

**City of Carson City
Agenda Report**

Date Submitted: August 6, 2013

Agenda Date Requested: August 15, 2013

Time Requested: 5 minutes

To: Mayor and Supervisors

From: Fire Department

Subject Title: Action to adopt, on second reading, Bill No.120, Ordinance No._____, an ordinance amending the Carson City Municipal Code Title 14, Chapter 14.04, Wildland Interface Sections 14.04.005 through 14.04.035 by deleting the provisions contained therein. *(Stacey Giomi)*

Staff Summary: The proposed language is recommended for deletion as the provisions previously contain within this section of CCMC are being proposed for inclusion in Chapter 14.02.

Type of Action Requested: (check one)
 Resolution Ordinance (Second Reading)
 Formal Action/Motion Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to adopt, on second reading, Bill No.120, Ordinance No._____, an ordinance amending the Carson City Municipal Code Title 14, Chapter 14.04, Wildland Interface Sections 14.04.005 through 14.04.035 by deleting the provisions contained therein.

Explanation for Recommended Board Action: The Board of Supervisors, pursuant to ordinance, are required to take action in the adoption of any code amendments.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC Title 14

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: Refer the matter back to the Fire Department for consideration or deny the code language change.

Supporting Material: Ordinance

Prepared By: R. Stacey Giomi, Fire Chief

Reviewed By:

Robert S. Giomi
(Fire Chief)

Date: 8/6/13

(City Manager)

Date: 8/6/13

(District Attorney)

Date: 8/6/13

(Finance Director)

Date: 8/6/13

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)

ORDINANCE NO. _____
BILL NO. 120

**AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE TITLE 14
CHAPTER 14.04 WILDLAND INTERFACE SECTIONS 14.04.005 THROUGH 14.04.035
BY DELETING THE PROVISIONS CONTAINED THEREIN.**

THE BOARD OF SUPERVISORS OF CARSON CITY DO ORDAIN:

Section I: Title 14, Chapter 14.04 of the Carson City Municipal code is hereby deleted:

~~Chapter 14.04 WILDLAND INTERFACE~~

~~14.04.005 Definitions.~~

~~14.04.010 Access.~~

~~14.04.015 Water supply and fire sprinkler systems.~~

~~14.04.020 Ignition resistant building construction.~~

~~14.04.025 Fuel modification and defensible space.~~

~~14.04.030 Spark arresters.~~

~~14.04.035 Storage of liquefied petroleum gas and fuel materials.~~

~~14.04.005 Definitions.~~

~~Unless the context otherwise requires, the following definitions apply to this chapter:~~

- ~~1. "Wildland urban interface" means those areas lying outside the urban area boundary where structures, dwellings and development intermingles with wildland or vegetative fuels and which areas are shown on a map maintained by the Carson City fire department and available for public viewing during regular business hours.~~
- ~~2. "Defensible space" means an area, either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.~~
- ~~3. "Fire hazard" means a fuel complex defined by kind, arrangement, volume, condition and location that determines the degree of both ease and suppression difficulty.~~
- ~~4. "Fuel" means combustible plants, trees, flora, vegetation and other combustible materials that will enable fire.~~
- ~~5. "Fuel modification" means a method of modifying fuel load by reducing the amount of fuel or altering the type of vegetation to reduce the fuel load.~~
- ~~6. "Fuel mosaic" means a fuel modification system that provides for the creation of islands and irregular boundaries to reduce the visual and ecological impact of fuel modification.~~

~~14.04.010 Access.~~

~~All structures within the wildland urban interface area, except any buildings containing only a Group U occupancy with a floor area of not more than five hundred seventy-six (576) square feet, must comply with the following requirements:~~

- ~~1. The access requirements of the International Fire Code (IFC) and Title 14 apply unless specifically amended.~~

2. A driveway must be provided to a structure when access, as defined by the IFC, is more than one hundred fifty feet (150') from any exterior portion of the building. For the purposes of this section, a single driveway may serve no more than two (2) Group R-3 or Group U occupancies.

3. All driveways must be made of an all-weather surface and must be at least twelve feet (12') wide and have a minimum vertical clearance of thirteen feet six inches (13'6"). Driveways in excess of one hundred fifty feet (150') in length must have approved turnarounds. Driveways in excess of two hundred feet (200') must be provided with turnouts at least ten feet (10') wide and thirty feet (30') long. Driveway turnouts must be located as required by the fire chief.

14.04.015 Water supply and fire sprinkler systems.

This section shall apply to all R-3 and associated Group U occupancies built or moved into within the wildland-urban interface area and located more than one thousand feet (1,000') from an approved water supply as measured along an approved fire access road.

Exception: 1. Group U occupancies with a floor area of not more than one thousand two hundred (1,200) square feet, and the interior of which is covered by five-eighths inch (5/8") Type X drywall and fire taped.

2. Group U occupancies built of type I or II construction:

1. Structures must be protected by a fire sprinkler system approved by the Fire Prevention Division and installed in accordance with the appropriate NFPA standard and the following design criteria:

a. Every automatic sprinkler system must have at least one automatic water supply.

b. When stored water is used as the sole source of supply, the minimum quantity must equal the sprinkler water demand rate times fifteen (15) minutes.

c. Where such tank is inside such dwelling or structure, the tank control wiring is to be protected in EMT conduit.

d. Electrical service to the water pumping supply must have separate electrical disconnection from any structural electrical service disconnection.

e. Residential sprinkler systems shall be maintained in an operational status at all times, except as approved by the chief for construction, remodeling or similar conditions.

f. Alternative materials and methods may be used to satisfy the requirement for a water-based automatic sprinkler system. The alternative materials and methods must be approved by the chief upon demonstration that the system is at least equivalent to the protection afforded by an automatic sprinkler system.

2. Structures which do not exceed five thousand (5,000) square feet may, as an alternative to Section 1, provide an approved water source with a storage capacity of at least thirty thousand (30,000) gallons. The water source must contain an approved fire department connection.

3. Additions to an existing structure will be required to comply with the provisions of this chapter and the following:

a. Any addition to an existing structure which contains a fire sprinkler system will require that the sprinkler system be extended to cover the new addition.

b. Any addition to an existing un-sprinklered structure less than seven hundred fifty (750) square feet is exempt from the installation of fire sprinkler system.

c. Any addition to an existing un-sprinklered structure that is between seven hundred fifty (750) square feet and seventy-four percent (74%) of the original structure's square footage will require the installation of a fire sprinkler system in the new addition.

d. Any addition to an existing un-sprinklered structure that is seventy-five percent (75%) or greater of the original square footage will require the installation of a fire sprinkler system through the entire structure.

14.04.020 Ignition-resistant building construction.

Structures built within or moved into a wildland-urban interface must comply with the following requirements:

1. Roof coverings must be Class A rated as defined in the International Building Code or must be that which is required by state law.
2. Eaves must be enclosed on the underside with solid sheathing material, minimum one-half inch (1/2") nominal thickness.
3. Appendages and projections such as decks must be of tight-fitting wood of two-inch (2") nominal thickness lumber or an approved equivalent or constructed of noncombustible material. The exposed surface must be tight fitting. The area beneath a first floor projection must be enclosed to within six inches (6") of the natural grade surface.

14.04.025 Fuel modification and defensible space.

1. For all structures within a wildland-urban interface, fuel modification must be performed to maintain defensible space in the amount required by this section. The required defensible space is determined by applying the required defensible space distances in Table 14.04A to the classification of the fire severity of the property as established by Table 14.04B. Distances specified in Table 14.04A are measured along the grade from the perimeter or projection of the building or structure.
2. The creation of required defensible space is accomplished by all of the following:
 - a. Keeping non-fire resistive vegetation or growth clear of buildings or structures;
 - b. Keeping the roof of a structure free of leaves, needles or other dead vegetative material;
 - c. Keeping trees extending to within fifteen feet (15') of any structure pruned to maintain a minimum clearance of fifteen feet (15') and removing lower limbs and minimizing ladder fuels;
 - d. Removing portions of trees which extend within fifteen feet (15') of the outlet of a chimney;
 - e. Keeping trees adjacent to or overhanging a building free of dead wood.
3. A fuel mosaic may be employed to create defensible space.
4. Ornamental vegetative fuels or cultivated groundcover such as green grass, ivy, succulents or similar plants used as groundcover, are allowed to be within the designated defensible space provided they do not form a means of readily transmitting fire from the native growth to any structure as determined by the fire chief. Trees are allowed within the defensible space provided that the distances between crowns from adjacent trees, structures or unmodified fuel is not less than fifteen feet (15') or as approved by the fire chief. Trees must be maintained free of dead wood and natural tree litter.
5. Property owners of vacant land shall be required to install and maintain fuel breaks and fuel mosaics when the vacant land is directly adjacent to a parcel which contains any structure.

**Table 14.04A
Required Defensible Space**

Urban-Wildland Interface Area	Fuel Modification Distance-
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	Feet
Moderate hazard	30
High hazard	100
Extreme hazard	200

Table 14.04B
Fire Severity Classification by Fuel Type and Slope*
SLOPE % (Angle in degrees)

FBO	0%	9%	18%	27%	36%	47%	58%	70%	84%	100%
Fuel Model	0°	5°	10°	15°	20°	25°	30°	35°	40°	45°
8 timber	L	L	L	L	L	L	M	M	M	M
9 timber	L	L	L	L	L	M	M	M	M	M
11 slash	L	L	L	L	L	M	M	M	M	M
1 grass	L	L	L	M	M	M	M	M	H	H
7 shrub	L	L	M	M	M	M	M	H	H	H
6 shrub	L	L	M	M	M	M	M	H	H	H
10 timber	M	M	M	M	M	M	M	H	H	H
5 shrub	M	M	M	M	M	M	H	H	H	H
2 grass	M	M	M	M	M	M	H	H	H	H
12 slash	M	M	M	M	M	H	H	H	H	H
13 slash	M	M	M	H	H	H	H	H	H	E
3 grass	M	M	M	H	H	H	H	H	E	E
4 shrub	H	H	H	H	H	E	E	E	E	E

* FBO determined by the Fire Behavior Modeling System of the National Wildfire Coordinating Group

E = extreme

H = high

L = low

M = moderate

14.04.030 Spark arresters.

~~Within the wildland urban interface each chimney serving fireplaces, barbeques, incinerators or decorative heating appliances in which solid or liquid fuel is used must have a spark arrester constructed of woven or welded wire screening of 12 USA standard gauge wire (0.1046 inch) having openings not larger than one half inch (1/2").~~

14.04.035 Storage of liquefied petroleum gas and fuel materials.

~~Within a wildland urban interface, the following requirements apply:~~

- ~~1. The storage of liquefied petroleum gas ("LP gas") and the installation and maintenance of required accessory equipment must be in accordance with the regulations of the Nevada Board for the Regulation of Liquefied Petroleum Gas and subject to the approval of the code official.~~
- ~~2. LP gas containers must be located within the defensible space in accordance with the fire code, and have ten feet (10') minimum clearance from fuels.~~
- ~~3. Firewood and combustible material for consumption on the premises must:
 - ~~a. Not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs; and~~
 - ~~b. Be located a minimum of twenty feet (20') from structures and separated from the crown of trees by a minimum of fifteen feet (15').~~~~

Section II: If any clause, sentence, section, provision or part of this chapter shall be adjudged to be unconstitutional or invalid for any reason by any court of competent jurisdiction, such judgment shall not invalidate, impair or affect the remainder of this chapter.

Section III: That no other provisions of the Carson City Municipal Code are affected by this ordinance.

