



**EAST FORK FIRE
PROTECTION DISTRICT**
1694 County Road
Minden, Nevada 89423
(775) 782-9040

RESIDENTIAL PLAN REVIEW SUBMITTAL REQUIREMENTS

- As of **July 2023**, a full residential plan submittal shall be provided to EFFPD for **all structures** (to include garages, sheds, etc.) larger than **120 square feet**.
- For homes submitted prior to **4/2/2024** that are wanting to be reevaluated under the new **Douglas County Ordinance 2023-1630**, that allows for up to 5,000 square feet of living space before residential fire sprinklers are required, a brand-new full plan set under the new parameters (to include a 1-hour firewall between the garage and residence and any WUI requirements) shall be submitted as a new project and **shall pay the Residential Plan Review Fee in effect at the time of submittal**. Additionally, no refunds will be given for previously paid fees for plans submitted and approved prior to 4/2/2024. **There are no exceptions to the fee requirements.**
- Structures shall be evaluated and designed by a licensed professional to the **2018 International Wildland Urban Interface Code (WUI)**, if applicable. The location of the structures are evaluated via the **Nevada Division of Forestry Wildfire Threat Map** at **NV Resource & Fire Portal - Public Viewer** (nevadaresourcesandwildfireinfo.com)
 - Designation of WUI category and access shall be in accordance with EFFPD Regulations. All cut sheets for WUI construction elements shall be provided at submittal.
 - If a fire hydrant is within 1,000 feet of the project, the location shall be shown and will count as conforming water supply.
 - If there are no hydrants within 1,000 feet of the project, the needed water supply shall be calculated in accordance with NFPA 1142, with volumetric calculations for the **largest structure on site** provided at submittal.
 - Additionally, one of the **Water Supply Options** described in the EFFPD Regulations and listed below shall be designated prior to approval.



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For properties in areas without an established water system (hydrants), homeowners have the following options to meet the required water supply:

Option 1 Voluntary installation of an approved National Fire Protection Association 13-D residential fire sprinkler system.

Option 2:

Installation and year-round maintenance of a water tank and devices installed in accordance with the National Fire Protection Association, Standards 1142 and 22. This shall include dedicated access to the tank, all piping, and fire district connections associated, and all required construction and installation permits. Water supply shall be available prior to any combustible material being brought on site necessary for construction.

If Option 2 is chosen, Smoke Alarms installed in the home shall be tied to a 24-hour alarm monitoring service for the life of the home.

Option 3:

A one-time Water Supply Initiative Fee shall be paid to the East Fork Fire Protection District when choosing the Water Supply Initiative option. The fees generated under this option will only be used to support and maintain the District's ability to transport water to locations which fall under these requirements. Water supplies will be determined per NFPA 1142.

If Option 3 is chosen, Smoke Alarms installed in the home shall be tied to a 24-hour alarm monitoring service for the life of the home.

- **As of 7/1/2024**, all residential plan submittals have a **\$400 fee** payable to EFFPD, regardless as to whether a structure is located in the WUI or not. This fee is in addition to any Water Supply Initiative Fee, if that that option is chosen in lieu of residential fire sprinklers, or an NFPA 1142 compliant water tank and appurtenances. All fees shall be paid prior to plan approval and release.
- If a home was previously submitted and approved by EFFPD, and the owner wishes to resubmit with changes, the old approval will be void and the plans will be evaluated under the currently adopted codes. This includes any homes that were previously required to put fire sprinklers in and now wish to remove the requirement. **These homes shall pay the Residential Plan Review Fee in effect at the time of submittal. No exceptions.**
- **Effective April 2, 2024**, all homes that exceed 5,000 square feet of ***living space*** shall be required to install an NFPA 13D Residential Fire Sprinkler System by a licensed contractor in the State of Nevada. Any systems installed shall provide sprinkler coverage in the garage.
- **Effective April 2, 2024**, all newly constructed homes shall be required to provide a 1-hour wall between the garage and the residence.

"SERVING THE FIRE AND LIFE SAFETY NEEDS OF OUR COMMUNITY"

Minden | Gardnerville | Genoa | Wellington