.
21. Elevator emergency or standby power selector switch(es), where emergency or standby power is provided.
22. 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 feet of fire control room) location, Address location (must be 12 inches 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).
23. 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 emergency electrical circuits.
24. Main Fire Alarm Control Panel shall be a combination smoke/fire with a writable surface.
25. Knox Box installed at an approved location and 5 feet above finished floor.
26. Fire Department Connection.
27. Post Indicator Valve.
28. Outside Screw & Yolk.
29. In occupancies greater than 55 feet 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 Protection District request, for buildings or occupancies where it is deemed necessary based on special hazards or square footage.
30. In occupancies greater than 55 feet in height, a fire equipment cache room shall be provided every 5 stories and stocked as specified by the Fire Code Official. Fire cache room shall be provided and stocked

Commented [PL1]: Redundant - above in 19

Commented [PL2]: "Old Document" section 14

per fire code official request, for buildings or occupancies where it is deemed necessary based on special hazards or square footage.

31. Fire hydrant at an approved location and connected directly to the main city water supply or other approved water source.

Commented [PL3]: "Old Document" section 16

510.1 Emergency responder radio coverage in new buildings

510.1 Emergency responder radio coverage in new buildings. ~~New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. An emergency responder radio coverage system shall be provided throughout buildings when any of the following apply:~~

1. High-rise buildings. Buildings with a floor used for human occupancy located more than 55 feet above the lowest level of fire department vehicle access.
2. Wide-rise buildings. Buildings over 30,000 square feet.
3. Underground and below grade buildings. Buildings having a floor level below the finished floor of the lowest level of exit discharge of any level.
4. Other buildings. The fire code official is authorized to require a technical opinion and report, in accordance with Section 104.7.2, for buildings whose design, due to location, size, construction type, or other factors, could impede radio coverage as required by Section 510.4.1. The report shall make a recommendation regarding the need for an emergency responder radio coverage system.

Exceptions:

- ~~1. Where approved by the building official and fire official a wired communication system in accordance with Section 907.2.12.2 shall be permitted to be installed and maintained instead of an approved radio coverage system.~~
- ~~2. Where it is determined by the fire code official that the radio coverage is not needed.~~
- ~~3. In facilities where emergency responder radio coverage is required, and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated.~~

510.2 Emergency responder radio coverage in existing buildings

510.2 Emergency responder radio coverage in existing buildings. ~~Existing buildings shall be provided with approved radio coverage for emergency coverage as required in chapter 11; other than Group R-3, which do not have approved radio coverage for emergency responders in the building based on existing coverage levels of the public safety communications systems, shall be equipped with such coverage according to one of the following conditions:~~

1. Existing buildings that do not have approved radio coverage, as determined by the fire code official, in accordance with Section 510.4.1.
2. Where an existing wired communication system cannot be repaired or is being replaced.
3. Within a time frame established by the adopting authority.

Exception: Where it is determined by the fire code official that the radio coverage is not needed.

901.4.6.2 Marking on access door

901.4.6.2 Marking on access door. Access doors for automatic sprinkler system riser rooms and fire pump rooms shall be labeled with an approved and maintained all-weather sign. The lettering shall be in contrasting color to the background. Letters shall have a minimum height of 2 inches (51 mm) with a minimum stroke of 3/8 inch (10 mm).

901.6 Inspection, testing and maintenance

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

901.6.2.3 Fire fighter air replenishment system

Section 901.6.2.3 Fire fighter air replenishment system. Fire suppression breathing apparatus air system procedures, maintenance and report records shall be approved by the *fire code official*. Inspection records shall be kept on-site.

901.7 Systems out of service

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 be either 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.

901.11 Problematic unwanted fire alarms

901.11 Problematic unwanted fire alarms. Problematic unwanted fire alarms are a violation of this code. When a fire alarm system is required by this code, it shall be the responsibility of the property owner or owner's authorized agent to maintain the system and properly educate occupants, tenants, and/or employees in accepted behavioral practices that will minimize or eliminate false and/or nuisance alarms. This includes nuisance activations in response to predictable environmental stimuli such as but not limited to cooking fumes, smoking, and construction activities. Where unwanted alarms become repetitive, the fire code official is authorized to charge fees or issue administrative citations to the property owner in accordance with the fee schedule or administrative code as established by the applicable governing authority.

903.2 Where required

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in locations described in Sections 903.2.1 through 903.2, Group A, B, E, F, H, I, M, S and U occupancies with a fire area greater than or equal to 5,000 square feet (464 m²), and buildings with two stories and a basement or more than two stories in height.

903.2.3 Group E

903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows where one of the following exists:

1. Throughout all Group E *fire areas* greater than ~~12,000~~ 5,000 square feet (~~1115~~ 464 m²) in area.
2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.

Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.

3. The Group E fire area has an occupant load of 300 or more.

Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest.

4. Daycare facilities where there is occupancy from 12:00 am- 6:00 am and care for 7 or more children.

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

903.4 Sprinkler system supervision and alarms

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

Exceptions:

5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position. This exception will not apply to any of the above- mentioned control valves if they are located in a building equipped with any fire alarm or protection system that is required to be monitored by a central station fire alarm company.

903.4.2 Alarms

903.4.2 Alarms. An approved audible alarm notification appliance device, ~~located on the exterior of the building in an *approved* location,~~ shall be connected to each *automatic sprinkler system*. Such sprinkler waterflow alarm devices shall be activated by waterflow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Approved alarm notification appliances shall be provided on the exterior of the building and within each tenant space on the interior of the building and in an *approved* location. When residential (single family dwelling) automatic sprinkler systems are provided, waterflow activation shall provide occupant notification at all occupied levels and sleeping units, with minimum audible notification level of 75 dba sound pressure at pillow height. Where a fire alarm system is installed, actuation of the *automatic sprinkler system* shall actuate the building fire alarm system.

903.4.3 Floor control valves

903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor ~~in *high-rise buildings* in multi-story facilities.~~

905.3 Required installations

905.3 General requirements. Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.89. Standpipe systems are allowed to be combined with *automatic sprinkler systems*.

905.3.9 Exterior man doors

905.3.9 Exterior man doors. Hose valve outlets are required at all exterior man doors. Hose valve outlets shall be a minimum of 2½-inch (64 mm) National Pipe Threat (NPT), mounted 5 feet above finished floor with the valve mounted downward at a 45-degree angle, and a metal sign with a minimum dimension of 9 inches high by 18 inches wide, with red letters at least 1 inch stroke and 6 inches tall on a white reflective background shall be mounted outside the door and above the hose valve stating "STANDPIPE". Additional hose valve outlets may be required interior of the building for occupancies of a hazardous nature, where special hazards exist in addition to the normal hazards of the occupancy, or where the fire code official determines that access for fire apparatus is unduly difficult.

Commented [PL4]: "Old Document" section 18. Added signage outside so personnel know which doors have a standpipe and which don't.

906.2 General requirements

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

Exceptions:

1. Travel distance to reach an extinguisher shall not apply to the spectator seating portions of Group A-5 occupancies.
2. Thirty-day inspections shall not be required, and maintenance shall be allowed to be ~~once every three years~~ annually for dry-chemical or halogenated agent portable fire extinguishers that are supervised by a listed and approved electronic monitoring device, provided that all of the following conditions are met:
 - 2.1 Electronic monitoring shall confirm that extinguishers are properly positioned, properly charged and unobstructed.
 - 2.2 Loss of power or circuit continuity to the electronic monitoring device shall initiate a trouble signal.
 - 2.3 The extinguishers shall be installed inside of a building or cabinet in a noncorrosive environment.
 - 2.4 Electronic monitoring devices and supervisory circuits shall be tested ~~every three years~~ annually when extinguisher maintenance is performed.
 - 2.5 A written log of required hydrostatic test dates for extinguishers shall be maintained by the owner to verify that hydrostatic tests are conducted at the frequency required by NFPA 10.
3. In Group I-3, portable fire extinguishers shall be permitted to be located at staff locations.

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

907.2.9.4 Automatic smoke detection systems in Group R-4

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

Exceptions:

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

907.2.10.2.1 Alternative to single- and multiple-station smoke alarms

907.2.10.2.1 Alternative to single- and multiple-station smoke alarms. Fire alarm in place of single and multiple-station smoke alarms may be replaced by an NFPA 72 Household compliant fire alarm system. Plans shall be submitted to the *fire code official* and permit obtained prior to installation. All fire alarm installation contractors shall be required to be licensed by both the Nevada State Contractors Board and Nevada State Fire Marshal (F license).

907.5.2.1.1 Average sound pressure

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

910.2.2 High-piled combustible storage

910.2.2 High-piled combustible storage. Smoke and heat removal required by Table 3206.2 for buildings and portions thereof containing high-piles combustible storage shall be installed in accordance with Section 910.3 in un-sprinklered buildings. In buildings and portions thereof containing high-piled combustible storage equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, a smoke and heat removal system shall be installed in accordance with 910.3 or 910.4. Smoke and heat vents shall be activated by manual controls only per Section 910.4.4. In occupied portions of a building equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 where the upper surface of the story is not a roof assembly, a mechanical smoke removal system in accordance with 910.4 shall be installed.

910.3.2.2.1 Control mode sprinkler system

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

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.

912.5.1 Service area

912.5.1 Connection sign. An approved all-weather sign indicating the buildings address or areas serviced by a sprinkler or standpipe system shall be permanently mounted and maintained on all fire department connections when required by the fire code official.

912.8 Distance to fire hydrant

912.8 Distance to fire hydrant. One fire hydrant supplied from the municipal water system shall be installed within 100 feet (30 m) of all fire department connections.

913.4 Valve supervision

913.4 Valve supervision. Where provided, the fire pump suction, discharge and bypass valves, and 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 constant 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.~~

913.6 Fire pump capacity

913.6 Fire pump capacity. Fire pumps shall be sized and operated at their rated UL or FM Capacity at 100 percent of their rated capacity as listed on the nomenclature plate. The greatest fire flow demand will equal the total flow for the greatest demand on the automatic fire sprinkler system or the standpipe requirements.

913.7 Fire pump drivers

913.7 Fire pump drivers. Fire pumps shall be driven by diesel or electric engines, approved by the fire code official.

913.7.1 Variable speed control

913.7.1 Variable speed control. Diesel and Electric engines for fire pump drive shall have a variable speed limiting control system.

913.8 Redundant fire pumps

913.8 Redundant fire pumps. All fire pumps shall have a redundant fire pump installed in parallel.

913.9 Approval

913.9 Approval. Fire pumps shall be approved by the fire code official prior to installation.

914.3.8 Fire fighter air replenishment systems

914.3.8 Fire fighter air replenishment systems. A fire fighter air replenishment system shall be provided in all new high-rise buildings of ten (10) or more stories in height. The fire fighter breathing air system installation and maintenance shall comply with Appendix L. Inspection records shall be kept on site and shall be readily available to the fire code official.

1023.9.1 Signage requirements

[BE] 1023.9.1 Signage requirements. Stairway identification signs shall comply with all of the following requirements:

7. The background color of the sign shall be green if roof access is available from the signed stairway. The background color of the signs shall be red if roof access is not available from the signed stairway.

CHAPTER 11 CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

Chapter 11 is deleted in its entirety.

2809.1 General

2809.1 General. Exterior storage of finished lumber products, firewood, chips, hogged material, associated raw products and solid biofuel products shall comply with Sections 2809.2 through 2809.5.

3903.2 Prohibited occupancies

3903.2 Prohibited occupancies. Extraction processes utilizing flammable gases or flammable eryogenic fluids liquids shall not be located in a building containing a Group A, E, I or R occupancy.

3903.3 Location

3903.3 Location. The extraction equipment and extraction processes utilizing hydrocarbon solvents shall be located in a room or area dedicated to extraction. For other than CO₂ and nonhazardous extraction process, the marijuana extraction equipment and process shall be located in a room of noncombustible construction dedicated to the extraction process and the room shall not be used for any other purpose.

3903.5 Use of flammable and combustible liquids

3903.5 Use of flammable and combustible liquids. The use of flammable and combustible liquids for liquid extraction processes where the liquid is boiled, distilled or evaporated shall be located within a hazardous exhaust fume hood, rated for exhausting flammable vapors. Extraction and post oil processing operations, including dispensing of flammable liquids between containers, shall be performed in one of the following locations:

1. A chemical fume hood in accordance with Chapter of NFPA 45.
2. A room with an approved exhaust system installed in accordance with the International Mechanical Code or Uniform Mechanical Code.

Electrical equipment used within the hazardous exhaust fume hood shall be rated for use in flammable atmospheres. Heating of flammable or combustible liquids over an open flame is prohibited.

Exception 1: The use of a heating element not rated for flammable atmospheres, where documentation from the manufacture, or approved testing laboratory indicates the element is rated for heating of flammable liquids.

Exception 2: Unheated processes at atmospheric pressure using less than 16 oz. (473 ml) of flammable liquids shall not be required to comply with 3903.5(1) or 3903.5(2).

3903.5.1 Electrical components

3903.5.1 Electrical components. All electrical components within the chemical fume hood or exhausted enclosure shall be approved permanent wiring, interlocked such that the exhaust system shall be in operation for lighting and components to be used.

3903.6 Liquefied petroleum gas

3903.6 Liquefied petroleum gas. Liquefied petroleum gases (LPG) shall not be released to the atmosphere except where released in accordance with Section 7.3 of NFPA 58. LPG liquid piping systems shall be in compliance with NFPA 58.

3903.6.1 Exhaust

3903.6.1 Exhaust. An approved exhaust system shall be provided for LPG extractions.

3903.6.1.1 Installation

3903.6.1.1 Installation. The exhaust systems shall be installed and maintained in accordance with the *International Mechanical Code* or *Uniform Mechanical Code* as adopted by the Authority Having Jurisdiction.

3903.6.1.2 Processes

3903.6.1.2 Processes. All LPG extraction operations, including processes for off-gassing spent plant material and oil retrieval, shall be conducted within a chemical fume hood, enclosure, or room in compliance with the *International Mechanical Code* or *Uniform Mechanical Code* as adopted by the Authority Having Jurisdiction.

3903.6.2 Electrical bonding and grounding

3903.6.2 Electrical bonding and grounding. All conductive equipment and conductive objects within the exhaust room shall be bonded and grounded with a resistance of less than 1.0 x 10⁶ ohms in accordance with NFPA 70.

3903.6.2.1 Classified areas

3903.6.2.1 Classified areas. The area within a hood or enclosure used of LPG extractions shall be classified as a Class 1, Division 1 hazardous location in accordance with NFPA 70. Areas adjacent to Class 1, Division 1 locations shall be classified in accordance with NFPA 70.

3903.6.2.2 Interlocks

3903.6.2.2 Interlocks. All electrical components within the extraction room shall be interlocked with the hazardous exhaust system such that room lighting and other extraction room electrical equipment will only operate when the exhaust system is in operation.

3903.6.2.3 Emergency power

3903.6.2.3 Emergency power. An automatic emergency power system shall be provided for the following items, when installed:

1. Extraction room lighting
2. Extraction room ventilation system
3. Solvent gas detection system

3903.6.2.4 Gas detection systems

3903.6.2.4 Gas detection systems. Gas detection systems shall be provided with constant non-interlocked power.

3903.7 Carbon dioxide extraction

3903.7 Carbon dioxide extraction. Carbon Dioxide extraction shall comply with sections 3903.7.1, 3903.7.2, and 3903.7.3.

3903.7.1 Storage and handling

3903.7.1 Storage and handling. All CO₂ compressed gas cylinders shall be secured in *approved* method to prevent falling.

3903.7.2 CO₂ gas detection

3903.7.2 CO₂ Gas detection. An *approved*, listed CO₂ detection system complying with 5307.4.3 shall be installed in the CO₂ extraction room. Auto-calibrating and self-zeroing devices or detectors shall be prohibited.

3903.7.3 CO₂ discharge

3903.7.3 CO₂ discharge. The extraction equipment pressure relief devices and blow-off valves shall be piped to the exterior of the building.

3903.8 Means of egress

3903.8 Means of egress. For extraction rooms using hazardous materials, each room shall be provided with at least one exit access door complying with the following:

1. The door shall swing in the direction of egress travel.
2. The door shall be provided with a self-closing or automatic closing device.
3. The door shall be equipped with panic or fire exit hardware.
4. The exit access travel distance cannot be increased as allowed in Section 1017.2.2 for extraction/cultivation facilities.

3903.9 Signage

3903.9. Signage. The NFPA 704 hazard rating diamond sign, minimum 10" in size, and no smoking signs shall be posted on the exterior of the extraction room door.

3903.9.1 Safety data sheets

3903.9.1 Safety data sheets. All applicable safety data sheets (SDS) shall be posted in the *approved* location.

3903.9.2 Warning signage

3903.9.2 Warning signage. Applicable hazard warning signage shall be posted throughout the facility as applicable for emergency equipment.

3904.4 Site inspection

3904.4 Site inspection. Prior to the operation of the extraction equipment, where required by the fire code official, the engineer of record or *approved* professional, as *approved* in Section 3904.2, shall inspect the site of the extraction process once equipment has been installed for compliance with the technical report and the building analysis. The engineer of record or *approved* professional shall provide a report of findings to the fire code official prior to the approval of the extraction process. The field inspection report authored by the engineer of record shall include the serial number of the equipment used in the process and shall confirm that the equipment installed is the same model and type of equipment identified in the technical report.

3904.5 Change of extraction medium

3904.5 Change of extraction medium. Where the medium of extraction or solvent is changed from the material indicated in the technical report or as required by the manufacturer, the technical report shall be revised at the cost of the facility owner and submitted for review and approval by the fire code official prior to the use of the equipment with the new medium or solvent.

5601.1.3 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 DOTn 49 CFR Parts 100–185, as applicable for consumer fireworks.~~

5601.1.6 Exploding targets

5601.1.6 Exploding targets. The possession, manufacture, sale, and use of exploding targets, including binary exploding targets, are prohibited.

6101.1 Scope

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

APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS

Appendix B is adopted in whole in accordance with 2018 Edition of the International Fire Code Section 101.2.

B102 Definitions

Special Fire Protection Problem Facilities. Special Fire Protection Problem Facilities are those facilities that consist of uses similar to fires that may result in large size fires or fires with high heat release such as bulk flammable liquid storage, bulk flammable gas storage, large varnish and paint factories, some plastics manufacturing and storage, aircraft hangars, distilleries, refineries, lumberyards, grain elevators, chemical plants, coal mines, tunnels, subterranean structures, storage facilities, and warehouses using high rack/piled storage for flammables or pressurized aerosols.

B103.3 Areas without water supply systems

B103.3 Areas without water supply systems. For information regarding water supplies for fire-fighting purposes in rural and suburban areas in which adequate and reliable water supply systems do not exist, the *fire code official* is authorized to utilize the International Wildland-Urban Interface Code or NFPA 1142 or the where the site is not considered as a “special fire protection problem” as defined in Section B102.

TABLE B105.2

TABLE B105.2
REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY
DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the International Fire Code	25 <u>50</u> % of the value in Table B105.1(2) ^{a,b}	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the International Fire Code	25 <u>50</u> % of the value in Table B105.1(2) ^b	Duration in Table B105.1(2) at the reduced flow rate
<u>Early Suppression, Fast Response (ESFR) sprinkler system</u>	<u>50 % of the value in Table B105.1(2)^b</u>	<u>Duration in Table B105.1(2) at the reduced flow rate</u>

For SI: 1 gallon per minute = 3.785 L/m.

a. ~~The reduced fire flow shall be not less than 1,000 gallons per minute.~~

b. The reduced fire flow shall be not less than 1,500 gallons per minute.

APPENDIX C FIRE HYDRANT LOCATIONS AND DISTRIBUTION

Appendix C is adopted in whole in accordance with 2018 Edition of the International Fire Code Section 101.2.1.

APPENDIX D FIRE APPARATUS ROADS

Appendix D is adopted in whole in accordance with 2018 Edition of the International Fire Code Section 101.2.1.

D103.2 Grade

D103.2 Grade. Fire apparatus access roads shall not exceed ~~6~~10 percent grade.

Exception: Grades steeper than ~~6~~10 percent as *approved* by the *fire code official*.

APPENDIX L REQUIREMENTS FOR FIRE FIGHTER AIR REPLENISHMENT SYSTEMS

Appendix L is adopted in whole in accordance with 2018 Edition of the International Fire Code Section 101.2.1.

**2018 NORTHERN NEVADA AMENDMENTS TO THE 2018 INTERNATIONAL WILDLAND-URBAN
INTERFACE CODE**

November 13, 2018 (amended by Council)

The following participating agencies have reviewed the attached document referenced as the 2018 Northern Nevada Fire Code Amendments and agree with the amendments to the 2018 International Fire Code as stated therein. It is noted that the code amendments must be approved and adopted and codified by the local Authority Having Jurisdiction to become code.

Participating Agencies

**Carson City Fire Department
777 South Stewart Street
Carson City, NV 89701**

**East Fork Fire Protection District
1694 County Road
Minden, NV 89423**

**North Lake Tahoe Fire Protection District
866 Oriole Way
Incline Village, NV 89451**

**Smith Valley Fire Protection District
1 Hardie Lane
Smith, NV 89430**

**Sparks Fire Department
1605 Victorian Avenue
Sparks, NV 89431**

**Storey County Community Development
P.O. Box 526
Virginia City, NV 89440**

**Tahoe Douglas Fire Protection District
193 Elks Point Road
Zephyr Cove, NV 89448**

**Truckee Meadows Fire Protection District
1001 East Ninth Street, Building D, Second Floor
Reno, NV 89520**

Preface

This document comprises proposed amendments to the 2018 Edition of the International Wildland-Urban Interface Code as published by the International Code Council, Inc, amended by the Participating Agencies listed above, with the support of the Northern Nevada Chapter of the International Code Council. This document is hereafter referenced as the 2018 Northern Nevada Wildland-Urban Interface Code Amendment and is prepared to be adopted by reference by the local authority having jurisdiction. These provisions are not considered to be or enacted as the code unless the provisions are adopted and codified by the local Authority Having Jurisdiction.

The purpose of the document is to provide a consistent area-wide application to the enforcement of the fire and life safety code sections noted in the International Wildland-Urban Interface Code, while still acknowledging necessary modifications to the nationally recognized fire and life safety document based upon the local needs of the community.

Notes:

Deleted language in the base code has been ~~stricken through~~.

Added language to the code section has been underlined.

The entire section amended has been shown for context.

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2018 Northern Nevada Wildland-Urban Interface Code Amendments

Section 101.2 Scope

Section 101.2 is amended to read:

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.

Section 105.3 Alternative materials, design, and methods

Section 105.3 is amended to read:

105.3 Alternative materials, design, and methods. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method shall be approved where the building official in concurrence with the fire chief finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

Where the alternative material, design or method is not approved, the building official fire chief shall respond in writing, stating the reasons why the alternative was not approved.

Section 106.1 General

Section 106.1 is amended to read:

106.1 General. To determine the suitability of alternative materials and methods and to provide for reasonable interpretations of the provisions of this code see International Fire Code section 109 as adopted by the Authority Having Jurisdiction, ~~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.

Section 106.2 Limitations of Authority

Section 106.2 is deleted:

~~**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.~~

Section 302.3 Review of wildland-urban interface areas.

Section 302.3 is amended to read:

302.3 Review of wildland-urban interface areas. The code official shall reevaluate and recommend modification to the *wildland-urban interface areas* in accordance with Section 302.1 ~~on a 3-year basis or more frequently as deemed necessary by the legislative body.~~ as deemed necessary by the code official.

Section 402.2.2 Water supply

Section 402.2.2 is amended to read:

Section 402.2.2 Water Supply. Individual structures hereinafter constructed or relocated into or within wildland-urban interface areas shall be provided with a conforming water supply in accordance with Section 404.

Exceptions:

1. Structures constructed to meet the requirements for the class of ignition-resistant construction specified in Table 503.1 for a nonconforming water supply.
2. Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m²).
3. Agricultural buildings constructed for the storage limited to harvested commodities, without electrical or fuel gas services.

Section 404.1 General

Section 404.1 is amended to read:

404.1 General. Where provided in order to qualify as a conforming water supply for the purpose of Table 503.1 or as required for new subdivisions in accordance with Section 402.1.2, an *approved* water source shall have an adequate water supply for the use of the fire protection service to protect buildings and structures from exterior fire sources or to suppress structure fires within the *wildland-urban interface area* of the jurisdiction in accordance with this section.

Exception: Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m²), and agricultural buildings constructed for the storage of harvested crops or agricultural commodities without electrical or fuel gas services.

Section 404.5 Adequate water supply

Section 404.5 is amended to read:

404.5 Adequate water supply. Adequate water supply shall be determined for purposes of initial attack and flame front control as follows:

1. One- and two-family dwellings. The required water supply for one- and two-family dwellings having a fire flow calculation area that does not exceed 3,600 square feet (334 m²) shall be 1,000 gallons per minute (63.1 L/s) for a minimum duration of 30 minutes. The required fire flow supply for one- and two-family dwellings having a flow calculation area in excess of 3,600 square feet (334 m²) shall be 1,500 gallons per minute (95 L/s) for a minimum duration of 30 minutes.

Exception: A reduction in required flow rate of ~~75~~ 50 percent, as approved by the code official, is allowed where the building is provided with an approved automatic sprinkler system.

2. Buildings other than one- and two-family dwellings. The water supply required for buildings other than one- and two-family dwellings shall be as approved by the code official but shall not be less than 1,500 gallons per minute (95 L/s) for a duration of 2 hours.

Exception: A reduction in required flow rate of up to ~~75~~ 50 percent, as approved by the code official, is allowed where the building is provided with an approved automatic sprinkler system. The resulting water supply shall not be less than 1,500 gallons per minute (94.6 L/s).

Section 501.2 Objective

Section 501.2 is amended to read:

501.2 Objective. The objective of this chapter is to establish minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels.

The minimum standards set forth in this chapter vary with the critical *fire weather*, slope and fuel type to provide increased protection, above the requirements set forth in the *International Building Code* and the *International Residential Code*, from the various levels of hazards.

Section 502.1 General

Section 502.1 is amended to read:

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

Table 503.1 Ignition-Resistant Construction

Table 503.1 is amended to read as follows:

Table 503.1

IGNITION-RESISTANT CONSTRUCTION ^a

DEFENSIBLE SPACE ^c	FIRE HAZARD SEVERITY					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water supply ^d		Water supply ^b		Water supply ^b	
	Conforming^d	Nonconforming^e	Conforming^d	Nonconforming^a	Conforming^d	Nonconforming^e
Nonconforming	IR 2	IR 1	IR 1	IR 1 N.C.	IR 1 N.C.	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 N.C.
1.5 x Conforming ^f	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

- a. Access shall be in accordance with Section 403.
- b. Subdivisions shall have a conforming water supply in accordance with Section 402.1.
IR 1= Ignition-resistant construction in accordance with Section 504.
IR 2= Ignition-resistant construction in accordance with Section 505.
IR 3= Ignition-resistant construction in accordance with Section 506.
N.C.= Exterior walls shall have a fire-resistance rating of not less than 1 hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.
- c. Conformance based on Section 603.
- d. Conformance based on Section 404.
- e. A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is not water supply for structure protection or fire suppression.
- f. Only with the approval of the fire code official

Section 504.2 Roof covering

Section 504.2 is amended to read:

504.2 Roof covering. Roofs shall have a Class A rating when tested in accordance with ASTM E108 or UL 790. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends and ridge line shall be fire-stopped to preclude entry of flames or embers, or have one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D 3909 installed over the combustible decking. Roof coverings consisting of shakes or shingles made of wood are not approved as part of any Class A roof assembly.

Exceptions:

1. Class A roof assemblies include those with coverings of brick, masonry or an exposed concrete roof deck.
2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile or slate installed on noncombustible decks or ferrous, copper or metal sheets installed without a roof deck on noncombustible framing.
3. Class A roof assemblies include a minimum 16 oz/sq. ft. (0.0416 kg/m²) copper sheets installed over combustible decks.

Section 504.7.1 Underfloor areas

Section 504.7.1 is amended to read:

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

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

Section 504.10.1 Vent locations

Section 504.10.1 is amended to read:

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. Ember-resistant gable end and dormer vents shall be located at least 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical.

Exceptions:

1. Listed vents complying with ASTM E2886.
 - 1.1 The Ember Intrusion Test shall have no flaming ignition of the cotton material.
 - 1.2 There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test. The maximum temperature of the unexposed side of the vent shall not exceed 662 degrees Fahrenheit (350 degrees Celsius).
2. The fire code official may accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers.

Section 505.2 Roof covering

Section 505.2 is amended to read:

505.2 Roof Covering. Roofs shall have a roof assembly that complies with not less than a Class A ~~B~~ rating when tested in accordance with ASTM E108 or UL 790, ~~or an approved noncombustible roof covering.~~ 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 mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking

Section 505.10.1 Vent locations

Section 505.10.1 is amended to read:

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. Ember-resistant gable end and dormer vents shall be located at least 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical.

Exceptions:

1. Listed vents complying with ASTM E2886.
 - 1.1 The Ember Intrusion Test shall have no flaming ignition of the cotton material.
 - 1.2 There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test. The maximum temperature of the unexposed side of the vent shall not exceed 662 degrees Fahrenheit (350 degrees Celsius).

2. The fire code official may accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers.

Section 603.2.1.1 Adjacent land

Section 603.2.1.1 is added to Section 603.2.1 Responsible party to read:

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 their own property. Nothing in this provision shall be deemed to require an owner of real property to perform any work on land that he or she does not own.

603.2.2 Trees

Section 603.2.2 is amended to read:

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

Section 604.4 Trees

Section 604.4 is amended to read:

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.

Section 604.4.1 Chimney clearance

Section 604.4.1 is amended to read:

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).

604.5 Non-combustible area

Section 604.5 is added to Section 604 Maintenance of Defensible Space to read:

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

Section 607.1 General

Section 607.1 is amended to read:

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~~ 9144 mm) from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet (4572 mm).

Exception. Approved fire-resistance-rated coverings used in accordance with their listing and as approved and allowed by the Fire Code Official.

Appendix Section B101.1 Scope

Section B101.1 is amended to read:

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

Appendix Section B101.2 Plan content

Section B101.2 is amended to read:

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.

Appendix Section B102 Defensible Space Plans

Sections B102, B102.1, and B102.2 are added to Appendix B Vegetation Management Plan is read:

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 abutting the property.

Bill No. 133

Ordinance No. 22-321

Summary

An ordinance amending chapter 15.04 Buildings and Construction: to adopt the 2018 International Fire Code, the 2018 Wildland-Urban Interface Code, the 2022 amendments to the 2018 International Fire Code as proposed by the Storey County Fire Protection District and the 2018 Northern Nevada Amendments to the 2018 International Wildland-Urban Interface Code as proposed by the Northern Nevada Chapter of the International Code Council, and further amending section 15.04.080 Fire District Requirements: deleting sections of the 2018 Wildland-Urban Interface Code.

Title

An ordinance amending Storey County Code Chapter 5.04 Buildings and Construction: to adopt the 2018 International Fire Code, the 2018 International Wildland-Urban Interface Code, the 2022 Amendments to the 2018 International Fire and the 2018 Northern Nevada Amendments to the 2018 International Wildland-Urban Interface Code; amending section 15.04.080 Fire District Requirements: deleting sections 603.2.2.1 and 604.5 of the Northern Nevada Amendments to the 2018 International Wildland-Urban Interface Code and providing other matters properly relating thereto

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

Section 1: Section 15.04.010 is amended to provide as follows:

15.04.010 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 to be in force:

- A. The 2018 International Building Code (IBC)
- B. The 2018 International Residential Code (IRC)
- C. The 2018 International Existing Building Code (IEBC)
- D. The 2018 International Energy Conservation Code (IECC)
- E. The 2028 International Fuel Gas Code (IFGC)
- F. The 2018 International Mechanical Code (IMC)
- G. The 2017 National Electric Code (NEC)
- H. The 2018 Uniform Mechanical Code (UMC)
- I. The 2018 Uniform Plumbing Code (UPC)
- J. The 2018 International Swimming Pool and Spa Code (ISPSC)

- K. The 2018 Northern Nevada Amendments published by Northern Nevada Chapter of the International Code Council (affecting numerous International and Uniform Codes)
- L. The 2012 2018 International Fire Code (IFC)
- M. The 2012 2018 International Wildland Urban Interface Code (IWUI), with the exception of Section 602 Residential Fire Sprinkler Requirements.
- N. The 2017 National Fire Protection Association Standards (NFPA)
- O. ~~The 2018 Northern Nevada Fire Code Amendments.~~
- P. The 2018 Northern Nevada Amendments to the 2018 International Wildland-Urban Interface Code.
- Q. The 2022 Amendments to the 2018 International Fire Code as published by the Storey County Fire Protection District on September 26, 2022.

Where conflicts occur between the codes and amendments referenced above and this chapter, if this chapter is more restrictive, this chapter will apply.

15.040.080 Fire District Requirements.

A. The following amendments and the 2018 Northern Nevada Amendments to the 2018 International Wildland-Urban Interface Code apply to the 2018 International Fire Code and the 2018 International Wildland-Urban Interface Code:

B. All sections of the 2018 International Fire Code and the 2018 International Wildland-Urban Interface Code adopted in SCC section 15.04.010 that refer to a board of appeals, including IFC 109, are amended and all appeals of orders, decisions or determinations made by the marshal must follow the process in SCC 15.08.060.

C. Section 603.2.1.1 Adjacent Land and Section 604.5 Non-combustible area of the 2018 Northern Nevada Amendments to the 2018 International Wildland-Urban Interface Code are deleted:

~~Section 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.~~

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

Proposed on _____, 2023.

by Commissioner _____

Passed on _____, 2023

Vote: Ayes: Commissioners _____

Nays: Commissioners _____

Absent Commissioners _____

Jay Carmona, Chair
Storey County Board of County Commissioners

Attest:

D. James Hindle
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2023.



Board of Storey County Fire Commissioners Agenda Action Report

Meeting date: 1/17/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 Minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval to authorize the Fire Chief to retrofit an ambulance with an upgraded liquid ride suspension to ensure safe patient transport and provide for easier and more reliable patient loading for the approximate amount of \$17,000.
- **Recommended motion:** I (Fire Commissioner) move to approve the Fire Chief to have 1 ambulance retrofitted with a liquid ride suspension for the approximate amount of \$17,000.
- **Prepared by:** Jeremy Loncar

Department:

Contact Number: 775-847-0954

- **Staff Summary:** Our initial budget was \$30,000 to retrofit 1 ambulance with this liquid ride suspension. We were able to find a local business that completed this for \$15,251.98. We received an updated quote that is now \$16,176.98. We have only made one capital purchase this year and have approximately \$848,385 remaining within our Capital improvement budget. This purchase would put us approximately \$2,000 over budget just within that defined project, not within the line item.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** False
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

☐ Approved

☐ Approved with Modification

<input type="checkbox"/> Denied	<input type="checkbox"/> Continued
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Storey County Board of Fire Commissioners

Agenda Action Report

Meeting date: 1/17/2023

Estimate of time required: 10 Minutes

Agenda: Consent [] Regular agenda [X] Public hearing required []

1. **Title:** Consideration and possible approval to authorize the Fire Chief to retrofit an ambulance with an upgraded liquid ride suspension to ensure safe patient transport and provide for easier and more reliable patient loading for the approximate amount of \$17,000.

2. **Recommended motion:** I (Fire Commissioner) move to approve the Fire Chief to have 1 ambulance retrofitted with a liquid ride suspension for the approximate amount of \$17,000.

3. **Prepared by:** Jeremy Loncar

Department: Fire

Telephone: 847-0954

4. **Staff summary:** Our initial budget was \$30,000 to retrofit 1 ambulance with this liquid ride suspension. We were able to find a local business that completed this for \$15,251.98. We received an updated quote that is now \$16,176.98. We have only made one capital purchase this year and have approximately \$848,385 remaining within our Capital improvement budget. This purchase would put us approximately \$2,000 over budget just within that defined project, not within the line item.

5. **Supporting materials:** See attached

6. **Fiscal impact:**

a. Funds Available: Yes

Fund: 280 Capital Improvement Comptroller: Yes

7. **Legal review required:** _____

____ District Attorney

8. **Reviewed by:**

a. JL Department Head

Fire District

Other agency review: County Comptroller

9. **Board action:**

a. [] Approved

[] Approved with Modifications

b. [] Denied

[] Continued

Agenda Item No. ____



Storey County Fire Protection District

Office Use Only: BR# _____ - _____

OFFICIAL BUDGET REQUEST FORM

Individual Requesting Expense:		Date of Request:	12/29/2022
Name:	Phillip Glenn	Budget Year (Fiscal)	2022/2023 (Choose from drop down menu)
Title:	FF/Paramedic	Object Code:	
		Vehicle Plate No.:	EX 65597 VIN# 3C7WRLBL7FG567273
		Incident Name:	N/A

Budgeted Item?	Grant Item?	Grant Name/Number/Budget Code/Proj Acct.	Account (Office Use Only)
YES			

QTY	Item Description	Unit Price	Total
1	Liquid Spring - Rear Suspension Kit for R-175		\$16,176.98
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00

Price Quote # 1	\$16,176.98	Total Amount of Request	\$16,176.98
Company Name:	Washoe Metal Fabricating		
Address:	915 Bergin Wy - Sparks, NV		
Phone #:	775-358-6390		
Contact Name: (if relevant)	Jason		
Price Quote #2 \$ Amount	\$24,950.00	Price Quote #3 \$ Amount	
Company Name:	Rocky Mountain Emergency Vehicles	Company Name:	
Address:	South Salt Lake City	Address:	
Phone #:	801-664-7298	Phone #:	
Contact Name: (if relevant)	Gabe Groen	Contact Name: (if relevant)	

Justification of Expense:

Standard of care for ambulance transport for patient comfort and functional working environment provided with either air or fluid type suspension. Current suspension of reversed leaf spring application completely inadequate and inappropriate use for EMS transport.

COMPTROLLER OFFICE USE ONLY

COMPTROLLER APPROVAL	YES / NO	FIRE CHIEF APPROVAL	YES / NO
(Circle One)		(Circle One)	
Comptroller Signature	Date Approved	Fire Chief Signature	Date Approved

ORIG DATE: 12/23/2022

Started By: JASON

ESTIMATE: _____DATE_____

CONTACTED: Y N VIA: _____

APPROVED: Y N AMT: _____

12/29/2022 11:20:22 AM

WORK ORDER

WASHOE METAL FABRICATING

MCVAYS MUFFLER SERVICE

Work Order #50274

HERE / NOT HERE

Entry by: _____

Type: Estimate

S

Bill To:

STOREY COUNTY FIRE DEPT

STOREY COUNTY FIRE DEPT.,

PO BOX 435

VIRGINIA CITY, NV 89440

775-745-6830

JOB INFO:

2015 ram 4500 AMBULANCE

A "NO SHOW" FEE WILL BE CHARGED IF WE ARE NOT NOTIFIED 24 HOURS IN ADVANCE FOR ANY MISSED SCHEDULED APPOINTMENT

WORK DESCRIPTION: _____(Initial) REAR KIT-LIQUID SPRINGS, 12/23 LEFT VM WITH CARL AT LIQUID SPRINGS FOR CURRENT PRICE AND LEAD TIME 12/23 JP

PGLENN@storeycounty.org PHIL 775-219-5383

NEED VIN#

8 WEEKS LEAD TIME, LIQUID SPRING HAD A PRICE INCREASE BEGINING OF DECEMBER EMAILED 12/29 JP

Qty	Part Number	Description 1	Price	Ext Price	Item Type
1	DS135RS4-A	LIQUID SPRINGS REAR KIT RAM	\$10,150.99	\$10,150.99	Special Order
40	LABOR - GENERAL	LABOR - GENERAL	\$130.00	\$5,200.00	Service
		INSTALL LIQUID SPRING KIT ON REAR OF AMBULANCE			
1	SHOP SUPPLIES	SHOP SUPPLIES	\$150.00	\$150.00	Non-Inventory

**A 50% deposit is required on ALL Special Orders. Fabrication work is payable in full prior to start of work.

Estimates are valid for 30 days. Up to a 20% price fluctuation may occur and is acceptable.

Cancelled orders are subject to a 25% restock fee on Special Order parts

FREIGHT COSTS ARE UNDETERMINED AT THE TIME OF ESTIMATE AND CAN EFFECT FINAL ESTIMATE

Exempt

Subtotal: \$15,500.99

0 % Tax: + \$0.00

Shipping: + \$675.99

TOTAL: \$16,176.98

Deposit Balance: \$0.00

Balance Due: \$16,176.98

I hereby authorize the above repair work to be done along with necessary materials. You and your employees may operate vehicles for purposes of testing, inspection, or delivery at my risk. An express mechanics lien is acknowledge on vehicle to secure the amount of repairs thereto. You will not be responsible for loss or damage to vehicles or articles left in vehicle in case of fire, theft, accident, or any other cause beyond your control. In the event legal action is neccessary to enforce this contract, I will pay reasonable attorney's fees and court costs. Cars left over a period of 10 days will be charged \$5.00 a day storage fee. I understand additional expenses may be incurred if alterations are made on my authorization.

Signature: _____

Print: _____



Board of Storey County Fire Commissioners Agenda Action Report

Meeting date: 1/17/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 10 Minutes

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval to authorize the Fire Chief to proceed with a request for qualifications process to select an architectural firm in compliance with the Economic Development Administration requirements for Fire Station 71 construction funded in part by Congressional Direct Spending Grant.
- **Recommended motion:** I (Fire Commissioner) move to approve and authorize the Fire Chief to proceed with the Request for Qualifications process to secure an architectural firm for the construction of fire station 71 in Virginia City.
- **Prepared by:** Jeremy Loncar

Department:

Contact Number: 775-847-0954

- **Staff Summary:** Construction for Fire station 71 in Virginia City has received funding under the Congressional Direct Spending Grant and we are now subject to rules defined by the Economic Development Administration. We are currently authorized to perform 2 tasks: a Request for Qualifications process (RFQ) and an Environmental Report. Upon selection of the architectural firm, staff will bring recommendations back to the board for final approval.
- **Supporting Materials:** See attached
- **Fiscal Impact:** N/A
- **Legal review required:** False
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

☐ Approved

☐ Approved with Modification

<input type="checkbox"/> Denied	<input type="checkbox"/> Continued
---------------------------------	------------------------------------



Storey County Board of Fire Commissioners

Agenda Action Report

Meeting date: 1/17/2022

Estimate of time required: 10 Minutes

Agenda: Consent [] Regular agenda [X] Public hearing required []

1. **Title:** Consideration and possible approval to authorize the Fire Chief to proceed with a request for qualifications process to select an architectural firm in compliance with the Economic Development Administration requirements for Fire Station 71 construction funded in part by Congressional Direct Spending Grant.
2. **Recommended motion:** I (Fire Commissioner) move to approve and authorize the Fire Chief to proceed with the Request for Qualifications process to secure an architectural firm for the construction of fire station 71 in Virginia City.

3. **Prepared by:** Jeremy Loncar

Department: Fire

Telephone: 847-0954

4. **Staff summary:** Construction for Fire station 71 in Virginia City has received funding under the Congressional Direct Spending Grant and we are now subject to rules defined by the Economic Development Administration. We are currently authorized to perform 2 tasks: a Request for Qualifications process (RFQ) and an Environmental Report. Upon selection of the architectural firm, staff will bring recommendations back to the board for final approval.

5. **Supporting materials:**

6. **Fiscal impact:**

a. Funds Available: Yes

Fund: ____

Comptroller: ____

7. **Legal review required:** _____

____ District Attorney

8. **Reviewed by:**

a. JL Department Head

Fire District

Other agency review: County Comptroller

9. **Board action:**


a. [] Approved

[] Approved with Modifications

b. [] Denied

[] Continued

Agenda Item No. ____

	<h1>Board of Storey County Fire Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 1/17/2023 10:00 AM - BOCC Meeting	Estimate of Time Required: 10 min	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and possible approval of Resolution No. 23-667 causing the 2018 Edition of the International Fire Code, the 2022 amendments to that code proposed by the Storey County Fire Protection District, dated September 26, 2022, the 2018 Edition of the International Wildland Urban Interface Code, and the 2018 Amendments to that code as proposed by the Northern Nevada Chapter of the International Code Council dated November 13, 2018 to become regulations of the Storey County Fire Protection District.
- **Recommended motion:** I (fire commissioner), move to continue consideration of this matter until the date of the public hearing on Ordinance 22-321.
- **Prepared by:** Keith Loomis

Department: **Contact Number:** 775-847-0964

- **Staff Summary:** The adoption of the proposed codes and amendments will bring these codes up to the most recent edition of these codes and be consistent with the codes and amendments adopted by Storey County for enforcement through its Community Development Department. The 2018 codes are being considered in the companion agenda item regarding Ordinance 22-321. As it is an ordinance, it will have to go before a public hearing before it can be adopted. In as much as the Ordinance addresses the same codes as the proposed resolution. It is recommended that further consideration of this item be continued until after the public hearing on Ordinance 22-321 to see if that public hearing results in the denial of the adoption of Ordinance No. 22-321 or if it results in adoption of any amendments to the 2018 codes.
- **Supporting Materials:** See attached
- **Fiscal Impact:**
- **Legal review required:** TRUE
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Board of Fire Commissioners

Resolution Number 23-667

A Resolution Adopting 2023 Fire Regulations

Whereas, the Storey County Fire Protection District is governed by Nevada Revised Statutes sections 474.460 through 474.590, inclusive; and

Whereas, NRS §474.470 directs the Board of Fire Commissioners to adopt and enforce all rules and regulation necessary for the administration and government of the district and for the furnishing of fire protection, which may include provisions that are designed to protect life and property.

Whereas, the Board of Fire Commissioners has determined to adopt by resolution the 2018 International Fire Code, the 2018 International Wildland Urban Interface Code, 2018 Northern Nevada Amendments to the 2018 International Wildland Urban Interface Code and the Storey County Fire Protection District Amendments to the 2018 International Fire Code.

Now Therefore, the Storey County Fire Protection District Board of Fire Commissioners does hereby adopt as regulations within the Storey County Fire Protection District the regulations set forth in the attached Exhibit A.

Adopted this _____ day of _____ 2023, by the following vote:

Votes: Ayes: Commissioners:

Nays: Commissioners:

Absent: Commissioners:

Jay Carmona, Chairman
Storey County Fire Protection District
Board of Fire Commissioners

Attest:

James Hindle
Storey County Clerk

Exhibit A

The Storey County Fire Protection District Board of Fire Commissioners does adopt as regulations within the boundaries of Storey County the following codes:

1. The 2018 edition of the International Fire Code.
2. Storey County Fire Protection District amendments to the 2018 International Fire Code (dated September 26, 2022).
3. The 2018 edition of the International Wildland Urban Interface Code.
4. The 2018 Northern Nevada Amendments to the 2018 International Wildland-Urban Interface Code (dated November 13, 2018)

STOREY COUNTY FIRE PROTECTION DISTRICT AMENDMENTS TO THE 2018 INTERNATIONAL FIRE CODE

September 26, 2022

Published by the

Storey County Fire Protection District

145 S C Street

Virginia City, NV 89440

Preface

This document comprises proposed amendments to the 2018 Edition of the International Fire Code as published by the International Code Council, Inc, amended by Storey County Fire Protection District. This document is hereafter referenced as the Storey County Fire Amendments and is prepared to be adopted by reference by the local AHJ.

The purpose of the document is to provide a consistent area-wide application to the enforcement of the fire and life safety code sections noted in the International Fire Code, while still acknowledging necessary modifications to the nationally recognized fire and life safety document based upon the local needs of the community.

Notes: Deleted language in the base code has been ~~stricken through~~.

Added language to the code section has been underlined.

Omitted text from a code section remains unchanged.

The following participating personnel have reviewed the attached document referenced as the Storey County Fire Code Amendments and agree with the amendments to the 2018 International Fire Code as stated therein. It is noted that the code amendments in this document are hereby approved, adopted, and codified by the local AHJ and supersede any previous amendments

JAY CARMONA – STOREY COUNTY FIRE BOARD CHAIR
STOREY COUNTY FIRE PROTECTION DITRICT

JEREMY LONCAR – DISTRICT CHIEF
STOREY COUNTY FIRE PROTECTION DITRICT

CLAY MITCHELL – STOREY COUNTY FIRE BOARD
STOREY COUNTY FIRE PROTECTION DITRICT

SCOTT SNELLING – FIRE MARSHAL
STOREY COUNTY FIRE PROTECTION DITRICT

LANCE GILMAN – STOREY COUNTY FIRE BOARD
STOREY COUNTY FIRE PROTECTION DITRICT

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101.1 Title

101.1 Title. These regulations shall be known as the *Fire Code* of the Storey County Fire Protection District, hereinafter referred to as “this code.”

102.3 Change of use of occupancy

102.3 Change of use or occupancy. A change of occupancy shall not be made unless the use or occupancy is made to comply with the requirements of this code and the *International Existing Building Code*. Change of ownership of the building shall require the building to come up to current code standards, per NAC 477.917 as adopted by the Nevada State Fire Marshal.

102.7 Referenced codes and standards

102.7 Referenced codes and standards. The codes and standards referenced in this code shall be ~~those the most~~ current that are listed in Chapter 80, and such codes and standards shall be considered to be part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Section 102.7.1 and 102.7.2.

105.1.1 Permits required

105.1.1 Permits required. A property owner or owner’s authorized agent who intends to conduct an operation or business, or install or modify systems and equipment that are regulated by this code, or to cause any such work to be performed, shall first make application to the *fire code official*. Permits required by this code shall be obtained from the Storey County Fire Protection District. Fire District construction permits will be required and issued for Fire Sprinkler Systems, Detection/Notification Systems, Final Grading, and Civil Work based on project valuation.

105.6.52 Emergency responder radio coverage system

105.6.52 Emergency responder radio coverage system. An operational permit is required for the operation and maintenance of an emergency radio coverage system and related equipment, as specified in Section 510.

105.7.26 Fire fighter air replenishment systems

105.7.26 Fire Fighter Air Replenishment Systems. A construction permit is required for the installation of or modification to a Fire Fighter Air Replenishment System. The construction permit application shall include documentation of an acceptance and testing plan as specified in Section L103.2.

106.6 Collaborative coalition for wide-rise fire response

106.6 Collaborative coalition for wide-rise fire response. To establish collaboration between private businesses and the Storey County Fire Protection District that enables the purchase of emergency equipment and enhances the ability to safely and effectively provide emergency services to said business with targeted risks.

106.6.1 Membership fee assessment

106.6.1 Membership fee assessment. The fire code official, upon reviewing submitted plans, shall determine the amount of the cooperative membership fee according to Table 106.6.1(a).

TABLE 106.6.1(a)

TABLE 106.6.1(a)

SQUARE FOOTAGE CATEGORIES

<u>SQUARE FOOTAGE</u>	<u>MEMBERSHIP FEE</u>	<u>CASH EQUIVALENT</u>
<u>Under 30,000</u>	<u>\$0.00</u>	<u>N/A</u>
<u>30,000 to 199,999</u>	<u>\$6,000.00</u>	<u>3 Hose Packs</u>
<u>200,000 to 499,999</u>	<u>\$14,000.00</u>	<u>7 Hose Packs</u>
<u>500,000 to 749,999</u>	<u>\$20,000.00</u>	<u>10 Hose Packs</u>
<u>750,000 and up</u>	<u>\$24,000.00</u>	<u>12 Hose Packs</u>

109 BOARD OF APPEALS

Section 109 is removed in its entirety.

110.4 Violation penalties

110.4 Violation penalties. Unless a greater penalty is provided by Nevada Law, Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the *approved construction documents* or directive of the *fire code official*, or of a permit or certificate used under the provisions of this code, shall be guilty of a misdemeanor, ~~[SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed on which a violation occurs~~ is a separate offense.

112.4 Failure to comply

112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, is guilty of a misdemeanor.

202 GENERAL DEFINITIONS

[BG] HIGH-RISE BUILDING. A building with an occupied floor located more than 75 ~~55~~ feet (~~22806~~ 16 764 mm) above the lowest level of fire department vehicle access.

[BG] OCCUPANCY CLASSIFICATION Institutional Group I-1. Institutional Group I-1 occupancy shall include buildings, structures, or portions thereof for more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised environment and receive custodial care. 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. Buildings of Group I-1 shall be classified as one of the occupancy conditions listed below. This group shall include, but not be limited to, the following:

[BG] Occupational Classification Group I-4, day care facilities. Institutional Group I-4 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:

[BG] Five Six 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.

[BG] Five Six 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 a Group R-3 occupancy or shall comply with the *International Residential Code*.

[BG] **Occupancy Classification Residential Group R-1.** Residential Group R-1 occupancies containing *sleeping units* where the occupants are primarily transient in nature, including:

“Brothels” is added to the list of Residential Group R-1 occupancies.

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

Care facilities that provide accommodations for five six or fewer persons receiving care

[BG] **Moderate-hazard storage, Group S-1.**

“Dry boat storage (indoor)” is removed from the list of Storage Group S-1 occupancies.

[BG] **Low-hazard storage, Group S-2.**

“Dry boat storage (indoor)” is added to the list of Storage Group S-2 occupancies.

[BG] **TEMPORARY.** A time less than 180 Days.

[BG] **UNWANTED ALARM.** Any alarm that occurs that is not the result of a potentially hazardous condition.

[BG] **WIDE-RISE BUILDING.** Any single-story building that exceeds 30,000 square feet, or multi-story building exceeding 50,000 square feet.

305.1 Clearance from 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.

307.4.3 Portable outdoor fireplaces

307.4.3 Portable outdoor fireplaces. Portable outdoor fireplaces shall be UL listed and used in accordance with manufacturer’s instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material.

~~Exception: Portable outdoor fireplaces used in one- and two-family dwellings.~~

308.1.6.3 Sky lanterns

~~308.1.6.3 Sky lanterns. A person shall not release or cause to be released an untethered sky lantern.~~ Sky lanterns are prohibited.

319.4.1 Fire protection for cooking equipment

319.4.1 Fire protection for cooking equipment. Cooking equipment shall be protected by automatic fire extinguishing systems in accordance with ~~Section~~ Sections 607.2 and 904.12.

320 NATURAL GAS METER PROTECTION

320.1 General. A protective cover shall be provided over natural gas meter assemblies serving buildings, or portions thereof, located at an elevation of 5,800 feet (1767.48 m) or higher. The protective cover shall be designed to be equal to or greater than the Building Design Load (as determined by the Building Department having jurisdiction). The cover shall be approved by the natural gas supplier, shall be installed over the meter assembly, and securely supported to the ground or diagonally to the building wall. When supported to the ground, the footing of the supports shall extend a minimum of 6-inches (152.4 mm) below finished grade. Pre-cast concrete piers may be used in lieu of poured footings, provided they are placed on stable soil.

321 LITHIUM BATTERY STORAGE

321.1 General. The storage of lithium-ion and lithium metal batteries shall comply with Section 321.

Exceptions:

1. Batteries installed in the equipment, devices, or vehicles they are designed to power.
2. Batteries packed for use with the equipment, devices, or vehicles they are designed to power.
3. Batteries in original retail packaging that are rated at 300 watt-hours or less for lithium-ion batteries or contain 25 grams or less of lithium metal for lithium metal batteries.
4. Temporary storage of batteries or battery components during the battery manufacturing process prior to completion of final quality control checks.

321.2 Permits. Permits shall be required for an accumulation of more than 15 cubic feet (0.42 m³) of lithium-ion and lithium metal batteries, other than batteries listed in the exceptions to Section 321.1.

321.3 Fire safety plan. A fire safety plan shall be provided in accordance with Section 403.11.6. In addition, the fire safety plan shall include emergency response actions to be taken upon detection of a fire or possible fire involving lithium-ion or lithium metal battery storage.

321.4 Storage requirements. Lithium-ion and lithium metal batteries shall be stored in accordance with Section 321.4.1, 321.4.2, or 321.4.3, as applicable.

321.4.1 Limited indoor storage in containers. Not more than 15 cubic feet (0.42 m) of lithium-ion or lithium metal batteries shall be permitted to be stored in containers in accordance with all of the following:

1. Containers shall be open-top and constructed of noncombustible materials or shall be approved for battery collection.
2. Individual containers and groups of containers shall not exceed a capacity of 7.5 cubic feet (0.21 m).
3. A second container or group of containers shall be separated by not less than 3 feet (914 mm) of open space, or 10 feet (3048 mm) of space that contains combustible materials.
4. Containers shall be located not less than 5 feet (1524 mm) from exits or exit access doors.

321.4.2 Indoor storage areas. Indoor storage areas for lithium-ion and lithium metal batteries, other than those complying with Section 321.4.1, shall comply with Sections 321.4.2.1 through 321.4.2.6.

321.4.2.1 Technical opinion and report. A technical opinion and report complying with Section 104.7.2 shall be prepared to evaluate the fire and explosion risks associated with the indoor storage area and to make recommendations for fire and explosion protection. The report shall be submitted to the *fire code official* and shall require the fire code official's approval prior to issuance of a permit. In addition to the requirements of Section 104.7.2, the technical opinion and report shall specifically evaluate the following:

1. The potential for deflagration of flammable gases released during a thermal runaway event.

2. The basis of design for an automatic sprinkler system or other approved fire suppression system. Such design basis shall reference relevant full-scale fire testing or another approved method of demonstrating sufficiency of the recommended design.

321.4.2.2 Construction requirements. Where indoor storage areas for lithium-ion and lithium metal batteries are located in a building with other uses, battery storage areas shall be separated from the remainder of the building by 2-hour rated *fire barriers or horizontal assemblies*. *Fire barriers* shall be constructed in accordance with Section 707 of the *International Building Code*, and *horizontal assemblies* shall be constructed in accordance with Section 711 of the *International Building Code*.

Exceptions:

1. Where battery storage is contained in one or more approved prefabricated portable structures providing a complete 2-hour fire resistance rated enclosure, fire barriers and horizontal assemblies are not required.
2. Where battery storage is limited to new batteries in packaging that has been demonstrated to and approved by the fire code official as sufficient to isolate a fire in packaging to the package interior, fire barriers and horizontal assemblies are not required.

321.4.2.3 Fire protection systems. Indoor storage areas for lithium-ion and lithium metal batteries shall be protected by an automatic sprinkler system complying with Section 903.3.1.1 or an approved alternative fire suppression system. The system design shall be based on recommendations in the approved technical opinion and report required by Section 321.4.2.1.

321.4.2.4 Fire alarm systems. Indoor storage areas for lithium-ion and lithium metal batteries shall be provided with an approved automatic fire detection and alarm system complying with Section 907. The fire detection system shall use air-aspirating smoke detection, radiant energy-sensing fire detection, or both.

321.4.2.5 Explosion control. Where the approved technical opinion and report required by Section 321.4.2.1 recommends explosion control, explosion control complying with Section 911 shall be provided.

321.4.2.6 Reduced requirements for storage of partially charged batteries. Indoor storage areas for lithium-ion and lithium metal batteries with a demonstrated state of charge not exceeding 30 percent shall not be required to comply with Sections 321.4.2.1, 321.4.2.2, or 321.4.2.5, provided that procedures for limiting and verifying that the state of charge will not exceed 30 percent have been approved.

321.4.3 Outdoor Storage. Outdoor storage of lithium-ion or lithium metal batteries shall comply with Sections 321.4.3.1 through 321.4.3.3.

321.4.3.1 Distance from storage to exposures. Outdoor storage of lithium-ion or lithium metal batteries, including storage beneath weather protection in accordance with Section 414.6.1 of the *International Building Code*, shall comply with one of the following.

1. Battery storage shall be located not less than 20 feet (6096 mm) from any building, lot line, public street, public alley, *public way or means of egress*.
2. Battery storage shall be located not less than 3 feet (914mm) from any building, lot line, public street, public alley, *public way or means of egress*, where the battery storage is separated by a 2-hour fire-resistance rated assembly without openings or penetrations and extending 5 feet (1524 mm) above and to the sides of the battery storage area.
3. Battery storage shall be located not less than 3 feet (914 mm) from any building, lot line, public street, public alley, *public way or means of egress*, where batteries are contained in *approved* prefabricated portable structures providing a complete 2-hour fire-resistance rated enclosure.

321.4.3.2 Storage area size limits and separation. Outdoor storage areas for lithium-ion or lithium metal batteries, including storage beneath weather protection in accordance with Section 414.6.1 of the *International Building Code*, shall not exceed 900 sq. ft (83.6 m). The height of battery storage in such areas shall not exceed 10 feet (3048 mm). Multiple battery storage areas shall be separated from each other by not less than 10 feet (3048 mm) of open space.

321.4.3.3 Fire detection. Outdoor storage areas for lithium-ion or lithium metal batteries, regardless of whether such areas are open, under weather protection or in a prefabricated portable structure, shall be provided with an approved automatic fire detection and alarm system complying with Section 907. The fire detection system shall use radiant energy-sensing fire detection.

401.1 Scope

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 that are in compliance with approved procedures for fire reporting.~~

403.11.6 Buildings with lithium-ion or lithium metal battery storage

403.11.6 Buildings with lithium-ion or lithium metal battery storage. An approved fire safety plan in accordance with Section 404 shall be prepared and maintained for buildings with lithium-ion or lithium metal battery storage.

503.2.4 Turning radius

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) feet. The inside radius of any turn shall not be less than thirty (30) feet.

503.2.9 Driveways

503.2.9 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 (20) feet in width shall be provided with turnouts in addition to turnarounds.

503.2.10 Turnouts

503.2.10 Turnouts. Turnouts shall be an all-weather road surface at least ten (10) feet wide and thirty (30) feet long. Driveway turnouts shall be located as required by the fire code official.

505.1 Address Identification

505.1 Address identification. New and existing buildings shall be provided with approved all-weather address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetic letters. Numbers shall not be spelled out. Each character shall be not less than 4-inches (102-mm) high with a minimum stroke width of 1/2 inch (12.7 mm) a nominal height of 6-inches with a minimum 1/2-inch stroke for residential occupancies, six (6) inches in height with a minimum of three-quarters (¾) inch stroke for commercial structures not exceeding 30,000 square feet, and 12-inches with a one and one-half (1 ½) 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 (½) inch stroke. Numbers and/or letters shall be of a contrasting color and be readily visible from the street. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response.

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 identification shall be maintained.

507.2.3 Inspection, testing and maintenance

507.2.3 Inspection, testing and maintenance. Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with NFPA 25 at the following intervals.

1. Private fire hydrants of all types: inspect annually and after each operation; flow test and maintenance annually.
2. Fire service main piping: Inspection of exposed pipe annually; flow test every five years.
3. Fire service main piping strainers: Inspection and maintenance after each use.

Records of inspections, testing, and maintenance shall be maintained.

507.3 Fire flow

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

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

507.5.1.2 Fire hydrant standards

507.5.1.2 Fire hydrant standards. All new or replacement fire hydrants shall be in accordance with Tables 507.5.1.2(a) and 507.5.1.2(b).

TABLE 507.5.1.2(a)

TABLE 507.5.1.2(a)
FIRE HYDRANT MAKE AND MODEL

<u>MAKE</u>	<u>MODEL</u>
<u>Mueller</u>	<u>A423 – Super Centurion 250</u>
<u>Waterous</u>	<u>Pacer WB-67-250 with Storz Connection</u>
<u>AVK</u>	<u>27N-Nostalgic (2780)</u>

TABLE 507.5.1.2(b)TABLE 507.5.1.2(b)
FIRE HYDRANT SPECIFICATIONS

<u>FEATURE</u>	<u>SPECIFICATION</u>
<u>Opening</u>	<u>Left hand turn</u>
<u>Threads</u>	<u>National Hose Thread (NST)</u>
<u>Ports</u>	<u>5-inch Steamer with Ztorz cap and two 2 ½ inch ports</u>
<u>Nut</u>	<u>1 ½ inch diameter</u>
<u>Color</u>	<u>Municipal system: Red Fire pump system: White top</u>

507.5.5 Clear space around hydrants

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

507.5.7 Distance from curb, height, and location

507.5.7 Distance from curb, height, and location. Fire hydrants are to be located within 5 feet (1524 mm) from the face of the curb with the steamer port centered not less than 18 inches (457 mm) and not more than 36 inches (914mm) above the grade or ground, whichever is higher. Hydrants should be placed on the right-hand side of roads and intersections whenever possible or as *approved* by the *fire code official*.

507.5.8 Signage

507.5.8 Signage. Fire hydrants shall be installed with an “OUT OF SERVICE” ring around the steamer port. The ring shall remain in place until successful flow, numbering, and GPS mapping has been completed and removal of the ring has been authorized by the *fire code official*.

507.5.9 Solid surface area

507.5.9 Solid surface area. Fire hydrants installed in a location with no sidewalks shall have a 4-foot by 4-foot (1219 mm by 1219 mm) solid surface area constructed of concrete, pavement, solid base, or other *approved* material, in front of the hydrant and must be free from obstructions, drop-offs in grade or holes in or around the immediate area. This should extend from the front of the hydrant to the curb and does not need to completely surround the hydrant. Where topographic features interfere with the clearance, a retaining wall shall be provided. DO NOT pour concrete up to the pipe. All fire hydrants shall be provided annular space around the hydrant pipe and filled with drain gravel.

507.5.10 Markers

507.5.10 Markers. Approved fire hydrant snow markers shall be provided where it is determined by the *fire code official* to be an area of significant snow fall.

508.1 General

508.1 General. Where required by other sections of this code and in all buildings classified as *high-rise buildings* by the *International Building Code* or *wide-rise buildings* as defined in Section 202, a *fire command center* for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.6. 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 can be located within the structure in a location approved by the fire code official. For buildings larger than 30,000 square feet the fire command center shall be located in a detached building outside the collapse zone (1.5 times the height of the building).

508.1.2 Separation

508.1.2 Separation. The *fire command center* shall be separated from the remainder of the building by not less than a 12-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

508.1.3 Size. The *fire command center* shall be not less than 0.015 percent of the total building area of the facility served or 200 square feet (19 m²) in area, whichever is greater, with a minimum dimension of 0.7 times the square root of the room area or 10 feet (3048 mm), whichever is greater a minimum of 96 square feet with a minimum dimension of 8 feet.

508.1.6 Required features

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

4. The emergency voice/alarm communication system control unit.
5. The fire department communications system.
6. Fire detection and alarm system annunciator.
7. Annunciator unit visually indicating the location of the elevators and whether they are operational.
8. Status indicators and controls for air distribution systems.
9. The fire fighter's control panel required by Section 909.16 for smoke control systems installed in the building.
10. Controls for unlocking *interior exit stairway* doors simultaneously.
11. Sprinkler valve and water-flow detector display panels.
12. Emergency and standby power status indicators.
13. ~~A telephone for fire department use with controlled access to the public telephone system.~~
14. Fire pump status indicators.
15. Schematic building plans indicating the typical floor plan and detailing the building core, *means of egress*, *fire protection systems*, fire-fighter air-replenishment systems, fire-fighting equipment and fire department access, and the location of *fire walls*, *fire barriers*, *fire partitions*, *smoke barriers* and smoke partitions.
16. An *approved* Building Information Card that includes, but is not limited to, all off the following:
 - 16.1. 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) and the estimated building population during the day, night and weekend;

- 16.2. Building emergency contact information that includes: a list of the building's emergency contacts including but not limited to building manager, building engineer and their respective work phone number, cell phone number and e-mail address;
- 16.3. Building construction information that includes: the type of building construction including but not limited to floors, walls, columns and roof assembly;
- 16.4. *Exit access stairway* and *exit stairway* information that includes: number of *exit access stairways* and *exit stairways* in building; each *exit access stairway* and *exit stairway* designation and floors served; location where each *exit access stairway* and *exit stairway* discharges, *interior exit stairways* that are pressurized; *exit stairways* provided with emergency lighting; each *exit stairway* that allows reentry; *exit stairways* 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, control rooms and control spaces; location of sky lobby; and location of freight elevator banks;
- 16.5. 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 and location of natural gas service;
- 16.6. *Fire protection system* information that includes: location of standpipes, location of fire pump room, location of fire department connections, floors protected by automatic sprinklers and location of different types of *automatic sprinkler systems* installed including but not limited to dry, wet and pre-action;
- 16.7. Hazardous material information that includes: location and quantity of hazardous material.
17. Work table.
18. Generator supervision devices, manual start and transfer features.
19. Public address system, where specifically required by other sections of this code.
20. Elevator fire recall switch in accordance with ASME A17.1/CSA B44.
21. Elevator emergency or standby power selector switch(es), where emergency or standby power is provided.
22. 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 feet of fire control room) location, Address location (must be 12 inches 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).
23. 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 emergency electrical circuits.
24. Main Fire Alarm Control Panel shall be a combination smoke/fire with a writable surface.
25. Knox Box installed at an approved location and 5 feet above finished floor.
26. Fire Department Connection.
27. Post Indicator Valve.
28. Outside Screw & Yolk.
29. In occupancies greater than 55 feet 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 Protection District request, for buildings or occupancies where it is deemed necessary based on special hazards or square footage.
30. In occupancies greater than 55 feet in height, a fire equipment cache room shall be provided every 5 stories and stocked as specified by the Fire Code Official. Fire cache room shall be provided and stocked

Commented [PL1]: Redundant - above in 19

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per fire code official request, for buildings or occupancies where it is deemed necessary based on special hazards or square footage.

31. Fire hydrant at an approved location and connected directly to the main city water supply or other approved water source.

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510.1 Emergency responder radio coverage in new buildings

510.1 Emergency responder radio coverage in new buildings. ~~New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. An emergency responder radio coverage system shall be provided throughout buildings when any of the following apply:~~

1. High-rise buildings. Buildings with a floor used for human occupancy located more than 55 feet above the lowest level of fire department vehicle access.
2. Wide-rise buildings. Buildings over 30,000 square feet.
3. Underground and below grade buildings. Buildings having a floor level below the finished floor of the lowest level of exit discharge of any level.
4. Other buildings. The fire code official is authorized to require a technical opinion and report, in accordance with Section 104.7.2, for buildings whose design, due to location, size, construction type, or other factors, could impede radio coverage as required by Section 510.4.1. The report shall make a recommendation regarding the need for an emergency responder radio coverage system.

Exceptions:

- ~~1. Where approved by the building official and fire official a wired communication system in accordance with Section 907.2.12.2 shall be permitted to be installed and maintained instead of an approved radio coverage system.~~
- ~~2. Where it is determined by the fire code official that the radio coverage is not needed.~~
- ~~3. In facilities where emergency responder radio coverage is required, and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated.~~

510.2 Emergency responder radio coverage in existing buildings

510.2 Emergency responder radio coverage in existing buildings. ~~Existing buildings shall be provided with approved radio coverage for emergency coverage as required in chapter 11; other than Group R-3, which do not have approved radio coverage for emergency responders in the building based on existing coverage levels of the public safety communications systems, shall be equipped with such coverage according to one of the following conditions:~~

1. Existing buildings that do not have approved radio coverage, as determined by the fire code official, in accordance with Section 510.4.1.
2. Where an existing wired communication system cannot be repaired or is being replaced.
3. Within a time frame established by the adopting authority.

Exception: Where it is determined by the fire code official that the radio coverage is not needed.

901.4.6.2 Marking on access door

901.4.6.2 Marking on access door. Access doors for automatic sprinkler system riser rooms and fire pump rooms shall be labeled with an *approved and maintained all-weather* sign. The lettering shall be in contrasting color to the background. Letters shall have a minimum height of 2 inches (51 mm) with a minimum stroke of 3/8 inch (10 mm).

901.6 Inspection, testing and maintenance

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

901.6.2.3 Fire fighter air replenishment system

Section 901.6.2.3 Fire fighter air replenishment system. Fire suppression breathing apparatus air system procedures, maintenance and report records shall be approved by the *fire code official*. Inspection records shall be kept on-site.

901.7 Systems out of service

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 be either 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.

901.11 Problematic unwanted fire alarms

901.11 Problematic unwanted fire alarms. Problematic unwanted fire alarms are a violation of this code. When a fire alarm system is required by this code, it shall be the responsibility of the property owner or owner's authorized agent to maintain the system and properly educate occupants, tenants, and/or employees in accepted behavioral practices that will minimize or eliminate false and/or nuisance alarms. This includes nuisance activations in response to predictable environmental stimuli such as but not limited to cooking fumes, smoking, and construction activities. Where unwanted alarms become repetitive, the fire code official is authorized to charge fees or issue administrative citations to the property owner in accordance with the fee schedule or administrative code as established by the applicable governing authority.

903.2 Where required

903.2 Where required. *Approved automatic sprinkler systems* in new buildings and structures shall be provided in locations described in Sections 903.2.1 through 903.2, Group A, B, E, F, H, I, M, S and U occupancies with a fire area greater than or equal to 5,000 square feet (464 m²), and buildings with two stories and a basement or more than two stories in height.

903.2.3 Group E

903.2.3 Group E. *An automatic sprinkler system* shall be provided for Group E occupancies as follows where one of the following exists:

1. Throughout all Group E *fire areas* greater than ~~12,000~~ 5,000 square feet (~~1115~~ 464 m²) in area.
2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.

Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.

3. The Group E fire area has an occupant load of 300 or more.

Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest.

4. Daycare facilities where there is occupancy from 12:00 am- 6:00 am and care for 7 or more children.

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

903.4 Sprinkler system supervision and alarms

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

Exceptions:

5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position. This exception will not apply to any of the above- mentioned control valves if they are located in a building equipped with any fire alarm or protection system that is required to be monitored by a central station fire alarm company.

903.4.2 Alarms

903.4.2 Alarms. An approved audible alarm notification appliance device, ~~located on the exterior of the building in an *approved* location,~~ shall be connected to each *automatic sprinkler system*. Such sprinkler waterflow alarm devices shall be activated by waterflow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Approved alarm notification appliances shall be provided on the exterior of the building and within each tenant space on the interior of the building and in an *approved* location. When residential (single family dwelling) automatic sprinkler systems are provided, waterflow activation shall provide occupant notification at all occupied levels and sleeping units, with minimum audible notification level of 75 dba sound pressure at pillow height. Where a fire alarm system is installed, actuation of the *automatic sprinkler system* shall actuate the building fire alarm system.

903.4.3 Floor control valves

903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor ~~in *high-rise buildings* in multi-story facilities.~~

905.3 Required installations

905.3 General requirements. Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.89. Standpipe systems are allowed to be combined with *automatic sprinkler systems*.

905.3.9 Exterior man doors

905.3.9 Exterior man doors. Hose valve outlets are required at all exterior man doors. Hose valve outlets shall be a minimum of 2½-inch (64 mm) National Pipe Threat (NPT), mounted 5 feet above finished floor with the valve mounted downward at a 45-degree angle, and a metal sign with a minimum dimension of 9 inches high by 18 inches wide, with red letters at least 1 inch stroke and 6 inches tall on a white reflective background shall be mounted outside the door and above the hose valve stating "STANDPIPE". Additional hose valve outlets may be required interior of the building for occupancies of a hazardous nature, where special hazards exist in addition to the normal hazards of the occupancy, or where the fire code official determines that access for fire apparatus is unduly difficult.

Commented [PL4]: "Old Document" section 18. Added signage outside so personnel know which doors have a standpipe and which don't.

906.2 General requirements

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

Exceptions:

1. Travel distance to reach an extinguisher shall not apply to the spectator seating portions of Group A-5 occupancies.
2. Thirty-day inspections shall not be required, and maintenance shall be allowed to be ~~once every three years~~ annually for dry-chemical or halogenated agent portable fire extinguishers that are supervised by a listed and approved electronic monitoring device, provided that all of the following conditions are met:
 - 2.1 Electronic monitoring shall confirm that extinguishers are properly positioned, properly charged and unobstructed.
 - 2.2 Loss of power or circuit continuity to the electronic monitoring device shall initiate a trouble signal.
 - 2.3 The extinguishers shall be installed inside of a building or cabinet in a noncorrosive environment.
 - 2.4 Electronic monitoring devices and supervisory circuits shall be tested ~~every three years~~ annually when extinguisher maintenance is performed.
 - 2.5 A written log of required hydrostatic test dates for extinguishers shall be maintained by the owner to verify that hydrostatic tests are conducted at the frequency required by NFPA 10.
3. In Group I-3, portable fire extinguishers shall be permitted to be located at staff locations.

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

907.2.9.4 Automatic smoke detection systems in Group R-4

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

Exceptions:

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

907.2.10.2.1 Alternative to single- and multiple-station smoke alarms

907.2.10.2.1 Alternative to single- and multiple-station smoke alarms. Fire alarm in place of single and multiple-station smoke alarms may be replaced by an NFPA 72 Household compliant fire alarm system. Plans shall be submitted to the *fire code official* and permit obtained prior to installation. All fire alarm installation contractors shall be required to be licensed by both the Nevada State Contractors Board and Nevada State Fire Marshal (F license).

907.5.2.1.1 Average sound pressure

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

910.2.2 High-piled combustible storage

910.2.2 High-piled combustible storage. Smoke and heat removal required by Table 3206.2 for buildings and portions thereof containing high-piles combustible storage shall be installed in accordance with Section 910.3 in un-sprinklered buildings. In buildings and portions thereof containing high-piled combustible storage equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, a smoke and heat removal system shall be installed in accordance with 910.3 or 910.4. Smoke and heat vents shall be activated by manual controls only per Section 910.4.4. In occupied portions of a building equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 where the upper surface of the story is not a roof assembly, a mechanical smoke removal system in accordance with 910.4 shall be installed.

910.3.2.2.1 Control mode sprinkler system

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

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.

912.5.1 Service area

912.5.1 Connection sign. An approved all-weather sign indicating the buildings address or areas serviced by a sprinkler or standpipe system shall be permanently mounted and maintained on all fire department connections when required by the fire code official.

912.8 Distance to fire hydrant

912.8 Distance to fire hydrant. One fire hydrant supplied from the municipal water system shall be installed within 100 feet (30 m) of all fire department connections.

913.4 Valve supervision

913.4 Valve supervision. Where provided, the fire pump suction, discharge and bypass valves, and 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 constant 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.~~

913.6 Fire pump capacity

913.6 Fire pump capacity. Fire pumps shall be sized and operated at their rated UL or FM Capacity at 100 percent of their rated capacity as listed on the nomenclature plate. The greatest fire flow demand will equal the total flow for the greatest demand on the automatic fire sprinkler system or the standpipe requirements.

913.7 Fire pump drivers

913.7 Fire pump drivers. Fire pumps shall be driven by diesel or electric engines, approved by the fire code official.

913.7.1 Variable speed control

913.7.1 Variable speed control. Diesel and Electric engines for fire pump drive shall have a variable speed limiting control system.

913.8 Redundant fire pumps

913.8 Redundant fire pumps. All fire pumps shall have a redundant fire pump installed in parallel.

913.9 Approval

913.9 Approval. Fire pumps shall be approved by the fire code official prior to installation.

914.3.8 Fire fighter air replenishment systems

914.3.8 Fire fighter air replenishment systems. A fire fighter air replenishment system shall be provided in all new high-rise buildings of ten (10) or more stories in height. The fire fighter breathing air system installation and maintenance shall comply with Appendix L. Inspection records shall be kept on site and shall be readily available to the fire code official.

1023.9.1 Signage requirements

[BE] 1023.9.1 Signage requirements. Stairway identification signs shall comply with all of the following requirements:

7. The background color of the sign shall be green if roof access is available from the signed stairway. The background color of the signs shall be red if roof access is not available from the signed stairway.

CHAPTER 11 CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

Chapter 11 is deleted in its entirety.

2809.1 General

2809.1 General. Exterior storage of finished lumber products, firewood, chips, hogged material, associated raw products and solid biofuel products shall comply with Sections 2809.2 through 2809.5.

3903.2 Prohibited occupancies

3903.2 Prohibited occupancies. Extraction processes utilizing flammable gases or flammable eryogenic fluids liquids shall not be located in a building containing a Group A, E, I or R occupancy.

3903.3 Location

3903.3 Location. The extraction equipment and extraction processes utilizing hydrocarbon solvents shall be located in a room or area dedicated to extraction. For other than CO₂ and nonhazardous extraction process, the marijuana extraction equipment and process shall be located in a room of noncombustible construction dedicated to the extraction process and the room shall not be used for any other purpose.

3903.5 Use of flammable and combustible liquids

3903.5 Use of flammable and combustible liquids. The use of flammable and combustible liquids for liquid extraction processes where the liquid is boiled, distilled or evaporated shall be located within a hazardous exhaust fume hood, rated for exhausting flammable vapors. Extraction and post oil processing operations, including dispensing of flammable liquids between containers, shall be performed in one of the following locations:

1. A chemical fume hood in accordance with Chapter of NFPA 45.
2. A room with an approved exhaust system installed in accordance with the International Mechanical Code or Uniform Mechanical Code.

Electrical equipment used within the hazardous exhaust fume hood shall be rated for use in flammable atmospheres. Heating of flammable or combustible liquids over an open flame is prohibited.

Exception 1: The use of a heating element not rated for flammable atmospheres, where documentation from the manufacture, or approved testing laboratory indicates the element is rated for heating of flammable liquids.

Exception 2: Unheated processes at atmospheric pressure using less than 16 oz. (473 ml) of flammable liquids shall not be required to comply with 3903.5(1) or 3903.5(2).

3903.5.1 Electrical components

3903.5.1 Electrical components. All electrical components within the chemical fume hood or exhausted enclosure shall be approved permanent wiring, interlocked such that the exhaust system shall be in operation for lighting and components to be used.

3903.6 Liquefied petroleum gas

3903.6 Liquefied petroleum gas. Liquefied petroleum gases (LPG) shall not be released to the atmosphere except where released in accordance with Section 7.3 of NFPA 58. LPG liquid piping systems shall be in compliance with NFPA 58.

3903.6.1 Exhaust

3903.6.1 Exhaust. An approved exhaust system shall be provided for LPG extractions.

3903.6.1.1 Installation

3903.6.1.1 Installation. The exhaust systems shall be installed and maintained in accordance with the *International Mechanical Code* or *Uniform Mechanical Code* as adopted by the Authority Having Jurisdiction.

3903.6.1.2 Processes

3903.6.1.2 Processes. All LPG extraction operations, including processes for off-gassing spent plant material and oil retrieval, shall be conducted within a chemical fume hood, enclosure, or room in compliance with the *International Mechanical Code* or *Uniform Mechanical Code* as adopted by the Authority Having Jurisdiction.

3903.6.2 Electrical bonding and grounding

3903.6.2 Electrical bonding and grounding. All conductive equipment and conductive objects within the exhaust room shall be bonded and grounded with a resistance of less than 1.0 x 10⁶ ohms in accordance with NFPA 70.

3903.6.2.1 Classified areas

3903.6.2.1 Classified areas. The area within a hood or enclosure used of LPG extractions shall be classified as a Class 1, Division 1 hazardous location in accordance with NFPA 70. Areas adjacent to Class 1, Division 1 locations shall be classified in accordance with NFPA 70.

3903.6.2.2 Interlocks

3903.6.2.2 Interlocks. All electrical components within the extraction room shall be interlocked with the hazardous exhaust system such that room lighting and other extraction room electrical equipment will only operate when the exhaust system is in operation.

3903.6.2.3 Emergency power

3903.6.2.3 Emergency power. An automatic emergency power system shall be provided for the following items, when installed:

1. Extraction room lighting
2. Extraction room ventilation system
3. Solvent gas detection system

3903.6.2.4 Gas detection systems

3903.6.2.4 Gas detection systems. Gas detection systems shall be provided with constant non-interlocked power.

3903.7 Carbon dioxide extraction

3903.7 Carbon dioxide extraction. Carbon Dioxide extraction shall comply with sections 3903.7.1, 3903.7.2, and 3903.7.3.

3903.7.1 Storage and handling

3903.7.1 Storage and handling. All CO₂ compressed gas cylinders shall be secured in *approved* method to prevent falling.

3903.7.2 CO₂ gas detection

3903.7.2 CO₂ Gas detection. An *approved*, listed CO₂ detection system complying with 5307.4.3 shall be installed in the CO₂ extraction room. Auto-calibrating and self-zeroing devices or detectors shall be prohibited.

3903.7.3 CO₂ discharge

3903.7.3 CO₂ discharge. The extraction equipment pressure relief devices and blow-off valves shall be piped to the exterior of the building.

3903.8 Means of egress

3903.8 Means of egress. For extraction rooms using hazardous materials, each room shall be provided with at least one exit access door complying with the following:

1. The door shall swing in the direction of egress travel.
2. The door shall be provided with a self-closing or automatic closing device.
3. The door shall be equipped with panic or fire exit hardware.
4. The exit access travel distance cannot be increased as allowed in Section 1017.2.2 for extraction/cultivation facilities.

3903.9 Signage

3903.9. Signage. The NFPA 704 hazard rating diamond sign, minimum 10" in size, and no smoking signs shall be posted on the exterior of the extraction room door.

3903.9.1 Safety data sheets

3903.9.1 Safety data sheets. All applicable safety data sheets (SDS) shall be posted in the *approved* location.

3903.9.2 Warning signage

3903.9.2 Warning signage. Applicable hazard warning signage shall be posted throughout the facility as applicable for emergency equipment.

3904.4 Site inspection

3904.4 Site inspection. Prior to the operation of the extraction equipment, ~~where required by the fire code official,~~ the engineer of record or *approved* professional, as *approved* in Section 3904.2, shall inspect the site of the extraction process once equipment has been installed for compliance with the technical report and the building analysis. The engineer of record or *approved* professional shall provide a report of findings to the *fire code official* prior to the approval of the extraction process. The field inspection report authored by the engineer of record shall include the serial number of the equipment used in the process and shall confirm that the equipment installed is the same model and type of equipment identified in the technical report.

3904.5 Change of extraction medium

3904.5 Change of extraction medium. Where the medium of extraction or solvent is changed from the material indicated in the technical report or as required by the manufacturer, the technical report shall be revised at the cost of the facility owner and submitted for review and approval by the fire code official prior to the use of the equipment with the new medium or solvent.

5601.1.3 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 DOTn 49 CFR Parts 100–185, as applicable for consumer fireworks.~~

5601.1.6 Exploding targets

5601.1.6 Exploding targets. The possession, manufacture, sale, and use of exploding targets, including binary exploding targets, are prohibited.

6101.1 Scope

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

APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS

Appendix B is adopted in whole in accordance with 2018 Edition of the International Fire Code Section 101.2.

B102 Definitions

Special Fire Protection Problem Facilities. Special Fire Protection Problem Facilities are those facilities that consist of uses similar to fires that may result in large size fires or fires with high heat release such as bulk flammable liquid storage, bulk flammable gas storage, large varnish and paint factories, some plastics manufacturing and storage, aircraft hangars, distilleries, refineries, lumberyards, grain elevators, chemical plants, coal mines, tunnels, subterranean structures, storage facilities, and warehouses using high rack/piled storage for flammables or pressurized aerosols.

B103.3 Areas without water supply systems

B103.3 Areas without water supply systems. For information regarding water supplies for fire-fighting purposes in rural and suburban areas in which adequate and reliable water supply systems do not exist, the *fire code official* is authorized to utilize the International Wildland-Urban Interface Code or NFPA 1142 or the where the site is not considered as a “special fire protection problem” as defined in Section B102.

TABLE B105.2

TABLE B105.2
REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY
DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the International Fire Code	25 <u>50</u> % of the value in Table B105.1(2) ^{a,b}	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the International Fire Code	25 <u>50</u> % of the value in Table B105.1(2) ^b	Duration in Table B105.1(2) at the reduced flow rate
<u>Early Suppression, Fast Response (ESFR) sprinkler system</u>	<u>50 % of the value in Table B105.1(2)^b</u>	<u>Duration in Table B105.1(2) at the reduced flow rate</u>

For SI: 1 gallon per minute = 3.785 L/m.

a. ~~The reduced fire flow shall be not less than 1,000 gallons per minute.~~

b. The reduced fire flow shall be not less than 1,500 gallons per minute.

APPENDIX C FIRE HYDRANT LOCATIONS AND DISTRIBUTION

Appendix C is adopted in whole in accordance with 2018 Edition of the International Fire Code Section 101.2.1.

APPENDIX D FIRE APPARATUS ROADS

Appendix D is adopted in whole in accordance with 2018 Edition of the International Fire Code Section 101.2.1.

D103.2 Grade

D103.2 Grade. Fire apparatus access roads shall not exceed 6~~4~~0 percent grade.

Exception: Grades steeper than 6~~4~~0 percent as *approved* by the fire code official.

APPENDIX L REQUIREMENTS FOR FIRE FIGHTER AIR REPLENISHMENT SYSTEMS

Appendix L is adopted in whole in accordance with 2018 Edition of the International Fire Code Section 101.2.1.

**2018 NORTHERN NEVADA AMENDMENTS TO THE 2018 INTERNATIONAL WILDLAND-URBAN
INTERFACE CODE**

November 13, 2018 (amended by Council)

The following participating agencies have reviewed the attached document referenced as the 2018 Northern Nevada Fire Code Amendments and agree with the amendments to the 2018 International Fire Code as stated therein. It is noted that the code amendments must be approved and adopted and codified by the local Authority Having Jurisdiction to become code.

Participating Agencies

**Carson City Fire Department
777 South Stewart Street
Carson City, NV 89701**

**East Fork Fire Protection District
1694 County Road
Minden, NV 89423**

**North Lake Tahoe Fire Protection District
866 Oriole Way
Incline Village, NV 89451**

**Smith Valley Fire Protection District
1 Hardie Lane
Smith, NV 89430**

**Sparks Fire Department
1605 Victorian Avenue
Sparks, NV 89431**

**Storey County Community Development
P.O. Box 526
Virginia City, NV 89440**

**Tahoe Douglas Fire Protection District
193 Elks Point Road
Zephyr Cove, NV 89448**

**Truckee Meadows Fire Protection District
1001 East Ninth Street, Building D, Second Floor
Reno, NV 89520**

Preface

This document comprises proposed amendments to the 2018 Edition of the International Wildland-Urban Interface Code as published by the International Code Council, Inc, amended by the Participating Agencies listed above, with the support of the Northern Nevada Chapter of the International Code Council. This document is hereafter referenced as the 2018 Northern Nevada Wildland-Urban Interface Code Amendment and is prepared to be adopted by reference by the local authority having jurisdiction. These provisions are not considered to be or enacted as the code unless the provisions are adopted and codified by the local Authority Having Jurisdiction.

The purpose of the document is to provide a consistent area-wide application to the enforcement of the fire and life safety code sections noted in the International Wildland-Urban Interface Code, while still acknowledging necessary modifications to the nationally recognized fire and life safety document based upon the local needs of the community.

Notes:

Deleted language in the base code has been ~~stricken through~~.

Added language to the code section has been underlined.

The entire section amended has been shown for context.

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2018 Northern Nevada Wildland-Urban Interface Code Amendments

Section 101.2 Scope

Section 101.2 is amended to read:

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.

Section 105.3 Alternative materials, design, and methods

Section 105.3 is amended to read:

105.3 Alternative materials, design, and methods. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method shall be approved where the building official in concurrence with the fire chief finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

Where the alternative material, design or method is not approved, the building official fire chief shall respond in writing, stating the reasons why the alternative was not approved.

Section 106.1 General

Section 106.1 is amended to read:

106.1 General. To determine the suitability of alternative materials and methods and to provide for reasonable interpretations of the provisions of this code see International Fire Code section 109 as adopted by the Authority Having Jurisdiction, ~~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.

Section 106.2 Limitations of Authority

Section 106.2 is deleted:

~~**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.~~

Section 302.3 Review of wildland-urban interface areas.

Section 302.3 is amended to read:

302.3 Review of wildland-urban interface areas. The code official shall reevaluate and recommend modification to the *wildland-urban interface areas* in accordance with Section 302.1 ~~on a 3-year basis or more frequently as deemed necessary by the legislative body.~~ as deemed necessary by the code official.

Section 402.2.2 Water supply

Section 402.2.2 is amended to read:

Section 402.2.2 Water Supply. Individual structures hereinafter constructed or relocated into or within wildland-urban interface areas shall be provided with a conforming water supply in accordance with Section 404.

Exceptions:

1. Structures constructed to meet the requirements for the class of ignition-resistant construction specified in Table 503.1 for a nonconforming water supply.
2. Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m²).
3. Agricultural buildings constructed for the storage limited to harvested commodities, without electrical or fuel gas services.

Section 404.1 General

Section 404.1 is amended to read:

404.1 General. Where provided in order to qualify as a conforming water supply for the purpose of Table 503.1 or as required for new subdivisions in accordance with Section 402.1.2, an *approved* water source shall have an adequate water supply for the use of the fire protection service to protect buildings and structures from exterior fire sources or to suppress structure fires within the *wildland-urban interface area* of the jurisdiction in accordance with this section.

Exception: Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m²), and agricultural buildings constructed for the storage of harvested crops or agricultural commodities without electrical or fuel gas services.

Section 404.5 Adequate water supply

Section 404.5 is amended to read:

404.5 Adequate water supply. Adequate water supply shall be determined for purposes of initial attack and flame front control as follows:

1. One- and two-family dwellings. The required water supply for one- and two-family dwellings having a fire flow calculation area that does not exceed 3,600 square feet (334 m²) shall be 1,000 gallons per minute (63.1 L/s) for a minimum duration of 30 minutes. The required fire flow supply for one- and two-family dwellings having a flow calculation area in excess of 3,600 square feet (334 m²) shall be 1,500 gallons per minute (95 L/s) for a minimum duration of 30 minutes.

Exception: A reduction in required flow rate of ~~75~~ 50 percent, as approved by the code official, is allowed where the building is provided with an approved automatic sprinkler system.

2. Buildings other than one- and two-family dwellings. The water supply required for buildings other than one- and two-family dwellings shall be as approved by the code official but shall not be less than 1,500 gallons per minute (95 L/s) for a duration of 2 hours.

Exception: A reduction in required flow rate of up to ~~75~~ 50 percent, as approved by the code official, is allowed where the building is provided with an approved automatic sprinkler system. The resulting water supply shall not be less than 1,500 gallons per minute (94.6 L/s).

Section 501.2 Objective

Section 501.2 is amended to read:

501.2 Objective. The objective of this chapter is to establish minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels.

The minimum standards set forth in this chapter vary with the critical *fire weather*, slope and fuel type to provide increased protection, above the requirements set forth in the *International Building Code* and the *International Residential Code*, from the various levels of hazards.

Section 502.1 General

Section 502.1 is amended to read:

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

Table 503.1 Ignition-Resistant Construction

Table 503.1 is amended to read as follows:

Table 503.1

IGNITION-RESISTANT CONSTRUCTION ^a

DEFENSIBLE SPACE ^c	FIRE HAZARD SEVERITY					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water supply ^d		Water supply ^b		Water supply ^b	
	Conforming ^d	Nonconforming ^e	Conforming ^d	Nonconforming ^a	Conforming ^d	Nonconforming ^e
Nonconforming	IR 2	IR 1	IR 1	IR 1 N.C.	IR 1 N.C.	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 N.C.
1.5 x Conforming ^f	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

- a. Access shall be in accordance with Section 403.
- b. Subdivisions shall have a conforming water supply in accordance with Section 402.1.
 IR 1= Ignition-resistant construction in accordance with Section 504.
 IR 2= Ignition-resistant construction in accordance with Section 505.
 IR 3= Ignition-resistant construction in accordance with Section 506.
 N.C.= Exterior walls shall have a fire-resistance rating of not less than 1 hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.
- c. Conformance based on Section 603.
- d. Conformance based on Section 404.
- e. A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is not water supply for structure protection or fire suppression.
- f. Only with the approval of the fire code official

Section 504.2 Roof covering

Section 504.2 is amended to read:

504.2 Roof covering. Roofs shall have a Class A rating when tested in accordance with ASTM E108 or UL 790. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends and ridge line shall be fire-stopped to preclude entry of flames or embers, or have one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D 3909 installed over the combustible decking. Roof coverings consisting of shakes or shingles made of wood are not approved as part of any Class A roof assembly.

Exceptions:

1. Class A roof assemblies include those with coverings of brick, masonry or an exposed concrete roof deck.
2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile or slate installed on noncombustible decks or ferrous, copper or metal sheets installed without a roof deck on noncombustible framing.
3. Class A roof assemblies include a minimum 16 oz/sq. ft. (0.0416 kg/m²) copper sheets installed over combustible decks.

Section 504.7.1 Underfloor areas

Section 504.7.1 is amended to read:

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

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

Section 504.10.1 Vent locations

Section 504.10.1 is amended to read:

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. Ember-resistant gable end and dormer vents shall be located at least 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical.

Exceptions:

1. Listed vents complying with ASTM E2886.
 - 1.1 The Ember Intrusion Test shall have no flaming ignition of the cotton material.
 - 1.2 There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test. The maximum temperature of the unexposed side of the vent shall not exceed 662 degrees Fahrenheit (350 degrees Celsius).
2. The fire code official may accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers.

Section 505.2 Roof covering

Section 505.2 is amended to read:

505.2 Roof Covering. Roofs shall have a roof assembly that complies with not less than a Class A ~~B~~ rating when tested in accordance with ASTM E108 or UL 790, ~~or an approved noncombustible roof covering.~~ 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 mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking

Section 505.10.1 Vent locations

Section 505.10.1 is amended to read:

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. Ember-resistant gable end and dormer vents shall be located at least 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical.

Exceptions:

1. Listed vents complying with ASTM E2886.
 - 1.1 The Ember Intrusion Test shall have no flaming ignition of the cotton material.
 - 1.2 There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test. The maximum temperature of the unexposed side of the vent shall not exceed 662 degrees Fahrenheit (350 degrees Celsius).

2. The fire code official may accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers.

Section 603.2.1.1 Adjacent land

Section 603.2.1.1 is added to Section 603.2.1 Responsible party to read:

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 their own property. Nothing in this provision shall be deemed to require an owner of real property to perform any work on land that he or she does not own.

603.2.2 Trees

Section 603.2.2 is amended to read:

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

Section 604.4 Trees

Section 604.4 is amended to read:

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.

Section 604.4.1 Chimney clearance

Section 604.4.1 is amended to read:

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).

604.5 Non-combustible area

Section 604.5 is added to Section 604 Maintenance of Defensible Space to read:

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

Section 607.1 General

Section 607.1 is amended to read:

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~~ 9144 mm) from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet (4572 mm).

Exception. Approved fire-resistance-rated coverings used in accordance with their listing and as approved and allowed by the Fire Code Official.

Appendix Section B101.1 Scope

Section B101.1 is amended to read:

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

Appendix Section B101.2 Plan content

Section B101.2 is amended to read:

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.

Appendix Section B102 Defensible Space Plans


Sections B102, B102.1, and B102.2 are added to Appendix B Vegetation Management Plan is read:

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 abutting the property.

	<h1>Board of Storey County Fire Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 1/17/2023 10:00 AM - BOCC Meeting	Estimate of Time Required: 30 mins	
Agenda Item Type: Discussion/Possible Action		

- Title:** Annual review and evaluation of the performance of Jeremy Loncar, Storey County Fire Chief, for the time period of January 2022 through January 2023. The Board may, without further notice, take administrative action against Jeremy Loncar, Fire Chief, if the Board determines that such administrative action is warranted after considering the character, alleged misconduct, professional competence, or physical or mental health of Mr. Loncar. At the end of the annual performance evaluation, the Board may modify existing goals and objectives of the Fire Chief's job; determine whether or not to provide a merit increase, bonus, or other compensation adjustment; take adverse administrative action up to and including termination; or any other such action deemed warranted by the Board.
- Recommended motion:** I, Fire Commissioner (_____), motion to take whatever action the Board deems appropriate.
- Prepared by:** Mitzi Carter

Department: **Contact Number:** 775-847-0968

- Staff Summary:** In the Board's deliberations, the character, competence, and performance of the Fire Chief may be discussed, and the Board may consider the job description, job duties, and other matters connected to this agenda item. The Fire Chief may be present at the meeting and may present evidence relating to his character, alleged misconduct, professional competence, or physical or mental health. At the end of the annual performance evaluation, the Board may modify existing goals and objectives of the Fire Chief's job; determine whether or not to provide a merit increase, bonus, or other compensation adjustment; take adverse administrative action up to and including termination; or any other such action deemed warranted by the Board.
- Supporting Materials:** See attached
- Fiscal Impact:** Unknown
- Legal review required:** False
- Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Fire Chief's Self-Evaluation

Annual Evaluation of the Storey County Fire Chief

Date of Evaluation:

Fire Chief Being Evaluated: Jeremy Loncar

Self-Evaluator: Jeremy Loncar

Evaluation Period - **From:** 1/1/22 **To:** 1/1/23 (month/day/year)

A. Fire Chief job description essential function elements:

- Develops goals and objectives
- Motivates staff
- Fosters team management
- Administers policies
- Advises appropriate policies
- Administers contracts
- Evaluates staff
- Administers the budget
- Promotes economic development
- Resolves issues and complaints
- Assist the board
- Fosters team management
- Oversees the budget
- Serves as a public information officer
- Investigates
- Legislative representative
- Lobbyist
- Responds to emergencies

B. Primary elements of the Fire Chief's duties being evaluated in accordance with job description:

- Leadership
- Organizational Management
- Financial Management
- Human Resources Development
- Public Service
- Economic Development
- Personal Character
- Emergency Management
- Code of Ethics

C. Rating scale for each evaluation element. For each category, check which most closely applies. The commissioners should discuss each element collaboratively and individually decide what rating to assign for that element. The commissioners should also review and consider the ratings in the Fire Chief's self-evaluation.

- **Distinguished:** The Fire Chief is so successful at this job criterion that special note should be made. This performance rank is in the top 10 percent.
- **Excellent:** Performance at this level is one of better performance in the organization, given the common standards and results. This is better than average performance.
- **Satisfactory:** Performance is at or above minimum standards. This level of performance is what one would expect from the most experience and competent manager.
- **Needs Improvement:** Performance is somewhat below what would be expected of an experienced and competent manager. However, there appears to be potential to improve the rating within a reasonable timeframe.
- **Unsatisfactory:** Performance is well below standards and there is serious question as to whether the person can improve to meet the minimum standard.

1. Leadership

- a. Motivates and encourages teamwork, innovation, and problem-solving
- b. Instills confidence and promotes initiative through support and encouragement
- c. Delegates authority appropriately
- d. Affective advocate of county fire programs
- e. Communicates clearly with board, staff, and county manager and county departments
- f. Leads in accordance with policies and board directives
- g. Leads according to strategic goals, objectives, and policies
- h. Positive relationship with board
- i. Positive relationship with staff, county departments, and elected offices
- j. Represents board's interest in local and regional issues and projects
- k. Positive relationship with residents, businesses, and public
- l. Takes ownership of error
- m. Builds inter-local relations (local, state, federal)

_____ *Distinguished*

_____ *Excellent*

_____ *Satisfactory*

_____ *Needs Improvement*

_____ *Unsatisfactory*

Comments:

I know that I am only as good as the people that surround me, and I couldn't be prouder of the staff we have here at the Fire District. Not just I, but the district staff constantly strives to deliver complete, professional, and accurate work. I believe in leading by example and am willing to take on even the most menial task to ensure our success.

I take full credit for mistakes and seek out the best way to correct them.

I do need to delegate more and often keep too heavy of a workload. Because I take on so much, there are times that I do not get the work achieved to the level that I expect from myself.

Our District has built strong relationships with both the public and private sectors. I understand their importance in our delivery of public safety not only within Storey County but also regionally.

New or additional goals for the future:

In 2023, I would like to continue to clean up our daily operations, move forward on station construction and improvement, and continue my pursuit of more training and education so that I can be more precise and effective in my duties. I will also continue my evaluation of the structure of the district to ensure that we do not overburden my command staff.

2. Organizational Management

- a. Implements and enforces board directives
- b. Follows organization policies and programs
- c. Responds timely to board requests
- d. Reports are accurate, comprehensive, concise, and persuasive
- e. Effective Public Information Officer (PIO)
- f. Understands, supports, and enforces policies
- g. Reviews policies and recommends improvements
- h. Efficient and effective
- i. Detail oriented and avoids errors
- j. Resolves problems
- k. Delivers product

_____ *Distinguished*

_____ *Excellent*

_____ *Satisfactory*

_____ *Needs Improvement*

_____ *Unsatisfactory*

Comments:

I lean heavily on policies and this year we have completely revised and implemented the District's first independent Human Resources Policies.

I know that for the financial success of the organization it must start with solid planning, and we have completed and adopted the District's updated Capital improvement plan and have a draft strategic plan composed as well.

I am a very efficient worker and take limited time off. I resolve problems at the lowest level and work to respond as timely as possible to the Board of Fire Commissioners, my staff, and the public.

Since my appointment to this position, the District has been running at warp speed at times, I know that all our hard work becomes harder with this pace, and plan on taking a short pause at times to allow the new changes to become more refined.

New or additional goals for the future:

Revise and update district operating policies and standard operating procedures.

Finalize the District Strategic Plan.

3. Financial Management

- a. Directs preparation of balanced budget
- b. Provides service at levels consistent with board policies and directives
- c. Keeps board apprised of major financial issues
- d. Monitors budget expenditures to ensure funds are spent correctly
- e. Evaluates programs and services and makes appropriate adjustments
- f. Meets board policies, guidelines, and directives

- g. Exhibits responsible and appropriate expenditures
- h. Uses labor and resources efficiently
- i. Exhibits financial competency
- j. Anticipates and plans for future financial needs
- k. Utilizes federal and state grant and funding opportunities

_____ ***Distinguished***

_____ ***Excellent***

_____ ***Satisfactory***

_____ ***Needs Improvement***

_____ ***Unsatisfactory***

Comments:

I view our budget almost daily and keep a watchful eye on our expenses. I have been very successful with grants in my tenure with the Fire District and combining the grants received since I was hired in 2018, the Fire District has been successfully awarded around \$6 million in alternative funding. This year to date, we have been awarded approximately \$1 million and have billed out almost \$1 million in off-district fire responses. This is well beyond the estimated \$485,000.

We have updated many outdated EMS and emergency mitigation rates to ensure the district receives appropriate funding for off-district assignments and are now trending way over our projected numbers.

I am constantly evaluating ways to spend our money in a more responsible manner and seeking out other means to put the district in a more sound financial position. With assistance from Comptroller McCain, I believe the district is in a better position than ever before.

New or additional goals for the future:

I plan to pursue more FEMA grants for training materials and props in 2023. I will also work closely with my fuels crew to pursue more funding for fuels management.

4. Human Resources Development

- a. Ensures personnel policies conform to law
- b. Carries out personnel policies
- c. Professionally manages the compensation and benefits plan
- d. Promotes training and professional development
- e. Maintains staffing according to organizational needs and budget limits
- f. Retains and recruits competent personnel
- g. Treats all employees fairly and equitably
- h. Promptly addresses disciplinary problems
- i. Takes appropriate corrective action
- j. Monitors and evaluates performance
- k. Evaluates and coaches consistently and fairly

_____ ***Distinguished***
_____ ***Excellent***
_____ ***Satisfactory***
_____ ***Needs Improvement***
_____ ***Unsatisfactory***

Comments:

I keep up to date on regulatory changes that affect our Fire District, I ensure that staff including myself follow policy and industry-accepted safety procedures and treat everyone equally with professionalism and respect.

I consider myself a lifelong learner however since my time with Storey County Fire District, I have taken on a lot of additional work and have not been able to attend much additional training.

Aside from District training, I am pursuing my BA degree in Fire and Emergency Services Management and hope to complete this degree in 2024.

New or additional goals for the future:

Continue my higher education, obtain my Fire Officer IV certification, and keep current on my existing certifications.

5. Public Service

- a. Positive impression by citizens
- b. Visible, approachable, -accessible, and responsive
- c. Displays diplomacy when responding to others
- d. Displays positive public image of the fire district
- e. Outgoing to meet with citizens and communities
- f. Communicates with citizens
- g. Citizen and customer oriented
- h. Responds timely to citizen complaints

_____ ***Distinguished***
_____ ***Excellent***
_____ ***Satisfactory***
_____ ***Needs Improvement***
_____ ***Unsatisfactory***

Comments:

I feel that I am a very approachable individual and ensure that I give everyone my undivided attention to listen to their concerns or questions.

I remain visible to the public and present myself in a professional manner with a smile.

I remain dedicated to delivering the best service to our customers because I know they don't have a choice in the matter. They don't get to shop fire departments/districts like one would a mechanic or other trades. We must constantly strive for perfection and show that we are the best for our communities, visitors, and businesses.

I know my time is very limited and we have lots of obligations that can sometimes chain us to work. I have set definitive goals for 2023 to get back to more interaction with our community members.

New or additional goals for the future:

Find time to attend more community events.

6. Economic Development

- a. Builds private-public partnerships
- b. Fosters inter-jurisdictional cooperation
- c. Responds quickly to stakeholder needs
- d. Adapts to changing economic environment
- e. Knows fire district assets, strengths, weaknesses, and opportunities
- f. Builds positive image of fire district based on facts
- g. Demonstrates consistency and integrity

____ ***Distinguished***

____ ***Excellent***

____ ***Satisfactory***

____ ***Needs Improvement***

____ ***Unsatisfactory***

Comments:

As I entered this position, I wanted more than my views on our strengths and weaknesses. I opened a dialog with my staff and took their input to help guide our organization. I still continue to seek input from the lowest guy in the chain of command and everyone in between.

I constantly monitor our performance and have implemented many new ways of doing things to improve efficiency and performance and work closely with regional fire service organizations as well as many private companies.

I am quick to respond to our customers and always present the district in the most professional manner.

My integrity is held very close to my heart, and I demonstrate my integrity on a daily basis.

New or additional goals for the future:

Meet with more businesses within TRIC and Virginia City to better understand their contributions to our very successful and booming economy.

7. Personal Character

- a. Shows originality in approaching problems
- b. Takes rational, impersonal, and unbiased approach based on facts and qualified opinions
- c. Energetic and willing to spend time to do exceptional work
- d. Reaches quality decisions in timely fashion
- e. Honest and forthcoming in professional capacities
- f. Reputation in community for honesty and integrity
- g. Accepts constructive criticism and takes ownership for mistakes

_____ *Distinguished*

_____ *Excellent*

_____ *Satisfactory*

_____ *Needs Improvement*

_____ *Unsatisfactory*

Comments:

I am very much an idealistic individual and am very energetic, to a fault at times. I know that I am a lot to bear at times and am thankful to have strong and knowledgeable staff within the district and the county to assist me with my goals. I am not always an easy individual to work with and demand a lot in a small period of time. I move fast, carry a large workload, and can be a lot to handle.

I am always honest and base my decisions on my experiences, my training, and facts. I do not pad our stats or keep our daily operations a secret. I will remain transparent and stand by my decisions.

New or additional goals for the future:

Slow down a bit, continue to find a good work/life balance, remember why I got into the fire service to help me move forward, and stop for a minute to just visit with my staff!

8. Emergency Management

- a. Leads and manages effectively during crises
- b. Inter-jurisdictional cooperation
- c. Supports emergency management planning
- d. Maintains conformance with emergency management requirements

_____ *Distinguished*

_____ *Excellent*

_____ *Satisfactory*

____ *Needs Improvement*

____ *Unsatisfactory*

Comments:

While I don't respond to a lot of our daily calls that only require our line staff. I stay prepared and ready to jump in whenever needed. I cover the Battalion Chiefs from time to time to allow them to seek out more training or commit time to important meetings. I pride myself on being a safe and effective incident commander that errors on the side of safety but is also willing to take risks for the greater good. I do not step on my Battalion Chiefs' toes and let them know that I will be there to assist them however I can if needed.

I work closely with County Emergency Management staff and feel that we have built a productive and professional relationship.

New or additional goals for the future:

While this may sound like an unusual goal, my goal is to get on an ambulance from time to time to keep up my skills all while becoming more of a voice for the fire service in Northwestern Nevada and getting more involved in regional programs and politics.

9. **Code of Ethics:** The Fire Chief has exhibited excellent conformance with the Code of Ethics.

____ *Conformed to the Code of Ethics*

____ *Did not conform to one or more of the Code of Ethics (Circle which of the tenet(s) below with which conformance did not occur.)*

Code of Ethics

Tenet 1 – Be dedicated to the concepts of effective and democratic local government by responsible elected officials and believe that professional general management is essential to the achievement of this objective.

Tenet 2 – Affirm the dignity and worth of the services rendered by government and maintain a constructive, creative, and practical attitude toward local government affairs and a deep sense of social responsibility as a trusted public servant

Tenet 3 – Demonstrate by word and action the highest standards of ethical conduct and integrity in all public, professional, and personal relationships in order that the member may merit the trust and respect of the elected and appointed officials, employees, and the public.

Tenet 4 – Recognize that the chief function of local government at all times is to serve the best interests of all people.

Tenet 5 – Submit policy proposals to elected officials; provide them with facts and advice on matters of policy as a basis for making decisions and setting community goals; and uphold and implement local government policies adopted by elected officials.

Tenet 6 – Recognize that elected representatives of the people are entitled to the credit for the establishment of local government policies; responsibility for policy execution rests with the members.

Tenet 7 – Refrain from all political activities which undermine public confidence in professional administrators. Refrain from participation in the election of the members of the employing legislative body.

Tenet 8 – Make it a duty continually to improve the member's professional ability and to develop the competence of associates in the use of management techniques.

Tenet 9 – Keep the community informed on fire district affairs; encourage communication between the citizens and all local government officers; emphasize friendly and courteous service to the public; and seek to improve the quality and image of public service.

Tenet 10 – Resist any encroachment on professional responsibilities, believing the member should be free to carry out official policies without interference, and handle each problem without discrimination on the basis of principle and justice.

Tenet 11 – Handle all matters of personnel on the basis of merit so that fairness and impartiality govern a member's decisions, pertaining to appointments, pay adjustments, promotions, and discipline.

Tenet 12 – Public office is a public trust. A member shall not leverage his or her position for personal gain or benefit.

Fire Commissioner's

Annual Evaluation of the Storey County Fire Chief		
Date of Evaluation:		
Fire Chief Being Evaluated:		
Self-Evaluator:		
Evaluation Period - From:	To:	(month/day/year)

A. Fire Chief job description essential function elements:

- Develops goals and objectives
- Motivates staff
- Fosters team management
- Administrates policies
- Advises appropriate policies
- Administers contracts
- Evaluates staff
- Administers the budget
- Promotes economic development
- Resolves issues and complaints
- Assist the board
- Fosters team management
- Oversees the budget
- Serves as a public information officer
- Investigates
- Legislative representative
- Lobbyist
- Responds to emergencies

B. Primary elements of the Fire Chief's duties being evaluated in accordance with job description:

- Leadership
- Organizational Management
- Financial Management
- Human Resources Development
- Public Service
- Economic Development
- Personal Character
- Emergency Management
- Code of Ethics

C. Rating scale for each evaluation element. For each category, check which most closely applies. The commissioners should discuss each element collaboratively and individually decide what rating to assign for that element. The commissioners should also review and consider the ratings in the Fire Chief's self-evaluation.

- **Distinguished:** The Fire Chief is so successful at this job criterion that special note should be made. This performance rank is in the top 10 percent.
- **Excellent:** Performance at this level is one of better performance in the organization, given the common standards and results. This is better than average performance.
- **Satisfactory:** Performance is at or above minimum standards. This level of performance is what one would expect from the most experience and competent manager.
- **Needs Improvement:** Performance is somewhat below what would be expected of an experienced and competent manager. However, there appears to be potential to improve the rating within a reasonable timeframe.
- **Unsatisfactory:** Performance is well below standards and there is serious question as to whether the person can improve to meet the minimum standard.

1. Leadership

- a. Motivates and encourages teamwork, innovation, and problem-solving
- b. Instills confidence and promotes initiative through support and encouragement
- c. Delegates authority appropriately
- d. Affective advocate of county fire programs
- e. Communicates clearly with board, staff, and county manager and county departments
- f. Leads in accordance with policies and board directives
- g. Leads according to strategic goals, objectives, and policies
- h. Positive relationship with board
- i. Positive relationship with staff, county departments, and elected offices
- j. Represents board's interest in local and regional issues and projects
- k. Positive relationship with residents, businesses, and public
- l. Takes ownership of error
- m. Builds inter-local relations (local, state, federal)

_____ ***Distinguished***

_____ ***Excellent***

_____ ***Satisfactory***

_____ ***Needs Improvement***

_____ ***Unsatisfactory***

Comments:

New or additional goals for the future:

2. Organizational Management

- a. Implements and enforces board directives
- b. Follows organization policies and programs
- c. Responds timely to board requests
- d. Reports are accurate, comprehensive, concise, and persuasive
- e. Effective Public Information Officer (PIO)
- f. Understands, supports, and enforces policies
- g. Reviews policies and recommends improvements
- h. Efficient and effective
- i. Detail oriented and avoids errors
- j. Resolves problems
- k. Delivers product

_____ ***Distinguished***

_____ ***Excellent***

_____ ***Satisfactory***

_____ ***Needs Improvement***

_____ ***Unsatisfactory***

Comments:

New or additional goals for the future:

3. Financial Management

- a. Directs preparation of balanced budget
- b. Provides service at levels consistent with board policies and directives
- c. Keeps board apprised of major financial issues
- d. Monitors budget expenditures to ensure funds are spent correctly
- e. Evaluates programs and services and makes appropriate adjustments
- f. Meets board policies, guidelines, and directives
- g. Exhibits responsible and appropriate expenditures
- h. Uses labor and resources efficiently
- i. Exhibits financial competency
- j. Anticipates and plans for future financial needs
- k. Utilizes federal and state grant and funding opportunities

_____ ***Distinguished***

_____ ***Excellent***

_____ ***Satisfactory***

_____ ***Needs Improvement***

_____ ***Unsatisfactory***

Comments:

New or additional goals for the future:

4. Human Resources Development

- a. Ensures personnel policies conform to law
- b. Carries out personnel policies
- c. Professionally manages the compensation and benefits plan
- d. Promotes training and professional development
- e. Maintains staffing according to organizational needs and budget limits
- f. Retains and recruits competent personnel
- g. Treats all employees fairly and equitably
- h. Promptly addresses disciplinary problems
- i. Takes appropriate corrective action
- j. Monitors and evaluates performance
- k. Evaluates and coaches consistently and fairly

_____ *Distinguished*

_____ *Excellent*

_____ *Satisfactory*

_____ *Needs Improvement*

_____ *Unsatisfactory*

Comments:

New or additional goals for the future:

5. Public Service

- a. Positive impression by citizens
- b. Visible, approachable, -accessible, and responsive
- c. Displays diplomacy when responding to others
- d. Displays positive public image of the fire district
- e. Outgoing to meet with citizens and communities
- f. Communicates with citizens
- g. Citizen and customer oriented
- h. Responds timely to citizen complaints

_____ ***Distinguished***

_____ ***Excellent***

_____ ***Satisfactory***

_____ ***Needs Improvement***

_____ ***Unsatisfactory***

Comments:

New or additional goals for the future:

6. Economic Development

- a. Builds private-public partnerships
- b. Fosters inter-jurisdictional cooperation
- c. Responds quickly to stakeholder needs
- d. Adapts to changing economic environment
- e. Knows fire district assets, strengths, weaknesses, and opportunities
- f. Builds positive image of fire district based on facts
- g. Demonstrates consistency and integrity

_____ ***Distinguished***

_____ ***Excellent***

_____ ***Satisfactory***

_____ ***Needs Improvement***

_____ ***Unsatisfactory***

Comments:

New or additional goals for the future:

7. Personal Character

- a. Shows originality in approaching problems
- b. Takes rational, impersonal, and unbiased approach based on facts and qualified opinions
- c. Energetic and willing to spend time to do exceptional work
- d. Reaches quality decisions in timely fashion
- e. Honest and forthcoming in professional capacities
- f. Reputation in community for honesty and integrity
- g. Accepts constructive criticism and takes ownership for mistakes

_____ ***Distinguished***

_____ ***Excellent***

_____ ***Satisfactory***

_____ ***Needs Improvement***

_____ ***Unsatisfactory***

Comments:

New or additional goals for the future:

8. Emergency Management

- a. Leads and manages effectively during crises
- b. Inter-jurisdictional cooperation
- c. Supports emergency management planning
- d. Maintains conformance with emergency management requirements

_____ ***Distinguished***

_____ ***Excellent***

_____ ***Satisfactory***

_____ ***Needs Improvement***

_____ ***Unsatisfactory***

Comments:

New or additional goals for the future:

Evaluation Period: _____

Evaluator: _____

9. **Code of Ethics:** The Fire Chief has exhibited excellent conformance with the Code of Ethics.

_____ *Conformed to the Code of Ethics*

_____ *Did not conform to one or more of the Code of Ethics (Circle which of the tenet(s) below with which conformance did not occur.)*

Code of Ethics

Tenet 1 – Be dedicated to the concepts of effective and democratic local government by responsible elected officials and believe that professional general management is essential to the achievement of this objective.

Tenet 2 – Affirm the dignity and worth of the services rendered by government and maintain a constructive, creative, and practical attitude toward local government affairs and a deep sense of social responsibility as a trusted public servant

Tenet 3 – Demonstrate by word and action the highest standards of ethical conduct and integrity in all public, professional, and personal relationships in order that the member may merit the trust and respect of the elected and appointed officials, employees, and the public.

Tenet 4 – Recognize that the chief function of local government at all times is to serve the best interests of all people.

Tenet 5 – Submit policy proposals to elected officials; provide them with facts and advice on matters of policy as a basis for making decisions and setting community goals; and uphold and implement local government policies adopted by elected officials.

Tenet 6 – Recognize that elected representatives of the people are entitled to the credit for the establishment of local government policies; responsibility for policy execution rests with the members.

Tenet 7 – Refrain from all political activities which undermine public confidence in professional administrators. Refrain from participation in the election of the members of the employing legislative body.

Tenet 8 – Make it a duty continually to improve the member's professional ability and to develop the competence of associates in the use of management techniques.

Tenet 9 – Keep the community informed on fire district affairs; encourage communication between the citizens and all local government officers; emphasize friendly and courteous service to the public; and seek to improve the quality and image of public service.

Tenet 10 – Resist any encroachment on professional responsibilities, believing the member should be free to carry out official policies without interference, and handle each problem without discrimination on the basis of principle and justice.

Tenet 11 – Handle all matters of personnel on the basis of merit so that fairness and impartiality govern a member's decisions, pertaining to appointments, pay adjustments, promotions, and discipline.

Tenet 12 – Public office is a public trust. A member shall not leverage his or her position for personal gain or benefit.

Storey County Fire Protection District Job Description**Fire Chief**

Class Title: Fire Chief
Reports to: Storey County Board of Fire Commissioners
FLSA Status: Exempt
Represented Status: Non-Represented
Created: 05/06/08
Last Revised: 12/28/16
02/04/20

JOB SUMMARY

Under administrative direction of the Storey County Board of Fire Commissioners (fire board), the incumbent serves as the Storey County Fire Protection District (district) Fire Chief (chief) and performs the duties and responsibilities outlined within NRS 474 all-inclusive. In addition to those statutory responsibilities, the chief shall ensure that the district runs as a modern and progressive all-risk/hazard response system through the utilization of a combination staffing pattern.

DISTINGUISHING CHARACTERISTICS

This position is appointed by the fire board and reports to and serves at the pleasure of the fire board in an at-will capacity. This position manages all activities of the district and is accountable for accomplishing district goals and objectives and for furthering the goals and objectives of the fire board within general policy guidelines.

The district, as a combination fire district, is comprised of volunteer, seasonal/intermittent wildland, and permanent full-time staff. All-risk responses include all aspects of fire suppression, fire prevention, fire investigation, emergency medical service, hazardous materials response, technical rescue, motor vehicle accident and rescue, fire pre-planning, mapping and all other response areas. Programs within the all-risk district may include, but are not limited to, public education, community CPR, community fire education, first-aid training and public fire prevention. The chief oversees the inter-local agreement for fire investigation, code adoption and enforcement.

The position is also a critical component of furthering the county's goals and efforts toward economic development and vitality.

EVALUATION OF JOB PERFORMANCE

The chief will be given a yearly evaluation by the fire board on the chief's annual anniversary. The fire board may evaluate the chief at other times as deemed appropriate. The fire board may consider an increase in salary, including a merit increase consistent

with the amount given unclassified personnel, and a possible performance based bonus. The administrative officer and/or personnel director is responsible for placing the review on the fire board's agenda, providing any legal notice, and providing material for the agenda package including salary comparisons and any material requested by the fire board. In accordance with Storey County (district) personnel policy, if a performance evaluation is not completed within 30 days of the employee's anniversary date it shall be considered a satisfactory performance evaluation and the administrative officer and/or personnel director shall authorize a step advancement retroactive to the employee's anniversary date.

EXAMPLES OF ESSENTIAL FUNCTIONS

The duties listed below are examples of the work typically performed by an employee in this position. Performance of these functions is the reason the job exists. An employee may not be assigned all duties listed and may be assigned duties which are not listed below. All duties as listed within NRS 474 are inherently part of the essential functions of this position.

1. Develops, coordinates, and oversees all standard operating procedures, rules and regulations, policies and procedures, and general guidelines involved with a modern and progressive full service fire district; develops and implements goals, objectives, policies, procedures, and work standards for the district.
2. Develops and maintains the district budget; estimates costs and budget needs for maintenance operations, construction, purchases, and repairs; prepares funding justification requests; monitors expenditures for budget conformance; accounts for budget expenditures and variances; prepares and presents information in oral and written form to the fire board; state, county and agency officials; and the public. Special areas of concern include planning for and the purchase of appropriate and sufficient equipment necessary, including redundant equipment to combat a fire at any given structure, wildland, vehicle or hazardous materials fire and incidents including, but not limited to, fire hose, rolling stock, appropriate PPE, nozzles, and everything required by the Insurance Services Organization (ISO), local government, and by state and federal mandates.
3. Manages and directs the activities of district staff; coordinates, prioritizes, and assigns tasks and projects; tracks and reviews work progress and activities; develops effective work teams and motivates individuals to meet district goals, objectives, and policies; directs the recruitment and selection of staff; undertakes disciplinary action as required; conducts performance evaluations; ensures appropriate scheduling of staff to ensure proper operational coverage; trains staff and provides for their professional development.
4. Confers with the fire board, advisory boards and commissions, citizen groups, county manager, departments, and agencies to formulate policies and plans related to the district's functions, community development, facilities, and other areas where needed.

5. Directs the procurement of professional contract services; negotiates professional services contracts; reviews the performance of contract professionals; takes and recommends corrective action to the fire board as appropriate.
6. Represents the district in local, state, and national forums; makes presentations before various advisory committees, legislative, regulatory, and community groups; confers with departments and agencies regarding departmental or county-wide operational matters; facilitates problem resolutions and coordinated policies.
7. Directs and develops analytical studies; reviews reports, findings, alternatives, and recommendations; directs the maintenance of accurate records and files; prepares and directs the preparation of a variety of written correspondence, reports, procedures, and other written materials.
8. Drafts changes to laws and ordinance; lobbies and assists in lobbying efforts at the Nevada State Legislature and other bodies, provides supporting testimony as required.
9. Provides advice and consultation to the fire board, county manager, other departments and agencies, and contractors in district program areas and otherwise as needed; investigates and resolves complaints and concerns regarding services and facilities; acts as liaison with other counties and regional, state, and federal agencies regarding district facilities and services.
10. Prepares requests for proposals and bid requests for a wide variety of projects, equipment, and other purchases and expenditures; administers projects and purchase agreements; monitors projects and purchases for conformance with specifications; and authorizes payments.
11. Acts on behalf of the district in meetings with developers, general contractors, engineers, architects, planners, land surveyors, prospective private companies, local and state entities, and companies proposing to build or locate in Storey County; maintains active involvement and coordination with the county team attracting, enhancing, and improving private enterprise and private-public partnerships in the county; liaises with community groups, property and homeowners associations, general improvement districts, and other community groups.
12. Stays abreast of all local, state, and federal laws, guidelines, trends, regulations, and any external or internal county policy and procedure that may have a direct impact to the district; uses this information to meet the district goals and objectives as well as to protect the county and district against being non-compliant with any one of these external agencies laws.
13. Oversees and assures that appropriate training programs are developed, implemented, and managed to meet all standards, policies/procedures, standing orders, rules and regulations, county and district policy, county ordinances, local laws, state laws, and federal laws.

14. Develops, implements, and manages progressive training systems and quality assurance programs to meet the highest performance levels in accordance with district goals, objectives, and policies.
15. Determines staffing requirements, including number of required firefighters, paramedics, captains, battalion chiefs, division chiefs, and other personnel to assure the appropriate levels of response; considers public safety needs and economics in determining staffing levels.
16. Develops and implements a recruitment program, completing security background review, testing procedures for each position, and hiring processes; establishes and administers written tests, oral examinations, drug tests, physical examinations, physical fitness tests; interviews, and other screening programs.
17. Acts as a liaison with other districts, agencies, departments, associations, groups, and committees and the public in developing mutual-aid agreements and other inter-local programs that meet the goals, objectives, and policies of the district; maintains automatic-aid agreements, mutual-aid agreements, quad-county hazardous materials response agreements, and all other agreements that benefit the district and Storey County.
18. Plans, develops, administers, and directs programs pertaining to all-hazard responses including, but not limited to, structure, wildland, vehicle, hazardous material, and other fire incidents; hazardous material spill incidents; fire prevention and protection systems; fire investigations; building construction; potential medical hazards; and other related matters.
19. Ensures that the district knows, understands, and strives to meet and exceed the ISO structure and community rating systems; strives to reduce the county's ISO rating when making administrative, operational, and other decisions.
20. Oversees the inter-local agreement for: annual, new construction, and alterations to existing structure inspections, reports, and corrective actions in accordance with the county code, International Fire Code as adopted by the fire board (inclusive of any amendments), Nevada Revised Statutes, Nevada Administrative Codes, and the National Fire Protection Association; proper storage and retention of fire and building plans, and inspection reports; coordination of inspection reports, plans, special use permits, variances, and other correspondence necessary to ensure the safe construction, use, and occupancy of commercial and non-commercial structures.
21. Oversees the inter-local agreement for: district commercial plan review for fire, grading, underground workings, life-safety, suppression systems, alarms, monitoring systems, and tenant improvements; technical guidance and code questions from contractors, project managers, developers, engineers, architects, owners, prospective private companies before, during, and after the project.

22. Oversee and ensures that there are sufficient staff, equipment, a medical director, policies and procedures, standing orders, protocols, hospital support, communications, training and supplies to operate a full service advanced life support ambulance and engine company, intermediate life support ambulance and engine company and basic life support ambulance/engine company; works closely with the base station hospital, medical advisory board, department of health (EMS division) medical director, and adjoining ambulance series to ensure that citizens and visitors receive the highest level of treatment possible; oversees the functions of ambulance billing and quality assurance reporting.
23. Develops and administers the district ambulance subscription program; ensures that citizens within the county are given the ability to pay an annual subscription and in turn not be responsible for any co-payments to their private health care provider; coordinates with other agencies in the region to assure that all possibilities of reciprocal agreements are obtained with other non Storey County district ambulance providers.
24. Identifies, publishes, and directs levels of response to technical rescue efforts including, but not limited to, rope rescue, motor vehicle rescue and extrication, water rescue, mine rescue, confined space rescue, and hazardous materials rescue; establishes whether or not the district will respond to the awareness level, operations level, or technical rescue; enters into mutual agreements with surrounding jurisdictions to facilitate the identified level of response; identifies and manages these agreements as required to fulfill its identified level of response.
25. Oversees all emergency planning within the county relative to fire; actively participates as a member of the Local Emergency Planning Committee.
26. Ensures that all equipment is well maintained and in a state of readiness at all times; ensures that redundant equipment is in place as needed; coordinates the maintenance of district fleets.
27. Purchases, write specifications for, and schedules replacement of apparatus; evaluates existing equipment to determine usable lifespan; determines appropriate type of equipment needed; estimates cost-to-benefit for new apparatus; maintains five to twenty year equipment replacement plan and presents findings and recommendations to the fire board.
28. Maintains and oversees public education outreach programs including, but not limited to, CPR training, fire awareness and prevention courses, EMS education courses, hazardous materials facility information, and all other public education of the district. These courses may include, but are not limited to, water safety, car seat programs, baby-sitting clinics, school safety training, drug/alcohol awareness, and other such courses.
29. Oversees the inter-local agreement regarding the investigation, inspection, and other duties of the fire marshal and fire prevention officers to include determining

origin and cause; reviewing findings and recommendations of fire prevention and investigation; and working with law enforcement to assist in the apprehension of individuals suspected of committing crimes associated with violations of fire codes and laws.

30. Ensures the acquisition, maintenance, and repair of facilities including, but not limited to, records of equipment, fire hydrants, self-contained breathing apparatus, hoses, ladders, equipment, and other such items.
31. Maintains required certifications and licenses; attends and participates in professional group sessions; engages in continuous education, training, and other professional development; stays abreast on new trends and innovations related to the field.
32. Demonstrates positive attitude and progressive actions through the display of professionalism, courtesy, tact, punctuality, attendance, and discretion in all interactions with coworkers, supervisors, and the public; use common sense discretion with limited supervision; remain safe, socially moral, lawful, affective, adaptive, and efficient.

QUALIFICATIONS FOR EMPLOYMENT

Knowledge of

1. Operations, services, and activities of a comprehensive fire district including fire suppression, fire prevention, fire investigation, emergency medical service including advanced life support services, disaster preparedness, hazardous materials response, and associated programs, services, and operations.
2. Fire science theory, principles, and practices and their application to a wide variety of emergency service operations including fire suppression, fire prevention, and fire investigation.
3. Policies, procedures, laws and regulations governing fire control, prevention, and investigation.
4. Principles and practices of public sector budget preparation and administration in accordance with applicable laws, policies, and generally accepted principles.
5. Administrative principles and practices including goal setting, program development, implementation and evaluation, and the management of employees through multiple levels of supervision.
6. Advanced methods and techniques of emergency medical response.
7. Operational characteristics of fire apparatus and equipment; current safety practices as they related to equipment and procedures involved in the fire service.
8. Hazardous materials and chemical spill response techniques.
9. Mechanical, chemical, and related characteristics of a wide variety of flammable and explosive materials and objects.

10. Principles of building construction and fire protection systems.
11. Emergency medical care and basic life support techniques.
12. Occupational Safety and Health Administration (OSHA) regulations applicable to the workplace.
13. Applicable laws, codes, and regulations; legal, ethical, and professional rules of conduct for public-sector employees.
14. Correct English usage including spelling, grammar, punctuation, and vocabulary.

Abilities to

1. Manage and direct a comprehensive fire program including fire suppression, fire prevention, fire investigation, emergency medical service, disaster preparedness, hazardous materials response, and associated programs, services, and operations.
2. Administer specific programs and staff through direct and subordinate supervision, including developing effective work teams and motivating individuals to meet goals and objectives and provide effective and efficient service.
3. Read, interpret, and apply laws, regulations, and procedures; define problems, collect data, establish facts, draw valid conclusions, and provide recommendations based on findings of fact; interpret, apply, and explain complex federal, state, and local regulations and organizational policies.
4. Prepare clear and concise technical reports and correspondence; communicate findings clearly orally and in writing.
5. Effectively use specialized fire suppression tools and equipment including safety equipment.
6. Use initiative and independent judgment within general policy guidelines.
7. Retain presence of mind and act quickly and calmly in emergency situations.
8. Effectively administer operations consistent with district policies and goals.
9. Work effectively under pressure for deadlines, conflicting demands, and emergencies.
10. Operate all fire and emergency equipment and apparatus; operate telecommunications equipment; administer medical care and life support procedures; establish and maintain effective working relationships.
11. Evaluate narrative and statistical data pertaining to policy, fiscal, and district operation matters; analyze policies, regulations, projects, activities, and methods; implement administrative policies and work programs consistent with regulations of county policies and goals.
12. Understand, interpret, and apply laws and regulations; present findings, recommendations, and policies to individuals and groups in an understandable and persuasive manner; communicate effectively in writing and orally on matters related to district policies, funding, and operations.

13. Effectively use basic modern office equipment including, but not limited to, telephones, fax machines, and copiers; personal computer programs such as Microsoft Windows and Office; and other applicable programs and software; type at a rate sufficient to perform assigned duties.
14. Demonstrate positive attitude and progressive actions through the display of professionalism, courtesy, tact, punctuality, attendance, and discretion in all interactions with coworkers, supervisors, and the public; use common sense discretion with limited supervision; remain safe, socially moral, lawful, affective, adaptive, and efficient.
15. Continue education and training and remain current on latest policies and practices and required certifications.
16. Represent the district in the court of law and testify on matters pertaining to the district.
17. Pass a criminal history background check.

LICENSING, EDUCATION & OTHER REQUIREMENTS

- Any combination of training, education, and experience that would provide the required knowledge and abilities. A typical way to gain the required knowledge and ability is:
 - High school diploma or equivalent (A Bachelor's Degree in fire science, business administration, or public administration, or other closely related field may be preferred); and
 - Graduation from an approved EMT or higher training program; and
 - At least six (6) years of progressively responsible experience in fire-fighting and emergency medical services, three (3) of which must have been served as a chief officer such as a Battalion Chief level; and
 - At least two (2) years as a company officer such as line Fire Captain.
- Firefighter I and II, and Company Officer, required.
- Leadership I and Leadership II required within 1 year of hire.
- Completion of ICS 100, 200, 300, 400, 700 and 800, required. Up to two of the required certifications, except 100 and 200, may be obtained within 6 months of hire.
- Hazardous Materials Incident Commander, required.
- Must possess and maintain a Nevada Driver License with F Endorsement or a Nevada Class A or B Commercial Driver License.
- Must demonstrate the ability to instruct emergency services.
- Must be certified as an NFPA Incident Safety Officer; ICT 4 minimum.
- Must demonstrate current or past certification as a Nevada Emergency Medical Technician, and current knowledge of ALS system.

- Must be a resident of and reside within Storey County.
- Military experience applicable to the duties of this position may be preferred.
- Must pass a criminal background investigation.

PHYSICAL REQUIREMENTS & WORK ENVIRONMENT

The requirements described here are representative of those that must be met by an employee to successfully perform the essential functions of the job.

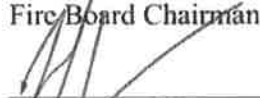
- **Physical Requirements.** Strength, stamina and dexterity to sit in vehicle operating on rough roads, wildland areas and off-road terrains; walk on uneven or slippery surfaces; repeatedly bend, stand or sit; occasional lifting of items weighing up to 50 pounds; reach for items above the head and below the feet; climb up and down ladders; enter confined spaces and other areas; visual acuity for field inspections; strength, dexterity, coordination, and vision to use keyboard and video display terminal for prolonged periods; dexterity and coordination to handle files and single pieces of paper; manual dexterity and cognitive ability to operate a personal computer; ability to communicate via telephone and other telecommunications equipment. *In compliance with applicable disability laws, reasonable accommodations may be provided for qualified individuals with a disability who require and request such accommodations. Incumbents and individuals who have been offered employment are encouraged to discuss potential accommodations with the employer.*
- **Working Environment.** Work is typically performed under the following conditions: position functions indoors in an office environment where a portion of work is performed at a desk and on a computer, and work is performed in outdoor environments with intermittent to frequent exposure to a variety of extreme weather conditions, including heat, rain, snow, cold, wind, and dust. Possible exposure to excessive smoke, water, hazardous materials, and hazardous structure conditions. Work is typically performed independently. Frequent travel by motor vehicle and use of other motorized equipment. Work will include periodic contact with angry and upset individuals under stressful situations. Frequent interruptions to planned work activity by telephone calls, office visitors, and response to unplanned events.

This class specification lists the major duties and requirements of the job and is not all-inclusive. Incumbent(s) may be expected to perform job-related duties other than those contained in this document and may be required to have specific job-related knowledge and skills.

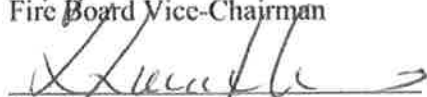
Effective this 4th day of February 2020.



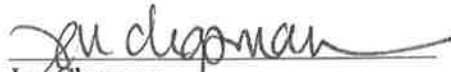
Marshall McBride
Fire Board Chairman



Jay Carmona
Fire Board Vice-Chairman



Lance Gilman
Fire Board Commissioner



Jen Chapman
Administrative Officer

CERTIFIED COPY

The document to which this certificate is
is attached is a full, true, and correct copy of the original on
file and of record in this office.

Date 02-05-2020

Storey County Clerk and Ex-Officio Clerk of the First
Judicial District of the State of Nevada,

in and for Storey County
By Karen Stephens Deputy

	2		3		4		5		6		7		8		9		10			
97	28,510.09	13.71	29,507.94	14.19	30,540.72	14.68	31,609.65	15.20	32,715.99	15.73	33,861.05	16.28	35,046.18	16.85	36,272.80	17.44	37,542.35	18.05	38,856.33	18.68
98	29,237.62	14.06	30,260.94	14.55	31,320.07	15.06	32,416.27	15.58	33,550.84	16.13	34,725.12	16.69	35,940.50	17.28	37,198.42	17.88	38,500.36	18.51	39,847.88	19.16
99	29,987.89	14.42	31,037.46	14.92	32,123.77	15.44	33,248.11	15.98	34,411.79	16.54	35,616.20	17.12	36,862.77	17.72	38,152.97	18.34	39,488.32	18.98	40,870.41	19.65
100	30,760.89	14.79	31,837.52	15.31	32,951.83	15.84	34,105.15	16.40	35,298.83	16.97	36,534.29	17.56	37,812.99	18.18	39,136.44	18.82	40,506.22	19.47	41,923.93	20.16
101	31,556.62	15.17	32,661.11	15.70	33,804.25	16.25	34,987.39	16.82	36,211.95	17.41	37,479.37	18.02	38,791.15	18.65	40,148.84	19.30	41,554.05	19.98	43,008.44	20.68
102	32,375.10	15.56	33,508.22	16.11	34,681.01	16.67	35,894.85	17.26	37,151.17	17.86	38,451.46	18.49	39,797.26	19.13	41,190.16	19.80	42,631.82	20.50	44,123.93	21.21
103	33,216.30	15.97	34,378.87	16.53	35,582.13	17.11	36,827.51	17.71	38,116.47	18.33	39,450.55	18.97	40,831.32	19.63	42,260.41	20.32	43,739.53	21.03	45,270.41	21.76
104	34,057.51	16.37	35,249.52	16.95	36,483.26	17.54	37,760.17	18.15	39,081.78	18.79	40,449.64	19.45	41,865.38	20.13	43,330.66	20.83	44,847.24	21.56	46,416.89	22.32
105	34,921.45	16.79	36,143.70	17.38	37,408.73	17.98	38,718.04	18.61	40,073.17	19.27	41,475.73	19.94	42,927.38	20.64	44,429.84	21.36	45,984.88	22.11	47,594.35	22.88
106	35,808.13	17.22	37,061.41	17.82	38,358.56	18.44	39,701.11	19.09	41,090.65	19.76	42,528.82	20.45	44,017.33	21.16	45,557.94	21.90	47,152.47	22.67	48,802.80	23.46
107	36,717.54	17.65	38,002.66	18.27	39,332.75	18.91	40,709.40	19.57	42,134.22	20.26	43,608.92	20.97	45,135.23	21.70	46,714.97	22.46	48,349.99	23.25	50,042.24	24.06
108	37,649.69	18.10	38,967.43	18.73	40,331.29	19.39	41,742.88	20.07	43,203.89	20.77	44,716.02	21.50	46,281.08	22.25	47,900.92	23.03	49,577.45	23.84	51,312.66	24.67
109	38,627.31	18.57	39,979.26	19.22	41,378.54	19.89	42,826.79	20.59	44,325.73	21.31	45,877.13	22.06	47,482.83	22.83	49,144.72	23.63	50,864.79	24.45	52,645.06	25.31
110	39,629.59	19.05	41,016.62	19.72	42,452.20	20.41	43,938.03	21.12	45,475.86	21.86	47,067.52	22.63	48,714.88	23.42	50,419.90	24.24	52,184.60	25.09	54,011.06	25.97
111	40,620.33	19.53	42,042.04	20.21	43,513.51	20.92	45,036.48	21.65	46,612.76	22.41	48,244.21	23.19	49,932.75	24.01	51,680.40	24.85	53,489.21	25.72	55,361.34	26.62
112	41,635.82	20.02	43,093.08	20.72	44,601.34	21.44	46,162.38	22.19	47,778.07	22.97	49,450.30	23.77	51,181.06	24.61	52,972.40	25.47	54,826.43	26.36	56,745.35	27.28
113	42,676.73	20.52	44,170.42	21.24	45,716.38	21.98	47,316.46	22.75	48,972.53	23.54	50,686.57	24.37	52,460.60	25.22	54,296.72	26.10	56,197.11	27.02	58,164.00	27.96
114	43,743.65	21.03	45,274.67	21.77	46,859.29	22.53	48,499.36	23.32	50,196.84	24.13	51,953.73	24.98	53,772.11	25.85	55,654.13	26.76	57,602.03	27.69	59,618.10	28.66
115	44,837.23	21.56	46,406.53	22.31	48,030.76	23.09	49,711.84	23.90	51,451.75	24.74	53,252.56	25.60	55,116.40	26.50	57,045.48	27.43	59,042.07	28.39	61,108.54	29.38
116	45,958.17	22.10	47,566.71	22.87	49,231.54	23.67	50,954.65	24.50	52,738.06	25.35	54,583.89	26.24	56,494.33	27.16	58,471.63	28.11	60,518.13	29.10	62,636.27	30.11
117	47,107.12	22.65	48,755.87	23.44	50,462.33	24.26	52,228.51	25.11	54,056.51	25.99	55,948.49	26.90	57,906.68	27.84	59,933.42	28.81	62,031.09	29.82	64,202.18	30.87
118	48,284.80	23.21	49,974.77	24.03	51,723.88	24.87	53,534.22	25.74	55,407.92	26.64	57,347.19	27.57	59,354.35	28.54	61,431.75	29.53	63,581.86	30.57	65,807.22	31.64
119	49,491.93	23.79	51,224.15	24.63	53,016.99	25.49	54,872.59	26.38	56,793.13	27.30	58,780.89	28.26	60,838.22	29.25	62,967.55	30.27	65,171.42	31.33	67,452.42	32.43
120	50,729.23	24.39	52,504.76	25.24	54,342.42	26.13	56,244.41	27.04	58,212.96	27.99	60,250.41	28.97	62,359.18	29.98	64,541.75	31.03	66,800.71	32.12	69,138.74	33.24
121	51,997.45	25.00	53,817.36	25.87	55,700.97	26.78	57,650.50	27.72	59,668.27	28.69	61,756.66	29.69	63,918.14	30.73	66,155.27	31.81	68,470.71	32.92	70,867.18	34.07
122	53,297.39	25.62	55,162.80	26.52	57,093.50	27.45	59,091.77	28.41	61,159.99	29.40	63,300.59	30.43	65,516.11	31.50	67,809.17	32.60	70,182.49	33.74	72,638.88	34.92
123	54,629.83	26.26	56,541.87	27.18	58,520.84	28.14	60,569.07	29.12	62,688.98	30.14	64,883.10	31.19	67,154.01	32.29	69,504.40	33.42	71,937.05	34.59	74,454.85	35.80
124	55,995.57	26.92	57,955.42	27.86	59,983.86	28.84	62,083.29	29.85	64,256.21	30.89	66,505.18	31.97	68,832.86	33.09	71,242.01	34.25	73,735.48	35.45	76,316.22	36.69
125	57,395.46	27.59	59,404.30	28.56	61,483.45	29.56	63,635.37	30.59	65,862.61	31.66	68,167.80	32.77	70,553.67	33.92	73,023.05	35.11	75,578.86	36.34	78,224.12	37.61
126	58,830.34	28.28	60,889.40	29.27	63,020.53	30.30	65,226.25	31.36	67,509.17	32.46	69,871.99	33.59	72,317.51	34.77	74,848.62	35.98	77,468.32	37.24	80,179.72	38.55
127	60,301.10	28.99	62,411.64	30.01	64,596.04	31.06	66,856.90	32.14	69,196.90	33.27	71,618.79	34.43	74,125.45	35.64	76,719.84	36.88	79,405.03	38.18	82,184.21	39.51
128	61,808.62	29.72	63,971.93	30.76	66,210.94	31.83	68,528.33	32.95	70,926.82	34.10	73,409.26	35.29	75,978.58	36.53	78,637.83	37.81	81,390.15	39.13	84,238.81	40.50
129	63,353.86	30.46	65,571.25	31.52	67,866.24	32.63	70,241.56	33.77	72,700.01	34.95	75,244.51	36.18	77,878.07	37.44	80,603.80	38.75	83,424.94	40.11	86,344.81	41.51
130	64,937.69	31.22	67,210.51	32.31	69,562.88	33.44	71,997.58	34.61	74,517.50	35.83	77,125.61	37.08	79,825.00	38.38	82,618.88	39.72	85,510.54	41.11	88,503.41	42.55
131	66,561.14	32.00	68,890.78	33.12	71,301.95	34.28	73,797.52	35.48	76,380.44	36.72	79,053.75	38.01	81,820.63	39.34	84,684.35	40.71	87,648.31	42.14	90,716.00	43.61
132	68,225.17	32.80	70,613.05	33.95	73,084.50	35.14	75,642.46	36.37	78,289.95	37.64	81,030.09	38.96	83,866.15	40.32	86,801.46	41.73	89,839.51	43.19	92,983.90	44.70
133	69,930.78	33.62	72,378.36	34.80	74,911.60	36.02	77,533.51	37.28	80,247.18	38.58	83,055.83	39.93	85,962.79	41.33	88,971.49	42.77	92,085.49	44.27	95,308.48	45.82
134	71,679.05	34.46	74,187.82	35.67	76,784.39	36.92	79,471.85	38.21	82,253.36	39.54	85,132.23	40.93	88,111.86	42.36	91,195.77	43.84	94,387.63	45.38	97,691.19	46.97
135	73,471.03	35.32	76,042.52	36.56	78,704.01	37.84	81,458.65	39.16	84,309.70	40.53	87,260.54	41.95	90,314.66	43.42	93,475.67	44.94	96,747.32	46.51	100,133.48	48.14
136	75,307.81	36.21	77,943.58	37.47	80,671.61	38.78	83,495.11	40.14	86,417.44	41.55	89,442.05	43.00	92,572.52	44.51	95,812.56	46.06	99,166.00	47.68	102,636.81	49.34
137	77,190.51	37.11	79,892.18	38.41	82,688.41	39.75	85,582.50	41.15	88,577.89	42.59	91,678.11	44.08	94,886.85	45.62	98,207.89	47.22	101,645.16	48.87	105,202.74	50.58
138	79,120.28	38.04	81,889.49	39.37	84,755.62	40.75	87,722.07	42.17	90,792.34	43.65	93,970.07	45.18	97,259.03	46.76	100,663.09	48.40	104,186.30	50.09	107,832.82	51.84
139	81,098.29	38.99	83,936.73	40.35	86,874.51	41.77	89,915.12	43.23	93,062.15	44.74	96,319.32	46.31	99,690.50	47.93	103,179.67	49.61	106,790.96	51.34	110,528.64	53.14
140	83,125.75	39.96	86,035.15	41.36	89,046.38	42.81	92,163.01	44.31	95,388.71	45.86	98,727.32	47.47	102,182.77	49.13	105,759.17	50.85	109,460.74	52.63	113,291.87	54.47
141	85,203.88	40.96	88,186.02	42.40	91,272.53	43.88	94,467.07	45.42	97,773.41	47.01	101,195.48	48.65	104,737.32	50.35	108,403.13	52.12	112,197.24	53.94	116,124.14	55.83
142	87,333.98	41.99	90,390.67	43.46	93,554.35	44.98	96,828.75	46.55	100,217.75	48.18	103,725.38	49.87	107,355.76	51.61	111,113.22	53.42	115,002.18	55.29	119,027.25	57.22
143	89,517.34	43.04	92,650.45	44.54	95,893.21	46.10	99,249.47	47.72	102,723.21	49.39	106,318.52	51.11	110,039.67	52.90	113,891.05	54.76	117,877.24	56.67	122,002.94	58.66
144	91,755.28	44.11	94,966.72	45.66	98,290.55	47.26	101,730.72	48.91	105,291.30	50.62	108,976.49	52.39	112,790.67	54.23	116,738.34	56.12	120,824.18	58.09	125,053.03	60.12

147	98,810.39	47.50	102,268.75	49.17	105,848.16	50.89	109,552.85	52.67	113,387.20	54.51	117,355.75	56.42	121,463.20	58.40	125,714.41	60.44	130,114.42	62.56	134,668.42	64.74
148	101,280.64	48.69	104,825.46	50.40	108,494.35	52.16	112,291.65	53.99	116,221.86	55.88	120,289.63	57.83	124,499.76	59.86	128,857.25	61.95	133,367.26	64.12	138,035.11	66.36
149	103,812.67	49.91	107,446.12	51.66	111,206.73	53.46	115,098.97	55.34	119,127.43	57.27	123,296.89	59.28	127,612.28	61.35	132,078.71	63.50	136,701.47	65.72	141,486.02	68.02
150	106,407.98	51.16	110,132.26	52.95	113,986.89	54.80	117,976.43	56.72	122,105.60	58.70	126,379.30	60.76	130,802.57	62.89	135,380.66	65.09	140,118.99	67.36	145,023.15	69.72
151	109,068.18	52.44	112,885.57	54.27	116,836.57	56.17	120,925.85	58.14	125,158.25	60.17	129,538.79	62.28	134,072.65	64.46	138,765.19	66.71	143,621.97	69.05	148,648.74	71.47
152	111,794.89	53.75	115,707.71	55.63	119,757.48	57.58	123,949.00	59.59	128,287.21	61.68	132,777.26	63.84	137,424.47	66.07	142,234.32	68.38	147,212.52	70.78	152,364.96	73.25
153	114,589.76	55.09	118,600.40	57.02	122,751.42	59.02	127,047.72	61.08	131,494.39	63.22	136,096.69	65.43	140,860.08	67.72	145,790.18	70.09	150,892.84	72.54	156,174.08	75.08
154	117,454.50	56.47	121,565.41	58.44	125,820.20	60.49	130,223.90	62.61	134,781.74	64.80	139,499.10	67.07	144,381.57	69.41	149,434.93	71.84	154,665.15	74.36	160,078.43	76.96
155	120,390.87	57.88	124,604.55	59.91	128,965.71	62.00	133,479.50	64.17	138,151.29	66.42	142,986.58	68.74	147,991.11	71.15	153,170.80	73.64	158,531.78	76.22	164,080.39	78.88
156	123,400.65	59.33	127,719.67	61.40	132,189.86	63.55	136,816.51	65.78	141,605.08	68.08	146,561.26	70.46	151,690.91	72.93	157,000.09	75.48	162,495.09	78.12	168,182.42	80.86
157	126,485.66	60.81	130,912.66	62.94	135,494.60	65.14	140,236.91	67.42	145,145.20	69.78	150,225.28	72.22	155,483.17	74.75	160,925.08	77.37	166,557.46	80.08	172,386.97	82.88
158	129,647.79	62.33	134,185.46	64.51	138,881.96	66.77	143,742.82	69.11	148,773.82	71.53	153,980.91	74.03	159,370.24	76.62	164,948.20	79.30	170,721.38	82.08	176,696.63	84.95
159	132,889.00	63.89	137,540.11	66.13	142,354.01	68.44	147,336.41	70.83	152,493.18	73.31	157,830.44	75.88	163,354.51	78.54	169,071.91	81.28	174,989.43	84.13	181,114.06	87.07
160	136,211.23	65.49	140,978.62	67.78	145,912.87	70.15	151,019.82	72.61	156,305.52	75.15	161,776.21	77.78	167,438.38	80.50	173,298.72	83.32	179,364.18	86.23	185,641.92	89.25
161	139,616.50	67.12	144,503.07	69.47	149,560.68	71.90	154,795.31	74.42	160,213.14	77.03	165,820.60	79.72	171,624.32	82.51	177,631.17	85.40	183,848.27	88.39	190,282.95	91.48
162	143,106.92	68.80	148,115.66	71.21	153,299.71	73.70	158,665.20	76.28	164,218.48	78.95	169,966.12	81.71	175,914.94	84.57	182,071.96	87.53	188,444.48	90.60	195,040.04	93.77
163	146,684.59	70.52	151,818.55	72.99	157,132.20	75.54	162,631.83	78.19	168,323.94	80.92	174,215.28	83.76	180,312.82	86.69	186,623.76	89.72	193,155.60	92.86	199,916.04	96.11
164	150,351.70	72.28	155,614.01	74.81	161,060.50	77.43	166,697.62	80.14	172,532.03	82.95	178,570.66	85.85	184,820.63	88.86	191,289.35	91.97	197,984.48	95.18	204,913.93	98.52
165	154,110.49	74.09	159,504.36	76.68	165,087.01	79.37	170,865.06	82.15	176,845.34	85.02	183,034.92	88.00	189,441.14	91.08	196,071.59	94.27	202,934.09	97.56	210,036.78	100.98



STOREY COUNTY HUMAN RESOURCES

HEALTH AND HUMAN SERVICES

Mitzi Carter

Human Resources Director

26 So "B" Street, PO Box 176, Virginia City, NV 89440

Phone (775) 847-0968 – Fax (775) 847-0949

January 09, 2023

Jeremy Loncar

Via: In-person hand-delivery

Re: Notice of meeting of the Storey County Board of Fire Commissioners to conduct an annual performance evaluation of the Fire Chief, which may consider his character, alleged misconduct, professional competence, or physical or mental health on January 17, 2023 at or about 10:00 a.m. The meeting will be held in the Storey County Courthouse at 26 South B Street, Virginia City, and via Zoom.com.

Mr. Loncar:

You are hereby provided notice pursuant to Nevada Revised Statute (NRS) 241.031 through 241.034 that the Board of County Commissioners will consider the following agenda item at the board's meeting on January 17, 2021, at or about 10:00 a.m.:

Discussion and possible action: Annual review and evaluation of the performance of Jeremy Loncar, Fire Chief. The board may, without further notice, take administrative action against Jeremy Loncar, Fire Chief, if the board determines that such administrative action is warranted after considering the character, alleged misconduct, professional competence, or physical or mental health of Mr. Loncar.

In the board's deliberations, your character, competence, and performance as Fire Chief may be discussed and the board may consider your job description, job duties, and other matters connected to this agenda item. You are welcome to be present at the meeting and you may present evidence relating to your character, alleged misconduct, professional competence, or physical or mental health. You may choose to be represented by an attorney or other representative.

You are also hereby provided a Fire Chief's Self-Evaluation form. You are welcome, but not required, to complete this self-evaluation and share it with the board during the evaluation process.

At the end of the annual performance evaluation, the board has the right to make changes to the existing goals and objectives of your job, the right to determine whether or not to provide a merit

increase, bonus, or other compensation adjustment, the right to take adverse administrative action up to and including termination, or any other such action deemed warranted by the board.

Sincerely,

Mitzi M. Carter

Mitzi M. Carter
Human Resources Director

Cc.: Board of Storey County Commissioners

Enc.: Fire Chief's Self-Evaluation form

Proof of Service

I, Brandie Lopez, hereby swear to affirm under penalty of perjury, that in accordance with NRS 241.033, I served this Notice of Meeting of the Storey County Board of County Commissioners by personally serving it to Jeremy Loncar on this 09 day of January, 2023.


Signature of person making service

RESOLUTION NO.

A RESOLUTION SETTING SALARIES OF EMPLOYEES FIXED BY ORDINANCE OR RESOLUTION PER NRS 245.045 FOR APPOINTED OFFICIALS.

BE IT HEREBY RESOLVED BY THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS, STOREY COUNTY, NEVADA:

WHEREAS, for the purposes of NRS 245.045, the Storey County Board of County Commissioners has authority to establish the salaries of all appointed and non-represented County employees by the enactment of a resolution.

WHEREAS, the salaries of all appointed officials and non-represented county employees, except certain Sheriff's Office employees set by collective bargaining agreement, are consistently to be derived from a similar step and grade range salary system shown in the General Salary Schedule (Attachment A) for appointed officials and non-represented employees of the county.

WHEREAS, the General Salary Schedule step and grade ranges (Attachment A) will be consistent with the AFSCME general employees salary schedule and will be adjusted accordingly on a year-by-year basis to account for cost-of-living and to maintain consistency in the county's classification plan.

WHEREAS, the salary grade range of appointed officials and non-represented employees shall be as follows for the 2022-23 fiscal period:

Position	Salary Grade
Administrative Assistant I	Grade 110
Administrative Assistant II	Grade 116
Administrative Assistant III	Grade 119
Automotive/Equipment Manager	Grade 133
Bailiff/Court Services Officer	Grade 124
Buildings and Grounds Manager	Grade 133
Building Official	Grade 144
Business Development Officer	Grade 140
Chief Deputy District Attorney	Grade 153
Chief Deputy Sheriff	Grade 140
Community Development Director	Grade 152
Community Relations Coordinator	Grade 130
Comptroller	Grade 154
Cook	Grade 115
Corrections Officer	Grade 117
County Manager	Grade 161
Cyber Security Officer	Grade 133
Deputy District Attorney	Grade 152

Dispatch Manager	Grade 140
Emergency Management Director	Grade 144
Tourism and Event Manager	Grade 135
Event and Site Manager	Grade 124
HR Director	Grade 144
HR Generalist	Grade 124
Information Technology Director	Grade 152
Information Technology Officer	Grade 140
Kitchen Aide	Grade 108
Management Analyst	Grade 131
Meals on Wheels Coordinator	Grade 110
Planning Manager	Grade 144
Public Works Director	Grade 152
Roads Manager	Grade 133
Senior Center Site Manager	Grade 119
Senior Services Director	Grade 140
Tourism Director	Grade 152

WHEREAS, the salary grade and step range of casual intermittent less-than part-time positions in the General Salary Schedule (Attachment A) shall be as follows for the 2022-23 fiscal period:

IPT Administrative Assistant I	Grade 110
IPT Administrative Assistant II	Grade 116
IPT Facilities Maintenance Worker	Grade 110
IPT Tourism Assistant	Grade 110
IPT Visitor Liaison	Grade 110
IPT Lifeguard	Grade 100
IPT Pool Supervisor	Grade 108
IPT Park Maintenance Worker	Grade 105
IPT Road Worker	Grade 110
IPT Pool Maintenance Worker	Grade 110
IPT Maintenance Worker/Heavy Equipment Operator	Grade 118
IPT Transportation Driver	Grade 102
IPT Homemaker	Grade 102
IPT Program Coordinator (Senior Services)	Grade 104

WHEREAS, the flat-rate salaries for the positions below shall be set by the Storey County Board of Commissioners as follows:

--	--

Government Affairs Director	\$30,000 (salary split 50/50 with SCSD)
Justice of the Peace	\$ 89,500

WHEREAS, salaries are set by the Nevada Legislature and County Commissioners for elected positions as follows:

Assessor	\$71,361
Commissioners	\$30,806.31
Clerk/Treasurer	\$71,361
District Attorney	\$122,678
Recorder	\$71,361
Sheriff	\$96,937

WHEREAS, if there is a PERS increase, said increase will be shared equally between Storey County and the employee in accordance with NRS 286.421 (3) (a) (1).

NOW, THEREFORE BE IT RESOLVED BY THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS, by unanimous vote, to adopt Resolution ____ providing for the setting of salaries for the appointed officials and non-represented employees.

This resolution shall be effective on the 10th day of October 2022.

PROPOSED AND ADOPTED this 15th day of November 2022.

THOSE VOTING AYE:

THOSE VOTING NAY:

STOREY COUNTY

BOARD OF COUNTY COMMISSIONERS

Jay Carmona, Chairman

ATTEST:

CLERK TO THE BOARD



Storey County Board of Highway Commissioners Agenda Action Report

Meeting date: 1/17/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 30 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible action per Commissioner Mitchell's request, workshop to discuss vehicle parking, snow removal, encroachments, alternative transportation modes, and other transportation matters in Virginia City and Storey County; to discuss funding and resources in the county as related to these matters; and to discuss potential county code and plan updates for future board consideration.
- **Recommended motion:** I (commissioner) motion to direct county staff and elected officials to continue discussing parking issues in Virginia City, to review the 1992 Virginia City parking study for potential updates, and to review county parking and transportation codes for potential updates to be considered by the board at a later time.
- **Prepared by:** Austin Osborne on behalf of Commissioner Mitchell

Department:

Contact Number: 7758470968

- **Staff Summary:** Commissioner Mitchell requested a board workshop to discuss issues affecting transportation systems throughout Storey County including, but not limited to, vehicle parking on C Street and other county roads; access and circulation issues for snowplows and emergency vehicles with on-street vehicle parking; existing parking durations per county code; C Street visitor parking versus business owner/employee parking on C Street; county parking lots; consistent enforcement of parking regulations; possible alternative transit systems including shuttles, buses, and other modes; and other related matters. The discussion may also include issues affecting other communities such as road conditions and classifications, drainages, traffic routes and patterns, construction encroachments, alternative transit modes, and other related matters. The discussion will be complemented with a review of available funding and other resources in the county to address transportation matters.
- **Supporting Materials:** See attached
- **Fiscal Impact:** none
- **Legal review required:** TRUE
- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

CHAPTER 8

Transportation

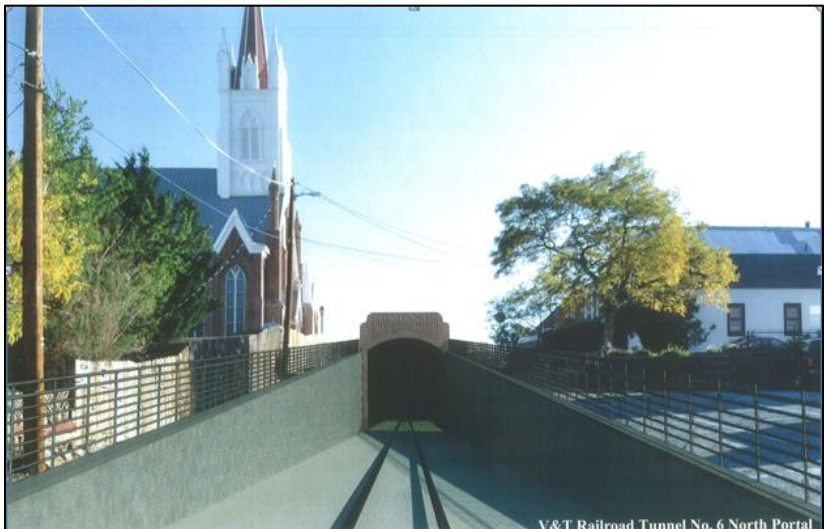


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8.1 Chapter Introduction

The goal of this Transportation element is to support and enhance the quality of life for Storey County residents. Safety, travel time, operation and maintenance cost, efficiency, mobility, and promoting economic development all support the goal and are all incorporated into this plan.

Areas of growth in the county and the types of growth will put new demands on the existing transportation system. These future demands on the transportation system are considered in order to determine the best course of action, now and in the foreseeable future. As in the case of rural areas such as Storey County, major streets should be re-routed such that they essentially bypass residential areas, and residential streets should be drafted in such a way to discourage through traffic. In a setting like as Virginia City, pedestrian movement should be considered of foremost importance in order to promote safety and mobility in a highly congested mixed-use environment. A parking element in this transportation planning effort is of major importance in Virginia City due to the narrow streets, limited availability of existing facilities, and the area's unique topography.

This chapter inventories existing transportation infrastructure serving county residents and discusses how current and future needs will be met. This chapter also reviews the existing transportation network, new infrastructure necessary for future growth, and special features unique to the county.

Storey County has several distinct areas that have different general transportation needs. While the total population of Storey County is about 4,000, the concentrations are in four general areas including Virginia City/Gold Hill, Highlands, Mark Twain, and Lockwood. There are also unique transportation needs applicable at McCarran, an area reserved almost exclusively for commercial, industrial, and other non-residential uses. Painted Rock could also develop unique transportation needs in relation to a potential future planned unit development (see Chapter 3 Land Use and Chapter 6 Housing).

Virginia City/Gold Hill contains a little over 1,000 people according to the Nevada State Demographer's 2014 estimates. The major economic sector is tourism. Over a million people travel to and from Virginia City each year and growth is expected in the local tourism sector for the future. The transportation connection is critical to the local economy.

The Virginia City Highlands is home to about 1,000 people and Mark Twain is home to roughly 350 people. Both are bedroom communities. Little commerce happens locally for those communities other than small home based businesses such as contractors, daycare, and family agriculture/ranching. Their transportation link is their connection to commerce.

Lockwood is a mixed use community of approximately 1,500 residents. There are several light industrial uses in the area mixed with residences, a school, and county public service facilities. The Lockwood Regional Landfill, which services areas of Nevada and other states, is on the south side of the community and the highway access, Interstate 80, is on the north side.

Painted Rock is located approximately 18 miles east of Sparks and five miles west of Fernley along the south edge of the Truckee River, including the Truckee River riparian lowlands and the northern foothills of the Virginia Range. The area is dominated by agricultural land along the riparian areas of the Truckee River. It includes about a dozen large estate single-family residential dwellings and farms. There are no commercial or industrial uses in this area.

Painted Rock Road serves as the primary road in Painted Rock, and Painted Rock Exit 40 connects this area to interstate 80. The area is remote and largely undeveloped, but has potential to facilitate a planned residential and mixed-use community serving the housing needs of the Tahoe-Reno Industrial Center at McCarran, located approximately six miles to the west.

McCarran is located on the north side of the county between Lockwood and Painted Rock and is home to the Tahoe-Reno Industrial Center, which includes nearly 70,000 acres of light and heavy manufacturing and distribution, commercial energy generation, data management centers, and other industries. USA Parkway (State Route 439) and Waltham Way serve as the major arterial routes connecting the industrial center to Interstate 80 to the north. These links will receive special attention because of their potential impact on Storey County, and northwestern Nevada. A development agreement between Storey County and the Tahoe-Reno Industrial Center reserves the entire industrial center exclusively for commercial and industrial uses, and prohibits residential development. It is found appropriate by this master plan that, due to the intensity of allowed uses in the industrial center, residential development will not encroach anywhere near the industrial center.

The development agreement between Storey County and the Tahoe-Reno Industrial Center stipulates that roads, rail, water, and sewer infrastructure are developed up-front by the industrial center, and that Storey County reimburses all costs over a set period of time and with no-interest costs. The total cost of those improvements to-date exceeds \$50,000,000, or \$12,500 per county resident to-date. For the purpose of this discussion, the size of this investment should be put into perspective. If a county of one million people made an equivalent investment, \$12.5 billion dollars would need to be invested. With this level of investment, Storey County has clearly made economic development a priority. The county needs to continue to align future investments, and administrative processes so maximum return on investment can be realized.

Safety of residents, visitors, and economic partners is the top concern for the transportation system in Storey County. With 40 million miles traveled and about one fatality annually, Storey County believes zero fatalities should be the goal.

8.2 Transportation Systems and Issues

8.2.1 Safety

While Storey County experiences several accidents per year, it averages less than one fatality per year. No fatalities are acceptable, and continued effort should be made to have zero fatalities each year. The partnership with the Nevada Department of Transportation should be maintained to deliver the maximum reasonable safety benefits to the traveling public. Safe Routes to School programs should be better implemented in Storey County to help train the public on safe ways to utilize the transportation network.

8.2.2 Interconnection

The importance of connecting the Lockwood, Mustang, McCarran, and other north communities in the county with Virginia City will become increasingly important as commercial growth and other activity continue to occur in the north parts of the county. Lengthy discussion occurred during the master plan workshops about the potential benefits, adverse impacts, and challenges associated with constructing a north-south arterial route connecting Virginia City to Mustang and the Lagomarsino area (see Lagomarsino Area Plan), as well as an east-west route linking the Lagomarsino area to Mustang, McCarran, and Washoe County.

Connecting Lockwood/Mustang and Geiger Grade via a direct north-south link between Long Valley Road and Mustang Road may be feasible; however, cost-to-benefit analyses needs to be further reviewed. Incorporating a third link between this route and McCarran somewhere toward the center of the county was also discussed. Highlands and Lockwood residents expressed concerns about traffic and adverse human-cause impacts that may occur after connecting the region in this manner. Lockwood residents reminded the planning commission that decades of efforts by area residents and county officials resulted in rerouting Lockwood Regional Landfill truck traffic away from Canyon Way and to Mustang Road, and that connecting Canyon Way to a regional road system (north-south and/or east-west) would return to the center of the Lockwood community unsafe road conditions that once existed. Major roads connecting the south and central parts of the county with the interstate should align with Mustang Road and avoid Canyon Way at Lockwood.

Also considered during the workshops was a north-south connection between McCarran and Virginia City via USA Parkway to Highway 50 and Six Mile Canyon Road, or a potential similar connection, but bypassing Highway 50 through the Mark Twain area. Other north-south connector options were discussed, but were found to be cost-prohibitive or strongly opposed by Highlands and/or Lockwood residents. They include an alignment between Geiger Grade and Lockwood using Lousetown Road and Canyon Way. This route was strongly opposed by Highlands and Lockwood residents due to traffic and other activity that would be concentrated through the approximate center of both residential communities. A direct northerly connection between McCarran and Six Mile Canyon was also considered; however, local topography appears to make such an alignment cost-prohibitive.

The potential for an east-west connector route linking the Lagomarsino area to Mustang, McCarran, and Washoe County was also discussed. Concerns were brought forth, however, that such a roadway may encourage residential sprawl from Washoe County that may threaten the rural

lifestyle of the Highlands and conflict with industrial uses and entitlements existing in the Lagomarsino planning area. Potential traffic and other adverse impacts of an east-west connector to the Lockwood community were also discussed.

Planning Commission Chairman Larry Prater asked that the following statement be added to this chapter. The statement below reflects his opinion on the importance of considering future connection between the norther and southern communities of Storey County.

POTENTIAL INTRA-COUNTY ROAD NETWORK

Sometime in the future Storey County may decide that it would be beneficial to connect Lockwood and TRIC to Virginia City via roads entirely within the county. Factors that may drive such a decision could include increased emergency management requirements, growing traffic congestion in the Reno/Sparks areas and demand by residents and businesses for quicker access to the county seat in Virginia City.

There exists a series of roads, some of which are very primitive, that connect the three areas now and also provide access to potential cultural assets like the petroglyphs and Cottonwood Springs. These roads are as follow.

Leaving Virginia City proceed north on Highway 341 to Lousetown Road (both of which are paved) then northeast to Long Valley Road (graded dirt). Continue northeasterly to where the road turns northwest toward Cottonwood Springs and proceed northeasterly on the jeep trail through the Chalk Hills to the south edge of the relatively flat plateau area referred to as Nevada Uplands. The distance to this point from Lousetown Road is about 10 miles and there is very little change in elevation.

At this point the road divides – northeast to TRIC and northwest to Lockwood. The TRIC road is a jeep trail which skirts the south side of Cinder Mountain, continues down Martin Canyon past the Gooseberry Mine to USA Parkway south of the Bush Industries warehouse. The distance from Nevada Uplands to USA Parkway is about 9 miles with a 1500-foot drop in elevation.

The road to Lockwood is a jeep trail that proceeds 4 miles northwesterly and skirts the petroglyphs (¼ mile to the west). At the northwest corner of the Uplands the jeep trail intersects an improved dirt road with numerous switchbacks that continues northwesterly to Canyon Way, a paved road into Lockwood. Trucks and other heavy vehicles would be required to divert northerly around the Waste Management landfill to the Mustang exit on I-80. The distance from the Uplands to Lockwood is about 7 miles with an elevation drop of about 1700 feet. [Prater, 2016]

While certain regional interconnection may in the future become necessary, the county should work closely with area residents to determine alternatives that are consistent with this master plan and ensure that unintended negative consequences are prevented. The county should also consider future population and other influential factors of Painted Rock before making substantial capital investment in directly connecting Virginia City with the north end of the county.

8.2.3 Transportation Supporting Resources

With only two gas stations in the county, revenue earmarked to address transportation needs are still insufficient to meet transportation infrastructure needs in the county. Each year, the Storey County Public Works requires additional resources from the county to cover the maintenance needs of the county roads. Development trends along Interstate 80 and the Tahoe-Reno Industrial Center, should help as new sources of fuel revenue develop in the years to come. Even with these new sources, it is not expected that this additional revenue will cover maintenance needs.

Gas tax indexing was made available to the counties in the 2015 Nevada legislative session. Historically the gas tax rate was fixed at a number of cents per gallon. The indexing allows the county tax on gasoline to move with inflation. This allows the tax to move with the price of gasoline and is fairer to everyone over time as the users of the transportation system are the ones paying for the roads. The county should consider implementing the indexing as it will help to address the funding deficit for roads, deliver a better product to the public, and show statewide support for transportation and I-11.

8.2.4 Roads

General description of roads in Storey County

Storey County's communities are separated by long distances and extreme mountainous geography. The conditions create fragmented communities and make accessibility to the county seat, Virginia City, difficult for outlying residential and commercial developments. One must currently travel through Washoe County, including Reno and Sparks, or through Lyon County in order to travel between the north and south communities of Storey County. Approximately one hour is needed to travel between Virginia City and Lockwood, and Virginia City and the Tahoe-Reno Industrial Center.

Nevada State Route 341 and State Route 342 are the principal vehicle transportation routes connecting Virginia City and the Highlands with U.S. Highway 395 in Reno and Sparks, and U.S. Highway 50 and 395 in Carson City. Six Mile Canyon Road is a secondary route connecting Virginia City and Mark Twain with U.S. Highway 50 in Dayton, roughly ten miles east of Carson City. Interstate 80 runs mostly along the northern bank of the Truckee River in Washoe County. Interchanges and bridges at Lockwood, Mustang, Patrick, Tracy/Clark, USA Parkway, Painted Rock, and Orchard provide access to communities, ranches and, other areas in the county along the southern bank of the Truckee River which is part of Storey County. Although there are a couple rough, unimproved 4-wheel-drive trails linking the northern county communities to Virginia City and the Highlands, travelers must use Interstate 80, U.S. Highway 395 and Nevada State Route 341 for access to and from Virginia City.

Definition and functional classification

This section describes the functional classification for all major roads in Storey County. The first section provides a definition with illustrations of different functional classifications, including arterial routes, collector routes, and local streets.

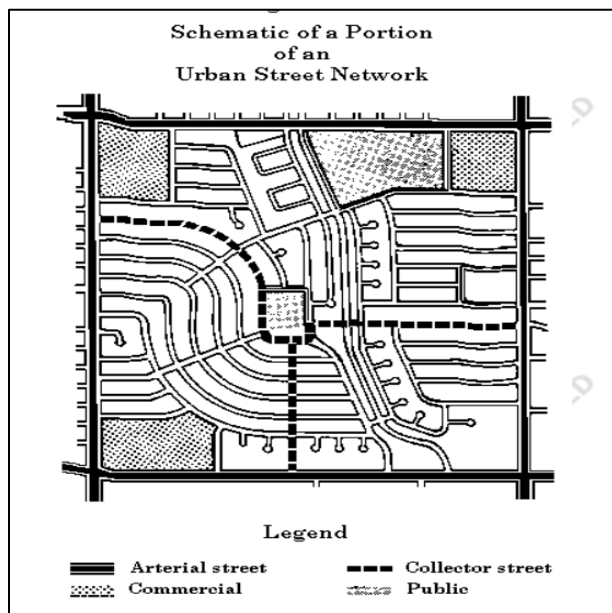
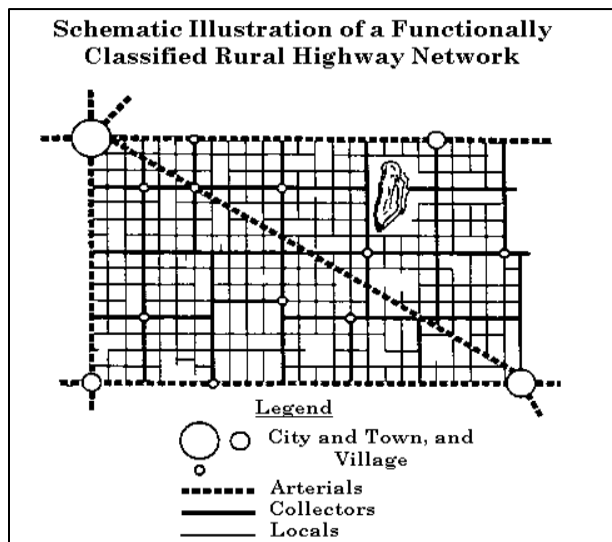
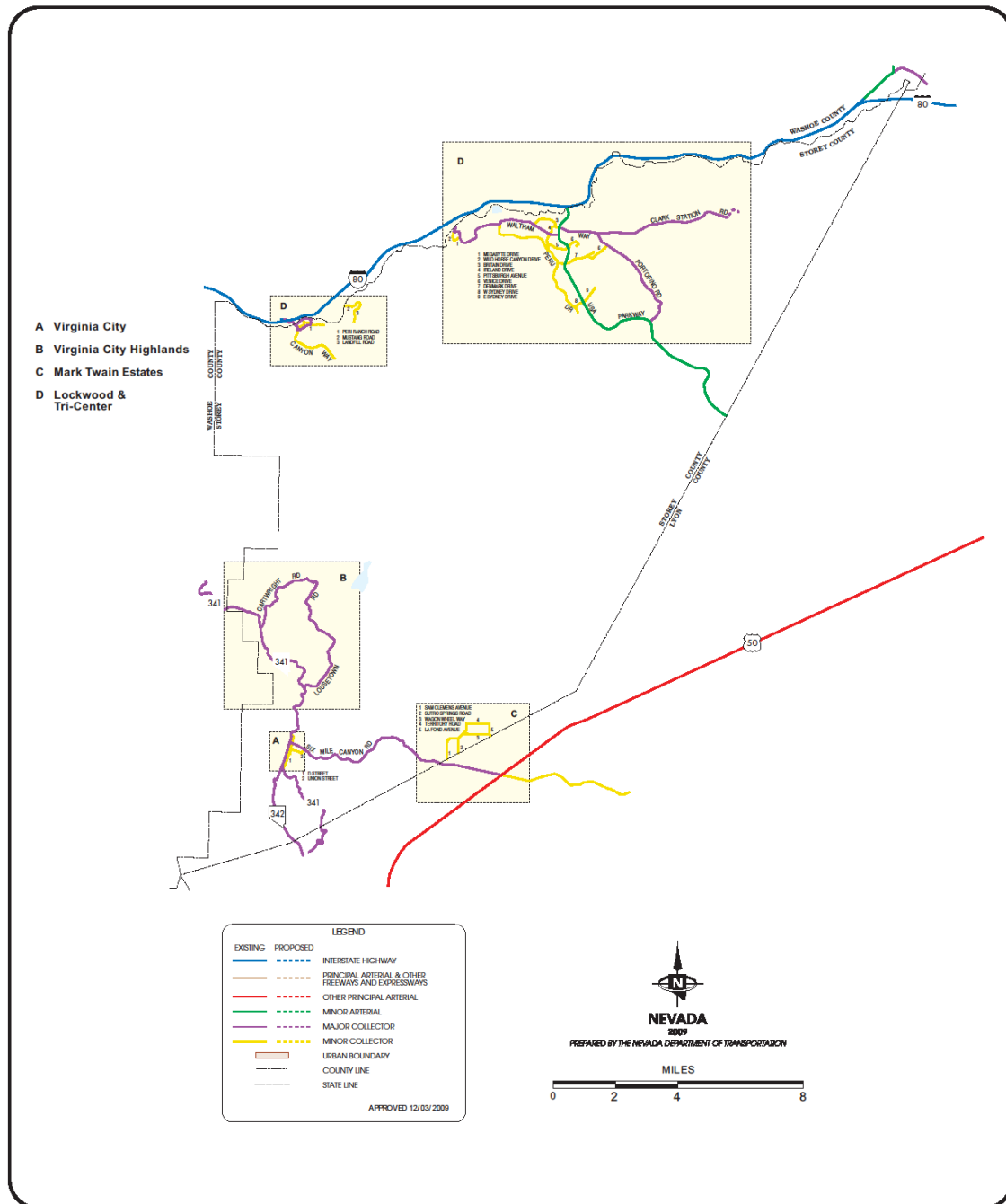
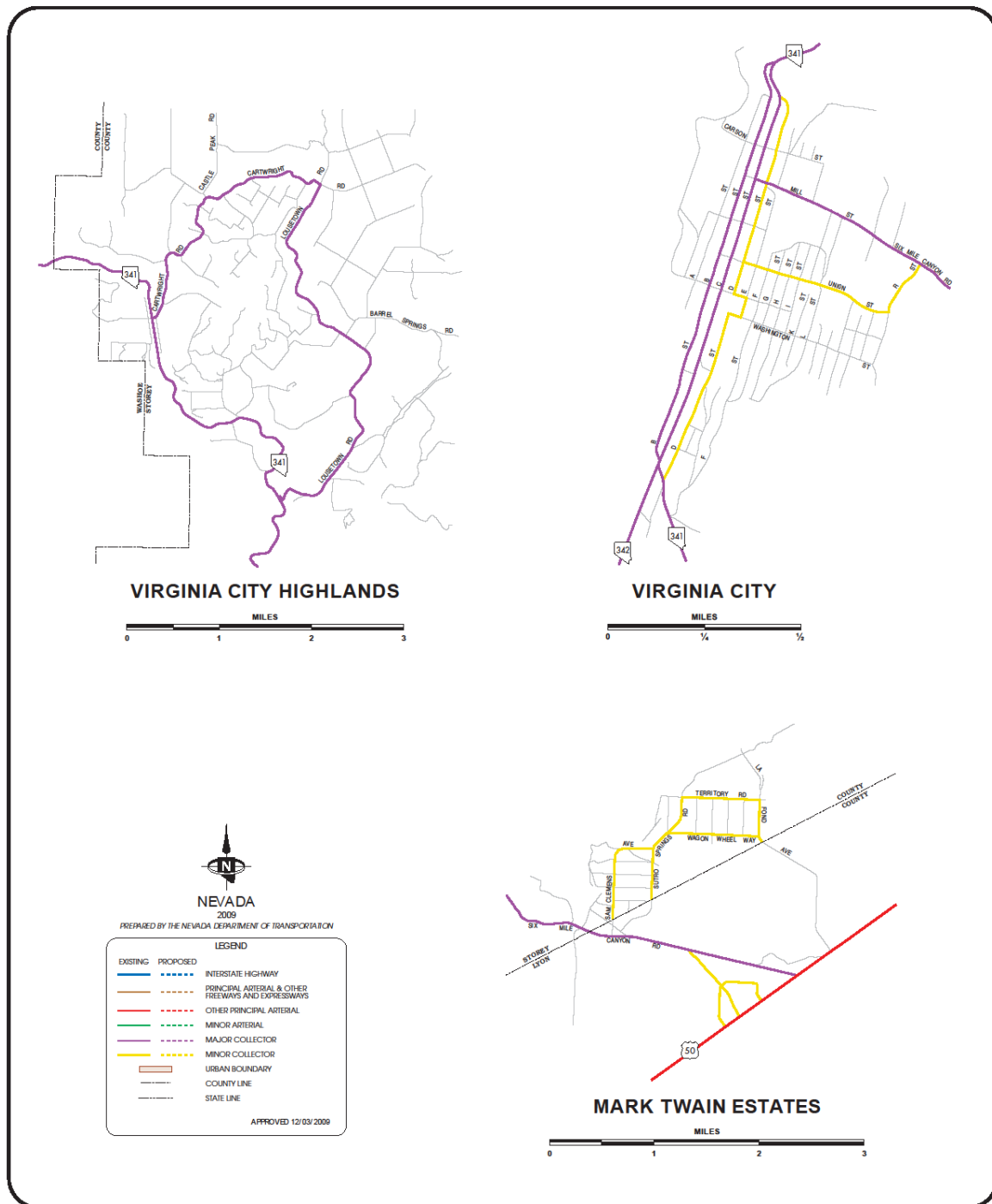


Figure 8.2-1: Functional class description. Although the top example has a rural setting, the same basic concepts apply in urban areas (below). A similar hierarchy of systems can be defined; however, because of the high intensity of land use and travel throughout an urban area, specific travel generation centers are more difficult to identify. In urban areas, additional considerations, such as spacing, become more important in defining a logical and efficient network. A schematic illustration of a functionally classified urban street network is shown in the lower image (Source: Federal Highway Administration, 1989, Figures II-2 and II-3).



ROADWAY FUNCTIONAL CLASSIFICATION

STOREY COUNTY, NEVADA



ROADWAY FUNCTIONAL CLASSIFICATION

VIRGINIA CITY HIGHLANDS, VIRGINIA CITY
& MARK TWAIN ESTATES**STOREY COUNTY, NEVADA**

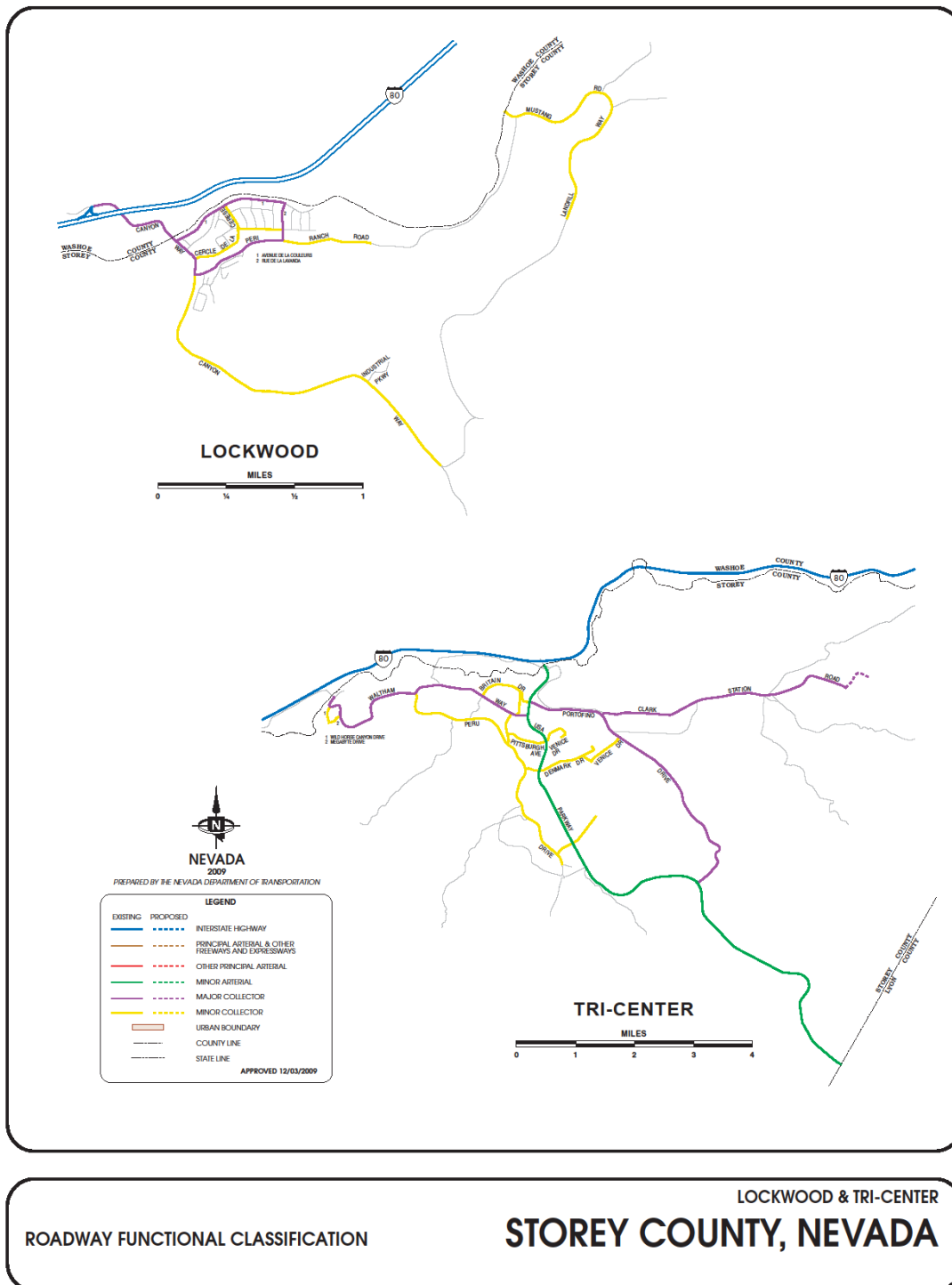


Figure 8.2-2 Countywide roadway functional classification

Comstock Roads

Virginia City is a mixed-use community of low- to medium-density residential uses integrated with commercial, industrial, public, and tourism uses. Single-family and multi-family residences exist in the downtown commercial area and its surrounding neighborhoods. In addition to the approximately 1,200 residents that live in Virginia City and Gold Hill, as well as the abundant local businesses in the area, there are an estimated one-million visitors arriving to the Comstock each year. Accordingly, there are notable transportation challenges in Virginia City and Gold Hill for towns of their population size. Key transportation challenges found on the Comstock, and potential short- and long-term remedies are summarized in the following discussion.

Downtown Virginia City

Vehicle and pedestrian traffic oftentimes overwhelm arterial and collector streets in and around downtown Virginia City. This is especially true during special events that occur nearly every weekend between April and October. Storey County and the Virginia City Tourism Commission conducted preliminary ad-hoc analyses between 2009 and 2015 to determine the feasibility of developing alternative routes that may affectively bypass a significant portion of northbound and southbound traffic around the downtown area. The following concepts were found to warrant further study:

- Motor vehicle access to “C” Street may be removed in the downtown area, and traffic may be directed to bypass this area and onto “B” and “D” Streets, and possibly also portions of “E” and “F” Streets.
- Northbound or southbound traffic may be diverted around “C” Street and the downtown area, and directed to “B” or “D” Street, and possibly “F” Street. This option would allow one-way traffic on “C” Street, and would likely include perpendicular or angled parking in combination with one-way vehicle circulation.
- Both “B” and “D” Streets may be restricted to one-way traffic with the above options, with the goal of creating a “loop” bypassing the downtown area. Parallel, perpendicular, and angled parking would likely be added along this route where needed.

Many obstacles exist along these corridors that may hinder major modifications to existing traffic patterns. They include, but are not limited to, insufficient and irregular street widths, particularly for facilitating combined two-way traffic and on-street parking; irregular street alignment and private properties which encroach well into the existing traveled way; insufficient area and topography for connecting “B” and “D” Streets to State Route 341 at their north terminus; a bottleneck toward the central part of “D” Street caused by the expansion of the Virginia City Middle School building into the street right-of-way; and adverse safety and quality of life impacts to local residential areas caused by high volumes of through traffic.

While geographical and other constraints may inhibit significant improvements to traffic circulation in and around the Virginia City downtown area, many of the physical street characteristics act as traffic calming devices that encourage slower driving and contribute to vehicle and pedestrian safety. Until the comprehensive road improvements summarized above can be made to these entire corridors, it is recommended that the existing constrained conditions facilitating cautious driving remain in place.

Areas Outside of Downtown Virginia City

Many local and collector streets in Virginia City and Gold Hill are currently developed to rural standards with no curb-and-gutter, sidewalks, street lighting, and other such improvements. Most streets toward the eastern residential portions of Virginia City developed slowly over time with local residential development, and today many remain unimproved or graveled. Many streets throughout Virginia City have the following characteristics:

- Terminate with no cul-de-sacs or vehicle turn-arounds;
- Encroached into adjacent private properties or lands believed to be owned by the U.S. Bureau of Land Management;
- Need improvements including gravel base or paving;
- Lack sufficient lighting and signage at intersections;
- Lack pedestrian improvements such as sidewalks and crosswalks; and
- Too narrow for two-way traffic.

Many unimproved right-of-ways also fail to follow local topography. Chapter 3 Land Use suggests that parcel mergers and re-subdivisions should be considered in certain areas in the Comstock in order to better align parcels and local streets with area topography.

Discussed further in Chapter 3 Land Use, parcels and street alignments in Gold Hill appear to have been haphazardly located according to squatters' code of first-come first-serve during the heyday of the Comstock Load. Land plats are riddled with inaccuracies, overlapping ownership, clouded-title, and traveled ways diverging significantly outside of right-of-ways. Mapping and alignment of roads in this area will require determination of proper ownership and extensive cooperate with land owners and surveyors to resolve mapping inconsistencies on a case-by-case basis, mostly initiated by private property interests. County officials should continue to explore options toward resolving this mater community-wide.



Figure 8.2-3: Virginia City aerial with lot lines. This image, also included in Chapter 3 Land Use, illustrates existing traveled ways located significantly outside of right-of-ways, and right-of-ways which conform very little to area topography, railroads, and other ground conditions. (Source: Storey County Assessor's Office, 2015.)

Intersections on “C” Street

Vehicular and pedestrian congestion on “C” Street in Virginia City, especially during regularly occurring special events, can sometimes make navigating intersections in the downtown area challenging. This is especially evident at the intersection of “C” and Taylor Streets. Pedestrian safety is enhanced by narrow roads and factors effectively calming (slowing) area traffic. County officials and the Nevada Department of Transportation, however, should continue to coordinate plans to improve visibility and other safety measures in order to improve these conditions while maintaining necessary parking in the area.

Intersection at the Fourth Ward School

The intersection of State Routes 341 (Truck Route), State Route 342, and “B” Street appears to facilitate existing local and tourism vehicle traffic loads without noticeable issues. Because the Fourth Ward School and other interesting items in the area attract an abundant of tourists to the immediate area, it is suggested that county officials communicate the conditions to the Nevada Department of Transportation so that pedestrian improvements may be considered for the area. Improvements to the area should consider both conventional pedestrians crossing the road as well as tourists who commonly stand on and near the road to view and photograph the immediate area.

The historic Fourth Ward School is considered one of the “crown jewels of the Comstock”. Plans and efforts to protect the building should be of utmost importance, and nothing less should be considered acceptable in planning for the building’s surrounding environment. This master plan recognizes that the adjacent vehicle intersection may one day become overwhelmed as residential, tourism, and other growth occurs in Virginia City, Gold Hill, and outlying communities such as the Highlands. If traffic flows at the intersection one day warrants added traffic control devices, county officials should strongly discourage the installation of a lighted traffic signal, and instead work with the state agency to plan for and develop a round-about, or other such traffic management device that does not detract from the historic integrity of the adjacent Fourth Ward School. Major improvements to this intersection should include landscaping enhancing the “south gateway” to Virginia City as supported by this mater plan (see Chapter 3 Land Use).

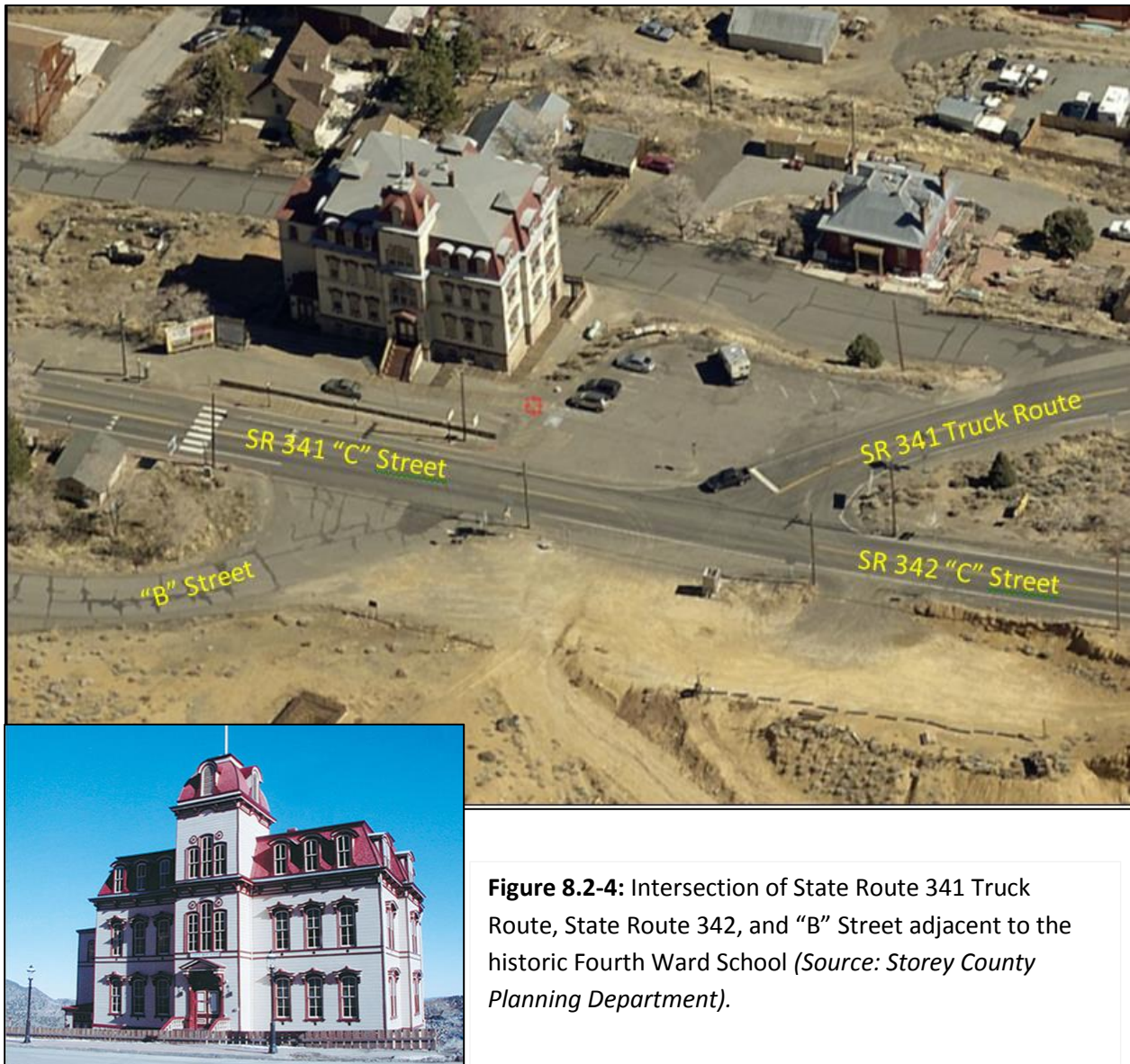


Figure 8.2-4: Intersection of State Route 341 Truck Route, State Route 342, and "B" Street adjacent to the historic Fourth Ward School (Source: Storey County Planning Department).



Figure 8.2-5: Bottleneck by middle school. The image illustrates the bottleneck that was created when the addition to the Virginia City Middle School was built in the “D” Street right-of-way. The remaining street width is not sufficient to facilitate regular heavy traffic loads (Source: (top) Storey County Planning Department, 2016; (bottom) Storey County School District, 2016).



School building after addition.



School building before addition.

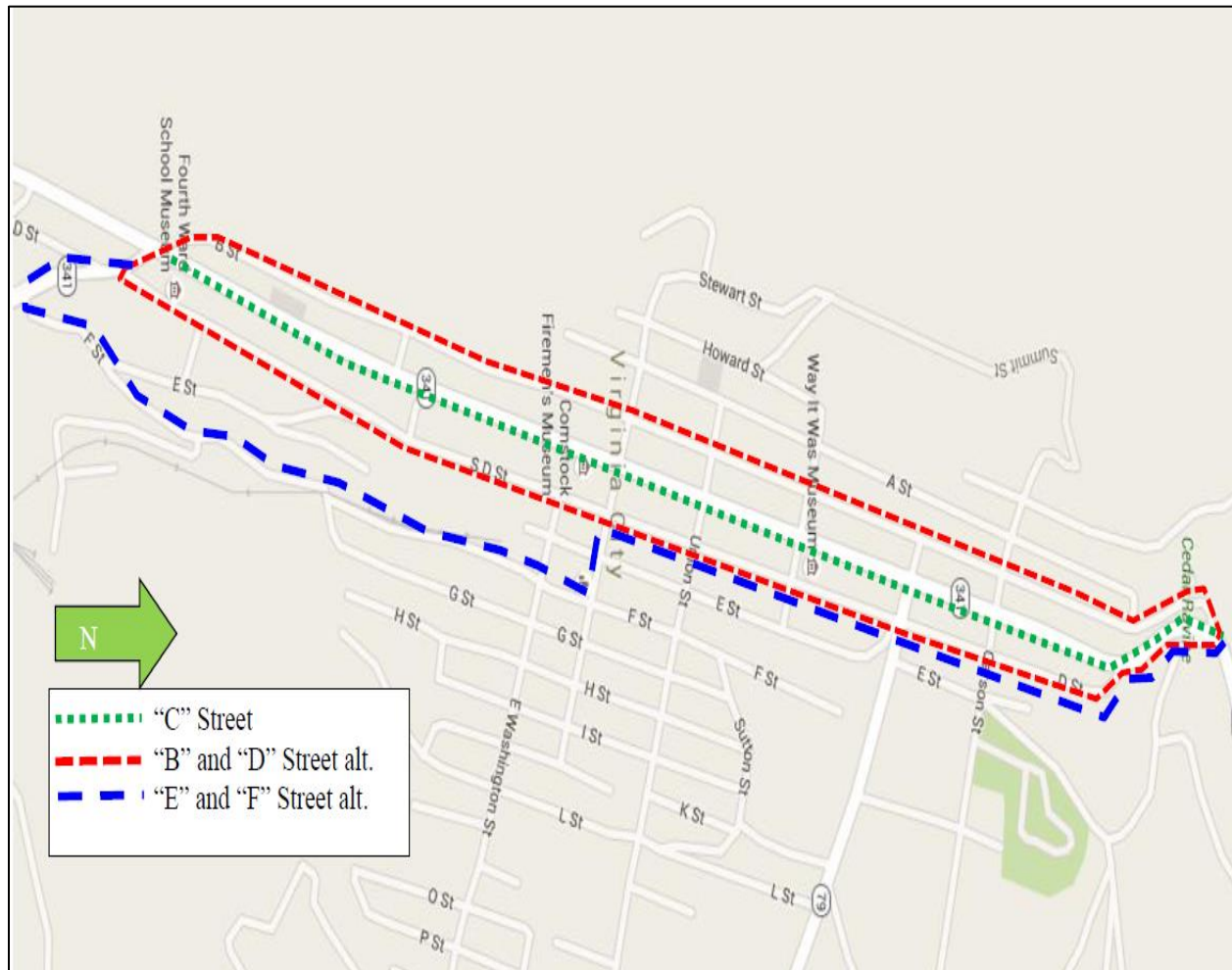


Figure 8.2-6: Ideas to reroute traffic off C Street. The image, also included in Chapter 3

McCarran***USA Parkway (State Route 439) Conditions***

The connection for the Tahoe-Reno Industrial Center is USA Parkway which has an interchange on Interstate 80 on the northern part of the county. USA Parkway is approximately five miles long currently and will be constructed through to Lyon County in the Silver Springs area and connect with US Highway 50 by late 2017. USA Parkway is likely not capable of serving the anticipated future growth at the Tahoe-Reno Industrial Center. The USA Parkway connection with U.S. Highway 50 will offer more, but still insufficient capacity within the industrial center. Waltham Way offers another connection to the interstate through the Patrick Interchange. The existing Patrick Interchange will need to be upgraded to a full interchange within five to ten years in order to service the additional demand for the industrial center. This full interchange will also allow expected commercial development on the south side of Interstate 80 at Waltham Way to include fueling station, truck stops, hotels, restaurants, and other types of traveler and logistics accommodations.

Storey County should continue to work closely with the Nevada Department of Transportation and the Washoe County Regional Transportation Commission in monitoring traffic volumes and patterns as employment and other growth occurs at McCarran. Planning and other preemptive strategies need to be employed to maintain functionality of USA Parkway and Waltham Way, and their connections to the interstate system.

Discussion has occurred at the local, state, and federal level on the future potential for USA Parkway to become part of a regional interstate system, such as, for example, the Interstate 11 project between Mexico and Canada. An interstate designation can only come from Congress. The Fixing America's Surface Transportation Act of 2015 designated Interstate 11 between Las Vegas and Reno. This designation is important as it is a firm demonstration to the importance and the construction of Interstate 11 to the United States. Interstate 5 in California is at full capacity and significant expansion is seen as having too great of an environmental impact on that alignment. This project is expected to significantly influence the western United States and national economy. While the designation from Las Vegas to Reno now exists via US Highway 95, the exact alignment of the future interstate does not.

It may be in Storey County's best interest to support aligning Interstate 11 with USA Parkway. Storey County should actively coordinate communication between the Tahoe-Reno Industrial Center and the Nevada Department of Transportation to evaluate this potential alignment. This alignment may be ideal because the Tahoe-Reno Industrial Center continues to have vacant land, and because there is no residential development in this industrial center. This alignment may help Storey County and the Tahoe-Reno Industrial Center cement northwestern Nevada as the major international economic center for the region.

USA Parkway (State Route 439) Future Capacity

A brief analysis of expected traffic flows in the next 20 years reveals that USA Parkway (State Route 439) is the most likely transportation corridor in the county to experience congestion. The completion of USA Parkway through to Silver Springs will offer traffic relief on USA Parkway, Interstate 80 and local arterial ways, such as Waltham Way, throughout the area. With average

daily traffic counts around 4,000 as of 2013, and 7,500 in early 2015, the congestion delays could increase dramatically when the average daily traffic count hits 10,000 (Highway Capacity Manual methods, 2010). Since employment numbers are growing quickly in the Tahoe-Reno Industrial Center, it is expected that traffic will climb to over 10,000 within five years. Average traffic count numbers and overall traffic efficiency should be watched closely.

Alternative methods for workers to arrive and depart from the Tahoe-Reno Industrial Center should be planned, developed, and ready for deployment. These methods should be car/van pools to and from population centers, other commuter services including buses, and potentially utilizing the rail network in the Tahoe-Reno Industrial Center as a local commuter service. Van pools are currently being utilized in the industrial center and show great promise for efficiently moving employees. The commuter efforts should continue to be coordinated with the Washoe County Regional Transportation Commission and the Nevada Department of Transportation.

Patrick and USA Parkway interchanges

McCarran and the Tahoe-Reno Industrial Center are now principally accessed from Interstate 80 at the Patrick Interchange to the west and USA Parkway interchange to the east.

The USA Parkway interchange was developed in 2005 and generally meets traffic capacity for the area. The Nevada Department of Transportation, however, initiated a traffic capacity analysis in the spring of 2015 to determine what improvements to the interchange may be needed to meet anticipated future traffic loads and patterns.

The Patrick Interchange was constructed long before the McCarran area was developed. Patrick Interchange connecting half of the industrial center to the interstate is substandard for existing traffic loads, and may become a major factor inhibiting further development in the immediate area. A portion of the interchange is located in Washoe County, but its principal function is to provide access to McCarran, located entirely in Storey County. It is recognized that the interchange and associated collector road are under the jurisdiction of the Nevada Department of Transportation. However, county officials are encouraged to collaborate with state transportation officials in order to secure funding and resources necessary to improve the infrastructure.

Road dedication per TRI-Storey County development agreement

As outlined above, Storey County and the Tahoe-Reno Industrial Center entered into a development agreement in 2000. That agreement detailed the process for the developer to devote resources to infrastructure investment in the center. After the infrastructure is constructed, the improvement is dedicated to the county. The county will then own, manage and maintain the facility. The county will then reimburse the developer for the investment once net revenues become available from the infrastructure. The development agreement allows for rapid and efficient public investment. To date, several roads have been constructed and dedicated to the county, including USA Parkway (State Route 439), and Waltham Way.

Highlands

The Highlands residents are five miles north of Virginia City. Access is provided by Nevada State Highway 341 (also called Geiger Grade) on the west side of the community. Within the Highlands area local and collector paved and unpaved roads are maintained privately.

Cartwright Road and Lousetown Road are both two lane paved roads that are rural collectors to connect the community to State Highway 341. All of the paved portion of Lousetown Road and about two miles of Cartwright Road are maintained by the county. The rest of the roads in the Highlands area are either maintained by the two property owner associations in the area or are not maintained by any formal organization. There are several jeep trails on the north and eastern part of the Highlands that can offer emergency ingress and egress to the area.

The Virginia City Highlands area is less than half built out. There are many parcels of empty land. While available water to service the potential residential growth is of concern, the status of the roads is also an obstacle to growth. General upgrading of the roads to either better maintained gravel roads or paving more of the roads would increase demand for the properties in the Highlands area and help drive infill.

Steep grades and sharp and blind corners are a problem, especially for school buses, in some sections of the Virginia Highlands. Poor weather conditions can create hazardous driving conditions. Many cul-de-sacs do not have sufficient turn around space for emergency vehicles. There is probably little the county can do policy wise with these issues because many of the roads in the Highlands area are private.

Lockwood-Mustang***Lockwood-Interstate 80 Interchange***

The Interstate 80 to Lockwood Interchange currently provides principal access to Lockwood and portions of the Lagomarsino Area (see Lagomarsino Area Plan). Canyon Way is the main collector route connecting the area to the interchange. This infrastructure serves approximately 1,500 residents and 15 local commercial and light-industrial uses. The connection also provides primary access to a large quarry mine and the Nevada Uplands industrial area, both accessed approximately three miles south of Lockwood toward the south terminus of Canyon Way.

The road infrastructure was constructed long before much of the commercial and residential development found in Lockwood today existed. Nominal improvements have since been made to the interchange and roadway and it remains substandard for existing and anticipated future traffic loads and types. Figure 3.4-32 illustrates where tractor-trailers oftentimes must cross into the oncoming westbound traffic lane when attempting to negotiate the sharp turn on the eastbound lane, and where local residents and commercial drivers report that accelerating to normal interstate traffic speeds is challenging and sometimes impossible with the meager 500 foot westbound on-ramp.

A major reduction in truck traffic on the interchange and Canyon Way resulted in 2009 when Mustang Road, approximately three miles east of Lockwood, was extended to the Lockwood Regional Landfill, and when all truck traffic to and from the landfill was permanently diverted to the Mustang interchange and Mustang Road. The reduction in truck traffic significantly improved safety for children and pedestrians crossing Canyon Way between their residential neighborhoods and the Lockwood Market convenience store.

This master plan supports industrial and other economic activity in the Lagomarsino area. However, it is recognized that under existing circumstances that such activity may increase truck and other traffic on Canyon Way and the Lockwood interchange. Discussed further in Chapter 8 Transportation, it is recommended that county officials collaborate with Lagomarsino area land developers to establish alternative principal access alignments, such as to Mustang Road.

It is recognized that the Lockwood interchange and portions of Canyon Way are located in Washoe County and are under the jurisdiction of the neighboring county and the Nevada Department of Transportation. However, Storey County officials should continue to coordinate with state transportation officials to secure necessary funding and resources to improve this infrastructure for current and anticipated future uses. Land developers causing substantial impacts to these systems should also be required to contribute directly toward improvements needed to support new uses.



Figure 8.2-7: The images depict the existing infrastructure connecting Lockwood to Interstate 80. The image illustrates an on-ramp with substandard length for safe entry onto the interstate (A), and sharp and narrow curvature which inhibits safe two-way vehicle and truck travel (B). (Source: Storey County Planning Department, 2015)



Painted Rock

Interstate 80 serves as the primary access to Painted Rock, and Painted Rock Road from the Painted Rock Exit connects this area to the interstate. The design and condition of local roads, bridges, and other such infrastructures is problematic for this community.

The bridge crossing the Truckee River (Figure 3.4-45) from Washoe County is the only practical access to this area. The bridge is one-lane, antiquated, and below the Federal Emergency Management Agency 100-year base-flood-elevation. Canal Road, serving five local residences, is also problematic. Running along the Truckee Carson Irrigation District Canal, the one-lane road is narrow and windy with no shoulder or barriers between it and the canal.

Secondary access exists over approximately twelve miles of unimproved roads and trails between Painted Rock and Fernley. However, many of these routes are insufficiently mapped, are difficult to navigate, and encroach into private property including into Union Pacific Railroad right-of-ways, and encroach into Pyramid Lake Paiute Tribal lands. Further exacerbating the problem, the Union Pacific Railroad has employed concerted efforts to removing at-grade railroad crossings in the area without providing alternative means of accessing adjacent land.

The county should consider working with land developers, federal grant administrators, the Union Pacific Railroad, and other organizations to improve and provide reliable secondary access to the northern and southern parts of this area. Until improved railroad crossings are developed by the Union Pacific Railroad, the county should strongly protest efforts to bar access over existing at-grade railroad crossings.

8.3 Other Transportation Modes

8.3.1 Railroads and Light Rail

Rail service does exist in McCarran at the Tahoe-Reno Industrial Center via a nine mile long spur connecting properties throughout the industrial center to the Union Pacific transcontinental railroad. This rail system is freight only and provides no passenger service. As the Tahoe-Reno Industrial Center grows, the development agreement between the county and the industrial center dictates that the Tahoe-Reno Industrial Center will build the rail line and Storey County will reimburse the construction costs to the Tahoe-Reno Industrial Center and maintain the rail line in the future. As future traffic loads increase on USA Parkway and Waltham Way, the rail spur may be used to service a passenger transit system for the industrial area. When Painted Rock is developed as a large scale mixed use community, connecting a commuter rail system to the industrial center should be examined.

The restored Virginia & Truckee Railroad in Virginia City is operated solely as a tourist attraction. A recent extension of the rail crosses US Highway 50 in Mound House connects to the communities of Virginia City and Carson City. This extension of this railroad should have an increasingly significant impact on the economies of Gold Hill and Virginia City. The railroad may also have some transit uses someday.

8.3.2 Bus, Air, and other Transit

General local and regional transportation systems

There is currently no bus services provided in Storey County. Major local and inter-local bussing services are provided in Washoe County and Carson City, but none of the services connect into Storey County. A van-based transportation program for senior citizens and people with disabilities is sponsored by the Senior Citizens of Storey County, and it currently operates from the Virginia City Senior Citizens Center.

Storey County does not have an airport or any airstrips. Small non-schedule airports do exist in Carson City and Silver Springs. Reno is home to the Reno-Tahoe International Airport located approximately 20 miles from Virginia City and McCarran. Taxi service is provided in the county, but all taxis are currently home-based in adjacent jurisdictions such as Reno, Sparks, and Carson City. An application submittal is pending for an Uber service based out of Virginia City. Special event transit services in Virginia City, including large-capacity golf carts, wheeled trolleys, and a tractor-trailer passenger trolley, have recently been introduced in order to meet local transportation needs on the Comstock associated with special events and tourism attractions. Chapter 3 Land Use briefly describes long-range concepts for light rail and other systems that should be considered for Painted Rock and Lockwood as those communities grow.

Vanpools

Between 2009 and 2016, Storey County and the Washoe County Regional Transportation Commission have successfully coordinated efforts to provide vanpool transportation options to employees and companies of the Tahoe-Reno Industrial Center. To-date, there are fourteen vans in operation, potentially removing over 160 drivers per day from Interstate 80 between the Tahoe-Reno Industrial Center and neighboring cities of Reno, Sparks, and Fernley. Unlike many fixed route bus systems, the vanpool program provides site-specific scheduling ability and other flexibility needed to meet the demands of companies and their employees. These attributes will likely contribute to the program's long-term success and future expansion.

Bussing

As stated above, there is currently no bussing services provide in Storey County. In 2009 Storey County and the Carson City Regional Transportation Commission piloted an inter-local transit bus system between Carson City and Virginia City. The bus operated two to three days per week. Despite extraordinary efforts by county staff to promote ridership, including the arrangement of a hosted ride-and-learn event for weary riders (see Figure 8.3-1), popularity of the system quickly declined, and one year later it was discontinued. Riders, including over 30 residents who attended the ride-and-learn field trip, cited confusing bus schedules in Carson City and the fear of missing the inter-local connection home as the reasons for not using the service.

County officials should continue to keep open the potential for inter-local transportation between Virginia City and its neighboring counties. However, county officials should be reminded of the reality of limited public transportation services in the connected areas as compared to major-metropolitan areas, and the public perception and anxieties associated with public transportation in planning for future expansion of services.

This master plan recognizes that bus services may become economically and otherwise viable as growth continues to occur at McCarran. With anticipated completion of USA Parkway between Interstate 80 and US Highway 50 in the summer of 2017, and associated growth that it and other infrastructure improvements in the region will cause, the need for transit services between the Tahoe-Reno Industrial Center and the surrounding areas of Fernley, and Silver Springs may become increasingly important. Accordingly, the county is communicating with the Washoe County Regional Transportation Commission in order to determine the feasibility of providing bussing and other public transportation systems to residents and workers at the northern part of the county. Special focus is being directed toward providing this service to workers at the Tahoe-Reno Industrial Center. County officials should recognize and prepare ancillary improvements, such as park-and-rides and bus staging areas, which will support existing and anticipated public transportation systems.

Wednesday route gives access to shopping, movies, doctors

BY JANICE HOKE

The new bus service between Virginia City and Carson City was a big hit with 60 riders on last Wednesday's drive, both Comstock residents and visitors from Carson.

At 9:30 a.m. on Oct. 7, the Storey County Senior Center, 13 enthusiastic riders climbed aboard the 21-passenger bus driven by Will Korman of Virginia City, regular driver for Jump Around Carson, the Carson City transit authority.

"Usually I drive to Carson City," Chuck Siefert of Virginia City Highlands said. "This way, I get to look everything and I won't have to do the driving."

At the next stop at the Delta parking lot on C Street, even people from Carson



Art Kuzniewski, right, gets off the bus and heads across the street to his job at the Delta Saloon.

Photos by Janice Hoke and Angela Mann

A full bus pulls into the Delta Parking lot to load more passengers.



City disembarked to visit the Comstock. Last stop was across from the Fourth Ward School, and the bus, now full, veered left to take the truck route to Carson City.

"This is perfect," said Art Kuzniewski, who works at Delta. "I'm getting here half an hour early. I'd like to do this

See Bus, page 8



Figure 8.3-1: Transit article. The article in the *Comstock Chronicle* (Janice, 2009) features a field trip provided to senior citizens of Storey County that was sponsored by Storey County and its planning staff. The purpose of the field trip was to educate local citizens and reduce anxieties associated with navigating sometimes challenging inter-local bus transfer schedules. Participants were guaranteed a ride home by the county – even if they missed a connecting bus. The trip included lunch, and self-guided and hosted errands and other affairs in Carson City using its "Jump Around Carson" (JAC) bus system.

8.3.3 Pedestrian

The most common form of transportation is pedestrian foot traffic. The average American adult walks about 2.5 to 3 miles a day. This form of transportation has been overlooked for decades. With the cost of other forms of transportation, and current health issues facing society, walking has made a comeback in recent years. This plan supports walkable and mixed-use communities through neo-traditional community design.

With the unique topography of Storey County and the desire to promote tourism, there are probably marketable pedestrian opportunities in the county, especially in Virginia City/Gold Hill and potentially Painted Rock. Eco-tourism, fitness fairs, and other recreational events are possible.

Comstock

Storey County has limited pedestrian destinations. Within the Virginia City/Gold Hill area there are many destinations for local and tourist pedestrians to traffic. “C” Street is the most utilized by pedestrians and contains most of the destinations in the area. Pedestrian infrastructure is limited in Virginia City, with almost all being the boardwalk and limited improved sidewalks on C Street. Tourists park in the area of C Street and walk up and down the street using the boardwalk. Locals face an obstacle for walking around town. That is the relatively severe vertical movements going west and east. While it is expected that local pedestrian traffic will increase in years to come, installing and maintaining infrastructure will probably do little to increase usage. Usage will probably increase as locals wish to utilize the town for recreational activities.

The tourist activity in Virginia City along C Street should continue to be strong. Because parking is an issue, there will be pedestrian activity associated with parking further away from the tourist destinations. The boardwalk area of C Street is a terrific attraction for the historic downtown and should be preserved. Sidewalks beyond the boardwalk areas of C Street are a patchwork at best. The existing infrastructure is a problem because of the broken and degraded condition of the curbs along much of C Street. This is a priority to develop the pedestrian infrastructure along C Street to assist with the safe movement of tourists from parking to their destinations and back. The county will coordinate with the Nevada Department of Transportation to try to address this issue.

Furthering the 1993 Parking Inventory Study by Leigh, Scott, and Cleary, Inc. (Appendix C) parking areas should be directed away from Virginia City downtown area, and investments should be made for pedestrian improvements to connect the new parking areas to downtown.

The development of the fair grounds on F Street could present a unique pedestrian issue for Storey County. With hopeful crowds of 4,000 people someday, and very limited onsite parking, pedestrian activity might hold the key to get that many people in and out of this destination. Shuttle services, temporarily infrastructure, public information campaigns, and other such event planning should be examined for each large event.

Highlands and Mark Twain

Within Highlands, Mark Twain, and other rural areas of the county, there are very limited pedestrian destinations. Most of the pedestrian activity is for recreation and fitness. There is no pedestrian infrastructure in these locations. While no need for infrastructure is expected, Storey County should promote health, wellness and recreational activities for the residents.

Lockwood and Mustang

Lockwood contains a few pedestrian destinations including retail, community center, and school. While there is little pedestrian infrastructure in these locations, pedestrian activity should be encouraged and safety maintained. Storey County should promote health, wellness and recreational activities for the residents.

Painted Rock

It is envisioned that the Painted Rock development will be a mixed use development. As the development plan is crafted, there should be a significant pedestrian component to allow for this transportation mode.

McCarran

The Tahoe-Reno Industrial Center does have potential pedestrian destinations and should have more in the years to come. Because it is expected that vehicular demand on USA Parkway (State Route 439) will exceed capacity, traffic management practices will be implemented and demand for other modes will increase. There is no pedestrian infrastructure in the industrial center. It is expected that in years to come, there will be increased pedestrian activity in the industrial center and the demand for infrastructure will increase. The first items of infrastructure should be crosswalks at potential high pedestrian origins and destinations. Further policy should be to maintain any shoulder or clear space for pedestrians on and around roads to utilize as infrastructure and potential future pedestrian improvements. The pedestrian situation in the industrial center should be actively monitored year to year to address any safety situations as they present themselves.

The Tahoe-Pyramid Bikeway is a potential link that could offer additional connections to the Tahoe-Reno Industrial Center. Some of the employees in the industrial center might want trails/multi-use paths as recreation options as well. The county should welcome conversations with the Tahoe-Reno Industrial Center to support such improvements.

8.3.4 Bicycling

Cycling has increased over 100 percent in the last 20 years. Commuters have turned to cycling to avoid congestion, and recreational cycling is growing for all ages. The Nevada Department of Transportation is in the final stages of producing county bicycling plans for each county in the state. This plan for Storey County will identify the county's role in Nevada for bicycling. The Nevada Department of Transportation plan identifies the Interstate 80 corridor as a national cycle touring route. This problematic area of the interstate between Sparks and Fernley exhibits questionable safety levels for bicycle use. An alternative route between Sparks and Fernley is desired.

State Route 341 Geiger Grade is a regional attraction for bicyclists. More advanced riders are attracted to the elevation gains and natural scenery. Bicycle and motor vehicle safety on Geiger Grade is always a concern; however data from the Nevada Department of Transportation suggests that this should not be a large concern and the issue is not expected to worsen in the foreseeable future. Modest economic activity in the region and in Virginia City is associated with these cyclists. There may be an economic opportunity for a mountain climb, downhill race, or related event to be hosted in Virginia City. Currently there are many areas of Storey County that are difficult to access except by Jeep Trail. Again, these areas may be useful for mountain biking ecotourism.

Lockwood, Mustang, and Painted Rock

These areas are just south of I-80 in the northern part of Storey County. While there is little current activity in these areas, there might be in the future. There could be multiuse paths developed through these areas to allow a safe east-west alternative to I-80, and allow commuter traffic to and from TRI. Currently, the development of these paths is not a priority to the county, but it might be in the future. The Tahoe-Pyramid bikeway could be supported in the future.

McCarran

McCarran and the Tahoe-Reno Industrial Center have little cycling traffic. When USA Parkway is completed through to Silver Springs in Lyon County, there could be more commuter traffic living in Silver Springs and working in the Tahoe-Reno Industrial Center. The design and expected construction of USA Parkway should offer wide shoulders and accommodate bicyclists safely.

There may exist an opportunity to connect Lockwood with Sparks with a multiuse path (Incorporate Tahoe-Pyramid bikeway). There may also be an opportunity to connect TRI with Lockwood or Painted Rock areas as commuter routes as well.

Comstock and Highlands

Very modest cycling activities exist in these areas. The significant vertical variations throughout the area present a challenge that is expected to limit cycling growth.

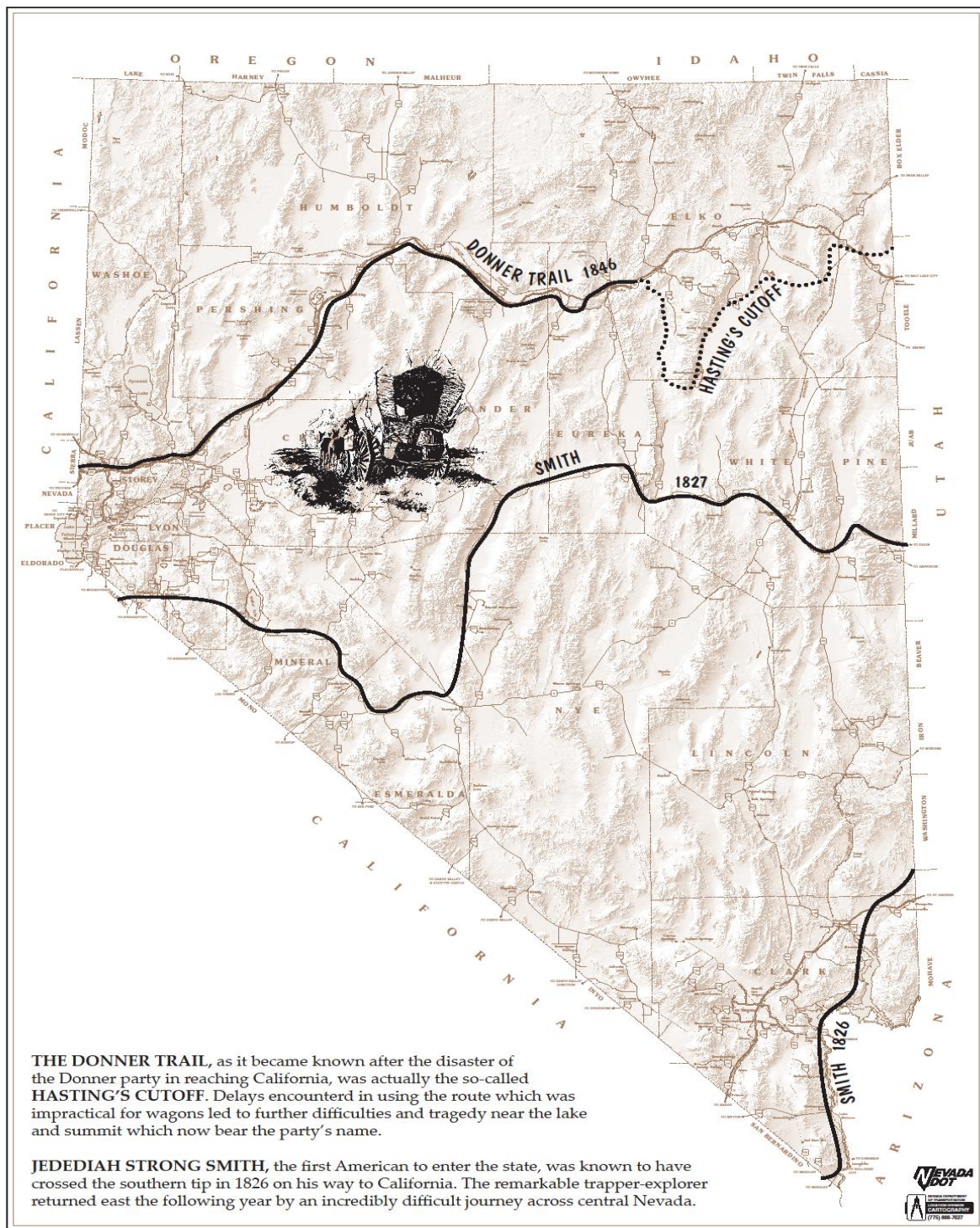


Figure 8.3-2 Historic Nevada Trails 1

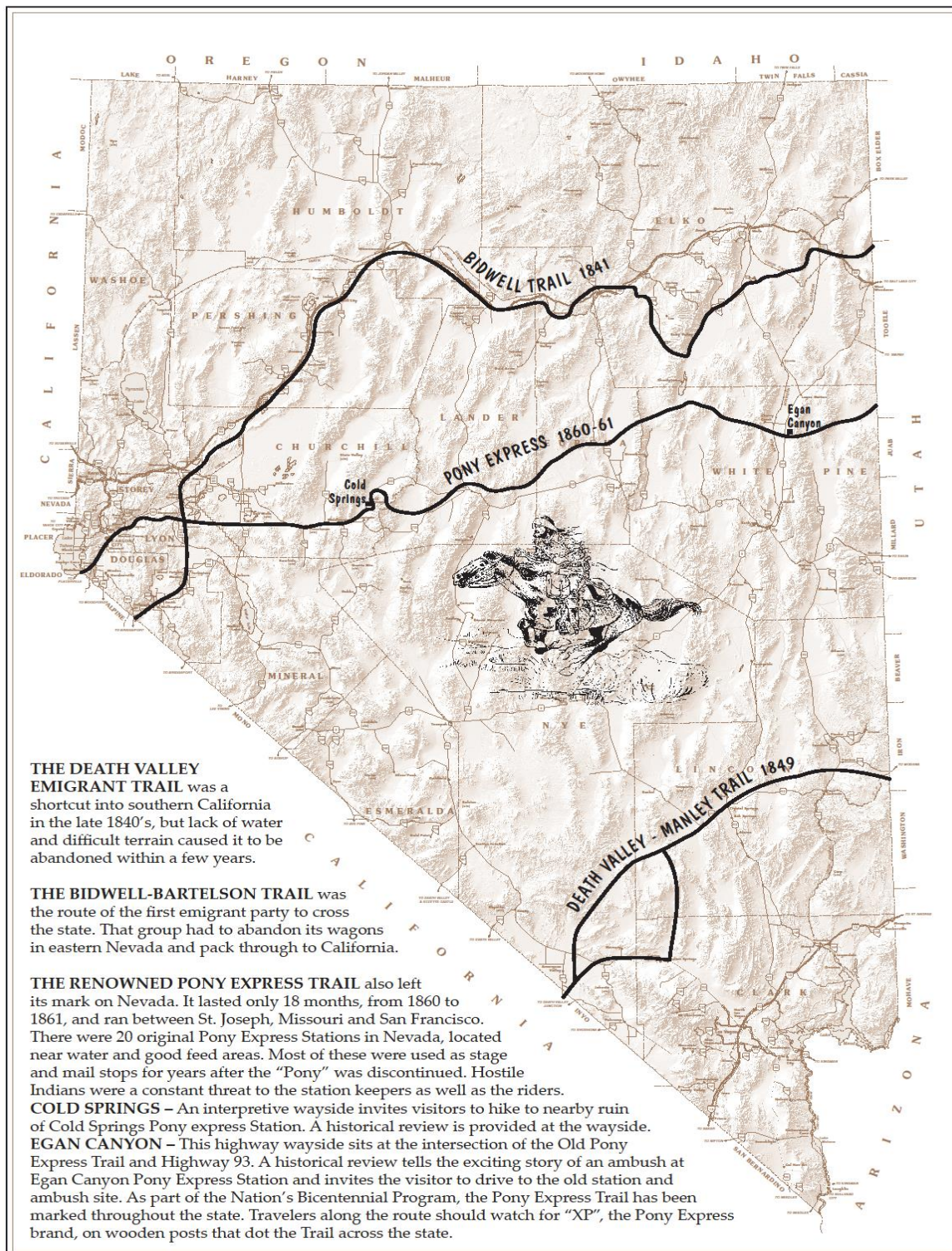


Figure 8.3-3 Historic Nevada Trails 2

8.5 Goals, Objectives, and Policies

Goal 1 **Direct and manage development that provides for orderly, efficient, safe, and sustainable transportation**

Objective 1 **To facilitate pedestrian-friendly communities**

Policy 1 By situating new residential developments so that enterprise areas, schools, and public gathering places are in close-proximity and easily accessible to area residents

Policy 2 By implementing walkable systems that connect residential areas with enterprise areas, schools, public gathering areas, and other uses outside of the development

Policy 3 By aligning and designing walkways, roads, and other transportation ways to encourage local trips by foot and bicycle, and as appropriate for the development (e.g., developments with equestrian uses) by horseback

Policy 4 By separating walkways, pathways, and access roads from collector, arterial, and other high-speed traffic route

Policy 5 By avoiding grid-pattern roadways, except in Virginia City, and instead configuring local roads into loops, cul-de-sacs, and circuitous patterns in order to reduce and slow traffic

Policy 6 By designing streets around parks, schools, and other public gathering places to be essentially pedestrian, approximately 20 to 30 feet wide, and with activity areas situated mostly away from vehicle ways

Policy 7 By locating high-speed, collector, and arterial routes toward the edges of the development, or along existing arterial and collector routes, where possible

Policy 8 By situating roads to be circuitous and by implementing traffic calming design and devices to slow traffic where close connection between vehicle and non-motorized ways exist

Objective 2 **To facilitate existing and future automobile-alternative transportation systems**

Policy 1 By reserving necessary property, right-of-way, and easements in new planned unit developments to support existing and future pedestrian, bicycle, bus, rail, and other transportation systems

Policy 3 By aligning right-of-ways and easements for transit systems with existing transit system right-of-ways, easements, and planned corridors

Policy 4 By connecting bicycle ways in Mustang, McCarran, and Painted Rock to the Tahoe-Pyramid Bikeway alignment, and by coordinating with the Lockwood community in its desires for the bikeway alignment in the Lockwood area

Policy 5 By collaborating with the Union Pacific Railroad, Washoe County Regional Transportation Commission, Tahoe-Reno Industrial Center, and other agencies and entities to assess and consider the feasibility of light-rail commuter systems utilizing new and existing infrastructure along the Truckee River and Interstate 80 corridor

Goal 2 Connect communities in the county**Objective 1 Evaluate alternative means by which to connect the county**

Policy 1 By assessing the benefits and adverse impacts (including traffic, safety, noise, light pollution, wildland fire risk, and attraction of other undesirable development) that a north-south and east-west transportation interconnection may have on the Highlands and Lockwood communities, and allowed uses in the Lagomarsino planning area

Policy 2 By coordinating with Tahoe Pyramid Bikeway to develop multiuse paths along the north end of the county that supports each of the local communities' needs, while also protecting the expressed interests and needs of Lockwood residents

Goal 3 Enhance public safety**Objective 1 To coordinate with the Storey County Fire Protection District, Storey County Sherriff's Office, Storey County School District, Storey County Senior Center, and local social support groups to help ensure that transportation infrastructure supports mobility and maximum practical public safety in accordance with their needs**

Policy 1 By hosting annual field tours with fire, school, law enforcement, and public services departments and agencies and to assess conditions and identify needs

Policy 2 By coordinating with the Nevada Department of Transportation to correct identified safety issues on Interstate 80 interchanges, especially at the Lockwood interchange

Policy 3 By requiring area land developers to develop necessary transportation infrastructure to meet the needs of new developments

Policy 4 By aligning future arterial routes (e.g., north-south or east-west connector) in and around Lockwood, Highlands, and Lagomarsino areas that are aligned with and connected to Mustang Road and the Mustang-Interstate 80 interchange and away from Canyon Way and the Lockwood-Interstate 80 interchange

Goal 4 Develop a partial financial plan for transportation infrastructure, growth, and maintenance

Objective 1 To reconcile countywide policies with expected revenue and expenses in order to maintain and potentially expand and enhance infrastructure as needed

Goal 5	Enhance and diversify vehicular and multi-modal transportation on the Comstock
Objective 1	To continue development patterns that provide for a walkable community
Policy 1	By encouraging historically dense mixed-use commercial and residential development in the core areas of Gold Hill, Virginia City, and the Divide
Objective 2	To acquire necessary property, right-of-way, and easements to develop vehicular parking and multi-modal transportation systems
Policy 1	By inventorying vacant land adjacent to the Virginia City downtown area that may facilitate centralized vehicular parking and transit systems
Policy 2	By considering opportunities to purchase appropriate vacant land to facilitate centralized vehicular parking and transit systems
Policy 3	By seeking grants and other funding sources to purchase the historic Virginia City Freight Depot and the southern parcels between it and Union Street
Objective 3	To improve identified properties to facilitate vehicular parking and multi-modal transportation systems
Policy 1	By repurposing the historic Virginia City Freight Depot to facilitate train boarding and disembarking
Policy 2	By repurposing the parcels between the Virginia City Freight Depot and Union Street to facilitate vehicular parking, rail service, bus service, and multi-modal transportation support systems
Policy 3	By widening and improving “B”, “D”, and “E” Streets to increase vehicular parking and circulation capacity
Objective 4	To develop alternative transit systems between centralized transit hubs and the downtown area of Virginia City
Policy 1	By developing appropriate transit stops to facilitate transit to and from “C” Street
Policy 2	By developing inclinator between “C” Street and the Virginia City Freight Depot and other centralized transit staging areas
Goal 6	Facilitate a safe pedestrian-friendly downtown
Objective 1	To improve pedestrian corridors including sidewalks and street crossings
Policy 1	By relocating a substantial portion of vehicular parking away from “C” Street and toward centralized parking areas
Policy 2	By enhancing vehicle and pedestrian visibility at key road crossings on “C” Street
Policy 3	By developing walkways and stairways, and developing visual and other separation between pedestrian and vehicle ways on east-west orientated streets near “C” Street
Policy 4	By considering revisions to the intersections of Taylor, Union and “C” Streets for safer pedestrian and vehicle crossing

Objective 2 To provide rest areas in key places around pedestrian corridors and parking areas

- Policy 1 By adding sitting benches and tables along the “C” Street boardwalk
- Policy 2 By adding sitting benches between remote vehicle parking areas and “C” Street, and in parking lots
- Policy 3 By securing funds to develop “pocket-parks” on vacant parcels along “C” Street in downtown Virginia City
- Policy 4 By assessing the feasibility of converting several “C” Street parking spaces into “parklets” after sufficient vehicular parking and downtown transportation is completed at the Virginia City Freight Depot multi-modal transit center

Objective 3 To support the safe efficient movement of goods and people throughout the Comstock

- Policy 1 By developing sidewalks and/or boardwalks and repairing curbs and gutters along “C” Street, and otherwise developing stronger pedestrian infrastructure, including safe neighborhood-to-school and community facilities infrastructure
- Policy 2 By improving street lighting and visibility at key roadway and pedestrian intersections
- Policy 3 By developing cul-de-sacs or other vehicle turnarounds at dead-end streets
- Policy 4 By coordinating with private property owners, the U.S. Bureau of Land Management, and other entities to correct encroaching right-of-way conflicts
- Policy 5 By causing the pavement or gravel surfacing of existing unimproved platted streets where residential and other development is occurring
- Policy 6 By widening local streets where two-way traffic is challenging or impossible
- Policy 7 By utilizing Nevada Department of Transportation rural transit planning funds to develop a comprehensive public transit plan that supports local connectivity and tourism needs
- Policy 8 By actively supporting Road Safety Audits and implementing results on State Route 341, State Route 342, and Six Mile Canyon Road
- Policy 9 By evaluating the benefits and limitations of alternative vehicle transportation circulation on “C” Street and in the downtown Virginia City area, including limited and no motor vehicle access on “C” Street, one-way traffic patterns, and bypass “loops” around “C” Street. The purpose of any route should be focused on enhancing pedestrian walkability and local vehicle parking.

-
- Policy 10 If traffic flows at the intersection of State Route 341 Truck Route, State Route 342, and “C” Street one day warrants added traffic control devices (as determined by the county or by the Nevada Department of Transportation), county officials should strongly discourage the installation of a lighted traffic signal, and instead with the agency of jurisdiction to plan for and develop a round-about, or other such traffic management device that does not detract from the historic integrity of the adjacent historic Fourth Ward School. Major improvements to this intersection should include landscaping enhancing the “south gateway” to Virginia City as supported by this mater plan (see Chapter 3 Land Use), and should be designed to accommodate safe tourist-pedestrian access to the immediate surrounding area.
- Objective 4 To secure local control from the Nevada Department of Transportation portions of State Route 341 (“C” Street) within Virginia City’s downtown area**
- Policy 1 By working with the Nevada Department of Transportation to convey to Storey County State Route 341 right-of-way between north and south intersecting “B” Street
- Policy 2 By not accepting conveyance of portions of State Route 341 to Storey County until curbs, gutters, drainages, and pavement are improved to Storey County standards
- Goal 7 Support the continued orderly development at McCarran and the Tahoe-Reno Industrial Center**
- Objective 1 To actively monitor traffic and congestion levels in and around the Tahoe-Reno Industrial Center
- Policy 1 By applying for TIGER Grant award for planning study in McCarran for anticipated long- term and full buildout
- Policy 2 By continuing to promote and coordinate with regional entities to enhance van-pool and other shared commuter systems at McCarran
- Policy 3 By ensuring new infrastructure connectivity between McCarran and new planned unit developments at Painted Rock
- Policy 4 By coordinating with the Washoe County Regional Transportation Commission; Lyon and Washoe Counties; the City of Sparks; and the Nevada Department of Transportation to model future transportation issues, and develop proactive strategies to mitigate traffic impacts in and around McCarran
- Policy 5 By encouraging the Tahoe-Reno Industrial Center to examine pedestrian infrastructure especially when models and observations confirm demand
-

Virginia City
Parking Management Study

Technical Memorandum
Existing Parking Conditions

Prepared for the
Virginia City Convention and Tourist Authority
P.O. Box 1298
Carson City, NV 89702

Prepared by
Leigh, Scott & Cleary, Inc.
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October 12, 1993

LSC #937170

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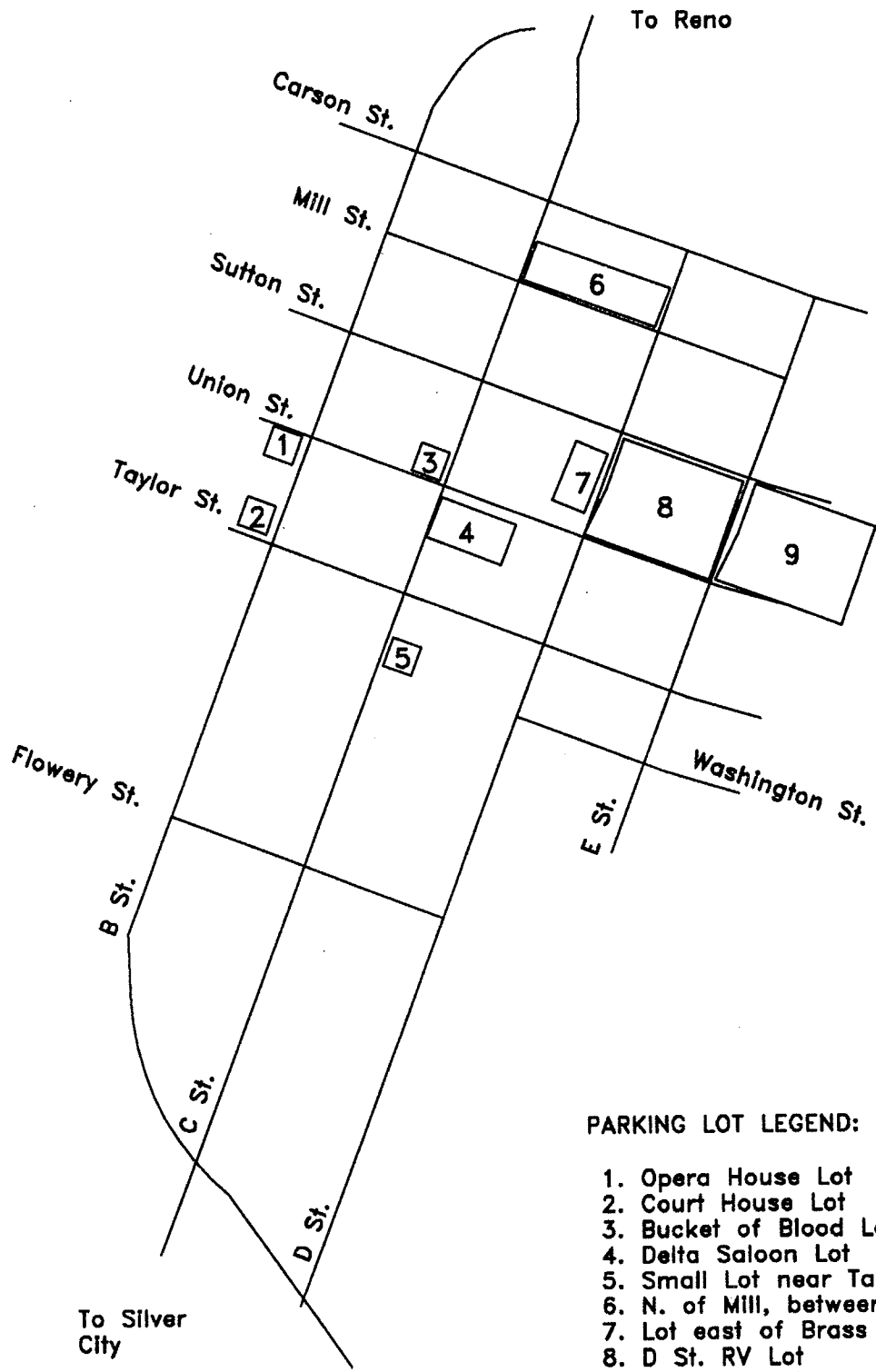
Section 1

INTRODUCTION

During the past decade, Virginia City has become an increasingly popular visitor destination. Along with prosperity, this distinction has brought increased parking congestion, particularly along the City's commercial core on C Street. Parking shortages are thought by some to reduce the attractiveness of Virginia City as a tourist destination during peak periods, and certainly do create an inconvenience for both visitors and residents. Using the services of Leigh, Scott & Cleary, Inc., the Virginia City Convention and Tourist Authority is currently conducting a study to analyze existing parking conditions and recommend alternatives to ease parking problems. The goal of this study is to assess the scope of the current problem, and to identify cost-effective and achievable solutions.

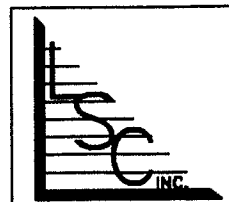
A first step of this study is to understand current parking usage by both visitors and employees of the area. This information will allow the community to develop efficient use of underutilized parking areas, as well as maximizing the turnover and availability of spaces, thus easing congestion along C Street.

This Technical Memorandum is intended to document the results of the Accumulation, Turnover and Employee Parking Surveys regarding existing parking conditions within the study area bounded by B Street, Flowery Street, D Street and Carson Street. Figure 1 illustrates the study area boundaries. After review of this information, a draft parking plan will be developed and reviewed, resulting in a final recommended parking plan for the Virginia City commercial area.



PARKING LOT LEGEND:

- 1. Opera House Lot
- 2. Court House Lot
- 3. Bucket of Blood Lot
- 4. Delta Saloon Lot
- 5. Small Lot near Taylor
- 6. N. of Mill, between C St. & D St.
- 7. Lot east of Brass Rail Saloon
- 8. D St. RV Lot
- 9. E St. RV Lot



LSC NO.:	FIGURE NO.:
937170	1
Study Area	
Virginia City Parking Study	

Section 2

EXISTING PARKING SUPPLY

Despite the ongoing discussion regarding parking in the area, there had to date not been a comprehensive inventory of parking supply or usage within the commercial core of Virginia City. Indications of parking conditions, however, can be ascertained from direct observation, as well as numerous comments from business owners and visitors.

Parking Supply

Total parking supply for the study area consists of approximately 939 spaces¹. Of this total, 577 spaces are provided on public right-of-way and 362 are provided in off-street lots, with no time restrictions. Figure 2 presents both the on-street and off-street parking supply in each of the analysis areas. Specific observations regarding parking supply consists of the following:

The majority of available public parking consists of spaces within street right-of-ways adjacent to travel lanes. In addition to reducing the visual attractiveness of the area and interfering with pedestrian activity, drivers accessing these spaces can substantially reduce the capacity of area roadways.

Lot Descriptions

The only parking lots that are paved within the study area are those with their point of access directly on C Street: the Delta Saloon lot, the Bucket of Blood lot, and the small lot south of Taylor Street. All the remaining lots are unpaved, compacted dirt.

North Area

Mill Street Lot -- The lot located off Mill between C and D Streets is an unpaved, unstriped public parking lot with approximately 54 spaces. There are striped parking stalls marked within this lot.

Central Area

Opera House Lot -- This lot is signed for official use only; 12 spaces are available.

Court House Lot -- There are 25 available spaces in the Court House lot.

Small Lot on C near Taylor -- There are only 4 spaces available in this lot.

Delta Saloon Lot -- This is one of two lots where parking fees were charged. Located on C

¹ Like many activity centers, an exact count of parking supply is made difficult by the presence of informal, unstriped parking areas where capacity can be affected by drivers' actual parking patterns.

Street just south of Union, there are 57 available parking spaces. Of these, 10 spaces are specifically striped for busses, but can also accommodate 2 smaller vehicles. The lot also serves as the terminal for the narrated trolley ride.

Bucket of Blood Lot -- This is the other lot where fees are charged. It is located on the northeast corner of C and Union Streets, with 26 spaces available.

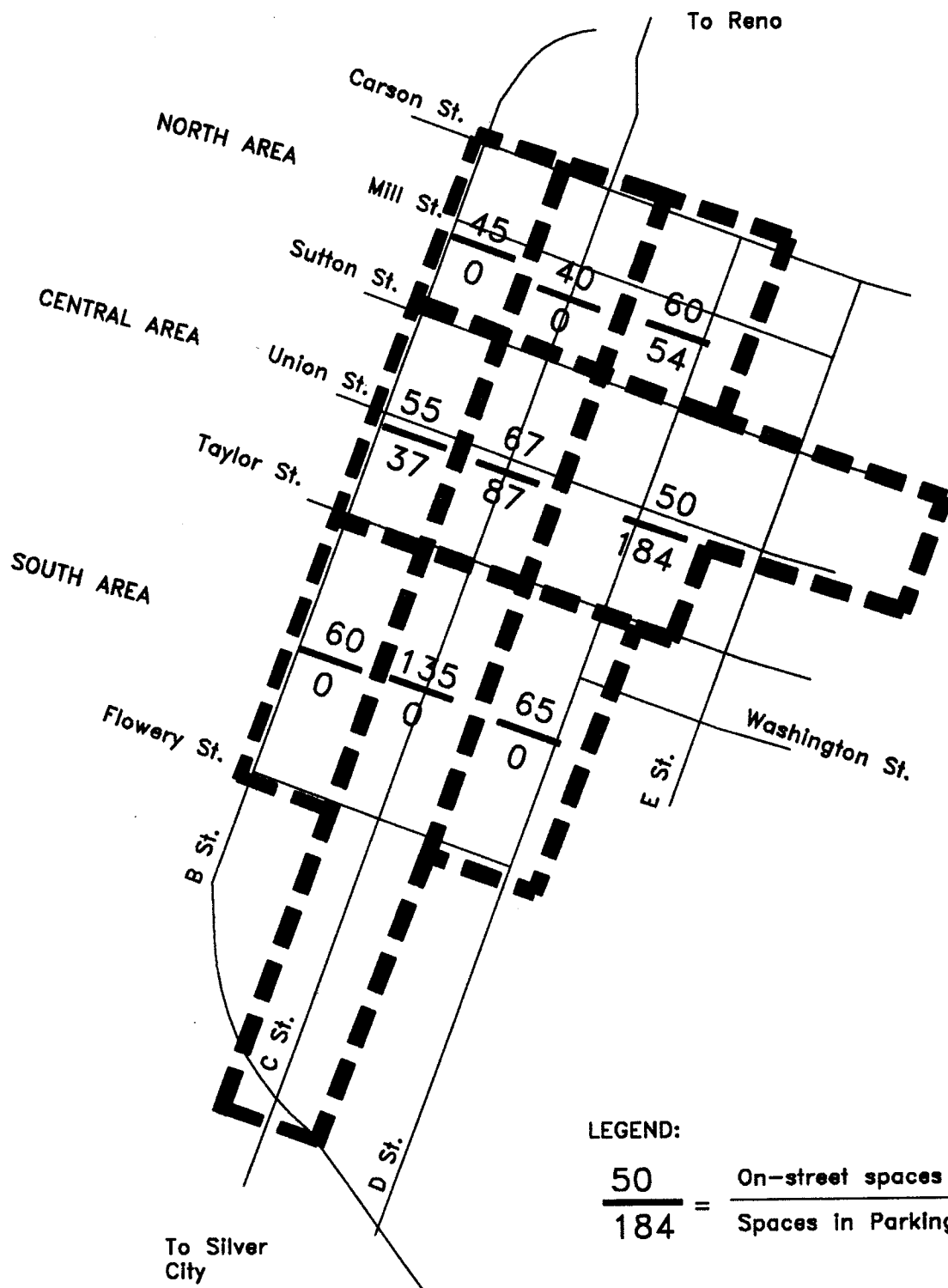
Lot east of Brass Rail Saloon -- Access to this lot is from D Street. Heavily used, there are 24 available spaces.

RV Lot between D and E Streets -- Encompassing the entire block bounded by Sutton to the north and Union to the south, this lot has great capacity, with 80 spaces available.

RV Lot between E and F Streets -- This RV lot is also bounded by Sutton and Union Streets, with a capacity for 80 vehicles.

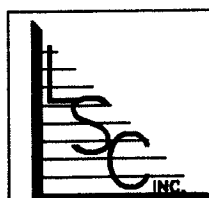
South Area

There are no parking lots within the South Area.



LEGEND:

$$\frac{50}{184} = \frac{\text{On-street spaces}}{\text{Spaces in Parking Lots}}$$



LSC NO.:	FIGURE NO.:
937170	2
Parking Supply by Analysis Area	
Virginia City Parking Study	

Section 3

PARKING UTILIZATION SURVEYS

In order to accurately assess Virginia City's parking problem, three different types of parking surveys were conducted: Turnover, Accumulation, and Employee (the results of the Employee survey will be included in a later report). Parking turnover counts were conducted on Saturday, August 7, 1993. Accumulation surveys were conducted on the same Saturday, as well as Sunday, August 22 and Wednesday, August 25, 1993. All surveys were conducted by LSC-supervised personnel, with the exception of the Employee Parking Survey which will be conducted by Mr. Angelo Petrini, using a format developed by LSC.

Turnover

A turnover survey was conducted to determine the estimated length of each vehicle's stay, as well as the average number of times a parking spot was used during the day. The turnover counts were conducted in the 130-space on-street parking area on C Street between Washington and Mill Streets, and on B Street between Taylor and Union. The methodology of this survey involved recording the license plate number of every vehicle parked within this area on a half-hourly basis between 10:00 A.M. and 4:00 P.M. on Saturday, August 7. This method allowed the determination of the length of stay for every parked vehicle, thus also yielding information on the average turnover for every space.

The survey indicated that approximately 51 percent of total parkers stayed for less than two hours, 32 percent stayed from 2 to 4 hours, 14 percent stayed from 4 to 6 hours, and only 5 percent (19 vehicles) stayed 7 or more hours. Table A shows the estimated length of stay by number of vehicles for each block within the study area. As shown, the average length of stay was 2.2 hours; however, as illustrated in Figure 3, 26 percent of the vehicles were parked between 1 to 1½ hours. The average turnover for each space was 3.2 throughout the day. These figures indicate that the common problem of employees using much of the available parking (at the expense of visitors) is not a big problem in Virginia City.

To obtain a clear understanding of the long term parking usage (greater than 4 hours), the number of vehicles staying for each amount of time was factored by the length of stay to determine the percent of parking spaces used for long term parking at any one time. It was determined that 33 percent of the on-street spaces within the turnover survey area were used for parking in excess of 4 hours.

Accumulation

In order to understand the parking usage patterns, the study area was delineated into three sub-areas:

South Area	South of Taylor Street
Central Area	Between Taylor and Sutton
North Area	Between Sutton and Carson

The methodology employed in the accumulation survey was for a surveyor to count the number of parked vehicles per block and in each lot on an hourly basis. In order to cover the entire study area

within the hourly time limit, one surveyor conducting the counts in each of the three sub-areas.

Figure 4 illustrates the parking occupancy within the South Area over the three study days. As shown, occupancy peaked around 3:00 P.M. on Saturday (82 percent), 2:00 P.M. on Sunday (87 percent), and at both 1:00 and 2:00 P.M. on Wednesday (72 percent). These figures reflect the amount of parking available even during the busiest time of day.

Occupancy within the Central Area is illustrated in Figure 5. As shown, Saturday's peak occupancy occurred around 2:00 P.M. (81 percent); Sunday's also around 2:00 P.M. (85 percent), and Wednesday's around 3:00 P.M. (82 percent). The remaining percentage of available parking spaces were primarily located within the large RV lots off D and E Streets.

As reflected in Figure 6, the North Area is the most underutilized within the study area. Maximum occupancy occurred at approximately 12:00 Noon on Wednesday, with 56 percent of available spaces occupied. Occupancy on Saturday and Sunday peaked at 2:00 P.M. at 51 percent and 50 percent, respectively.

Tables in Appendix A indicate occupancy by time of day for each survey day by block on each street, as well as each parking lot within the study area. These detailed tables also exhibit maximum and average percent occupancy. Appendix A also contains photographic documentation of illegal parking observed over the study survey days.

When considered areawide, parking accumulation on Saturday peaked at approximately 2:00 P.M. at 75 percent of supply. Utilization equal or above 100 percent, however, was observed in several specific sub-areas, most notably the entire length of C Street within the study area and the Court House Lot on B Street. Figure 7 illustrates the maximum occupancy in each sub-area for each of the three survey days. Parking demand on D Street also peaked at 2:00 P.M., with the lot east of the Brass Rail Saloon reaching its maximum capacity of 96 percent. Figure 8 and Tables B through D show the percent of available parking occupied on each survey day. As shown, peak utilization occurred around 2:00 P.M. on all three days. The area within which parking demand reached saturation is shown in Figure 9.

Lot Utilization

North Area

Mill Street Lot -- This lot is extremely underutilized, having a maximum occupancy of 31 percent over the weekend and only 6 percent during the week.

Central Area

Opera House Lot -- This lot is used primarily for long term parking (4 - 6 hours). The lot reached its maximum occupancy on Sunday (67 percent).

Court House Lot -- This lot was occupied almost constantly over the three survey days. The maximum occupancy of 100 percent was achieved on Saturday, while the average occupancy over the three days was 84 percent, 87 percent, and 89 percent respectively.

Small Lot on C near Taylor -- There was consistent 100 percent occupancy in this small lot. Observation revealed turnover was minimal.

Delta Saloon Lot -- Occupancy was consistently high, reaching maximums of 91 percent on Saturday, 93 percent on Sunday, and 81 percent on Wednesday.

Bucket of Blood Lot -- The lot reached 100 percent occupancy on Sunday, 81 percent on Saturday and 69 percent on Wednesday.

Lot east of Brass Rail Saloon -- Maximum occupancy was 96 percent both on Saturday and Wednesday, and 92 percent on Sunday.

RV Lot between D and E Streets -- With the large capacity of this lot, maximum occupancy only reached 51 percent on Saturday, 79 percent on Sunday, and 64 percent on Wednesday.

RV Lot between E and F Streets -- This lot is very underutilized, with maximum occupancy reaching 63 percent Sunday, 48 percent Saturday and 36 percent Wednesday.

South Area

There are no parking lots within the South Area.

In addition to the quantitative observations discussed above, a number of qualitative findings were made in the course of the surveys, as follows:

- ▶ There are a number of common parking practices that could be hazardous to public safety. In several instances, parked cars were found blocking access to fire hydrants. In addition, when cars were parked in loading zones, delivery trucks were forced to park in the street while making their deliveries. This not only blocked the flow of traffic, but created the potential hazard of cars maneuvering into the oncoming lane to go around the trucks.
- ▶ The available public parking supply in peripheral lots is very underutilized. This condition stems from poor information signage, combined with visitors' unfamiliarity of the area and reluctance to walk too far.
- ▶ Confusion on the part of drivers with regard to the best place to find parking is evident from observations of vehicle travel paths. An improved system of signage could potentially partially address parking problems while also improving the visitors' experience in Virginia City.

Also apparent in our observations of parking patterns is the evident lack of enforcement of parking regulations...

- ▶ Observation revealed illegal parking taking place in red and yellow zones and driveways (both commercial and residential).
- ▶ On-street parking spaces on C Street, particularly between Union and Mill Streets, were often occupied by several motorcycles (up to seven per space).

Conclusions

Based upon our surveys and observations, it can be concluded that there is most definitely a parking problem in Virginia City during periods of peak activity. The lack of well-marked parking availability creates unnecessary traffic congestion, is potentially hazardous to the public, and reduces the attractiveness of the community. Fortunately, however, this parking problem is still confined to a relatively small area (mostly along C Street). There always is parking available within a few blocks of one's destination, though this parking may be difficult to find and may entail a steep walk.

Our observations to date indicate that there are generally three alternative ways in which parking conditions can be improved:

- ▶ **A parking intercept/shuttle program** would entail a relatively large lot or lots on the northern and southern edge of the visitor district, near State Highway 431 (C Street). Visitors and employees entering the area would be directed to these convenient lots, where they could either walk into the commercial district or could ride a free shuttle bus.
- ▶ **A scattered lot program** would take advantage of the many vacant parcels adjacent to the commercial core area, particularly along C Street. Though many of these lots could only hold 10 to 30 vehicles, they could be developed relatively inexpensively, and they would be relatively convenient.
- ▶ Finally, an **east parking lot program** could take advantage of the substantial parking areas available along D and E Streets to the east of (and downhill from) the commercial core. As part of the development of improved lots in these areas, signage would be improved, as would pedestrian amenities tying the parking areas to C Street. In addition, a shuttle system could also potentially serve these lots.

In the next part of the parking study, these alternatives will be fully developed and evaluated. Criteria to be assessed will include land availability, construction and maintenance costs, cost of shuttle service, potential season and times of shuttle operation, attractiveness of each program to various types of parkers (visitors, employees, residents), visual impact, and overall program effectiveness. By combining the best of each alternative, the optimum final parking plan will be developed for Virginia City.

Table A: Parking Turnover – Estimated Length of Stay

Estimated Length of Stay in Half-hour Increments

Block On	Between	0.50	1	1.5	2	2.5	3	3.5	4	4.5	5	5.5	6	6.5	7	Total	Average Length of Stay (hours)	Average Turnover(1)
C: Washington & Taylor		7	22	9	6	6	4	1	1	0	1	0	0	0	2	59	1.8	4.0
C: Taylor & Union		22	30	15	18	10	5	6	5	3	3	4	0	0	1	122	2.0	3.6
C: Union & Sutton		19	34	13	21	7	11	2	5	5	2	1	3	0	4	127	2.1	3.3
C: Sutton & Mill		6	13	7	6	5	7	3	6	0	0	0	2	0	2	57	2.3	3.0
B: Taylor & Union		3	3	1	3	2	1	1	0	0	1	3	1	0	10	29	4.2	1.7
Total		57	102	45	54	30	28	13	17	8	7	8	6	0	19	394	2.2	3.2
Percent of All Observed Vehicles		14%	26%	11%	14%	8%	7%	3%	4%	2%	2%	2%	2%	0%	5%			

Total Number of
Parked Vehicles Observed = 394

Average Length of Stay = 2.2

Average Turnover per space = 3.2

Note 1: Cars per space per day.

Source: Leigh, Scott & Cleary, Inc. Saturday, August 7, 1993

Parking Turnover in Virginia City
Observed Length of Stay

FIGURE 3

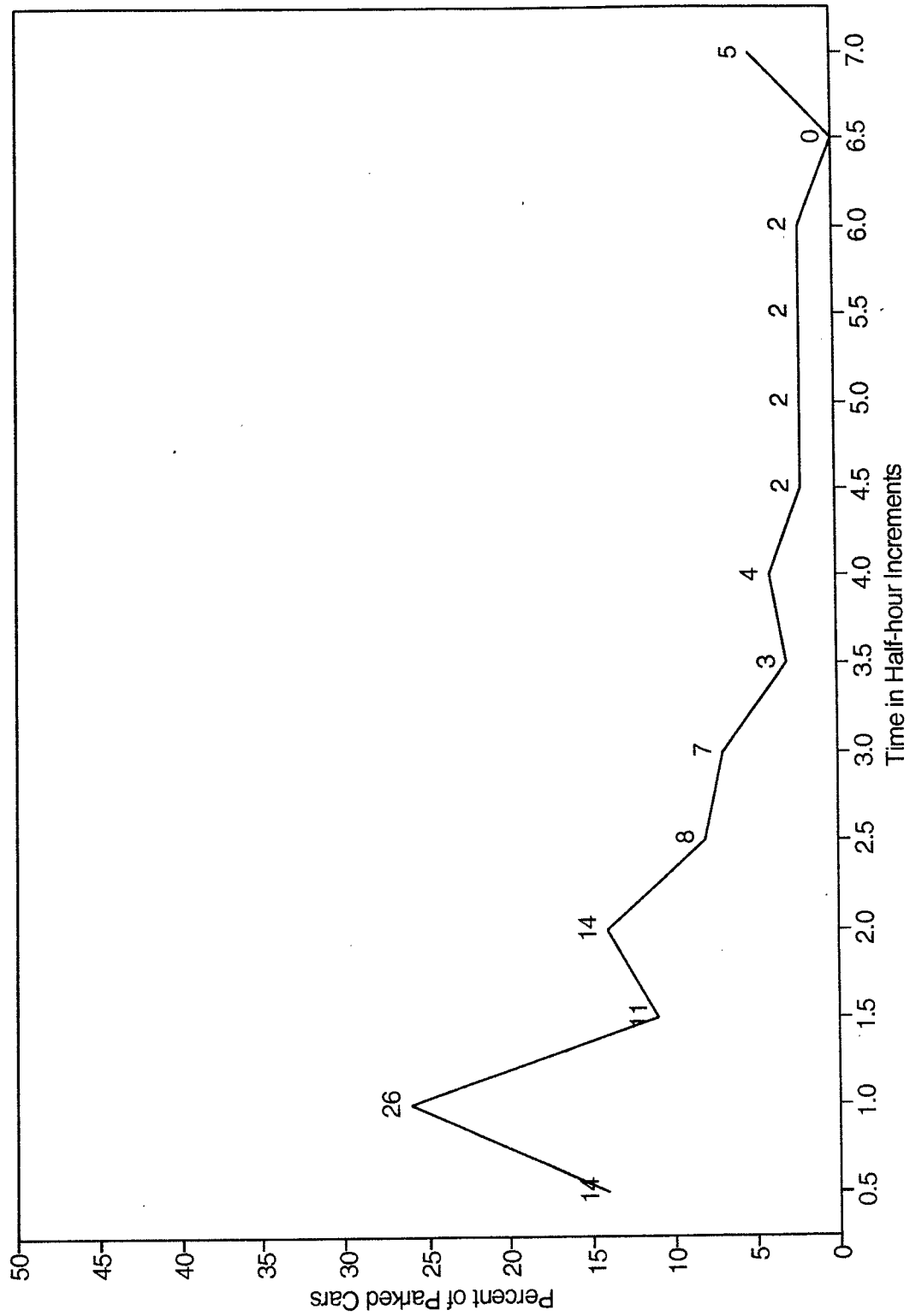


FIGURE 4
Parking Accumulation Summary
South Area

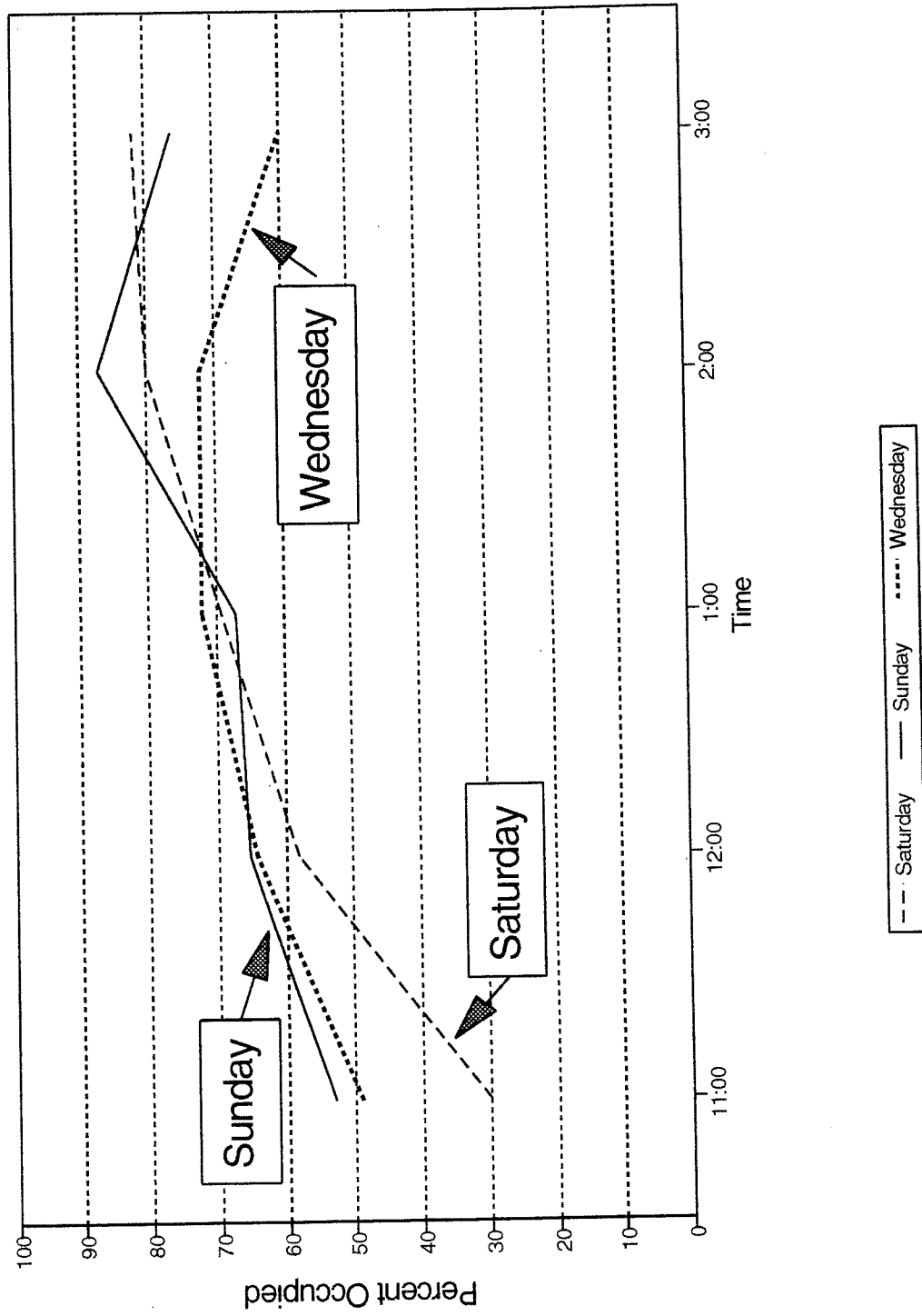


FIGURE 5
Parking Accumulation Summary
 Central Area

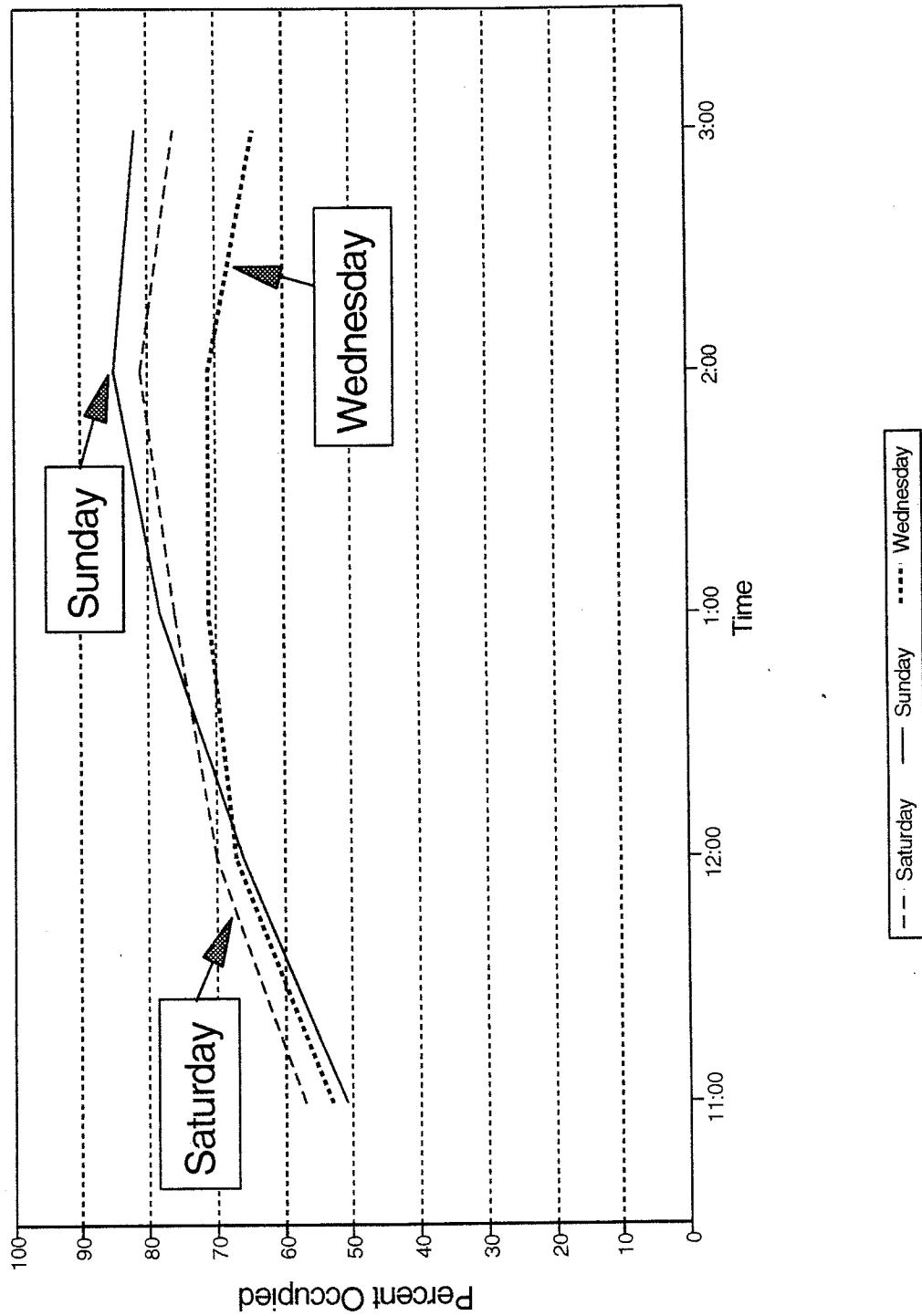
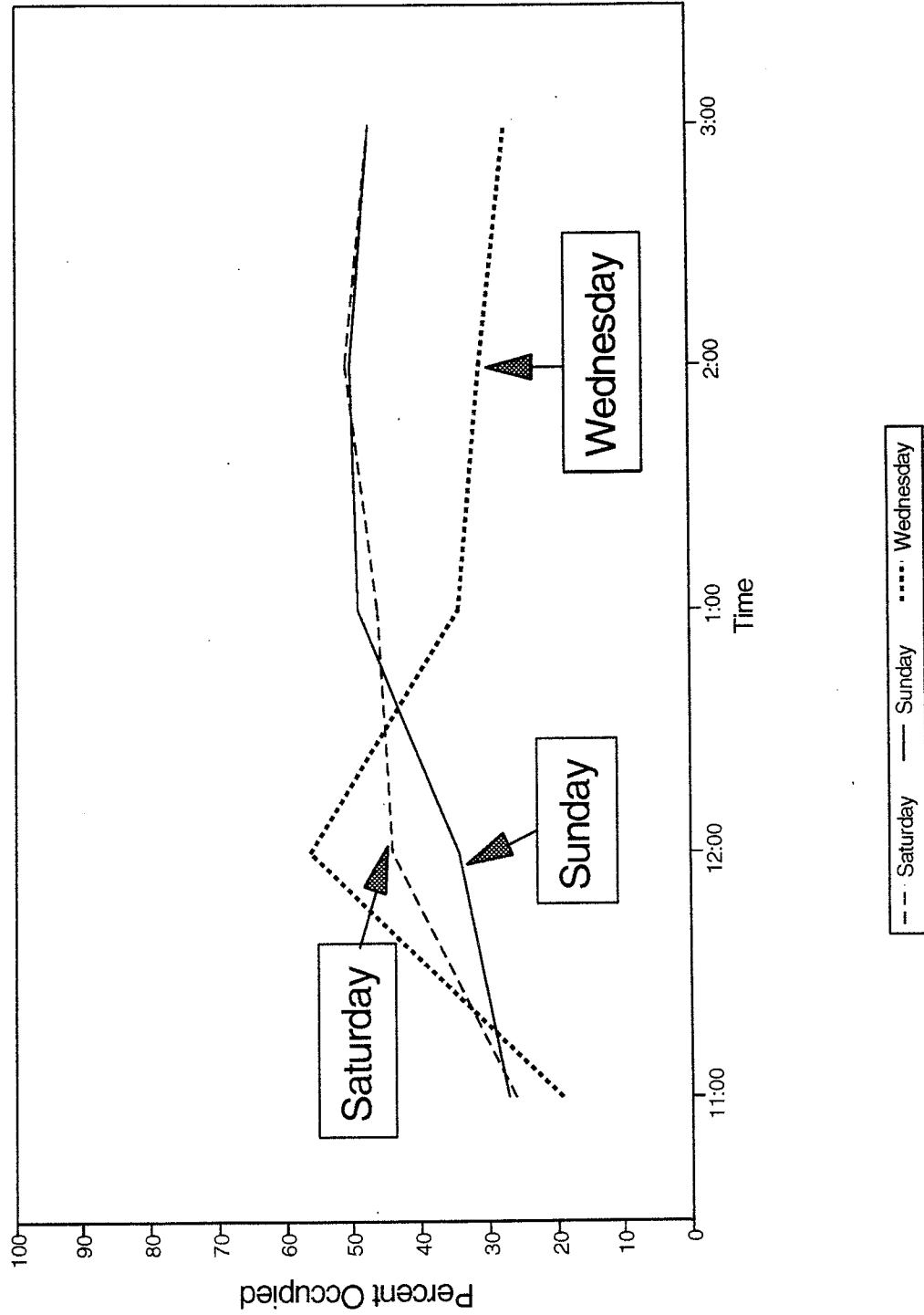
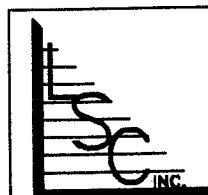
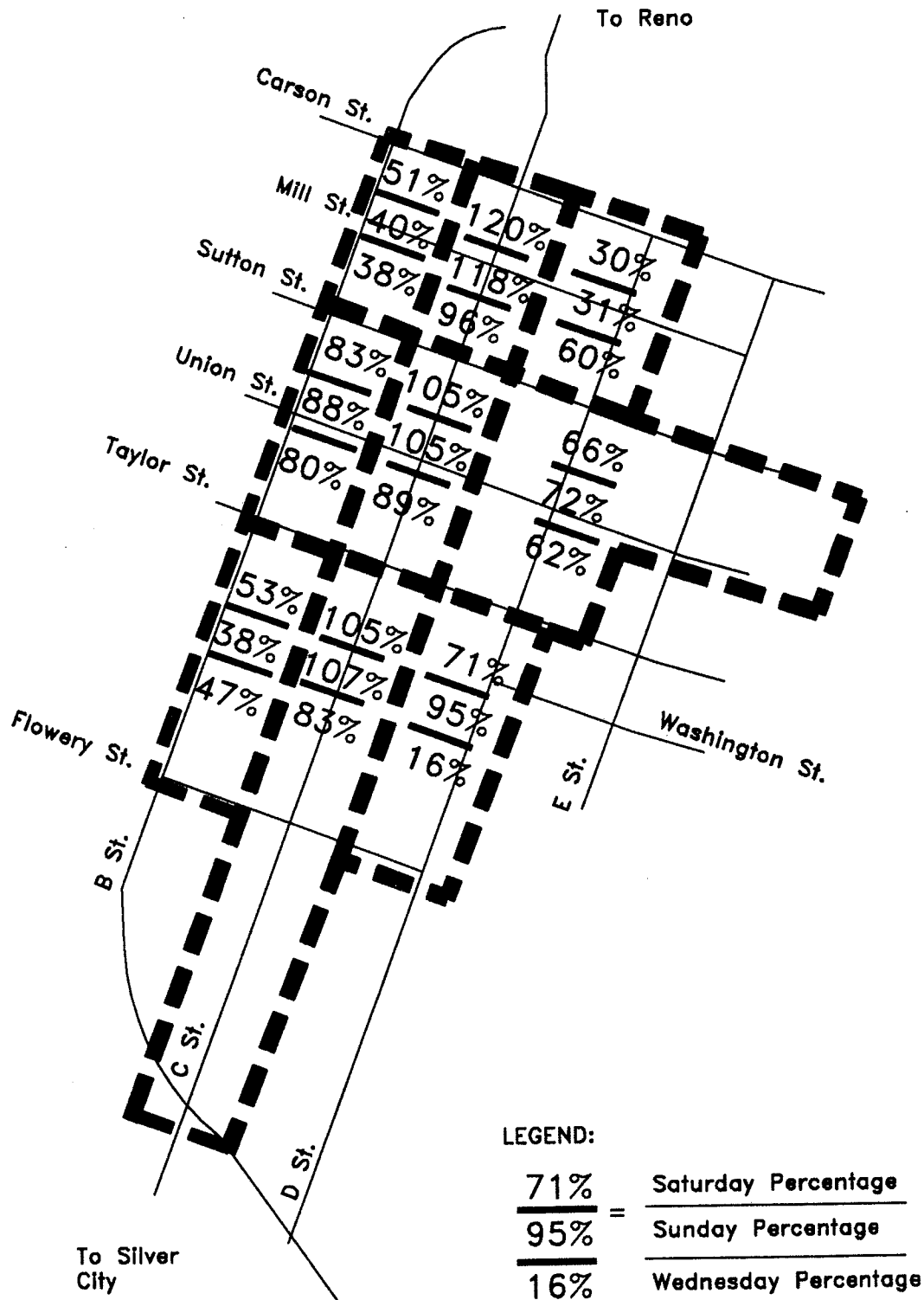


FIGURE 6
Parking Accumulation Summary
 North Area





LSC NO.:	FIGURE NO.:
937170	7
Peak Hour Maximum Parking Occupancy	
Virginia City Parking Study	

FIGURE 8
Parking Accumulation Summary
 Areawide by Day

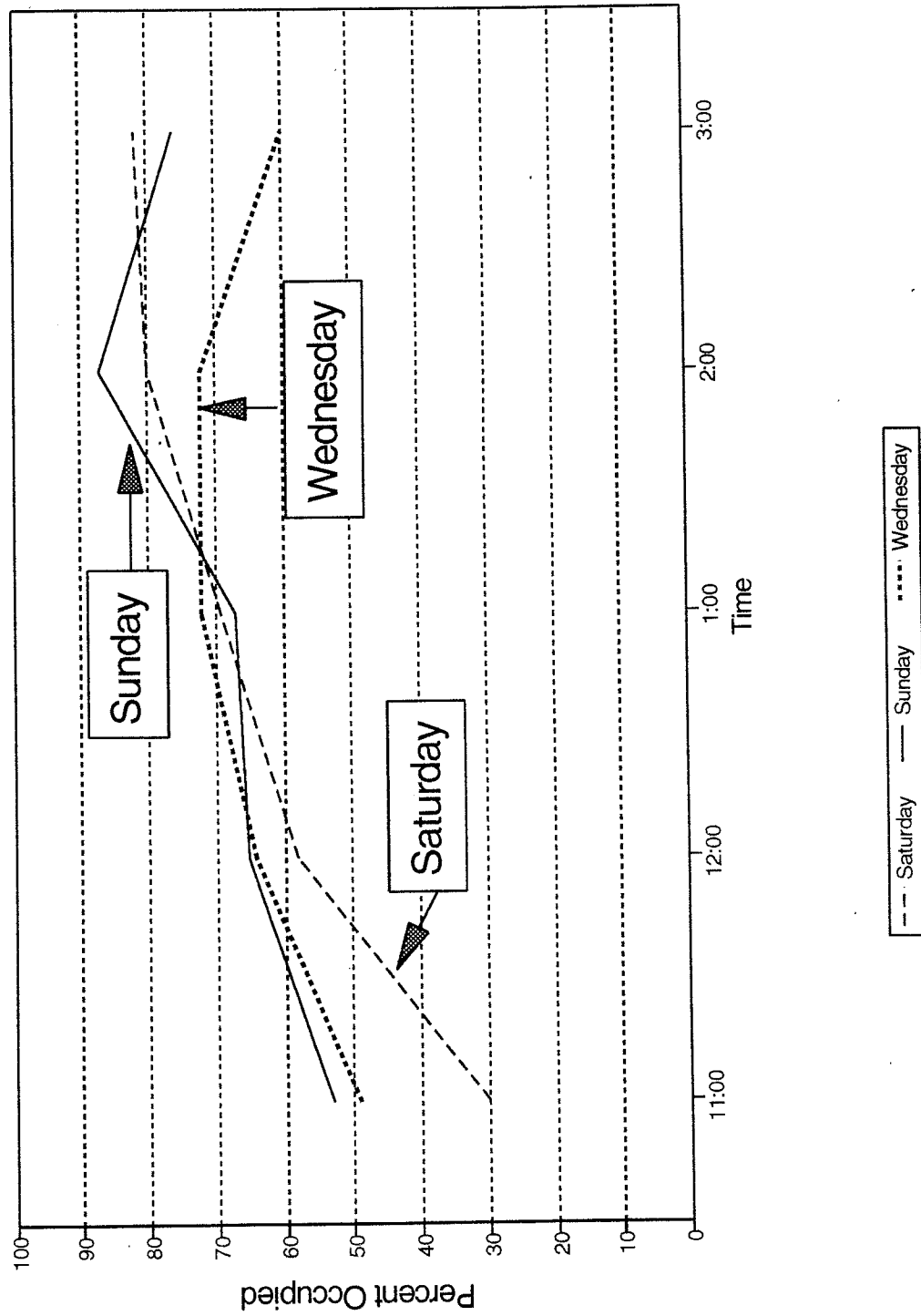


Table B: Parking Accumulation Summary -- Saturday, August 7, 1993

Area	# of spaces	# of Cars at ... (time)							Max.	Avg.
		10:00	11:00	12:00	1:00	2:00	3:00	4:00	% Occ.	% Occ.
South	260	62	79	151	180	210	213	177	82%	59%
Central	480	210	276	338	366	391	367	344	81%	68%
North	<u>199</u>	<u>44</u>	<u>53</u>	<u>87</u>	<u>92</u>	<u>101</u>	<u>94</u>	<u>75</u>	51%	39%
TOTAL	939	316	408	576	638	702	674	596	75%	59%
Percent Occupied		34%	43%	61%	68%	75%	72%	63%		

Source: Leigh, Scott & Cleary, Inc. Saturday, August 7, 1993.

Table C: Parking Accumulation Summary -- Sunday, August 22, 1993

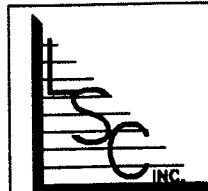
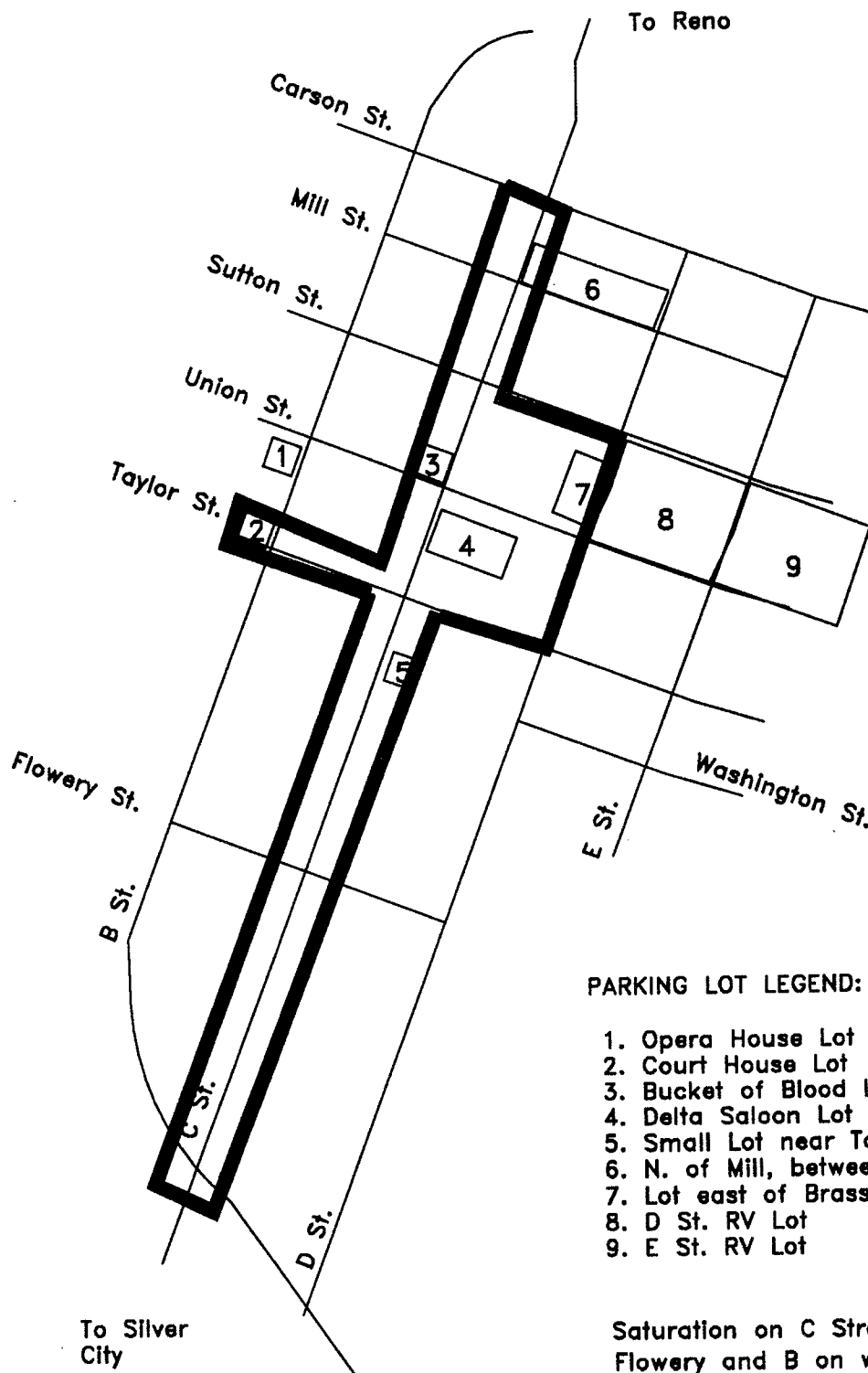
Area	# of spaces	# of Cars at ... (time)					Max.	Avg.
		11:00	12:00	1:00	2:00	3:00	% Occ.	% Occ.
South	260	137	168	174	227	197	87%	69%
Central	480	246	318	376	407	392	85%	72%
North	<u>199</u>	<u>54</u>	<u>68</u>	<u>98</u>	<u>100</u>	<u>93</u>	50%	42%
TOTAL	939	437	554	648	734	682	78%	65%
Percent Occupied		47%	59%	69%	78%	73%		

Source: Leigh, Scott & Cleary, Inc. Sunday, August 22, 1993.

Table D: Parking Accumulation Summary -- Wednesday, August 25, 1993

Area	# of spaces	# of Cars at ... (time)					Max.	Avg.
		11:00	12:00	1:00	2:00	3:00	% Occ.	% Occ.
South	260	128	167	186	186	156	72%	63%
Central	480	252	322	340	342	309	71%	65%
North	<u>199</u>	<u>38</u>	<u>56</u>	<u>67</u>	<u>62</u>	<u>54</u>	34%	28%
TOTAL	939	418	545	593	590	519	63%	57%
Percent Occupied		45%	58%	63%	63%	55%		

Source: Leigh, Scott & Cleary, Inc. Wednesday, August 25, 1993.



LSC NO.: 937170	FIGURE NO.: 9
Approximate Area of Parking Saturation	
Virginia City Parking Study	

APPENDIX A

Appendix Table A: Parking Accumulation - B Street On Saturday, August 7, 1993

Area	# of spaces	# of Cars at ... (time)							Max. %	Avg. %
		10:00	11:00	12:00	1:00	2:00	3:00	4:00	Occ.	Occ.
B South										
- between Taylor and Flowery	60	14	15	19	20	25	32	25	53%	36%
B Central										
- between Sutton and Taylor	55	36	45	46	47	48	48	41	87%	81%
- Opera House Lot	12	2	2	3	4	4	4	5	42%	29%
- Court House Lot	25	16	20	19	25	23	24	20	100%	84%
Subtotal	92	54	67	68	76	75	76	66	83%	75%
B North										
- between Carson and Sutton	45	17	17	16	19	21	23	22	51%	43%
TOTAL	197	85	99	103	115	121	131	113	66%	56%
Percent Occupied		43%	50%	52%	58%	61%	66%	57%		

Source: Leigh, Scott & Cleary, Inc. Saturday, August 7, 1993

Note: Unmarked parking. Number of spaces estimated.

Appendix Table B: Parking Accumulation - C Street On Saturday, August 7, 1993

Area	# of spaces	# of Cars at ... (time)							Max. %	Avg. %
		10:00	11:00	12:00	1:00	2:00	3:00	4:00	Occ.	Occ.
C South										
- between Taylor and Flowery	65	43	59	68	67	69	67	67	106%	97%
- between Flowery and B (1),(2)	<u>70</u>	<u>--</u>	<u>--</u>	<u>33</u>	<u>56</u>	<u>73</u>	<u>68</u>	<u>50</u>	104%	57%
Subtotal	135	43	59	101	123	142	135	115	105%	76%
C Central										
- between Sutton and Taylor	67	85	78	84	86	90	80	90	134%	126%
- Small Lot Near Taylor	4	4	4	4	4	4	3	4	100%	96%
- Delta Saloon Lot	57	8	22	51	52	47	45	32	91%	64%
- Bucket of Blood Lot	<u>26</u>	<u>6</u>	<u>15</u>	<u>21</u>	<u>18</u>	<u>21</u>	<u>20</u>	<u>18</u>	81%	65%
Subtotal	154	103	119	160	160	162	148	144	105%	92%
C North										
- between Carson and Sutton (1)	<u>40</u>	<u>23</u>	<u>27</u>	<u>48</u>	<u>48</u>	<u>47</u>	<u>37</u>	<u>33</u>	120%	94%
TOTAL	329	169	205	309	331	351	320	292		
Percent Occupied		51%	62%	94%	101%	107%	97%	89%		

Source: Leigh, Scott & Cleary, Inc., Saturday, August 7, 1993.

Note (1): Unmarked parking. Number of spaces estimated.

Note (2): Counted only when parking began to be a problem.

Appendix Table C: Parking Accumulation - D Street On Saturday, August 7, 1993

Area	# of spaces	# of Cars at ... (time)							Max. %	Avg. %
		10:00	11:00	12:00	1:00	2:00	3:00	4:00	Occ.	Occ.
D South										
- between Taylor and Flowery	65	5	5	31	37	43	46	37	71%	45%
D Central										
- between Sutton and Taylor	50	35	43	46	41	50	46	51	102%	89%
- Lot East of Brass Rail Saloon	24	9	22	22	23	23	17	18	96%	80%
- RV Lot Between D & E	80	2	11	23	41	31	32	24	51%	29%
- RV Lot Between E & F	80	7	14	19	25	50	48	41	63%	36%
Subtotal	234	53	90	110	130	154	143	134	66%	50%
D North										
- between Carson and Sutton (1)	60	4	6	18	21	25	23	10	42%	25%
- Lot Between C & D	54	0	3	5	4	8	11	10	20%	11%
Subtotal	114	4	9	23	25	33	34	20	30%	19%
TOTAL	413	62	104	164	192	230	223	191	56%	40%
Percent Occupied		15%	25%	40%	46%	56%	54%	46%		

Source: Leigh, Scott & Cleary, Inc., Saturday, August 7, 1993.

Note (1): Unmarked parking. Number of spaces estimated.

Appendix Table D: Parking Accumulation - B Street On Sunday, August 22, 1993

Area	# of spaces	# of Cars at ... (time)					Max. %	Avg. %
		11:00	12:00	1:00	2:00	3:00	Occ.	Occ.
B South								
- between Taylor and Flowery	60	18	21	23	21	20	38%	34%
B Central								
- between Sutton and Taylor	55	40	43	50	51	42	0%	82%
- Opera House Lot	12	3	5	8	7	6	67%	48%
- Court House Lot	25	17	23	23	22	24	96%	87%
Subtotal	92	60	71	81	80	72	88%	79%
B North								
- between Carson and Sutton	45	17	15	18	18	18	40%	38%
TOTAL	197	95	107	122	119	110	62%	56%
Percent Occupied		48%	54%	62%	60%	56%		

Source: Leigh, Scott & Cleary, Inc. Sunday, August 22, 1993.

Note: Unmarked parking. Number of spaces estimated.

Appendix Table E: Parking Accumulation - C Street On Sunday, August 22, 1993

Area	# of spaces	# of Cars at ... (time)					Max. %	Avg. %
		11:00	12:00	1:00	2:00	3:00	Occ.	Occ.
C South								
- between Taylor and Flowery	65	69	67	68	68	70	108%	105%
- between Flowery and B (1),(2)	70	26	42	51	76	63	109%	74%
Subtotal	135	95	109	119	144	133	107%	89%
C Central								
- between Sutton and Taylor	67	70	76	76	79	85	127%	115%
- Small Lot Near Taylor	4	4	4	4	4	4	100%	100%
- Delta Saloon Lot	57	31	42	46	53	44	93%	76%
- Bucket of Blood Lot	26	8	16	25	26	18	100%	72%
Subtotal	154	113	138	151	162	151	105%	93%
C North								
- between Carson and Sutton (1)	40	26	32	45	47	42	118%	96%
TOTAL	329	234	279	315	353	326		
Percent Occupied		71%	85%	96%	107%	99%		

Source: Leigh, Scott & Cleary, Inc., Sunday, August 22, 1993.

Note (1): Unmarked parking. Number of spaces estimated.

Note (2): Counted only when parking began to be a problem.

Appendix Table F: Parking Accumulation - D Street On Sunday, August 22, 1993

Area	# of spaces	# of Cars at ... (time)					Max. %	Avg. %
		11:00	12:00	1:00	2:00	3:00	Occ.	Occ.
D South								
- between Taylor and Flowery	65	24	38	32	62	44	95%	62%
D Central								
- between Sutton and Taylor	50	44	51	56	55	49	112%	102%
- Lot East of Brass Rail Saloon	24	15	19	22	20	19	92%	79%
- RV Lot Between D & E	80	3	18	35	60	63	79%	45%
- RV Lot Between E & F	80	11	21	31	30	38	48%	33%
Subtotal	234	73	109	144	165	169	72%	56%
D North								
- between Carson and Sutton (1)	60	11	18	27	24	25	45%	35%
- Lot Between C & D	54	0	3	8	11	8	20%	11%
Subtotal	114	11	21	35	35	33	31%	24%
TOTAL	413	108	168	211	262	246	63%	48%
Percent Occupied		26%	41%	51%	63%	60%		

Source: Leigh, Scott & Cleary, Inc., Sunday, August 22, 1993.

Note (1): Unmarked parking. Number of spaces estimated.

Appendix Table G: Parking Accumulation - B Street On Wednesday, August 25, 1993

Area	# of spaces	# of Cars at ... (time)					Max. %	Avg. %
		11:00	12:00	1:00	2:00	3:00	Occ.	Occ.
B South								
- between Taylor and Flowery	60	25	24	26	26	28	47%	43%
B Central								
- between Sutton and Taylor	55	40	44	45	45	41	82%	78%
- Opera House Lot	12	4	4	5	6	6	50%	42%
- Court House Lot	25	21	23	22	23	22	92%	89%
Subtotal	92	65	71	72	74	69	80%	76%
B North								
- between Carson and Sutton	45	15	16	17	15	12	38%	33%
TOTAL	197	105	111	115	115	109	58%	56%
Percent Occupied		53%	56%	58%	58%	55%		

Source: Leigh, Scott & Cleary, Inc. Wednesday, August 25, 1993.

Note: Unmarked parking. Number of spaces estimated.

Appendix Table H: Parking Accumulation - C Street On Wednesday, August 25, 1993

Area	# of spaces	# of Cars at ... (time)					Max. %	Avg. %
		11:00	12:00	1:00	2:00	3:00	Occ.	Occ.
C South								
- between Taylor and Flowery	65	67	71	68	65	59	109%	102%
- between Flowery and B (1),(2)	70	14	45	61	56	45	87%	63%
Subtotal	135	81	116	129	121	104	96%	82%
C Central								
- between Sutton and Taylor	67	61	69	65	64	65	103%	97%
- Small Lot Near Taylor	4	4	4	4	4	3	100%	95%
- Delta Saloon Lot	57	30	46	43	39	35	81%	68%
- Bucket of Blood Lot	26	6	18	16	15	15	69%	54%
Subtotal	154	101	137	128	122	118	89%	79%
C North								
- between Carson and Sutton (1)	40	15	26	32	33	33	83%	70%
TOTAL	329	197	279	289	276	255		
Percent Occupied		60%	85%	88%	84%	78%		

Source: Leigh, Scott & Cleary, Inc., Wednesday, August 25, 1993.

Note (1): Unmarked parking. Number of spaces estimated.

Note (2): Counted only when parking began to be a problem.

Appendix Table I: Parking Accumulation - D Street On Wednesday, August 25, 1993

Area	# of spaces	# of Cars at ... (time)					Max. %	Avg. %
		11:00	12:00	1:00	2:00	3:00	Occ.	Occ.
D South								
- between Taylor and Flowery	65	22	27	31	39	24	60%	44%
D Central								
- between Sutton and Taylor	50	45	48	48	43	38	96%	89%
- Lot East of Brass Rail Saloon	24	22	22	23	23	17	96%	89%
- RV Lot Between D & E	80	9	25	40	51	41	64%	42%
- RV Lot Between E & F	80	10	19	29	29	26	36%	28%
Subtotal	234	86	114	140	146	122	62%	52%
D North								
- between Carson and Sutton (1)	60	8	13	15	12	9	25%	19%
- Lot Between C & D	54	0	1	3	2	0	6%	2%
Subtotal	114	8	14	18	14	9	16%	11%
TOTAL	413	116	155	189	199	155	48%	39%
Percent Occupied		28%	38%	46%	48%	38%		

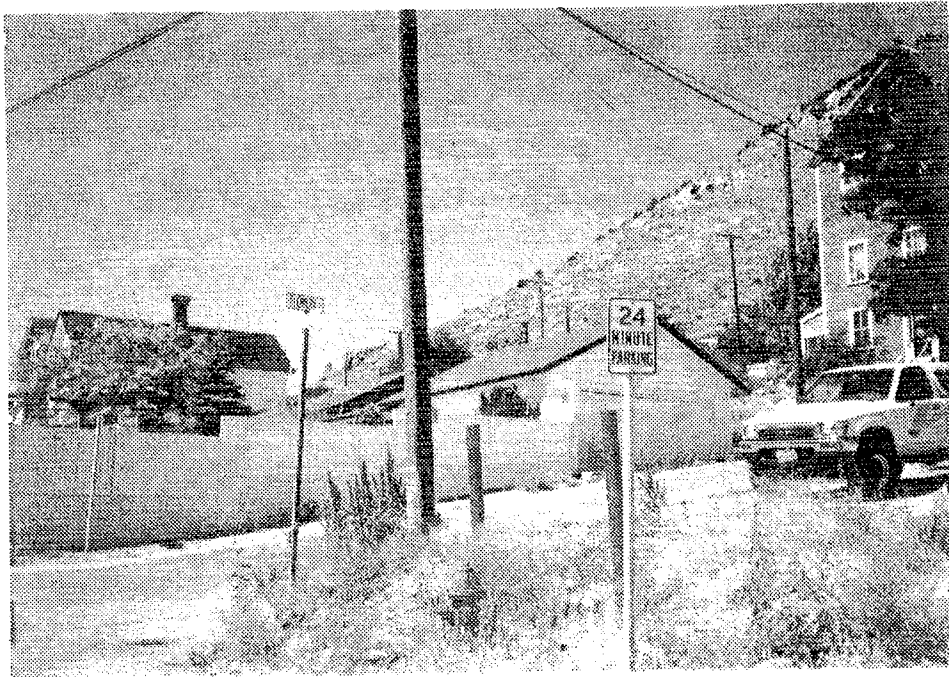
Source: Leigh, Scott & Cleary, Inc., Wednesday, August 25, 1993.

Note (1): Unmarked parking. Number of spaces estimated.

Only signed time limit parking in Virginia City (No Enforcement)

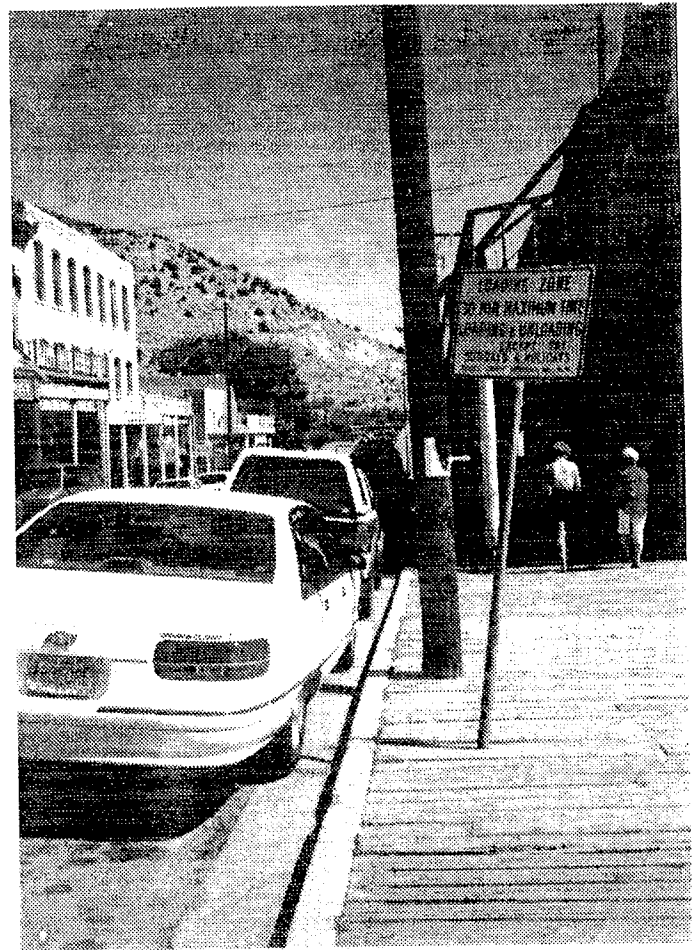
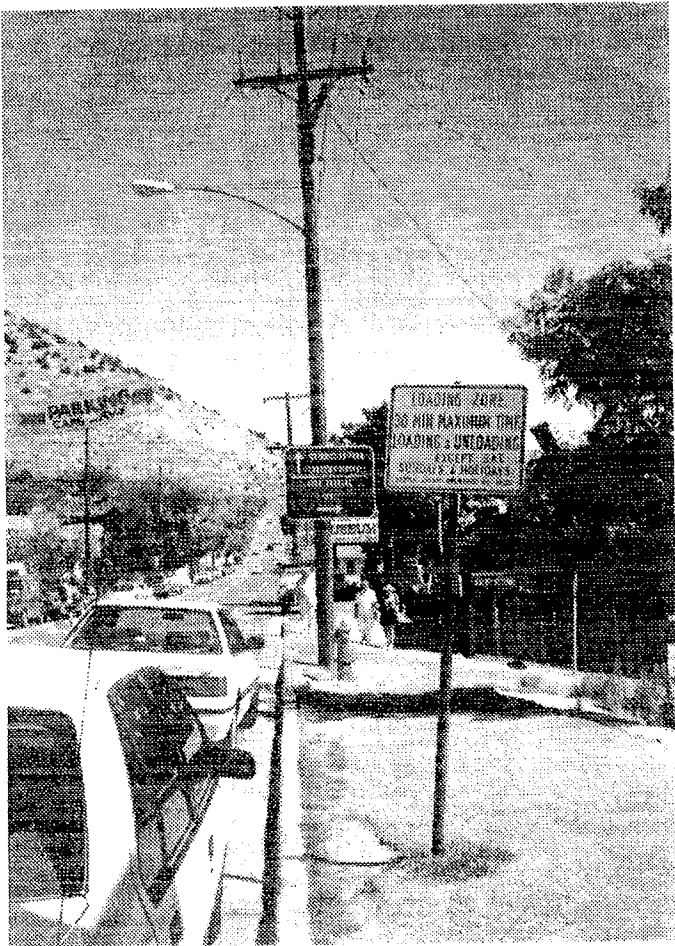


24 Minute Parking in front of the Virginia Market on C Street



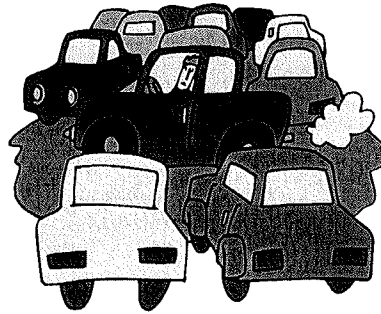
24 Minute Parking, corner of Flowery and D Streets, across from the McKay Mansion

Documentation of illegal parking in loading zones



Transportation–Parking Summit

VIRGINIA CITY



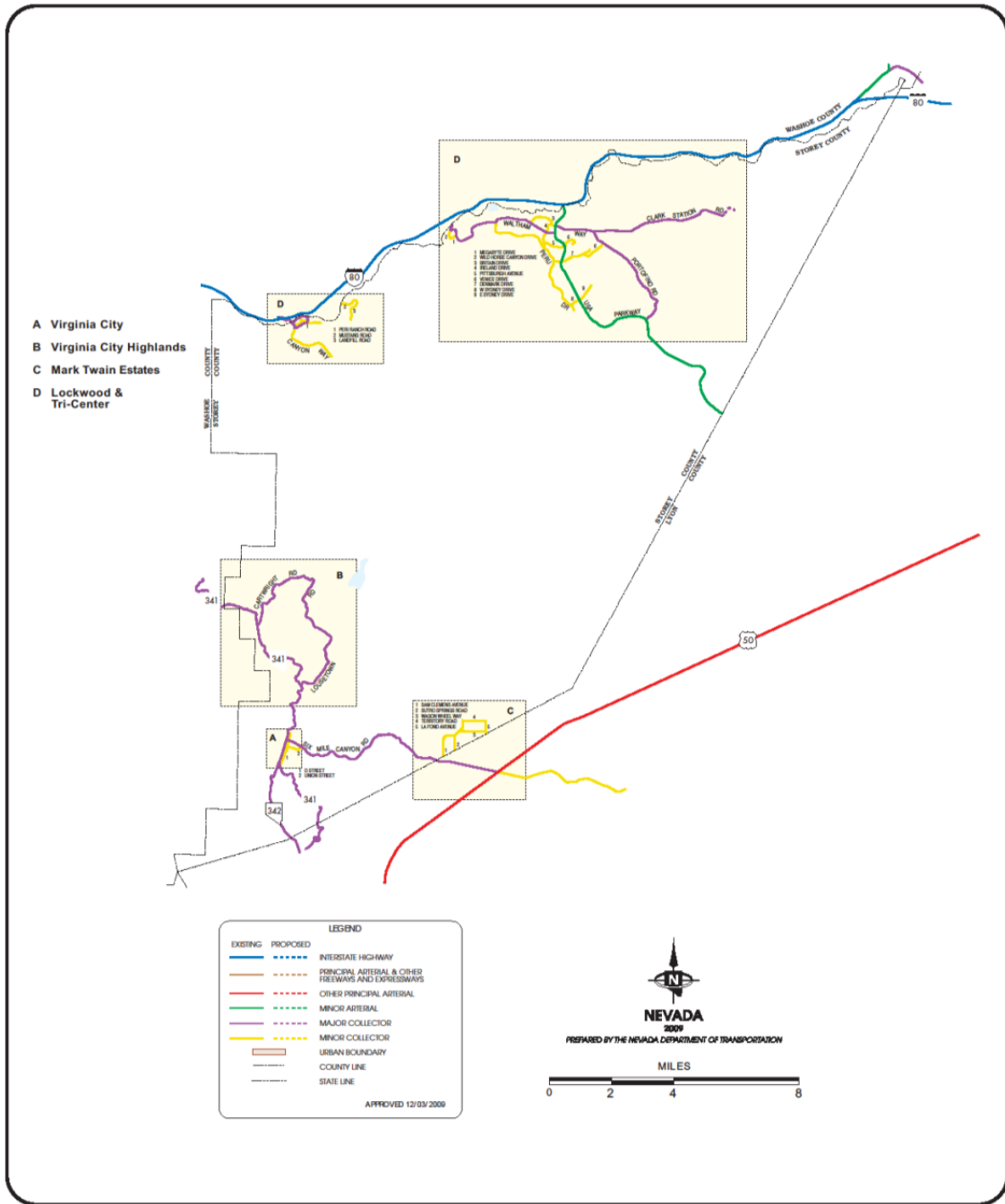
AGENDA:

- **Greetings / Introductions**
- **Objective: Dotson, Sjovangen**
 - **Develop master plan**
- **Identify issues: ALL**
 - **Transportation:**
 - **Lack of correct vehicle(s), route, funding, etc....**
 - **Parking:**
 - **Lack of, poor locations, poor signage, streets not labeled, hot spots, etc...**
- **Identify solutions:**
 - **Transportation Ideas:**
 - **Best vehicle(s), route, funding, etc..**
 - **Town Center Concept**
 - **Traffic flow...one way streets?**
 - **Special Events only?**
 - **Parking Ideas:**
 - **Where to improve?, "No" parking areas?, Time limited parking?**
 - **Pay to park? (meters)**
 - **Directional parking**
- **Next steps?**
- **Next Meeting?**

Appendix P

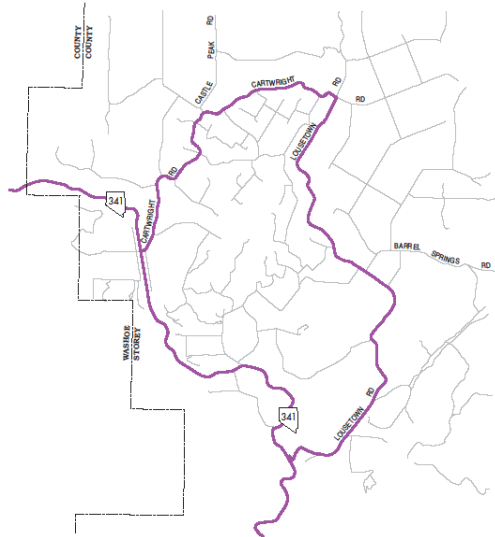
Functional Class Maps (NDOT)

Storey County



ROADWAY FUNCTIONAL CLASSIFICATION

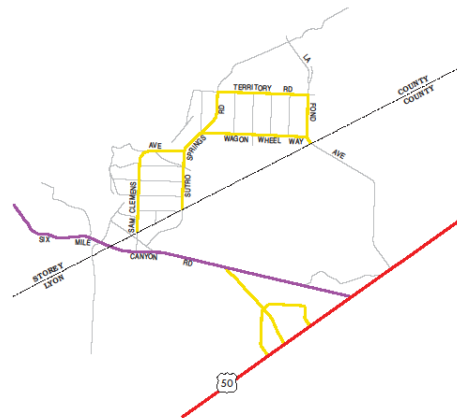
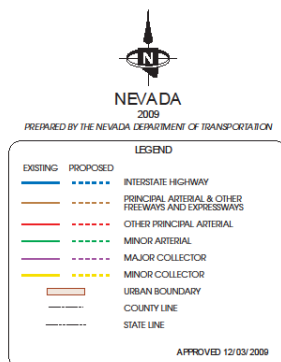
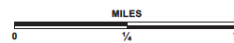
STOREY COUNTY, NEVADA



VIRGINIA CITY HIGHLANDS



VIRGINIA CITY



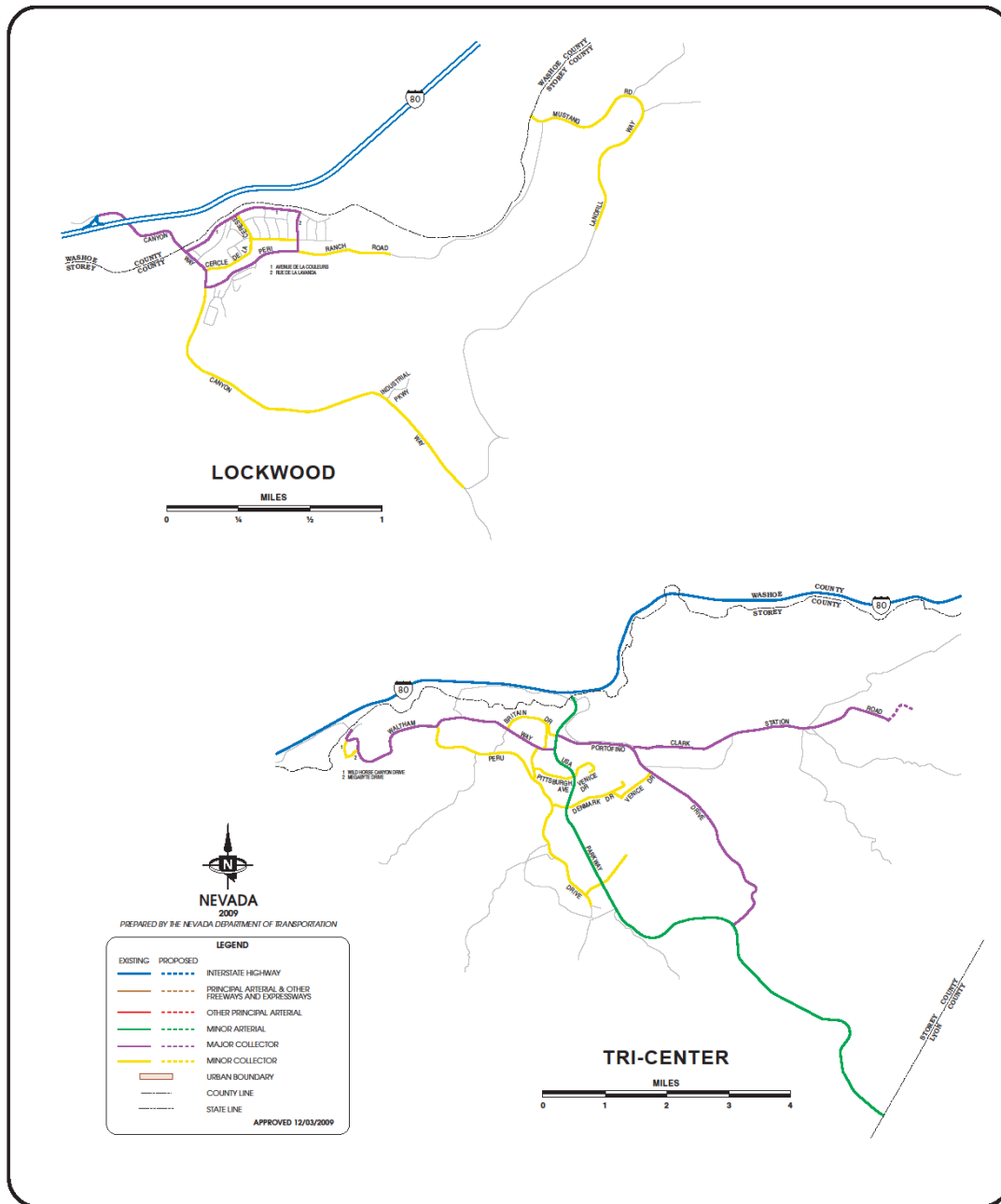
MARK TWAIN ESTATES



ROADWAY FUNCTIONAL CLASSIFICATION

VIRGINIA CITY HIGHLANDS, VIRGINIA CITY
& MARK TWAIN ESTATES

STOREY COUNTY, NEVADA



LOCKWOOD & TRI-CENTER
ROADWAY FUNCTIONAL CLASSIFICATION
STOREY COUNTY, NEVADA



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/17/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Discussion and possible direction to staff from the board on the 2023 draft Storey County Capital Improvement Plan update.
- **Recommended motion:** I [county commissioner] motion to direct staff to continue developing the updated draft Storey County Capital Improvement Plan (CIP) and to bring a final draft to the board at a later meeting for potential approval.
- **Prepared by:** Austin Osborne

Department:

Contact Number: 7758470968

- **Staff Summary:** The Storey County Capital Improvement Plan (CIP) is a five-year plan for maintaining and upgrading infrastructure and buildings, and for acquiring new facilities and equipment to meet demands of the county. The draft will be used for the 2023-2024 budget, and work will continue to build budgeting benchmarks for the next 5-year period. Board and public input on the draft is requested before it is brought back to the board in February 2023 for potential approval.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Pending budget.
- **Legal review required:** TRUE
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Capital Improvement Plan *DRAFT*

12/30/2022

NOTES:

Items shown for 2025-2028 are subject to anticipated revenues from commerce and economic development activity at TRI-Center.

The following is a plan for anticipated future capital improvements. This is not a budget, and the items listed have not necessarily been obligated.

This CIP may be adjusted each year to align with actual revenues, obligations, community needs, available grants, and other conditions.

DRAFT TALKING PAPER SUBJECT TO CHANGE AND PUBLIC DISCUSSION.

CAPITAL IMPROVEMENT PROJECTS										
2023 Projects										
	Dept. Managing Project	Fund	Fiscal Year Target	Fiscal Year Target if Grants Secured	Total Estimate County Expense	Estimated Grant Funding	Project Location	Short Name	Description	Notes
	CR	Grant	23	Grant 23	\$ 2,500,000	\$ 2,500,000	LW	LW Sr and Comm. Center	Lockwood senior and community center with new - PROJECT WILL SPAN INTO FY 24/25	Designing now. 2023 Appropriations
	FD	Capital	23		\$ 50,000		VCH	Fire Station 72 Siding	Replace bad exterior siding on Fire Station 72 VCH	
	FD	Capital	23		\$ 5,000		TRI	Fire Station 75 Bedrooms	Finish bedrooms/dorms buildout inside Fire Station 75	
	FD	Capital	23		\$ 32,000		VC	Fire Station 71 Exhaust	Exhaust system Fire Station 71 VC	
	IT	IT	23		\$ 1,000		LW	LW Fiber to Rainbow B	Microwave connection from county tower to Rainbow Bend HOA Clubhouse	Pending eligibility and desire
	IT	IT	23		\$ 1,000		LW	LW Fiber to LCC	Microwave connection from county tower to Lockwood Community Corporation Office	Pending eligibility and desire
	IT	IT	23		\$ 1,000		LW	LW Fiber to CGID	Microwave connection from county tower to Canyon General Improvement District	Pending eligibility and desire
	IT	IT	23		\$ 500,000		County	Region Fiber Link IT	10-year revamp of the Quad-County, Dispatch, Radio network system.	
	IT	IT	23		\$ 10,000		LW	LW Microwave Tower	Tower behind SO substation to facilitate microwave internet connections throughout Lockwood	Easement w. LCC near done
	IT	IT/Capital	23		\$ 65,000		LW	LW Fiber/Wireless Link	Tower and microwave link between SO Substation, Station 74, LWSC, and to Rainbow and LCC Buildings	
	JC	Capital	23		\$ 225,000		VC	Justice Ct Parking Phase I	Improve parking (gravel), bollards, and lighting at Justice Court; add driveway to West South Street	
	Planning	Planning	23		\$ 5,000		County	PC with GIS Capability	Add PC with Geographic Information Systems (Esri GIS Arc-Info) capability to move some GIS in-house	
	PW	Capital	23		\$ 50,000		MT	MTCC Outdoor Reader Board	Replace Mark Twain Comm Center message board with size needed to display events at Mark Twain Center.	
	PW	Capital	23		\$ 25,000		MT	MTCC Outdoor Lighting	Install commercial exterior light fixtures around all 4 sides of Mark Twain Community Center	
	PW	Capital	23		\$ 120,000		TRI	Com. Dev. Office	Convert Switch Conference Room to Community Development office; including HVAC, lighting, and ceiling	
	PW	Capital	23		\$ 1,000		TRI	Door Lettering	Community Development and Business Development office door lettering	
	PW	Capital	23		\$ 30,000		VC	CH Window Safety Film	Film on Courthouse glass for safety and seismic	
	PW	Capital	23		\$ 20,000		TRI	TRI Monument Signs	"Storey County" monument signs at entrances to TRI-Center	
	PW	Capital	23		\$ 5,000		TRI	McCarran Complex Letters	Change lettering on McCarran Complex to be more visible and appropriate	
	PW	Capital	23		\$ 3,000		TRI	McCarran Complex Sign	Add free-standing sign at McCarran Complex	
	PW	Capital	23	Grant 23	\$ -	\$ 100,000	VC	Courthouse Electrical	Replace Courthouse electrical	SHPO Grant - no match
	PW	Capital	23		\$ 30,000		VC	Courthouse Fence Repair	Repair and replace portions of Courthouse wrought iron fence. Mold then foundary. Most cost is mold.	Mold can be reused in future
	PW	Facilities	23		\$ 500,000		VC	NSP Park Conversion CCI	Park Services requires park to replace park taken by Community Chest building in VC	
	PW	Facilities	23		\$ 100,000		County	NPS Park Conversion	NPS park conversion from Community Chest land improvements. Park location currently undetermined.	
	PW	Infrastructure	23	ARPA 23	\$ 600,000	\$ 800,900	VC	Water B Str Project w ARPA	B Street water line project with ARPA funds.	ARPA Funds
	PW	Infrastructure	23		\$ 82,213		VC	Water Tank Upgrades	Repair and seal water tanks. See 2022/23 infrastructure Ordinance	
	PW	Capital	23		\$ 600,000		VCH	VCH Fire Bays	VCH fire bays allow existing building to be converted to community center. Re-bid from FY2022.	Will span over multiple FYs
	PW	Maintenance	23		\$ 400,000		TRI	Re-Roof TRI 75	Reroof and roof improvements on Fire Station 75 McCarran complex	Maintenance or infrastructure?
	PW	Rail	23		\$ 50,000		GH	GH Depot ADA Ramp	GH add ramp to GH Freight Depot to connect to train for passengers	.25 cent sales V&T Rail Fund used
	PW/VCTC	Rail	23		\$ 150,000		VC	VC Depot ADA	ADA improvements to VC Freight Depot (ADA lift, rails, restrooms, etc.)	.25 cent sales V&T Rail Fund used
	PW	Roads	23		\$ 50,000		LW	Lockwood Tower Rd Pt 2	LW LLC Tower Road Upper Part - Tar seal upper pavement, grade and base turnaround, stabilize slope at top	
	PW	Water	23		\$ 90,000		VC	Five Mile Res. Security	Add cameras to Five Mile Reservoir	No available funding in Water
	SO	Infra/Capital	23		\$ 500,000		LW	LW SO Substation Phase 1	Replace SO Lockwood substation with new modular building. Add county staff office for community access	Preparing now
		2023 Project TOTALS:			\$ 6,801,213	\$ 3,400,900				

Storey County Capital Improvement Plan *DRAFT*

	Dept. Managing Project	Fund	Fiscal Year Target	Fiscal Year Target if Grants Secured	Total Estimate County Expense	Estimated Grant Funding	Project Location	Short Name	Description	Notes
2023 Equipment & Vehicles										
	Building	Equip. Acq.	23		\$ 50,000	\$ -	Building	GMC Inspector Pickup	Per draft GSA with Redwood Materials	Pending
	Building	Equip. Acq.	23		\$ 50,000	\$ -	Buiding	GMC Inspector Pickup	Per draft GSA with Redwood Materials	Pending
	SCSC	Equip. Acq.	23		\$ 35,000	\$ -	LW	SUV / Minivan	Passenger vehicle to transport DV Advocates, Counselors, and Staff for Senior Services	SCSC restructure
	PW	Equip. Acq.	23		\$ 50,000	\$ -	PW	Sander	Sander gantry granes for summer sander hanging and storage	
	PW	Equip. Acq.	23		\$ 120,000	\$ -	PW	Small Town Plow	Small Town Plow for steep and narrow streets of Virginia City	Not purchased in '22 per budget.
	PW	Equip. Acq.	23		\$ 70,000	\$ -	PW	GMC Buildings/Gnds.	GMC 4-door diesel w. utility bed for buildings/grounds. Needs to pull weight	
	PW	Equip. Acq.	23		\$ 60,000	\$ -	PW	GMC Buildings/Gnds.	GMC 3/4 ton long-bed gas pickup with shell for water and sewer	
	PW	Equip. Acq.	23		\$ 650,000	\$ -	PW	Vactor Truck (south)	Replace worn Vactor Truck to serve south end of Storey County (VC, GH, VCH, MT)	
	SO	Equip. Acq.	23		\$ 50,000	\$ -	SO	Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle	
	SO	Equip. Acq.	23		\$ 50,000	\$ -	SO	Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle	
	SO	Equip. Acq.	23		\$ 50,000	\$ -	SO	Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle	
	VCTC	Equip. Acq.	23		\$ 20,000	\$ -	VCTC	UTV VCTC	UTV with pickup bed for Fairgrounds and event work for tourism	
	VCTC	Equip. Acq.	23		\$ 50,000	\$ -	VCTC	GMC SUV or PU	7-passenger SUV (GMC Yukon) or crew-cab half-ton pickup for staff trips and field work and towing	
	VCTC	Equip. Acq.	23		\$ 200,000	\$ -	VCTC	Shuttle w. ADA Expansion	Shuttle for VC and TRI-Center uses	
	2023 Equipment & Vehicles TOTALS:				\$ 1,505,000	\$ -				
2023 Plans & Studies										
	CM	County Mgr.	23		\$ 5,000	\$ -	County	Strategic Plan	Continue working on strategic plan. To be completed Sprng 2023 (FY23)	75% done. Winter '21 complete.
	CM	County Mgr.	23		\$ 50,000	\$ -	County	Water Master Plan	South/Central county water master plan with Farr West Engineering	
	CM	County Mgr.	23		\$ 5,000	\$ -	County	Fiscal Regional Report	White paper on regional fiscal impacts and responsibilities of Storey County and northern Nevada	
	Plan	Planning	23		\$ 5,000	\$ -	GH	GH Drainage Study	Study to evaluate drainage needs for Gold Canyon, Gold Hill, American Flat including NDEP/FEMA/EPA	
	Plan	Planning	23		\$ 50,000	\$ -	County	Road Abandon Study	Study and report to determine what roads may be considered for possible future abandonment.	
	Plan	Planning	23	Grant 22	\$ 63,000	\$ 190,000	LW	N. Long Valley Creek Study	Drainage study for lower Long Valley Creek at and around Lockwood	Grant match to TRFMA.
	Plan/VCTC	Planning?VCTC	23		\$ 100,000	\$ -	VC	VC Parking Study	Update to 1992 Parking Study for Virginia City. ((What is the status on this happening FY23?))	
	2023 Plans & Studies TOTALS:				\$ 278,000	\$ 190,000				
2024 Projects										
	PW	Capital	24		\$ 75,000	\$ -	County	Courthouse Security	Add security elements to county courthouse	
	FD	Capital	24	Grant 24	\$ -	\$ 650,000	VCH	VCH Dorms for Fuels Crew	Add dorm rooms for Fire fuels reduction and other fire crews at VC Highlands	Paid for by NV Energy grant possible
	FD	Capital	24	Grant 24	\$ 3,750,000	\$ 3,750,000	VC	Fire Station 71 Rebuild	Replace Fire Station 71 with new bays, offices, dorms, and training facilities	2023 Appropriations CDS Grant
	FD	Capital	25		\$ 78,000	\$ -	VCH	Connect Fire Station 72 Bay	Connection between Fire Station 72 VCH and new fire apparatus bays built on or about FY2023	
	CR	Grant	24	Grant 24	\$ 747,000	\$ 615,000	VC	Fairgrounds Upgrade	Add ADA restrooms, Water hookups, electrical hookups, remodel existing ticket booth, grade/pave Fairgrounds	2023 Appropriations CDS Grant
	PW	Roads	24		\$ 100,000	\$ -	VC	Cemetery east access	Culvert and dirt road over drainage at southeast corner of cemetery for access per MOU with CCF	
	PW	Build/Grounds	24		\$ 100,000	\$ -	VC	Comm. Dev. Generator	Connect Community Development to Public Works facility generator system	
	PW	Infrastructure	24		\$ 210,000	\$ -	VC	Sewer Payments	See 2023/24 Infrastructure Ordinance	
	PW	Infrastructure	24		\$ 100,000	\$ -	VC	Hillside Tank Piping	Main line piping to go directly into 2 Hillside Tanks eliminating possibility of bypassing	NDEP/Farr West recommended
	PW	Infrastructure	24		\$ 200,000	\$ -	VC	Water SCADA 2 Pumps	2 VFD drives and controls into the SCADA for the 2 finished water pumps	
	PW	Infrastructure	24		\$ 75,000	\$ -	VC	Influent Effluent Valves	Replace DeZurik effluent and influent valves. Mutilple sizes.	
	PW	Infrastructure	24		\$ 85,000	\$ -	VC	Water Tank Upgrades	Repair and seal VC water tanks. See 2023/24 Infrastructure Ordinance	
	PW	Infra/Roads	24		\$ 350,000	\$ -	County	Road Projects Countywide	Countywide road rehabilitation projects per Farr West CIP report. See 2023/24 Infrastructure Ordinance	
	PW	Infrastructure	24		\$ 500,000	\$ -	LW	LW SO Substation Phase 2	Sheriff's substation at Lockwood, phase 2. See 2023/24 Infrastructure Ordinance	Project to cross years 23/24

Storey County Capital Improvement Plan *DRAFT*

	Dept. Managing Project	Fund	Fiscal Year Target	Fiscal Year Target if Grants Secured	Total Estimate County Expense	Estimated Grant Funding	Project Location	Short Name	Description	Notes
	PW	Infrastructure	24		\$ 200,000	\$ -	VC	Widen F Street at RR Station	Widen F Street including filling side to accommodate RR passenger area. Possible RR Fund ??	Partial VTRR Fund???
	PW	Roads	24		\$ 450,000	\$ -	VC	Realign Toll Rd at CCI	Realign the west end of Toll Road so it matches county property. Work with Community Chest.	Survey needed
	VCTC/Rail	Rail	24		\$ 300,000	\$ -	VC	VC Depot Roof	VC new roof on VC Freight Depot	.25 cent sales V&T Rail Fund used
	VCTC/PW	Rail	24		\$ 250,000		VC	VC Depot Paving	Pave parking area around VC Freight Depot	.25 cent sales V&T Rail Fund used
	VCTC	Roads	24		\$ 50,000		VC	Fairgrounds Traffic	Install traffic calming devices on I and L Streets to slow Fairgrounds vehicles in residential areas	
	VCTC	VCTC	24		\$ 130,000		VC	VCTC Center Design	Design new VCTC Visitors' Center at the Black and Howell site	Unless moving to DA/SO office
			2024 Project TOTALS:		\$ 7,750,000	\$ 5,015,000				
2024 Equipment & Vehicles										
	CM	Equip. Acq.	24		\$ 60,000		CM	GMC 7-Passenger SUV	SUV per 2022 vehicle rotation with Community Development and Economic Developmpt Officer	
	PW	Equip. Acq.	24		\$ 20,000		PW	Light Plant w. Solar	Portable construction light plant w. solar array	
	PW	Equip. Acq.	24		\$ 220,000		PW	Larue Snow Blower	Larue Wheel loader mounted snow blower	
	PW	Equip. Acq.	24		\$ 220,000		PW	Larue Snow Blower	Larue Wheel loader mounted snow blower	
	SO	Equip. Acq	24		\$ 50,000		SO	Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle	
	SO	Equip. Acq	24		\$ 50,000		SO	Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle	
	SO	Equip. Acq	24		\$ 50,000		SO	Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle	
		2024 Equipment & Vehicles TOTALS:			\$ 670,000	\$ -				
2024 Plans & Studies										
	Plan	Roads	24		\$ 100,000		County	Update Roads Rehab CIP	Farr West update to countywide road rehabilitation plan	
	Plan	Planning	24		\$ 100,000		County	Master Plan Update	5-Year Storey County Master Plan Update consultation and technical assistance	
	Plan	Planning	24		\$ 5,000		VC	VC Drainage Study	Study to evaluate drainage needs for Six Mile Canyon including NDEP/FEMA/EPA CERCLA mercury	EPA very difficult to overcome
		2024 Plans & Studies TOTALS:			\$ 205,000	\$ -				
2025 Projects										
	CD	Capital	25		\$ 50,000		VC	Comm. Dev. ADA	Improve ADA compliance at Community Development (doors, hallway, restroom, stoop)	
	CD	Capital	25		\$ 50,000		VC	Comm. Dev. Bumps.	Add bollards and bumpers to Community Development parking area	
	CD	Capital	25		\$ 75,000		VC	Comm. Dev. Mud	Add mudroom/cold air entry to main entrance to Community Development office	
	DC	Capital	25		\$ 250,000		VC	CH ADA Restrooms	Retrofit Storey County Courthouse with ADA restrooms, jury ADA accessibility, and related retrofits	
	Dispatch	Capital	25		\$ 200,000		VC	Dispatch Security	Safety, security, and efficiency improvements to Dispatch Center building and grounds	
	EM	Capital	25		\$ 1,500,000		VC	EOC	Emergency Operation Center located at or near 911 State Route 341	Alternative to school buildings
	FD	Capital	25		\$ 5,500,000		MT	Fire Station 73 Replace	New fire station at Mark Twain	
	FD	Capital	25		\$ 7,500,000		TRI	Fire Station 75	New fire station 75 - move out of current station	
	FD	Capital	25		\$ 1,000,000		LW	Land for Fire Station 74	Purchase land for relocation of Fire Station 74 Lockwood. Land out of FEMA floodplain but in Lockwood	
	IT	Capital	25		\$ 120,000		County	LAN	Network devices, LANs, storage, and communications	
	JC	Capital	25		\$ 150,000		VC	Justice Ct Parking Phase II	Pave and improve parking lot at Justice Court	
	MTCC	Capital	25		\$ 150,000		MT	MT Comm. Electrical	Upgrade electrical and breakers at Mark Twain Community Center	
	MTCC	Capital	25		\$ 50,000		MT	MT Comm. Roof	Check metal roof and make necessary repairs	Maintenance or infrastructure?
	MTCC	Capital	25		\$ 250,000		MT	MT Comm. Fire Bay	Add separate building for fire apparatus so MTCC can expand into existing occupied bay area	
	MTCC	Capital	25		\$ 25,000		MT	MT. Comm Lights	Install exterior lighting and parking lot lighting around Mark Twain Community Center	
	MTCC	Capital	25		\$ 100,000		MT	MT. Comm Trees	Add landscaping, trees, and irrigation around the Mark Twain Community Center	
	MTCC	Capital	25		\$ 200,000		MT	MT. Comm Repave	Repave parking lot at Mark Twain Community Center	

Storey County Capital Improvement Plan *DRAFT*

	Dept. Managing Project	Fund	Fiscal Year Target	Fiscal Year Target if Grants Secured	Total Estimate County Expense	Estimated Grant Funding	Project Location	Short Name	Description	Notes
	Plan	Capital/Roads	25	Grant 28	\$ 200,000	\$ 10,000,000	VC	VC/6 Mile Flood Implemen	Implement Six Mile Drainage Project - From Master Drainage Plan Started in 2022	200k county match per CWSO
	PW	Capital	25		\$ 100,000		VC	Generator VCSC	Generator for VC Senior Center facility	
	PW	Capital	25		\$ 100,000		VC	Generator SMAC	Generator for Saint Mary's Art Center	
	PW	Capital	25		\$ 100,000		VC	Generator Fourth Ward	Generator for Fourth Ward School	
	PW	Capital	25		\$ 15,000		VC	Generator GH Train Depot	Generator for Gold Hill Train Depot	
	PW	Capital	25		\$ 15,000		VC	Generator VC Train Depot	Generator for VC Train Depot for fire sprinkler heating	
	PW	Capital	25		\$ 100,000		VC	Generator SC Justice Court	Generator for Storey County Justice Court and IT offices	
	PW	Capital	25		\$ 100,000		GH	Generator GH Sewer	Generator for Gold Hill wastewater treatment plant	
	PW	Capital	25		\$ 100,000		VC	Generator Comptroller	Generator connect comptroller's office to Courthouse	
	PW	Capital	25		\$ 200,000		MT	MT Comm. Center	Retrofit Mark Twain Community Center to better facilitate events, food closet, and senior services	
	PW	Capital	25		\$ 75,000		VC	Water Filters	Replace water filter media. Anthracite coal, green sand, aggregate, and poly beads	
	PW	Capital	25		\$ 150,000		LW	LW Dog Park	Construct dog park near Louise Peri Park in Lockwood	
	PW	Capital	25		\$ 200,000		VC	CH Generator Replace	Replace Courthouse backup generator and related equipment.	
	PW	Capital	25		\$ 300,000		VC	Fuel Tanks at PW	Replace double-lined fuel tank at Public Works shop	
	PW	Capital	25		\$ 150,000		VC	VC Dog Park	Construct dog park near Miner's Park or other location as appropriate	
	PW	Facilities	25		\$ 150,000		MT	MT Dog Park	Construct dog park near Mark Twain Community Park	
	PW	Infrastructure	25		\$ 700,000		VC	Water Treat Pre-Tank	VC water plan replace open bodies with tank	
	PW	Infrastructure	25		\$ 150,000		VC	Water Plant Valves	Replace Limitorque Control Packs for the influent and effluent valves at sewer treatment plant	
	PW	Capital	25		\$ 120,000		VC-GH	Phase I Bike/Ped Lane GH.	Phase I-Grade and gravel bike/ped path between Gold Hill and VC (Fourth Ward to Greiner's historic way)	Seek recreation grants
	PW	Infrastructure	25		\$ 150,000		VCH	VCH Comm. Center	(Phase 2) VCH community center building retrofit restrooms, etc. (Construction after Fire Station 72 Bays)	Pending Station 72 bays
	PW	Infrastructure	25		\$ 230,000		VC	Washington St. Stairs	Replace wood stairs at Washington Street between C and D Streets	
	PW	Infra/Capital	25		\$ 4,000,000		VC	County Swimming Pool	Rehabilitate 1964 Storey County Swimming Pool with updated and compliant facility	
	PW	Infra/Capital	25		\$ 500,000		VC	VC Transfer Station Move	Relocate waste transfer station to accommodate school expansions	Alternative A
	PW	Infra/Capital	25		\$ 150,000		VC	VC Transfer Station Screen	Screen, wall off, and reposition transfer station to accommodate and accompany school expansion	Alternative B
	PW	Infrastructure	25		\$ 300,000		VCH	VCH Community Center	Highlands community center building upgrades - completed after fire bays are constructed	
	PW	Infrastructure	25		\$ 85,000		VC	Water Tank Upgrades	Repair and seal of VC water tanks. See 2023/24 Infrastructure Ordinance.	
	PW	Infra/Roads	25		\$ 705,000		County	Road Projects Countywide	Countywide road rehabilitation projects per Farr West CIP report. See 23/24 Infrastructure Ordinance	50/50 Infrastructure/Roads
	PW	Infrastructure	25		\$ 1,500,000		TRI	Pittsburgh to Ireland	Finish Pittsburgh west segment connecting it to Ireland. Note drainage improvements	
	PW	Infrastructure	25		\$ 1,000,000		TRI	Pittsburgh Drainage	Correct culverts and drainage way beneath Pittsburgh Drive west segment	
	PW	Roads	25		\$ 1,000,000		TRI	Sydney Cul-De-Sac	Correct cul-de-sac at Sydney Drive to remove GID building and drainages. Add south-to-north drainage	Reconveyance needed
	PW	Roads	25		\$ 2,000,000		VCH	Cartwright	Cartwright Road widening, shoulder improvements, and drainage reconstruction	
	PW	Roads	25		\$ 500,000		MT	Culverts Sam Clemens N	Bridge on Sam Clemens over existing north high-water crossing	
	PW	Roads	25		\$ 500,000		MT	Culverts Sam Clemens S	Bridge on Sam Clemens over existing south high-water crossing	
	PW	Roads	25		\$ 2,000,000		VCH	Lousetown	Lousetown Road widening, shoulder improvements, and drainage reconstruction	
	PW	Water	25		\$ 3,000,000		VC	B and Union St. Water Line	B and Union Street Water Mains (10-inch PVC Main, 8-inch PVC main, Meters and Service, Traffic Control.	Engineering report done Jan '22
	PW	Water	25		\$ 3,000,000		VC	Flowery, D to Silver Water	Flowery between C and D, running south on D to Silver, east on Silver to E Street, and Noyes St to Silver.	
	PW	Water	25		\$ 900,000		SC	Silver City Tank	Replace Silver City Water Tank	Engineering report done Jan '22
	PW	Water	25		\$ 900,000		VC	Taylor Tank	Replace Taylor Water Tank	Engineering report done Jan '22
	PW	Water	25		\$ 6,000,000		VC	VC Water Distribution Line	Replace water distribution lines in Virginia City	
	PW	Water	25		\$ 4,000,000		GH	GH Water Distribution Line	Replace water distribution lines in Gold Hill	See draft water plan
	Recorder	Capital	25		\$ 1,000,000		County	Archive Building	Document archive building that is secure, temperature controlled	
	VCTC	Roads/Rail	25		\$ 400,000		VC	Fairgrounds Rd. RR.	Realign, correct, and properly signal RR crossing at Fairgrounds Road and F Street	.25 cent sales V&T Rail Fund?
	VCTC	VCTC	25		\$ 500,000		VC	Restrooms C Street	Add public restrooms at vacant lot between Zephas and Liberty Engine 1	One of four alternatives
Pending	VCTC	VCTC	25		\$ 3,000,000		VC	VCTC Center Build	Build new VCTC Visitors' Center at the Black and Howell site (corner of C and Taylor) owned by county	Explore other alternatives too

Storey County Capital Improvement Plan *DRAFT*

	Dept. Managing Project	Fund	Fiscal Year Target	Fiscal Year Target if Grants Secured	Total Estimate County Expense	Estimated Grant Funding	Project Location	Short Name	Description	Notes
		2025 Project TOTALS:			\$ 57,515,000	\$ 10,000,000				
2025 Equipment & Vehicles										
	PW	Equip. Acq.	25		\$ 250,000		PW	Water Truck	Water truck. Currently must switch out water tank with plow hardware each season.	
	PW	Equip. Acq.	25		\$ 330,000		PW	Road Sweeper	Street sweeper truck	
	PW	Equip. Acq.	25		\$ 200,000		PW	Short-Frame Plow	Peterbuilt heavy truck plow and sander to replace International plow	
	PW	Equip. Acq.	25		\$ 300,000		PW	Peterbuilt Dump Truck	Dump Truck. Replace current Kenworth.	
	PW	Equip. Acq.	25		\$ 200,000		PW	1 Ton Contractor Truck	F-550/5500 Diesel contractor body one-ton truck	
	PW	Equip. Acq.	25		\$ 50,000		PW	Forklift	10,000 lbs. forklift	
	PW	Equip. Acq.	25		\$ 150,000		PW	Skippy Tractor	John Deere Skippy loader box grader tractor	
	PW	Equip. Acq.	25		\$ 100,000		PW	Road Kick Broom	Road Kick Off Broom	
	PW	Equip. Acq.	25		\$ 20,000		PW	Light Plant w. Solar	Portable light plant w. solar array for construction project lighthing	
	PW	Equip. Acq.	25		\$ 60,000		PW	GMC Buildings/Gnds.	GMC 3/4 ton long-bed gas pickup with shell for water and sewer	
	PW	Equip. Acq.	25		\$ 70,000		PW	GMC Buildings/Gnds.	GMC 4-door diesel w. utility bed for buildings/grounds. Needs to pull weight.	
	PW	Equip. Acq.	25		\$ 350,000		PW	Motor Grader	John Deere Motor Grader	
	Sheriff	Equip. Acq	25		\$ 50,000		SO	Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.	
	Sheriff	Equip. Acq	25		\$ 50,000		SO	Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.	
	Sheriff	Equip. Acq	25		\$ 50,000		SO	Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.	
		2024 Equipment & Vehicles TOTALS:			\$ 2,230,000	\$ -				
2026 Projects										
	FD	Capital	26		\$ 1,250,000		VCH	Station 72 Fuel Mgt Quarter	Living quarters for fire crew and fire fuels and seasonal crews at VCH	
	FD	Capital	26		\$ 2,500,000		County	Fire Training Tower North	FD Training Tower North District (LW, PR, TRI)	
	FD	Capital	26		\$ 7,500,000		Fire	LW Fire Station 74 Move	Move Fire Station 74 Lockwood out of FEMA Floodplain	When Patrick is developed
	Plan	Planning	26		\$ 20,000	\$ 100,000	TRI	TRI Drainage Study	Study to evaluate drainage needs for Tahoe-Reno Industrial Center on county-owned roads and parcels	For county-owned ROW only
	PW	Capital	26		\$ 100,000		LW	Fuel Tanks at PW LW	Replace double-lined fuel tank at Lockwood Fire Station 74	
	PW	Capital	26		\$ 100,000		TRI	Fuel Tanks at PW TRI	Replace double-lined fuel tank at TRI-Center Station 75	
	PW	Capital	26		\$ 100,000		VCH	VCH Mailbox Plaza	Reconstruct and expand snow shelter mailbox plaza at Highlands	
	PW	Capital	26		\$ 50,000		MT	MT Mailbox Plaza	Consolidated mailbox plaza on Mark Twain Community Center grounds	
	PW	Capital	26		\$ 1,500,000		VC	PW Fire Truck Shop	Expand service shop to accommodate fire apparatus and large commercial vehicles	Need meeting to discuss possible locati
	PW	Capital	26		\$ 1,000,000		MT	MT Park Space	Develop space between MT Park and MTCC with seating, shade, barbecues, and usable space	
	PW	Capital	26		\$ 240,000		VC/GH	PhaseII Bike/Ped Lane GH.	Phase II-Pave bike/pedestrian route between Gold Hill and VC historic route	Seek recreation grants
	PW	Roads	26		\$ 150,000		TRI	TRI Waltham Bus Stop	Covered transit bus shelter and bus stop staging at Waltham Way location	
	PW	Roads	26		\$ 150,000		TRI	TRI Electric Bus Stop	Covered transit bus shelter and bus stop staging on Electric Avenue	
	PW	Roads	26		\$ 150,000		TRI	TRI USA Bus Stop	Covered transit bus shelter and bus stop staging on USA, Peru, or Sydney	
	PW	Roads	26		\$ 150,000		TRI	TRI Venice Bus Stop	Covered transit bus shelter and bus stop staging on Venice, Denmark, or Pittsburgh	
	PW	Infrastructure	26		\$ 85,000		VC	Water Tank Upgrades	Repair and seal VC water tanks. See 23/24 Infrastructure Ordinance	
	PW	Infra/Roads	26		\$ 476,000		County	Road Projects Countywide	Countywide road rehabilitation projects per Farr West CIP report. See 23/24 Infrastructure Ordinance	50/50 Infrastructure/Roads
	PW	Infra/Capital	26		\$ 4,000,000		VC/MT	Bridge at Six Mile Cyn.	New and wider bridge over Six Mile Canyon Creek in Six Mile Canyon Road	
	PW	Rail	26		\$ 200,000		GH	Gold Hill Depot Paint	Paint exterior of Gold Hill V&T Depot	.25 cent sales V&T Rail Fund
	PW	Rail	26		\$ 200,000		VC	VC Depot Paint	Paint exterior of VC V&T Depot	.25 cent sales V&T Rail Fund
	PW	Rail	26		\$ 20,000		GH	Survey GH Depot Land	Survey and reconsolidate land in and around Gold Hill Freight Depot for parking and staging	
	PW	Roads	26		\$ 50,000		VC	SR 341 Retain Wall	Reconstruct retaining wall adjacent to residence on north end of SR 341 in Virginia City	NDOT conversation to continue
	PW	Roads	26		\$ 3,000,000		VC	Pave all VC dirt roads	Road expansion and paving in Virginia City to facilitate building on existing platted lots	Affordable housing

Storey County Capital Improvement Plan *DRAFT*

[illegible]

Storey County Capital Improvement Plan *DRAFT*

	Dept. Managing Project	Fund	Fiscal Year Target	Fiscal Year Target if Grants Secured	Total Estimate County Expense	Estimated Grant Funding	Project Location	Short Name	Description	Notes
	PW	Infrastructure	27		\$ 1,200,000		GH	GH Sewer Lines	Replace sewer lines in Gold Hill	Plan needed
	PW	Infra/Capital	27		\$ 1,800,000		VC	Seismic retro St. Mary's	Earthquake retrofit of Saint Mary's Art Center (old hospital)	Estimate needed
	PW	Infra/Capital	27		\$ 1,800,000		VC	Seismic retro Fourth Wd.	Earthquake retrofit of Fourth Ward Schoool	Estimate needed
	PW	Infra/Capital	27		\$ 1,800,000		VC	Seismic retro Piper's	Earthquake retrofit of Piper's Opera House	Estimate needed
	PW	Infra/Capital	27		\$ 75,000		LW	LW School Bus Stop Cover	Covered snow shelter for school students at SCSD designated bus stop	School district location
	PW	Infra/Capital	27		\$ 75,000		VC	VC School Bus Stop Cover	Covered snow shelter for school students at SCSD designated bus stop	School district location
	PW	Infra/Capital	27		\$ 75,000		MT	MT School Bus Stop Cover	Covered snow shelter for school students at SCSD designated bus stop	School district location
	PW	Infra/Capital	27		\$ 75,000		VCH	VCH School Bus Stop Cove	Covered snow shelter for school students at SCSD designated bus stop	School district location
	PW	Pipers	27		\$ 600,000		VC	Piper's Structural Retro	Retrofit Piper's Opera House structural integrity, ADA access, interior improvements, retaining wall, etc.	
	PW	Roads	27		\$ 100,000		VC	Boardwalk Ext./Ped Trail	Pedestrian trail paved between Fourth Ward School and Virginia City Motel and Justice Court.	
	PW	Rail	27		\$ 150,000		GH	GH Depot Parking	Improve Gold Hill Freight Depot area for parking and vehicle staging	
	VCTC/PW	Rail	27		\$ 200,000		GH	GH Depot Parking Pave	Pave parking area around Gold Hill Freight Depot	Mapping needed
	VCTC	Capital	27		\$ 250,000		VC	Taylor St. Stairs	Replace historic Taylor Street stairs from C to B Street	Engineering complete. Ready.
	VCTC	Pipers	27		\$ 250,000		County	Piper's Electrical	Upgrade service to 600A, Add emergency generator	See Historic Structures Report
	VCTC	Pipers	27		\$ 60,000		County	Piper's Kitchen		See Historic Structures Report
		2027 Project TOTALS:			\$ 24,397,000	\$ -				
2027 Equipment & Vehicles										
	PW	Equip. Acq.	27		\$ 130,000		PW	Service Truck	Service F550/5500 chassis with service body	
	PW	Equip. Acq.	27		\$ 250,000		PW	5 Yard AWD Dump Truck	Five yard all-wheel-drive dump truck with plow prep.	
	PW	Equip. Acq.	27		\$ 300,000		PW	Tractor Trailer	Peterbuilt Truck and RGN Transport Trailer.	
	PW	Equip. Acq.	27		\$ 650,000		PW	Vactor Truck (north)	New Vactor Truck to serve north end of Storey County (LW, TRI, PR)	
	SO	Equip. Acq	27		\$ 50,000		SO	Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.	
	SO	Equip. Acq	27		\$ 50,000		SO	Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.	
	SO	Equip. Acq	27		\$ 50,000		SO	Patrol Vehicle Rotation	Patrol vehicle per three-year rotation. Some funds recovered with auctioning out replaced vehicle.	
		2027 Equipment & Vehicles TOTALS:			\$ 1,480,000	\$ -				
2027 Plans & Studies										
	PW	Roads	27		\$ 100,000		County	Roads CIP VC	Update Roads CIP to widen, straighten, shoulder, and upgrade county roads countywide	Roads CIP done by Farr West.
		2027 Plans & Studies TOTALS:			\$ 100,000	\$ -				
2028 Projects										
	DC	District Court	28	Grant 28	\$ 20,000,000	\$ 4,000,000	County	First District Courthouse	New First District Court per upcoming First District Court orders for modern and secure court facilities	
	FD	Capital	28		\$ 7,500,000		VCH	Fire Station 72 VCH	Replace dated fire station at VCH	
	FD	Capital	28		\$ 7,500,000		PR	Fire Station 76 PR	Dependent on planned unit development status at PR	
	FD	Capital	28		\$ 2,500,000		County	Fire Training Tower	South District Training Tower (VC, VCH, MT)	
	PW	Facilities	28		\$ 500,000		VCH	County Horse Shelter	Wild horse rescue center in at VCH run by VRWPA or other qualified non-profit	Location TBD
	Fire	Infrastructure	28	Grant 28	\$ 700,000	\$ 3,500,000	VCH	Replace Fire Station 72 VC	Replace Fire Station 72 VCH with larger building and sleeping quarters to meet area needs	
	Plan	Infrastructure	28		\$ 500,000		LW	LCC Gas Lines	Replace gas distribution lines throughout LCC. Allow NV Energy to connect LCC to new LW natural gas utility	Discovery Phase Assess now
	Plan	Infrastructure/C	28	Grant 25	\$ 200,000	\$ 10,000,000	MT	Mark Twain Drainage	Implement DVAMP master plan including drainage, detention basins, easements, culverts, etc.	Lyon match, CWSD too, plan done.
	Plan/PW	Capital	28		\$ 360,000		VC	East C St. Boardwalk	Replace wooden sidewalk along west edge of C Street between SO office and Fourth Ward School	"Main Streets" funding?
	Plan/PW	Capital	28		\$ 600,000		VC	West. C. St. Boardwalk	Sidewalk along east shoulder of C Street between SO office and Fourth Ward School	"Main Streets" funding?

Storey County Capital Improvement Plan *DRAFT*

[illegible]

Storey County Capital Improvement Plan *DRAFT*

	Dept. Managing Project	Fund	Fiscal Year Target	Fiscal Year Target if Grants Secured	Total Estimate County Expense	Estimated Grant Funding	Project Location	Short Name	Description	Notes
2029 Projects										
	PW	Capital	29		\$ 12,000,000		County	Regional Animal Shelter	Regional animal center for small and large animals (Coordinate with Lyon and other counties)	
	PW	Capital	29		\$ 2,000,000		VCH	Petroglyphs Ranger Stn.	Develop ranger station, tourism center, parking, restrooms, etc. to open and protect Petroglyphs site	
	PW	Capital	29		\$ 500,000		VC	VCTC Visitors' Center	Occupy and rehabilitate existing DA/Sheriff Office into VCTC Visitors' Center. Per moving to school build.	
	PW	Capital	29		\$ 100,000		LW	LW Amphitheater	Construct outdoor amphitheater in Lockwood near Louise Peri Park	
	PW	Capital	29		\$ 100,000		VC	VC Amphitheater	Construct outdoor amphitheater in VC near Miner's Park and Community Chest	
	PW	Capital	29		\$ 100,000		MT	MT Amphitheater	Construct outdoor amphitheater in Mark Twain in gap between park and Community Center	
	PW	Capital	29		\$ 100,000		VCH	VCH Amphitheater	Construct outdoor amphitheater in Highlands on land between Community Center and Lousetown Rd	
	PW	Capital	29		\$ 1,000,000		VC	School Admin Building TI	Retrofits to move administrative offices to E Street schools when school moves to K12 facility	Courthouse remain court
	PW	Capital	29		\$ 200,000		VC	School Admin Building TI	Retrofits to create board/commission chambers at existing school gym when move occurs	Community chambers
	PW	Capital	29		\$ 4,000,000		VC	Divide Reservoir Park	Add recreation facilities (benches, barbecues, fishing dock, etc.) to Divide Reservoir for public use	2016 Master Plan supported
	PW	Capital	29		\$ 1,000,000		MT	Entrance Kiosk and Impv.	Community information bulletin kiosk, parking, benches, lighting, and improvements	
	PW	Capital	29		\$ 1,000,000		LW	Entrance Kiosk and Impv.	Community information bulletin kiosk, parking, benches, lighting, and improvements	
	PW	Capital	29		\$ 1,000,000		VCH	Entrance Kiosk and Impv.	Community information bulletin kiosk, parking, benches, lighting, and improvements	
	PW	Capital	29		\$ 1,000,000		VC	Entrance Kiosk and Impv.	Community information bulletin kiosk, parking, benches, lighting, and improvements	
	PW	Capital	29		\$ 1,000,000		TRI	Entrance Kiosk and Impv.	Community information bulletin kiosk, parking, benches, lighting, and improvements	
	PW	Capital	29		\$ 4,000,000		TRI	TRI Justice Center	Add justice complex to TRI (Court, jail, administration, SO substation, other offices and facilities)	
	PW	Capital	29		\$ 10,000,000		Unknown	Ice Skating Rink	Ice Skating Rink per request at community town hall. Location TBD	Requested at Town Hall 2021
	PW	Infrastructure	29		\$ 80,000,000		VCH	Water Transmission line from VC to Highlands	Water transmission line from VC to Highlands	See Water Master Plan 2022
	PW	Infrastructure	29		\$ 12,000,000		VC	Parallel Siphon Comstock	Parallel siphon I580 to Five Mile Res. For Comstock Buildout 1,086 gpm 12 inch main, 6" air release valves	See Water Master Plan 2022
	PW	Infrastructure	29		\$ 2,400,000		VC	Upgrade Water Capacity	WTP Capacity Upgrade, Comstock Buildout 1.5 MGD capacity	See Water Master Plan 2022
	PW	Infrastructure	29		\$ 127,000,000	\$ 25,400,000	VC	Water to Highlands	Water transmission, capacity storage, treatment, and distribution to Highlands	2022 Water Master Plan. Explore funds
	PW	Infrastructure	29		\$ 5,000,000		VC	VC Power Lines Undergrnd	Underground power lines in downtown Virginia City area	Subject to community desire.
	PW	Infrastructure	29		\$ 80,000,000		VCH	VCH Natual Gas Trans.	Natural Gas transmission lines from north county to Highlands and Comstock	NV Energy projet pending. Explore fun
	PW	Infrastructure	29		\$ 26,000,000	\$ 5,200,000	MT	Water to Mark Twain	Water transmission, capacity storage, treatment, and distribution to Mark Twain Estates	See Water Master Plan 2022
	PW	Infrastructure	29		\$ 50,000,000		VCH	VCH Natural Gas Distrib.	Natural Gas distribution lines from new main to residences and businesses in VCH and Comstock	NV Energy projet pending. Explore fun
	PW	Infrastructure	29		\$ 80,000,000		VC	VC Natural Gas Trans.	Natural Gas transmission line from south county to Virginia Cith and Gold Hill	NV Energy projet pending. Explore fun
	PW	Infrastructure	29		\$ 50,000,000		VC	VC Natural Gas Distrib.	Natural gas distribution line from new main to residences and businesses in VC and Gold Hill	NV Energy projet pending. Explore fun
	PW	Roads	29		\$ 5,000,000		VCH	Lousetown-341 Intersection	Improve access and egress at Lousetown and SR 341 intersection	
	PW	Roads	29		\$ 5,000,000		VC	B Street Widen/Parking	Widen B Street between Taylor and Sutton. Provide angled parking for visitors and residents.	Design subject to community.
	PW	Roads	29		\$ 5,000,000		VC	D Street Widen/Parking	Widen and straighten D and/or E Streets for angled parking, loop circulation, and C Street avoidance	Design subject to community.
	PW	Roads	29		\$ 2,000,000		VC	C Street Parking/Amend	Amend traffic patterns on C Street around improvements to B, D, and E Streets	Design subject to community.
	PW	Roads	29		\$ 10,000,000		LW	LW Ramp Improvement	Widen and improve safety on Canyon Way ramp approaching I-80 interchange	Subject to Washoe land swap
		2029 Project TOTALS:			\$ 578,500,000	\$ 30,600,000				
									Notes and Abbreviations	
		CIP TOTALS:			\$ 814,595,713	\$ 66,605,000			CM = County Manager	
									CR = Community Relations	
									DC = District Court	
									Fire = Fire District used countywide	
									GH = Gold Hill	
									LW = Lockwood	
									MT = Mark Twain	
									PR = Painted Rock	

Storey County Capital Improvement Plan *DRAFT*

	Dept. Managing Project	Fund	Fiscal Year Target	Fiscal Year Target if Grants Secured	Total Estimate County Expense	Estimated Grant Funding	Project Location	Short Name	Description	Notes
									PW = Public Works	
									SC = Silver City	
									SCSC = Storey County Senior Center	
									SCSD = Storey County School District	
									SO = Sheriff's Office	
									TRI = Tahoe-Reno Industrial Center or McCarran	
									VC = Virginia City	
									VCTC = Uses for the purpose of supporting tourism economic development.	
									VCH = Highlands	
									*Road maintenance included in existing Roads CIP and is not included in this document.	
									*2020-2024 CIP are included in the existing board approved CIP and may not be listed in this document.	
									*Storey County School District items are in review now.	
									*Painted Rock PUD development, unless stated, is not included in the above estimates.	
									*Some items in 2030 will need substantial potential funding exploration.	



Board of Storey County Commissioners Agenda Action Report

Meeting date: 1/17/2023 10:00 AM -
BOCC Meeting

Estimate of Time Required: 15 min.

Agenda Item Type: Discussion/Possible Action

- **Title:** Consideration and possible approval of Resolution No. 23-668, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2022-23 fiscal year and superseding prior year action by resolution for appointed Storey County officials with the title of Chief Deputy Sheriff being changed to Assistant Sheriff, the salary grade level remaining unchanged at 140.
- **Recommended motion:** I (commissioner) move to approve Resolution No. 23-668, a resolution setting grade and salary range of employees fixed by ordinance or resolution per NRS 245.045 for appointed Storey County officials for the 2022-23 fiscal year and superseding prior year action by resolution for appointed Storey County officials with the title of Chief Deputy Sheriff being changed to Assistant Sheriff, the salary grade level remaining unchanged at 140.
- **Prepared by:** Austin Osborne on behalf of Human Resources

Department:

Contact Number: 7758470968

- **Staff Summary:** The Sheriff's Office proposes to change the title of the subject class to align with the Sheriff's Office classification plan. The grade and salary will remain unchanged for the classification and for any employee(s) affected by the change in title.
- **Supporting Materials:** See attached
- **Fiscal Impact:** none
- **Legal review required:** TRUE
- **Reviewed by:**

____ Department Head

Department Name:

____ County Manager

Other Agency Review: _____

- **Board Action:**

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

RESOLUTION NO.

A RESOLUTION SETTING SALARIES OF EMPLOYEES FIXED BY ORDINANCE OR RESOLUTION PER NRS 245.045 FOR APPOINTED OFFICIALS.

BE IT HEREBY RESOLVED BY THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS, STOREY COUNTY, NEVADA:

WHEREAS, for the purposes of NRS 245.045, the Storey County Board of County Commissioners has authority to establish the salaries of all appointed and non-represented County employees by the enactment of a resolution.

WHEREAS, the salaries of all appointed officials and non-represented county employees, except certain Sheriff's Office employees set by collective bargaining agreement, are consistently to be derived from a similar step and grade range salary system shown in the General Salary Schedule (Attachment A) for appointed officials and non-represented employees of the county.

WHEREAS, the General Salary Schedule step and grade ranges (Attachment A) will be consistent with the AFSCME general employees salary schedule and will be adjusted accordingly on a year-by-year basis to account for cost-of-living and to maintain consistency in the county's classification plan.

WHEREAS, the salary grade range of appointed officials and non-represented employees shall be as follows for the 2022-23 fiscal period:

Position	Salary Grade
Administrative Assistant I	Grade 110
Administrative Assistant II	Grade 116
Administrative Assistant III	Grade 119
Automotive/Equipment Manager	Grade 133
Bailiff/Court Services Officer	Grade 124
Buildings and Grounds Manager	Grade 133
Building Official	Grade 144
Business Development Officer	Grade 140
Chief Deputy District Attorney	Grade 153
Chief Deputy <u>Assistant</u> Sheriff	Grade 140
Community Development Director	Grade 152
Community Relations Coordinator	Grade 130
Comptroller	Grade 154
Cook	Grade 115
Corrections Officer	Grade 117
County Manager	Grade 161
Cyber Security Officer	Grade 133
Deputy District Attorney	Grade 152

Dispatch Manager	Grade 140
Emergency Management Director	Grade 144
Tourism and Event Manager	Grade 135
Event and Site Manager	Grade 124
HR Director	Grade 144
HR Generalist	Grade 124
Information Technology Director	Grade 152
Information Technology Officer	Grade 140
Kitchen Aide	Grade 108
Management Analyst	Grade 131
Meals on Wheels Coordinator	Grade 110
Planning Manager	Grade 144
Public Works Director	Grade 152
Roads Manager	Grade 133
Senior Center Site Manager	Grade 119
Senior Services Director	Grade 140
Tourism Director	Grade 152

WHEREAS, the salary grade and step range of casual intermittent less-than part-time positions in the General Salary Schedule (Attachment A) shall be as follows for the 2022-23 fiscal period:

IPT Administrative Assistant I	Grade 110
IPT Administrative Assistant II	Grade 116
IPT Facilities Maintenance Worker	Grade 110
IPT Tourism Assistant	Grade 110
IPT Visitor Liaison	Grade 110
IPT Lifeguard	Grade 100
IPT Pool Supervisor	Grade 108
IPT Park Maintenance Worker	Grade 105
IPT Road Worker	Grade 110
IPT Pool Maintenance Worker	Grade 110
IPT Maintenance Worker/Heavy Equipment Operator	Grade 118
IPT Transportation Driver	Grade 102
IPT Homemaker	Grade 102
IPT Program Coordinator (Senior Services)	Grade 104

WHEREAS, the flat-rate salaries for the positions below shall be set by the Storey County Board of Commissioners as follows:

--	--

Government Affairs Director	\$30,000 (salary split 50/50 with SCSD)
Justice of the Peace	\$ 89,500

WHEREAS, salaries are set by the Nevada Legislature and County Commissioners for elected positions as follows:

Assessor	\$71,361
Commissioners	\$30,806.31
Clerk/Treasurer	\$71,361
District Attorney	\$122,678
Recorder	\$71,361
Sheriff	\$96,937

WHEREAS, if there is a PERS increase, said increase will be shared equally between Storey County and the employee in accordance with NRS 286.421 (3) (a) (1).

NOW, THEREFORE BE IT RESOLVED BY THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS, by unanimous vote, to adopt Resolution ____ providing for the setting of salaries for the appointed officials and non-represented employees.

This resolution shall be effective on 17th day of January 2023.

PROPOSED AND ADOPTED this 17th day of January 2023.

THOSE VOTING AYE:

THOSE VOTING NAY:

STOREY COUNTY

BOARD OF COUNTY COMMISSIONERS


Jay Carmona, Chairman

ATTEST:

CLERK TO THE BOARD

			2		3		4		5		6		7		8		9		10	
97	28,510.09	13.71	29,507.94	14.19	30,540.72	14.68	31,609.65	15.20	32,715.99	15.73	33,861.05	16.28	35,046.18	16.85	36,272.80	17.44	37,542.35	18.05	38,856.33	18.68
98	29,237.62	14.06	30,260.94	14.55	31,320.07	15.06	32,416.27	15.58	33,550.84	16.13	34,725.12	16.69	35,940.50	17.28	37,198.42	17.88	38,500.36	18.51	39,847.88	19.16
99	29,987.89	14.42	31,037.46	14.92	32,123.77	15.44	33,248.11	15.98	34,411.79	16.54	35,616.20	17.12	36,862.77	17.72	38,152.97	18.34	39,488.32	18.98	40,870.41	19.65
100	30,760.89	14.79	31,837.52	15.31	32,951.83	15.84	34,105.15	16.40	35,298.83	16.97	36,534.29	17.56	37,812.99	18.18	39,136.44	18.82	40,506.22	19.47	41,923.93	20.16
101	31,556.62	15.17	32,661.11	15.70	33,804.25	16.25	34,987.39	16.82	36,211.95	17.41	37,479.37	18.02	38,791.15	18.65	40,148.84	19.30	41,554.05	19.98	43,008.44	20.68
102	32,375.10	15.56	33,508.22	16.11	34,681.01	16.67	35,894.85	17.26	37,151.17	17.86	38,451.46	18.49	39,797.26	19.13	41,190.16	19.80	42,631.82	20.50	44,123.93	21.21
103	33,216.30	15.97	34,378.87	16.53	35,582.13	17.11	36,827.51	17.71	38,116.47	18.33	39,450.55	18.97	40,831.32	19.63	42,260.41	20.32	43,739.53	21.03	45,270.41	21.76
104	34,057.51	16.37	35,249.52	16.95	36,483.26	17.54	37,760.17	18.15	39,081.78	18.79	40,449.64	19.45	41,865.38	20.13	43,330.66	20.83	44,847.24	21.56	46,416.89	22.32
105	34,921.45	16.79	36,143.70	17.38	37,408.73	17.98	38,718.04	18.61	40,073.17	19.27	41,475.73	19.94	42,927.38	20.64	44,429.84	21.36	45,984.88	22.11	47,594.35	22.88
106	35,808.13	17.22	37,061.41	17.82	38,358.56	18.44	39,701.11	19.09	41,090.65	19.76	42,528.82	20.45	44,017.33	21.16	45,557.94	21.90	47,152.47	22.67	48,802.80	23.46
107	36,717.54	17.65	38,002.66	18.27	39,332.75	18.91	40,709.40	19.57	42,134.22	20.26	43,608.92	20.97	45,135.23	21.70	46,714.97	22.46	48,349.99	23.25	50,042.24	24.06
108	37,649.69	18.10	38,967.43	18.73	40,331.29	19.39	41,742.88	20.07	43,203.89	20.77	44,716.02	21.50	46,281.08	22.25	47,900.92	23.03	49,577.45	23.84	51,312.66	24.67
109	38,627.31	18.57	39,979.26	19.22	41,378.54	19.89	42,826.79	20.59	44,325.73	21.31	45,877.13	22.06	47,482.83	22.83	49,144.72	23.63	50,864.79	24.45	52,645.06	25.31
110	39,629.59	19.05	41,016.62	19.72	42,452.20	20.41	43,938.03	21.12	45,475.86	21.86	47,067.52	22.63	48,714.88	23.42	50,419.90	24.24	52,184.60	25.09	54,011.06	25.97
111	40,620.33	19.53	42,042.04	20.21	43,513.51	20.92	45,036.48	21.65	46,612.76	22.41	48,244.21	23.19	49,932.75	24.01	51,680.40	24.85	53,489.21	25.72	55,361.34	26.62
112	41,635.82	20.02	43,093.08	20.72	44,601.34	21.44	46,162.38	22.19	47,778.07	22.97	49,450.30	23.77	51,181.06	24.61	52,972.40	25.47	54,826.43	26.36	56,745.35	27.28
113	42,676.73	20.52	44,170.42	21.24	45,716.38	21.98	47,316.46	22.75	48,972.53	23.54	50,686.57	24.37	52,460.60	25.22	54,296.72	26.10	56,197.11	27.02	58,164.00	27.96
114	43,743.65	21.03	45,274.67	21.77	46,859.29	22.53	48,499.36	23.32	50,196.84	24.13	51,953.73	24.98	53,772.11	25.85	55,654.13	26.76	57,602.03	27.69	59,618.10	28.66
115	44,837.23	21.56	46,406.53	22.31	48,030.76	23.09	49,711.84	23.90	51,451.75	24.74	53,252.56	25.60	55,116.40	26.50	57,045.48	27.43	59,042.07	28.39	61,108.54	29.38
116	45,958.17	22.10	47,566.71	22.87	49,231.54	23.67	50,954.65	24.50	52,738.06	25.35	54,583.89	26.24	56,494.33	27.16	58,471.63	28.11	60,518.13	29.10	62,636.27	30.11
117	47,107.12	22.65	48,755.87	23.44	50,462.33	24.26	52,228.51	25.11	54,056.51	25.99	55,948.49	26.90	57,906.68	27.84	59,933.42	28.81	62,031.09	29.82	64,202.18	30.87
118	48,284.80	23.21	49,974.77	24.03	51,723.88	24.87	53,534.22	25.74	55,407.92	26.64	57,347.19	27.57	59,354.35	28.54	61,431.75	29.53	63,581.86	30.57	65,807.22	31.64
119	49,491.93	23.79	51,224.15	24.63	53,016.99	25.49	54,872.59	26.38	56,793.13	27.30	58,780.89	28.26	60,838.22	29.25	62,967.55	30.27	65,171.42	31.33	67,452.42	32.43
120	50,729.23	24.39	52,504.76	25.24	54,342.42	26.13	56,244.41	27.04	58,212.96	27.99	60,250.41	28.97	62,359.18	29.98	64,541.75	31.03	66,800.71	32.12	69,138.74	33.24
121	51,997.45	25.00	53,817.36	25.87	55,700.97	26.78	57,650.50	27.72	59,668.27	28.69	61,756.66	29.69	63,918.14	30.73	66,155.27	31.81	68,470.71	32.92	70,867.18	34.07
122	53,297.39	25.62	55,162.80	26.52	57,093.50	27.45	59,091.77	28.41	61,159.99	29.40	63,300.59	30.43	65,516.11	31.50	67,809.17	32.60	70,182.49	33.74	72,638.88	34.92
123	54,629.83	26.26	56,541.87	27.18	58,520.84	28.14	60,569.07	29.12	62,688.98	30.14	64,883.10	31.19	67,154.01	32.29	69,504.40	33.42	71,937.05	34.59	74,454.85	35.80
124	55,995.57	26.92	57,955.42	27.86	59,983.86	28.84	62,083.29	29.85	64,256.21	30.89	66,505.18	31.97	68,832.86	33.09	71,242.01	34.25	73,735.48	35.45	76,316.22	36.69
125	57,395.46	27.59	59,404.30	28.56	61,483.45	29.56	63,635.37	30.59	65,862.61	31.66	68,167.80	32.77	70,553.67	33.92	73,023.05	35.11	75,578.86	36.34	78,224.12	37.61
126	58,830.34	28.28	60,889.40	29.27	63,020.53	30.30	65,226.25	31.36	67,509.17	32.46	69,871.99	33.59	72,317.51	34.77	74,848.62	35.98	77,468.32	37.24	80,179.72	38.55
127	60,301.10	28.99	62,411.64	30.01	64,596.04	31.06	66,856.90	32.14	69,196.90	33.27	71,618.79	34.43	74,125.45	35.64	76,719.84	36.88	79,405.03	38.18	82,184.21	39.51
128	61,808.62	29.72	63,971.93	30.76	66,210.94	31.83	68,528.33	32.95	70,926.82	34.10	73,409.26	35.29	75,978.58	36.53	78,637.83	37.81	81,390.15	39.13	84,238.81	40.50
129	63,353.86	30.46	65,571.25	31.52	67,866.24	32.63	70,241.56	33.77	72,700.01	34.95	75,244.51	36.18	77,878.07	37.44	80,603.80	38.75	83,424.94	40.11	86,344.81	41.51
130	64,937.69	31.22	67,210.51	32.31	69,562.88	33.44	71,997.58	34.61	74,517.50	35.83	77,125.61	37.08	79,825.00	38.38	82,618.88	39.72	85,510.54	41.11	88,503.41	42.55
131	66,561.14	32.00	68,890.78	33.12	71,301.95	34.28	73,797.52	35.48	76,380.44	36.72	79,053.75	38.01	81,820.63	39.34	84,684.35	40.71	87,648.31	42.14	90,716.00	43.61
132	68,225.17	32.80	70,613.05	33.95	73,084.50	35.14	75,642.46	36.37	78,289.95	37.64	81,030.09	38.96	83,866.15	40.32	86,801.46	41.73	89,839.51	43.19	92,983.90	44.70
133	69,930.78	33.62	72,378.36	34.80	74,911.60	36.02	77,533.51	37.28	80,247.18	38.58	83,055.83	39.93	85,962.79	41.33	88,971.49	42.77	92,085.49	44.27	95,308.48	45.82
134	71,679.05	34.46	74,187.82	35.67	76,784.39	36.92	79,471.85	38.21	82,253.36	39.54	85,132.23	40.93	88,111.86	42.36	91,195.77	43.84	94,387.63	45.38	97,691.19	46.97
135	73,471.03	35.32	76,042.52	36.56	78,704.01	37.84	81,458.65	39.16	84,309.70	40.53	87,260.54	41.95	90,314.66	43.42	93,475.67	44.94	96,747.32	46.51	100,133.48	48.14
136	75,307.81	36.21	77,943.58	37.47	80,671.61	38.78	83,495.11	40.14	86,417.44	41.55	89,442.05	43.00	92,572.52	44.51	95,812.56	46.06	99,166.00	47.68	102,636.81	49.34
137	77,190.51	37.11	79,892.18	38.41	82,688.41	39.75	85,582.50	41.15	88,577.89	42.59	91,678.11	44.08	94,886.85	45.62	98,207.89	47.22	101,645.16	48.87	105,202.74	50.58
138	79,120.28	38.04	81,889.49	39.37	84,755.62	40.75	87,722.07	42.17	90,792.34	43.65	93,970.07	45.18	97,259.03	46.76	100,663.09	48.40	104,186.30	50.09	107,832.82	51.84
139	81,098.29	38.99	83,936.73	40.35	86,874.51	41.77	89,915.12	43.23	93,062.15	44.74	96,319.32	46.31	99,690.50	47.93	103,179.67	49.61	106,790.96	51.34	110,528.64	53.14
140	83,125.75	39.96	86,035.15	41.36	89,046.38	42.81	92,163.01	44.31	95,388.71	45.86	98,727.32	47.47	102,182.77	49.13	105,759.17	50.85	109,460.74	52.63	113,291.87	54.47
141	85,203.88	40.96	88,186.02	42.40	91,272.53	43.88	94,467.07	45.42	97,773.41	47.01	101,195.48	48.65	104,737.32	50.35	108,403.13	52.12	112,197.24	53.94	116,124.14	55.83
142	87,333.98	41.99	90,390.67	43.46	93,554.35	44.98	96,828.75	46.55	100,217.75	48.18	103,725.38	49.87	107,355.76	51.61	111,113.22	53.42	115,002.18	55.29	119,027.25	57.22
143	89,517.34	43.04	92,650.45	44.54	95,893.21	46.10	99,249.47	47.72	102,723.21	49.39	106,318.52	51.11	110,039.67	52.90	113,891.05	54.76	117,877.24	56.67	122,002.94	58.66
144	91,755.28	44.11	94,966.72	45.66	98,290.55	47.26	101,730.72	48.91	105,291.30	50.62	108,976.49	52.39	112,790.67	54.23	116,738.34	56.12	120,824.18	58.09	125,053.03	60.12
145	94,049.14	45.22	97,340.86	46.80	100,747.79	48.44	104,273.97	50.13	107,923.56											

147	98,810.39	47.50	102,268.75	49.17	105,848.16	50.89	109,552.85	52.67	113,387.20	54.51	117,355.75	56.42	121,463.20	58.40	125,714.41	60.44	130,114.42	62.56	134,668.42	64.74
148	101,280.64	48.69	104,825.46	50.40	108,494.35	52.16	112,291.65	53.99	116,221.86	55.88	120,289.63	57.83	124,499.76	59.86	128,857.25	61.95	133,367.26	64.12	138,035.11	66.36
149	103,812.67	49.91	107,446.12	51.66	111,206.73	53.46	115,098.97	55.34	119,127.43	57.27	123,296.89	59.28	127,612.28	61.35	132,078.71	63.50	136,701.47	65.72	141,486.02	68.02
150	106,407.98	51.16	110,132.26	52.95	113,986.89	54.80	117,976.43	56.72	122,105.60	58.70	126,379.30	60.76	130,802.57	62.89	135,380.66	65.09	140,118.99	67.36	145,023.15	69.72
151	109,068.18	52.44	112,885.57	54.27	116,836.57	56.17	120,925.85	58.14	125,158.25	60.17	129,538.79	62.28	134,072.65	64.46	138,765.19	66.71	143,621.97	69.05	148,648.74	71.47
152	111,794.89	53.75	115,707.71	55.63	119,757.48	57.58	123,949.00	59.59	128,287.21	61.68	132,777.26	63.84	137,424.47	66.07	142,234.32	68.38	147,212.52	70.78	152,364.96	73.25
153	114,589.76	55.09	118,600.40	57.02	122,751.42	59.02	127,047.72	61.08	131,494.39	63.22	136,096.69	65.43	140,860.08	67.72	145,790.18	70.09	150,892.84	72.54	156,174.08	75.08
154	117,454.50	56.47	121,565.41	58.44	125,820.20	60.49	130,223.90	62.61	134,781.74	64.80	139,499.10	67.07	144,381.57	69.41	149,434.93	71.84	154,665.15	74.36	160,078.43	76.96
155	120,390.87	57.88	124,604.55	59.91	128,965.71	62.00	133,479.50	64.17	138,151.29	66.42	142,986.58	68.74	147,991.11	71.15	153,170.80	73.64	158,531.78	76.22	164,080.39	78.88
156	123,400.65	59.33	127,719.67	61.40	132,189.86	63.55	136,816.51	65.78	141,605.08	68.08	146,561.26	70.46	151,690.91	72.93	157,000.09	75.48	162,495.09	78.12	168,182.42	80.86
157	126,485.66	60.81	130,912.66	62.94	135,494.60	65.14	140,236.91	67.42	145,145.20	69.78	150,225.28	72.22	155,483.17	74.75	160,925.08	77.37	166,557.46	80.08	172,386.97	82.88
158	129,647.79	62.33	134,185.46	64.51	138,881.96	66.77	143,742.82	69.11	148,773.82	71.53	153,980.91	74.03	159,370.24	76.62	164,948.20	79.30	170,721.38	82.08	176,696.63	84.95
159	132,889.00	63.89	137,540.11	66.13	142,354.01	68.44	147,336.41	70.83	152,493.18	73.31	157,830.44	75.88	163,354.51	78.54	169,071.91	81.28	174,989.43	84.13	181,114.06	87.07
160	136,211.23	65.49	140,978.62	67.78	145,912.87	70.15	151,019.82	72.61	156,305.52	75.15	161,776.21	77.78	167,438.38	80.50	173,298.72	83.32	179,364.18	86.23	185,641.92	89.25
161	139,616.50	67.12	144,503.07	69.47	149,560.68	71.90	154,795.31	74.42	160,213.14	77.03	165,820.60	79.72	171,624.32	82.51	177,631.17	85.40	183,848.27	88.39	190,282.95	91.48
162	143,106.92	68.80	148,115.66	71.21	153,299.71	73.70	158,665.20	76.28	164,218.48	78.95	169,966.12	81.71	175,914.94	84.57	182,071.96	87.53	188,444.48	90.60	195,040.04	93.77
163	146,684.59	70.52	151,818.55	72.99	157,132.20	75.54	162,631.83	78.19	168,323.94	80.92	174,215.28	83.76	180,312.82	86.69	186,623.76	89.72	193,155.60	92.86	199,916.04	96.11
164	150,351.70	72.28	155,614.01	74.81	161,060.50	77.43	166,697.62	80.14	172,532.03	82.95	178,570.66	85.85	184,820.63	88.86	191,289.35	91.97	197,984.48	95.18	204,913.93	98.52
165	154,110.49	74.09	159,504.36	76.68	165,087.01	79.37	170,865.06	82.15	176,845.34	85.02	183,034.92	88.00	189,441.14	91.08	196,071.59	94.27	202,934.09	97.56	210,036.78	####

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 1/17/2023 10:00 AM - BOCC Meeting	Estimate of Time Required: 15 min.	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Consideration and possible approval of a November 1, 2022 – June 30, 2024, agreement between Storey County and the Comstock Cemetery Foundation (CCF) for budget funding to the CCF to perform certain cemetery obligations established in the 2022 memorandum of understanding between the parties, and other properly related matters.
- **Recommended motion:** I (commissioner) motion to approve a November 1, 2022 – June 30, 2024, agreement between Storey County and the Comstock Cemetery Foundation (CCF) for budget funding to the CCF to perform certain cemetery obligations established in the 2022 memorandum of understanding between the parties, and other properly related matters.
- **Prepared by:** Austin Osborne

Department: **Contact Number:** 7758470968

- **Staff Summary:** A 99-year memorandum of understanding was approved by the board in November of 2022 facilitating a structured relationship between Storey County and the Comstock Cemetery Foundation for appropriate accounting and administration, records management, funding, coordinated oversight and strategic planning, site security, and risk management as related to modern burials, funding, administration, historic preservation, and enhancement of the Silver Terrace Cemeteries and Gold Hill Cemetery within appropriate jurisdictional allowances.
- The proposed operating agreement will establish a funding mechanism for the CCF to fulfill certain obligations set forth in the MOU. Budgetary procedures and approvals under this agreement will be applied to the CCF each year similarly as they are for other county departments, elected offices, and county-supported organizations.
- A one-year initial contract term is hereby proposed. A successor agreement with a longer term may be proposed toward the end of the initial contract period.
- **Supporting Materials:** See attached
- **Fiscal Impact:** Pending
- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

AGREEMENT

This Agreement is made by and between the Comstock Cemetery Foundation, (CCF) a 501(c)(3) charitable foundation and Storey County (County), a political subdivision of the State of Nevada and is effective as of the date last executed by the duly authorized representatives of the parties to this Agreement.

BACKGROUND

Thee CCF is a non-profit foundation formed in 1999 for the purpose of preserving and protecting the historic cemeteries in in Virginia City and Gold Hill. Storey County has assisted in the CCF's endeavors over the years. The nature of the services and assistance has been unclear. Accordingly, the parties to this agreement recently approved and executed an agreement (Prior Agreement) setting forth the terms, conditions, and responsibilities that promote preservation, protection, and management of the historic cemetery lands located within the Virginia City National Historic Landmark and the borders of Storey County. By this agreement CCF is responsible for daily operations of the cemeteries including all site and facilities preservation activities, maintaining the infrastructure within the boundaries of the Silver Terrace Cemeteries and the Gold Hill Cemetery, maintaining financial records and complying with other legal requirements pertinent to non-profit entities and is responsible for managing requests for burials within the historic cemeteries devoted to independent organizations such as the Freemasons, Catholics, Odd Fellows and others. In performing these responsibilities, the CCF is supported by donations. It also receives burial fees which it is entitled to retain so long as the proceeds are used for the responsibilities set forth in the Prior Agreement. It may also collect fees from other uses of the cemeteries. The CCF is authorized to apply for grants form the County for its activities in the same manner and with the same limits as are applicable to

other non-profit entities seeking grant funds. It is recognized, however, that the donations, grant funds and fee revenues received by the CCF may not be sufficient to meet the costs of complying with CCF's responsibilities under the Prior Agreement. County is willing to assist CCF in meeting the costs of its responsibilities for a trial period of one year.

NOW THEREFORE IT IS HEREBY AGREED AS FOLLOWS:

1. CCF shall submit to County a proposed budget that it believes will cover its expenses for performing the obligations set forth in the Prior Agreement to the Storey County Comptroller. These expenses will not include the cost of paying for water, sewer, electrical, internet and other utilities to serve the Silver Terrace Cemeteries and visitor center and the Gold Hill Cemetery as these costs are borne by all other non-profit-entities utilizing County buildings and facilities. The proposed budget shall include categories of proposed expenses and their amounts. The CCF and the Storey County Comptroller will meet to go over the proposed budget and attempt to reach an agreement as to the reasonableness of the proposed budget. If agreement is reached, the amount of the proposed budget will be submitted to the Board of County Commissioners for possible approval. If an agreement cannot be reached, the CCF may submit the amount of its proposed budget to the Board of County Commissioners along with a statement from the Comptroller as to why an agreement could not be reached. The Board of County Commissioners, after considering the amount of the proposed budget and the statement as to why an agreement could not be reached, may approve the amount of the proposed budget submitted by the CCF or a lesser amount or decline to approve any amount at all.
2. If the Board of County Commissioners approves an appropriation for the CCF, that amount shall be paid to the CCF on a monthly basis as invoices for the expenditures set

forth in the budget as approved by the Board of County Commissioners are submitted to the Comptroller.

3. By the month of December, following the approval of an amount for a proposed budget, the CCF and County shall review the progress of proceedings under this agreement and make any amendments to this agreement that the parties can agree will make the process of assisting the CCF in covering the costs of its obligations under the Prior Agreement work more smoothly (the Subsequent Agreement). The Subsequent Agreement will be submitted to the Board of County Commissioners for possible approval. If approved, the CCF will submit its annual budget request to the County in the same time-frame and format as are the budget requests of other County departments. If a Subsequent Agreement is not reached, then this agreement will expire on June 30, 2024.
4. As to the current fiscal year i.e., 2022-2023, the parties will meet to establish a proposed budget for the time period from November 1, 2022, through June 30, 2023. If the parties can reach a satisfactory budget for payments to CCF for that time frame, it will be submitted for approval to the Board of County Commissioners.
5. The Subsequent Agreement shall remain in effect for so long as the Prior Agreement remains in effect. Either party, however, may terminate the Subsequent Agreement at any time and for any reason upon 60 days notice to the other.
6. This Agreement constitutes the entire agreement of the parties and, as such, is intended to be the complete and exclusive statement of the promises, representations, negotiations, discussions, and other agreements that may have been made in connection with the subject matter hereof. Unless

otherwise expressly authorized by the terms of this Agreement or the Subsequent Agreement, no modification or amendment to this Agreement or the Subsequent Agreement shall be binding upon the parties unless the same is in writing and signed by the respective parties hereto and approved by the Office of the District Attorney as to form and the Board of County Commissioners.

7. The parties are associated with each other only for the purposes and to the extent set forth in this Agreement and the Prior Agreement. Each party is and shall be a public agency or nonprofit corporation separate and distinct from the other party and each shall have the right to supervise, manage, operate, control and direct performance of the details incident to its duties under this Agreement. Nothing contained in this Agreement shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or except as provided herein, otherwise create any liability for one agency whatsoever with respect to the indebtedness, liabilities and obligations of the other agency or any other party.
8. This Agreement may be executed in two or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each party and delivered to the other party, it being understood that all parties need not sign the same counterpart. This Agreement may be executed by facsimile signatures.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the
____ day of _____, 2023.

STOREY COUNTY

By: _____
Jay Carmona, Chairperson
Board of County Commissioners of Storey County


ATTEST

Jim Hindle
Storey County Clerk

COMSTOCK CEMETERY FOUNDATION, Inc.

By: _____
Ross Bevens, President

By: _____
Judith Allen, Vice President

	<h1>Board of Storey County Commissioners</h1> <h2>Agenda Action Report</h2>	
Meeting date: 1/17/2023 10:00 AM - BOCC Meeting	Estimate of Time Required: 15 min.	
Agenda Item Type: Discussion/Possible Action		

- **Title:** Workshop to discuss and provide further direction on the draft Storey County regional fiscal impact report.
- **Recommended motion:** I (commissioner) motion to direct staff to complete and distribute as appropriate the Storey County regional impact report with the following changes (to be determined at the meeting).
- **Prepared by:** Austin Osborne

Department: **Contact Number:** 7758470968

- **Staff Summary:** The board in 2021 directed county staff to draft a report on economic outputs and other impacts that commercial activity in Storey County may be having on Washoe County and northern Nevada.
-
- The draft report briefly discusses published data regarding direct, indirect, and induced fiscal outputs to northern Nevada communities from Storey County economic activity. Discussions on regional impacts incorporate elements of the Storey County Master Plan, county development codes, and actions taken by the board to address transportation and affordable housing challenges in the region. County budget conditions, fiscal responsibilities and liabilities, capital improvement needs, and fiscal actions needed to provide basic public services to its residents and businesses support the overall discussion.
-
- The report highlights key facts with which to orientate and facilitate conversations with legislative and area leaders. The data in the report are not exhaustive to the issues discussed. Further analyses may be found to be needed, at which time staff will seek further direction from the board. The final report should be considered a living document subject to change.
- **Supporting Materials:** See attached
- **Fiscal Impact:** NA
- **Legal review required:** TRUE

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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



Board of Storey County Commissioners Agenda Action Report

**Meeting date: 1/17/2023 10:00 AM -
BOCC Meeting**

Estimate of Time Required: 0-5

Agenda Item Type: Discussion/Possible Action

- **Title:** For consideration and possible approval of business license second readings:
 - A. Advantage Heating & Air Conditioning LLC – Contractor / 7665 Town Square Lane ~ Reno, NV
 - B. Engineered Structures, Inc. – Contractor / 330E. Louise Dr., Ste. 300 ~ Meridian, ID

- **Recommended motion:** Approval

- **Prepared by:** Ashley Mead

Department: **Contact Number:** 7758470966

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

- **Supporting Materials:** See attached

- **Fiscal Impact:** None

- **Legal review required:** False

- **Reviewed by:**

_____ Department Head

Department Name:

_____ County Manager

Other Agency Review: _____

- **Board Action:**

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

Storey County Community Development



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

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

To: Jim Hindle, Clerk's office
Austin Osborne, County Manager

January 09, 2023
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **January 17, 2023**

COMMISSIONERS Consent Agenda:

SECOND READINGS:

- A. Advantage Heating & Air Conditioning LLC** – Contractor / 7665 Town Square Lane ~ Reno, NV
- B. Engineered Structures, Inc.** – Contractor / 330E. Louise Dr., Ste. 300 ~ Meridian, ID

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office