

East Fork Fire Protection District 2018 International Wildland Urban Interface Code Proposed Regulations for Adoption



East Fork Fire Protection District Proposed International Wildland-Urban Interface (WUI) Regulations

2

- **What the Regulations are:**

- Formal adoption by EFFPD of the IWUIC including Chapter 5

Plus...

- Adoption of specific amendments relevant to the unique circumstances within EFFPD (i.e. firefighting water supplies in areas without an established water supply, and special building construction regulations)

Background

3

The Nevada State Fire Marshal's Office (SFM) adopts the International Wildland Urban Interface Code, with the exception of Chapter 5: Special Building Construction Regulations

The adoption of Chapter 5 is left to the Authority Having Jurisdiction (AHJ) based on the needs of that jurisdiction

Background Continued

4

- The SFM does not adopt Chapter 5 to allow the AHJ (EFFPD) to adopt and amend these regulations based on the needs of the District and safety of the community. They do not adopt regulations relating to residential construction under the International Residential Code (NRS 477.030 c)

Northern Nevada Amendment Differences

5

- Proposed EFFPD WUI Regulations closely match those in the Northern Nevada WUI Amendment Package
 - Water supply is in accordance with the WUI, which requires substantially more water than NFPA 1142 as used by EFFPD
 - EFFPD regulations allow for 1.5x's defensible space which allows for less restrictive construction elements in some areas. Northern Nevada Amendments do not allow this.



Background Continued

6

- During hearings regarding the repeal of the fire sprinkler ordinance by Douglas County, members of the public who experienced devastation as a result of the Tamarack fire, local contractors, industry representatives, and members of the public (on public record), expressed concerns about the wildfire threat and the need for adopted regulations.

Neighboring Jurisdictions

7

- Neighboring jurisdictions have adopted the WUI regulations including Chapter 5
 - Storey County
 - Carson City
 - Sparks Fire
 - Washoe County Building Department
 - North Lake Tahoe FPD



Reasons for Adoption

8

- Response to local contractors, industry and public requests for adoption of the special building construction regulations of Chapter 5
- EFFPD Board Direction given in December 2022 to bring forth regulations for adoption of the International Wildland Urban Interface Code, to include Chapter 5

Reasons to Adopt Continued

9

“Douglas County has a high risk of wildfire—higher than 88% of counties in the US.”

(source: USFS 2023)



Reasons for Adoption Continued

10

In wildfire events, 60-90% of home loss is due to embers traveling ahead of a fire and igniting the home or combustible material near the home

([livingwithfire.com](https://www.livingwithfire.com) 2023)



Reasons to Adopt Continued

11

- Devastation of homes not protected under the requirements of the WUI was experienced in Douglas County during the Tamarack Fire of 2021.
- Enhanced firefighter safety
- It is a regulation specifically relating to fire prevention.



Fact

12

- Numbers Fire 2020: 5 homes were lost
- Tamarack Fire 2021: 13 homes were lost and 4 additional homes were damaged

The fact is we do lose homes within the urban interface as a result of wildland fires and more homes are being built in the urban interface.

Insurance Services Office Data Shows:

13

According to U.S. Census data, Nevada has 1,173,800 housing units. The following is a breakdown of the percentage and number of housing units broken out into the low, moderate, and high wildfire risk categories.

Negligible and Low		Moderate		High and Extreme	
Percentage	Number	Percentage	Number	Percentage	Number
84%	990,400	10%	116,300	6%	67,100

Top five counties by number of housing units in high and extreme wildfire risk categories

Washoe	40,500
Douglas	7,900
Carson City	6,400
Elko	4,100
Lyon	2,300

Top five counties by highest concentration of housing units in high and extreme wildfire risk categories

Storey	49%
Douglas	33%
Carson City	27%
Lincoln	26%
Washoe	22%

The data compiled in this report is only an indication of risk. All figures are rounded. Actual risk for an insurer depends on the location of the individual property and its wildfire risk attributes. For underwriting purposes, FireLine® provides a wildfire hazard score ranging from 0 (negligible) to 30 (extreme) for each property analyzed.

Insurances Services Office data:

14

- Based on the preceding table, Douglas County ranks second in the State for wildfire risk with the majority of those homes being within the East Fork Fire Protection District
- This is the time to act.



Chronology for Adoption

15

- July 2022: Resident request to adopt the IWUIC to include Chapter 5
- August through December 2022: The IWUIC provisions, as adopted by the Nevada State Fire Marshal, were included in the EFFPD Regulations
- November 2022: Contractor request to adopt the IWUIC to include Chapter 5

Chronology for Adoption

16

- December 2022: The EFFPD Board of Directors directed Administration to bring forward regulations to adopt the IWUIC to include Chapter 5
- January 2023: Meeting with Douglas County Community Development Director Tom Dallaire and Building Official Tim Davis to discuss proposed WUI regulations and define the process
- March 2023: Initial presentation of the proposed IWUIC regulation package
- April 2023: Meeting with Douglas County Community Development Director Tom Dallaire and Building Official Tim Davis to discuss proposed WUI regulations and timeline for implementation

Chronology for Adoption

17

- April 2023: First reading of the proposed IWUIC regulation package
- April 2023: Meeting with Northern Nevada Builder's Alliance CEO Jaron Hildebrand
- May 2023: Informational and public outreach meeting regarding WUI Regulations with agencies, contractors and designers
- May 2023: Public hearing for adoption of the proposed regulations (today)

Chapter 5 Requirements

18

- The WUI, including Chapter 5, contains special building construction regulations which require buildings within the designated WUI areas to build to certain standards, including, but not limited to:
 - Venting
 - Eaves
 - Gutters
 - Decks
 - Fire sprinklers (in some cases)
 - Defensible space and vegetation management
 - Special construction

When Sprinklers Would be Required

19



- Per the code; in areas designated as “Extreme”, where the property does not allow 1.5 times conforming defensible space (150 feet maintained), the home shall require residential fire sprinklers and a Fire Protection Plan, as described in Chapter 4.

Determination of Risk Category

20

- Nevada Division of Forestry has a map on their website that anyone has access to determine their hazard risk category. This finite and individual determination defines three category of risk. They include:
 - Moderate
 - High
 - Extreme
- [NV Resource & Fire Portal - Public Viewer \(nevadaresourcesandwildfireinfo.com\)](http://nevadaresourcesandwildfireinfo.com)

Fire District Authority to Adopt

21

- The Fire District's authority is granted under several provision of State Law and adopted Codes. They include:
 - NRS 474.160: Regulations for furnishing fire protection to the District
 - The provisions of the model codes as adopted by the State Fire Marshal Division under NRS 477.030, NAC 477.280 and 477.281

Fire District Authority to Adopt

22

- NAC 477.280 Adoption and effect of local requirements; enforcement of model codes. (NRS 477.030)

1. Except for property owned by the State, where there is a conflict between this chapter and any code, ordinance or regulation adopted by a local authority, the more stringent requirement providing the greatest safety from fire and for life to the public applies.

2. The model codes adopted with modifications by the State Fire Marshal pursuant to this chapter are enforceable jointly with the other provisions of this chapter.

3. Nothing in this section prohibits a local government from adopting any code or ordinance that is more stringent than the provisions of this chapter.

[St. Fire Marshal, § 1.103, eff. 11-27-78]—(NAC A 1-19-84; 8-24-90; R062-04, 9-3-2004)

Next Steps

23

- Public Hearing presenting the Resolution for approval to the Board of Directors (today)
- 45-day transitional period prior to implementation of the regulations
- Official implementation of the Regulations (July 1, 2023)
- This process was started with Board Direction in December 2022: approximately 6 months ago.

Recommendation

24

The Administration recommends adoption of the proposed Regulations with implementation July 1, 2023



Letters of Support

25

- East Fork Firefighters Association IAFF Local 3726 has provided a letter of support for the adoption of the proposed regulations
- The East Fork Fire Volunteer Association has provided a letter of support for the adoption of the proposed regulations

Questions?

26

