

## STAFF REPORT

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**Date:** July 27, 2016

**To:** Mayor and City Council

**Thru:** Andrew Clinger, City Manager

**Subject:** I.1. Staff Report (For Possible Action): Ordinance Introduction - Bill No. \_\_\_\_\_ Ordinance to amend Reno Municipal Code, Title 16, “Fire,” Chapter 16.01, “Fire Administration and Codes”, by amending Section 202, (definition of Institutional Group I-1), Section 903.3.1.1 (NFPA 13 sprinkler systems) and Section 903.3.1.2 (NFPA 13R sprinkler system) of Exhibit B of Section 16.01.011 and amending Section 202, (definition of Institutional Group I-2) of exhibit A of Section 16.01.011 relating to the 2012 International Fire Code, together with other matters properly relating thereto.

**From:** Dave Cochran, Fire Chief

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**Summary:** This is a request to amend the Reno Municipal Code, Title 16, Chapter 16.01.011 to bring the code requirements in line with Chapter 477 of the Nevada Administrative Code that was recently amended by the State Fire Marshal in January, 2016.

**Previous Council Action:** On September 25, 2013, the City of Reno adopted the 2012 International Fire Code with the 2012 Northern Nevada Amendments. The Northern Nevada Amendments was a regional project created by the Fire Departments of Reno, Sparks, Carson City, North Lake Tahoe, Storey County, Truckee Meadows, East Fork, North Lyon County, and Tahoe Douglas.

**Discussion:** The mission of the Northern Nevada Amendments was and remains to promote uniformity between the Northern Nevada Fire Authorities for code adoptions and code acceptance for the benefit of the Northern Nevada communities. At the time of this adoption, the language in the amendments mirrored language in the State Fire Marshal regulations as set forth in Chapter 477 of the Nevada Administrative Code.

Effective January 16, 2015, the State of Nevada adopted the 2012 International Fire Code with State amendments. Some of these amendments changed what was adopted by the Northern Nevada region in 2013. Currently, there is a discrepancy between the amendments the City adopted in 2013, and the amendments the State Fire Marshal adopted in 2016.

To address the discrepancies, the Northern Nevada Regional Group met recently and agreed to make the following changes to the Northern Nevada Amendments to be consistent with the current NAC and regional amendments.

Explanation of NFPA 13 and NFPA 13R systems:

When planning a new construction project, it's important to understand the fire sprinkler code requirements. When it comes to constructing residential facilities, knowing the difference between National Fire Protection Association (NFPA) 13 and 13R requirements in the early planning stages could be the difference to reducing the fire protection budget or preventing unexpected design changes.

NFPA 13 protected buildings are considered 'fully sprinklered' to provide both life safety and protection to the facility and its assets. This means there's fire protection throughout the entire building, including unoccupied spaces (attics, closets, etc.). Comparatively, NFPA 13R facilities are 'partially sprinklered' to provide life safety and a moderate level of building protection. In other words, NFPA 13R requirements provide for a level of protection that allows occupants to escape a building in the event of a fire. Conversely, NFPA 13 provides protection to not only get people out to safety, but also to control or extinguish the fire – saving the building and its contents.

NFPA 13R commonly allows for the elimination of fire protection in attics, closets, and bathrooms. NFPA 13R allows for a lesser water discharge demand from the sprinkler system, leading to smaller pipe sizes. NFPA 13R allows for a shorter duration of water supply than NFPA 13. This is advantageous in situations where water storage tanks supply the sprinkler system, as a smaller tank can be used.

1. The previous State Code that required commercial residential facilities greater than two stories to have a NFPA 13 fire sprinkler system, instead of an NFPA 13R system, was deleted from the State amendments, changing the wording to language straight out of the 2012 International Fire Code.

The 2012 International Fire Code allows automatic sprinkler systems in group R (residential) occupancies up to and including four stories in height to be installed throughout with an NFPA 13R sprinkler system. This is significant because a 13R designed sprinkler system is generally less expensive to install and allows more flexibility for contractors.

2. The previous adopted State Code contained erroneous language defining an **Institutional Group I-1** type occupancy. Because it was in the NAC, the Northern Nevada Regional

Group adopted the States definition as well in 2013. The State corrected that definition in their 2016 adoption. As such, the City of Reno needs to fix that definition in our adopted amendments as well to apply proper code compliance to I-1 occupancies.

3. As the Northern Nevada Regional Group was reviewing the above changes, typos and inconsistencies with other department requirements were found. The other changes requested to the amendments are simply to fix the typos and mirror the wording to be consistent with the NAC and the Northern Nevada Amendments.

The other members of the Northern Nevada Regional Group are also making these changes.

Attached is a copy of the proposed amendments. The complete version of 2012 edition of the International Fire Code can be found at <http://publiccodes.cyberregs.com/icod/ifc/2012/index.htm>. Additionally, a copy the 2012 edition of the International Fire Code with related appendices and amendments is also available in the City Clerk's Office for public viewing.

**Financial Implications:** None at this time.

**Legal Implications:** Since this amendment is not a rule change pursuant to NRS Chapter 237, a business impact statement is not required. Additionally, RMC Section 2.110 authorizes adoption of a uniform code.

**Recommendation:** Staff recommends Council refer Bill No. \_\_\_\_\_ for a second reading and adoption.

**Proposed Motion:** I move to refer Bill No. \_\_\_\_\_ for a second reading and adoption.

**Attachments:**

- 2016 corrected edit exhibit B (PDF)

EXPLANATION: Matter underlined is new; matter in brackets and stricken [--] is material to be repealed.

**BILL NO.**

**ORDINANCE NO.**

EXPLANATION: Matter underlined is new; matter in brackets and/or stricken [--] is material to be repealed.

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO AMEND RENO MUNICIPAL CODE, TITLE 16, "FIRE," CHAPTER 16.01, "FIRE ADMINISTRATION AND CODES", BY AMENDING SECTION 202, (DEFINITION OF INSTITUTIONAL GROUP I-1), SECTION 903.3.1.1 (NFPA 13 SPRINKLER SYSTEMS) AND SECTION 903.3.1.2 (NFPA 13R SPRINKLER SYSTEM) OF EXHIBIT B OF SECTION 16.01.011 AND AMENDING SECTION 202, (DEFINITION OF INSTITUTIONAL GROUP I-2) OF EXHIBIT A OF SECTION 16.01.011 RELATING TO THE 2012 INTERNATIONAL FIRE CODE, TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.**

SPONSORED BY THE RENO FIRE DEPARTMENT

THE CITY COUNCIL OF THE CITY OF RENO DOES ORDAIN:

SECTION 1. Section 202 Definition entitled "Institutional Group I-1" of Exhibit B of Section 16.01.011 of the 2012 International Fire Code is amended to read as follows:

**Institutional Group I-1.** This occupancy shall include buildings, structures or parts thereof for more than 16 persons who reside on a 24-hour basis in a supervised environment and receive custodial care. The persons receiving care are capable of self preservation. ~~All portions of a care facility which houses patients or residents which are classified by the State Board of Health as a 'Category 2 ', and which has an occupant load of more than 10 residents, is classified as an 'I-1' occupancy classification.~~ This group shall include, but not be limited to, the following:

Alcohol and drug centers  
Assisted living facilities  
Congregate care facilities  
Convalescent facilities  
Group homes  
Half-way houses  
Residential board and custodial care facilities  
Social rehabilitation facilities

**Five or fewer persons receiving care.** A facility such as the above with five or fewer persons receiving such care shall be classified as Group R-3 or shall comply with the *International Residential Code* provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or *International Residential Code* Section P2904.

**Six to sixteen persons receiving care.** A facility such as above, housing at least six and not more than 16 persons receiving such care, shall be classified as Group R-4

SECTION 2. Section 202 Definition entitled “Institutional Group I-2” of Exhibit A of Section 16.01.011 of the 2012 International Fire Code is amended to read as follows:

**Institutional Group I-2.** This occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than five persons who are not capable of self-preservation. This group shall include, but not be limited to, the following:

Foster care facilities  
Detoxification facilities  
Hospitals  
Nursing homes  
Psychiatric hospitals

All portions of a care facility which houses patients or residents which are classified by the State Board of Health as a 'Category 2 resident' and which has an occupant load of more than 10 residents, is classified as an 'I-2' occupancy classification.

**Five or fewer persons receiving care.** A facility such as the above with five or fewer persons receiving such care shall be classified as Group R-3 or shall comply with the *International Residential Code* provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or Section P2904 of the *International Residential Code*.

SECTION 3. Section 903.3.1.1 entitled “NFPA 13 Sprinkler Systems” of Exhibit B of Section 16.01.011 of the 2012 International Fire Code is amended to read as follows:

**903.3.1.1 NFPA 13 sprinkler systems.** Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.3.1.1.1. ~~An R-1 or R-2 occupancy that has more than two stories must have an NFPA 13 system installed.~~ In North Lake Tahoe Fire Protection District all Group R-3 occupancies larger than ten thousand (10,000) square feet or exceeding four (4) stories in height are required to have automatic sprinklers installed throughout in accordance with NFPA 13.

SECTION 4. Section 903.3.1.2 entitled “NFPA 13R Sprinkler System” of Exhibit B of Section 16.01.011 of the 2012 International Fire Code is amended to read as follows:

**903.3.1.2 NFPA 13R sprinkler systems.** *Automatic sprinkler systems* in Group R occupancies up to and including ~~two~~ four stories in height shall be permitted to be installed throughout in accordance with NFPA 13R. ~~An R-1 or R-2 occupancy that has more than two stories shall have an N.F.P.A. 13 system installed.~~

SECTION 5. After its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno, this ordinance shall become effective on \_\_\_\_\_, 2016.

SECTION 6. The City Clerk and the Clerk of the City Council of the City of Reno are hereby authorized and directed to have this ordinance published in one issue of the Reno Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this: \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote of the Council.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

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Hillary Schieve, Mayor

ATTEST:

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Ashley Turney,  
CITY CLERK AND CLERK OF THE CITY COUNCIL OF  
THE CITY OF RENO, NEVADA

EFFECTIVE DATE: \_\_\_\_\_

**EXHIBIT A**  
**2012 EDITION OF THE “INTERNATIONAL FIRE CODE”**

A hard copy of the 2012 International Fire Code is available for public viewing at the Reno City Clerk’s Office, 1 E 1<sup>st</sup> Street, Second Floor, Reno, Nevada. It is also available on-line at the following link: <http://publicecodes.cyberregs.com/icod/ifc/2012/index.htm>.

**EXHIBIT B**

THE CITY COUNCIL OF THE CITY OF RENO DOES ORDAIN:

**SECTION 1** Title \_\_\_\_\_, in accordance with Nevada Revised Statutes.

**SECTION 2.** The Reno City Council hereby finds that this ordinance is not subject to the requirements of Chapter 237 of NRS, Business Impact Statement process.

**SECTION 3.** This Ordinance shall be in effect on \_\_\_\_\_, from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

**SECTION 4.** The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2015, by the following vote of the Council:

AYES: \_\_\_\_\_  
NAYS: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2015.

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HILLARY SCHIEVE  
MAYOR OF THE CITY OF RENO

ATTEST:

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ASHLEY D. TURNEY  
CITY CLERK AND  
CLERK OF THE CITY COUNCIL  
OF THE CITY OF RENO,  
NEVADA

EFFECTIVE DATE: