

RENO EVENING GAZETTE

PROOF OF PUBLICATION

STATE OF NEVADA }
COUNTY OF WASHOE } ss.

DOROTHY YOCOM

being first duly sworn, deposes and says: That she is the legal clerk of THE RENO EVENING GAZETTE, a daily newspaper published at Reno, in Washoe County, in the State of Nevada.

That the notice OF INTENT

.
of which a copy is hereto attached, was first published in said newspaper in its issue dated the

. 27 day of July, 19 72 and

.
the full period of days, the last publication thereof being in the issue dated the day of, 19


Signed *Dorothy Yocom*

Subscribed and sworn to before me this

. 27 day of July, 19 72

Richard J. Taylor
Notary Public.

**NOTICE OF INTENT TO ADOPT
A UNIFORM FIRE CODE
IN WASHOE COUNTY**
Notice is hereby given that the Board of County Commissioners of Washoe County intend, at their regular meeting of August 7, 1972 at 11:00 a.m. to consider adoption of Bill No. 301 providing for the adoption of the Uniform Fire Code in Washoe County entitled "An Ordinance of the County of Washoe providing minimum standards to safeguard life, health, property and public welfare by regulating the storage, use and handling of dangerous and hazardous materials, substances, devices and processes, by regulating the maintenance of buildings and equipment, by providing for weed abatement and control, by providing for the administration and enforcement of such requirements, prescribing penalties for violations thereof, and other matters properly relating thereto, together with such changes as are necessary to make the same applicable to the conditions in Washoe County."
Typewritten copies of Bill No. 301 and the Uniform Fire Code, 1971 Edition, are available for inspection by all interested persons at the office of the County Clerk.
H. K. BROWN, County Clerk
334900-Intent July 27

 RICHARD J. TAYLOR
Notary Public — State of Nevada
Washoe County
My Commission Expires Jan. 22, 1973

SUMMARY: An Ordinance adopting the Uniform Fire Code for fire protection and prevention in Washoe County.

BILL NO. 301

ORDINANCE NO. 193

AN ORDINANCE OF THE COUNTY OF WASHOE PROVIDING MINIMUM STANDARDS TO SAFEGUARD LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE BY REGULATING THE STORAGE, USE AND HANDLING OF DANGEROUS AND HAZARDOUS MATERIALS, SUBSTANCES, DEVICES AND PROCESSES, BY REGULATING THE MAINTENANCE OF BUILDINGS AND EQUIPMENT, BY PROVIDING FOR WEED ABATEMENT AND CONTROL, BY PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT OF SUCH REQUIREMENTS, PRESCRIBING PENALTIES FOR VIOLATIONS THEREOF, AND OTHER MATTERS PROPERLY RELATING THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1.

The 1971 Edition of the Uniform Fire Code, approved by the Western Fire Chiefs' Association and the International Conference of Building Officials, a copy of which is placed on file in the Office of the County Clerk of Washoe County, Nevada, together with such changes as are necessary to make the same applicable to conditions in the County of Washoe and such other changes as are desirable, which changes are contained in that document marked Exhibit "A", attached hereto, shall be, and hereby is adopted by reference, incorporated herein and made a part hereof, and shall regulate all matters contained therein.

SECTION 2.

That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 3.

If any section, subsection, clause, phrase or provision of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions. The Board of County Commissioners hereby declare that if they had known of any invalidity of any such section, subsection, clause, phrase or provision hereof at the time of passage of this Ordinance, they would have passed the remainder thereof without such invalid portion.

SECTION 4.

That any person, firm or corporation violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which a violation of any of the provisions of this Ordinance is committed, continued or permitted, and upon conviction of any such violation, such person shall be punished by a fine of not more than \$500.00 or by imprisonment for not more than six (6) months, or by both fine and imprisonment.

SECTION 5.

This Ordinance shall be in full force and effect from and after its passage and approval as prescribed by NRS 244.105.

Proposed on the 25th day of July, 1972.
Proposed by Commissioner Nelson:
Passed on the 7th day of August, 1972.

Vote:

Ayes: Commissioners: Pagni, Coppa, McKissick, Nelson and Rusk
Nays: Commissioners: None
Absent: Commissioners: None

Ray Pagni
Chairman of the Board

ATTEST: H.K. Brown, Clerk

David P. Howard, Deputy
County Clerk

This Ordinance shall be in force and effect from and after the 8th
day of August, 1972.

EXHIBIT "A"

The Uniform Fire Code shall be enforced by the Washoe County Building Department. All references in the 1971 Edition of the Uniform Fire Code that refer to "Fire Chief" or "Chief", and the like, shall mean the Chief Building and Safety Inspector of the Washoe County Building and Safety Department, and shall include authorized representatives of the Chief Building and Safety Inspector. All Fire Chiefs or authorized representatives of Fire Chiefs of any Fire Protection District organized pursuant to Chapter 474 of Nevada Revised Statutes within the County of Washoe shall be, upon approval by Resolution of the governing body of any such Fire Protection District, an authorized representative of the Chief Building and Safety Inspector of Washoe County for the purposes of administering and enforcing the provisions of this Ordinance within the boundaries of any such Fire Protection District. All references in the Uniform Fire Code to "Municipality", "City" and the like shall be construed to mean the County of Washoe. Wherever the word "jurisdiction" is used in the Uniform Fire Code, it shall be held to mean the unincorporated area of the County of Washoe, State of Nevada.

The following changes, additions and deletions in the 1971 Edition of the Uniform Fire Code are hereby incorporated into the provisions of said Code and this Ordinance:

Section 1.210. ORDERS, NOTICES AND TAGS -- Add the following paragraph:

(c) Whenever the Chief or his duly authorized representative shall find a fire hazard or a public nuisance as defined herein existing on any vacant lot, sidewalk, parkway or other property, public or private, the Chief Building and Safety Inspector and/or his authorized representative may, in addition to any other procedure provided herein, cause a NOTICE OF CITATION to be issued to abate such nuisance or fire hazard. Said NOTICE OF CITATION shall be in legible characters and set forth the specific section of the Fire Code which is being violated and direct the abatement of the nuisance or fire hazard within a specified time from the date of service not to exceed ten (10) days.

(d) It shall be the duty of the owner, the agent of the owner, or person in possession of any lot or premises upon which the NOTICE OF CITATION has been served to remove such nuisance or fire hazard within the time specified. If the person, firm or corporation shall fail or neglect to remove or abate the nuisance or fire hazard within the time specified, the Chief Building and Safety Inspector or his authorized representative shall cause such nuisance to be abated by issuing to the party or parties in violation a citation to appear before any justice court within the County of Washoe or, in the alternative, refer notice of such violation or violations to the Office of the District Attorney for the commencement of action or actions for the abatement, removal, and enjoinder of such violations as a public nuisance or criminal action in the manner provided by law.

Section 1.211. SERVICE OF ORDERS AND NOTICES -- Add the following paragraph:

Any CITATION or NOTICE OF CITATION authorized or required by this Code shall be served by one of the following methods:

(a) By personal service thereof upon the owner, occupant or other person in charge and control of the property.

(b) By mailing said notice by registered mail addressed to the owner or person in charge and control of the property at the address shown on the last available assessment roll.

(c) By posting said notice at a conspicuous place on the property or abutting public right-of-way.

(d) By placing an advertisement at least once a week for a period of two weeks in a newspaper of general circulation in the County of Washoe. Said newspaper advertisement shall be a general notice that the property in the County of Washoe has been posted in accordance with this Chapter and shall contain a general statement of the effect of such posting. The date of such newspaper advertisement shall not be considered in computing the appeal periods provided by this Chapter.

Section 1.212. COMPLIANCE -- Amend to read as follows:

(a) Any person, firm or corporation operating or maintaining any occupancy, premises or vehicle subject to this Code who shall permit any fire hazard or public nuisance to exist on the premises under his control or who shall fail to take immediate action to abate a fire hazard or public nuisance when ordered, notified or cited to do so by the Chief or his duly authorized representative, shall be guilty of a misdemeanor, and all procedures herein provided for the enforcement of this Code shall be applicable.

Subsections (b), (c) and (d) remain the same.

(e) All remedies provided for herein shall be cumulative and not exclusive. The conviction and punishment of any person hereunder shall not relieve such person from the responsibilities for correcting prohibited conditions, nor shall such prevent the enforced correction or removal thereof. Any court or magistrate before whom there may be pending any proceedings for a violation of this Ordinance shall, in addition to any fine or other punishment which it may impose, order such nuisance to be abated. The court or magistrate shall order the Chief Building and Safety Inspector to put out bids for the abatement of the nuisance or fire hazard. The cost of abatement shall be paid and recovered in the following manner:

1. The Director of Public Works shall keep an itemized account of the expenses incurred in the abatement of the nuisance or fire hazard. Upon completion of the work, said Director shall prepare and file with the County Clerk a report specifying the work done, the itemized and total cost of the work, a description of the real property upon which the nuisance or hazard occurred or was located, and the names and addresses of persons entitled to notice pursuant to this subsection.
2. Upon receipt of said report, the County Clerk shall present it to the County Commissioners for consideration. The County Commissioners shall fix a time, date and place for hearing said report. The County Clerk shall cause notice of said hearing to be posted upon the property involved, published once in a newspaper of general circulation in the County and served by

certified mail, postage prepaid, addressed to the owner of the property as his name and address appears on the last assessment roll of the County if such so appears, or as known to the Clerk. Such notice shall be given at least ten (10) days prior to the date set for the hearing, and shall specify the day, hour, and place when the Commissioners will hear and pass upon the Director's report together with any objections or protests which may be filed as hereinafter provided by any person interested in or affected by the proposed charge.

3. Upon the day and hour for the hearing, the County Commissioners shall hear and pass upon the report of the Director together with any such objections and protests. The Commission may make such revisions, corrections, or modifications in the report or the charge as it may deem just, and when the Commission is satisfied with the correctness of the charge, the report, together with the charge, shall be confirmed or rejected. The decision of the County Commissioners on the report and the charge and on all protests or objections shall be final and conclusive.
4. The Commission may thereupon order that said charge shall be made a personal obligation of the property owner or assess said charges against the property involved.
 - i. Personal Obligation. If the Commission orders that the charge shall be a personal obligation of the property owner, it shall direct the District Attorney to collect the same on behalf of the County by use of all appropriate legal remedies.
 - ii. If the Commission orders that the charge shall be assessed against the property, it shall confirm the assessment, cause the same to be recorded on the assessment roll and thereafter said assessment shall constitute a special assessment against and a lien upon the property.
5. The Commission, in its discretion, may determine that assessments in amounts of \$500.00 or more shall be payable in annual installments not to exceed five equal annual installments. The Commission's determination to allow payments of such assessments in installments, the number of installments, whether they shall bear interest, and the rate thereof, shall be by a resolution adopted prior to the confirmation of the assessment.

6. Immediately upon it being placed on the assessment roll, the assessment shall be deemed to be complete. The several amounts assessed shall be payable and the assessments shall be liens against the lots or parcels of land assessed respectively. The lien shall be subordinate to all existing special assessment liens previously imposed upon the same property and shall be paramount to all other liens except for state, county, and municipal taxes with which it shall be upon a parity. The lien shall continue until the assessment and all interest due and payable thereon be paid. All such assessments remaining unpaid after thirty days from the date of recording on the assessment roll shall become delinquent and shall bear interest at the rate of seven percent per annum from and after said date.
7. After confirmation of the report, certified copies of the assessment shall be given to the County Assessor and the County Tax Collector who shall add the amount of the assessment to the next regular tax bill levied against the parcel for County purposes.
8. The amount of the assessment shall be collected at the same time and in the same manner as County ad valorem property taxes are collected and shall be subject to the same penalties and the procedure and sale in cases of delinquency as provided for such County taxes. All laws applicable to the levy, collection, and enforcement of County property taxes shall be applicable to such assessments. If the Commission has determined that the assessment shall be paid in installments, each installment and any interest thereon shall be collected in the same manner as ordinary County property taxes in successive years. If any installment is delinquent, the amount thereof is subject to the same penalties and procedure for sale as provided for ordinary County property taxes.
9. All moneys recovered by payment of the charge or assessment or from the sale of the property at foreclosure sale shall be paid to the County Treasurer who shall credit the same to the repair and demolition fund.

Section 1.402. DEFINITIONS -- Add the following paragraph:

CISTERN shall mean a large container for the storage of water filled mechanically or by other means. (§13.301(g) - Exhibit "A".)

To the definition of FIRE HAZARD, add the following paragraphs:

A FIRE HAZARD shall include the existence of weeds, dry grass, dead trees, tin cans, abandoned autos and auto bodies, as-

phalt or concrete, rubbish, refuse or waste material of any kind upon any sidewalk, vacant lot, parkway or other property, both public and private, and the same is hereby declared to be a public nuisance, the removal of which is necessary for fire protection and prevention and to protect the health and safety of the surrounding inhabitants.

Cultivated and useful grasses and pastures shall not be declared a public nuisance or fire hazard except that if the Chief Building and Safety Inspector or his authorized representative shall determine it to be necessary to protect adjacent improved property from fire exposure, an adequate firebreak may be required as specified in Appendix E, Section 16, Subparagraph (a) 1, and if said requirement is not observed within seven (7) days of notice of same, said grasses and pastures shall be deemed a nuisance and fire hazard.

Add the following paragraph -- PUBLIC NUISANCE shall include all FIRE HAZARDS as defined herein.

Section 1.301. PERMITS -- Add the following paragraph:

(c) All permits issued pursuant to this Code shall be valid for a period of one (1) year from the date of issuance unless another period of time is specifically designated in said permit. Unless otherwise specifically designated, all permits must be renewed and a new application therefor filed annually.

Section 13.301. INSTALLATION -- Add the following paragraphs:

(d) Fire Hydrant Specifications.

All fire hydrants within the unincorporated area of Washoe County shall adhere to the following specifications:

1. Hydrants must be of such design that if the hydrant barrel is destroyed or broken off, the hydrant will remain closed.
2. The bottom flange on the hydrant barrel must be a minimum of four (4) inches and a maximum of twelve (12) inches above grade level.
3. Fire hydrants shall contain a six (6) inch barrel.
4. Hydrants must be non-freezing, self-draining, and have an independent shut-off.
5. Fire hydrants shall contain two half (1/2) inch outlets with national threads seven and one-half (7½).

(e) Hydrant Spacing.

Commercial Areas: Fire hydrants must be placed every three hundred (300) feet.

Residential Areas: A residence must not be more than six hundred (600) feet from a hydrant nor twelve hundred (1200) feet from one hydrant to the next in an R-1 or R-2 zone. In areas zoned one dwelling per acre, a residence must not be more than six hundred (600) feet from a hydrant or a minimum of twelve hundred (1200) feet between hydrants or cisterns.

(f) Water Flow.

Commercial Areas: The observed water flow must be a minimum of one thousand (1000) GPM (gallons per minute) at a minimum of twenty (20) pounds residual for a four (4) hour period.

Residential Areas: In a residential area where hydrants are placed, the hydrant must deliver 250 GPM of water for a two (2) hour period.

(g) Cistern. Requirements, Location and Specifications.

In those areas not covered by fire hydrant requirements, a cistern shall be required every 1500 feet in any development.

Specifications - Size.

Minimum size shall be 1800 gallons, and five and one half (5½) feet high, ten (10) feet long, four and one half (4½) feet wide with an overall area of not less than 415.800 cubic inches. Wall thickness shall be a minimum of three (3) inches. Concrete shall be water proof type and attain a minimum of three thousand (3000) psi. Manhole covers shall be a minimum of eighteen (18) inches by twenty-four (24) inches. Cistern shall be placed eighteen (18) inches or more below grade. Stand pipe shall be two (2) one half (1/2) inch national standard with Fire Department hook-up extending twelve (12) inches above grade with a thirty-six (36) inch by eighteen (18) inch concrete half dome with the Fire Department connection and one (1) inch vent extending from the side of the concrete half dome. The one (1) inch vent must have male threads with appropriate caps and extend only into the air space of the tank. All piping must be galvanized type. The stand pipe must extend to the bottom of the tank and rest on a six (6) inch by six (6) inch iron plate. There must be a minimum of three (3) square inches of opening in one side of the pipe.

ORDINANCE NO. 193

Amended by Ordinance No. 281, Bill 446, Item 75-1669

Amended by Ordinance No. 293, Bill 457, Item 75-2178

Amended by Ordinance No. 348, Bill 517, Item 77-1424