



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: October 28, 2025

DATE: Thursday, October 23, 2025

TO: Board of County Commissioners

FROM: Richard J. Edwards, Fire Chief, Truckee Meadows Fire Protection District
775-326-6000, REdwards@tmfpd.us

THROUGH: Kate Thomas, Interim County Manager

SUBJECT: Request by the Truckee Meadows Fire Protection District (TMFPD), through the Washoe County Clerk, and pursuant to Washoe County Code (WCC) 2.030, to initiate amendments to WCC Chapter 60 (Fire Prevention and Protection) to update the editions of the International Fire Code and International Wildland-Urban Interface Codes adopted by reference from the 2018 editions to the 2024 editions, with modifications to make them applicable to conditions within Washoe County. And, if supported, direct the County Clerk to submit the request to the District Attorney's Office for preparation of a proposed ordinance in accordance with WCC 2.040. (All Commission Districts)

SUMMARY

This staff report seeks to initiate amendments to WCC Chapter 60 (Fire Prevention and Protection), also known as the Truckee Meadows Fire Code, to adopt more current editions of the model codes than those that are currently adopted. New editions have historically been adopted every six years, in tandem with the other northern Nevada jurisdictions. The most recent adoption occurred in 2020 to adopt the 2018 editions. These proposed changes would adopt the 2024 editions (most current). Adoption is anticipated in December 2025, with implementation anticipated on January 1, 2026. The adoption of the 2024 editions will align TMFPD with our regional partnering agencies.

Washoe County Strategic Objective supported by this item: Build a safer, more resilient community & workforce

PREVIOUS ACTION

July 23, 2013, The Board of County Commissioners (Board) approved a request to initiate proceedings to amend the Washoe County Code (Chapter 60 – Fire Code) to adopt the 2012 Edition of the International Wildland Urban Interface Code and the 2012 Northern Nevada Fire Amendments.

August 13, 2013, The Board conducted a first reading of an ordinance amending the Washoe County Code by repealing Chapter 60 in its entirety and by enacting a new

AGENDA ITEM # _____

Chapter 60 containing provisions adopting the Fire and Wildland Urban Interface International Codes and directed staff to schedule a second reading and public hearing for possible adoption.

August 27, 2013, The Board adopted Ordinance Number 1516 which amended the Washoe County Code by repealing Chapter 60 in its entirety and by enacting a new Chapter 60 containing provisions adopting the Fire and Wildland Urban Interface International Codes in accordance with NRS 244.100.

September 24, 2013, The Board approved a resolution adopting a fee schedule for fire related matters, which was exactly the same as set forth in the outgoing version of Chapter 60 of the Washoe County Code, and authorized enforcement of this fee schedule within the Sierra Fire Protection District and Truckee Meadows Fire Protection District's respective boundaries.

April 28, 2020, The Board conducted an introduction and first reading of an ordinance amending the Washoe County Code by repealing chapter 60 in its entirety, and by enacting a new chapter 60 containing provisions adopting the 2018 International Fire and Wildland-Urban Interface Codes, with modifications, and violations, and providing other matters necessarily connected therewith and pertaining thereto; and scheduled a second reading and public hearing for possible adoption of the proposed ordinance.

May 12, 2020, The Board adopted Ordinance Number 1650 which amended the Washoe County Code by repealing Chapter 60 in its entirety and by enacting a new Chapter 60 containing provisions adopting the 2018 Northern Nevada Fire Amendments, the 2018 version of the International Fire Code, and the 2018 version of the International Wildland-Urban Interface Code, to become effective June 1, 2020.

BACKGROUND

TMFPD is a political subdivision of the State of Nevada created and operated in Washoe County, Nevada pursuant to NRS Chapter 474 as a county fire protection district created by the Board of County Commissioners. NRS 474.470 empowered under such districts to adopt and enforce regulations related to fire protection, prevention, and suppression within its jurisdiction.

When the State Fire Marshal's office adopts codes, they set the minimum fire code for the state. Historically, each fire agency also adopts codes with amended language to reflect local needs. These amendments are intended to address both general and specific impacts each agency encounters, such as unique business operations, resources, and topography. The model codes adopted at both the state and local level are the International Codes (I-Codes). *The I-Codes are a family of fifteen coordinated, modern building safety codes. The codes are designed to ensure engineering of safe and resilient structures with input from building, fire safety, and other related experts.* The I-Codes are adopted at the state or local jurisdictional level in all 50 states and in many other countries. Code cycles are typically updated every three years to accommodate safety lessons learned, latest technology, and advancements in building-related science.

Historically, the region has adopted codes on a six-year cycle (instead of a three-year cycle) to minimize industry disruption. Currently, the 2018 editions of the International

Fire Code, the International Wildland-Urban Interface Code, and the 2018 Northern Nevada Fire Amendments are enforced. Following the upcoming adoption process, it is expected that the 2024 editions will become effective January 1, 2026. The effective date will align TMFPD with our regional partnering agencies and provide consistent review and enforcement with the Washoe County Planning & Building Division.

Changes anticipated in adopting updated versions of the International Fire Code and Northern Nevada Fire Amendments include:

- updating the International Fire Code edition from the 2018 version to the 2024 version
- updating the Northern Nevada Fire Amendments from the 2018 version to 2024
- minor section renumbering to align with base, model code
- adding language related to combustible pallet constructions and storage facilities
- adding language addressing storage requirements for lithium batteries as well as recycling facilities
- amending code language related to first responder radio communications to comply with Washoe County Technology Services departmental guidelines.
- amending code language addressing Electrical Energy Storage Systems (ESS) for residential dwelling units to include additional safety standards such as impact protection.
- adding a new chapter that clarifies code requirements related to temporary cooking and heating operations, including tents and canopies.

Changes anticipated in adopting updated versions of the International Wildland-Urban Interface Code and Northern Nevada Fire Amendments include:

- updating the International Wildland-Urban Interface Code edition from the 2018 version to the 2024 version
- updating the Northern Nevada Fire Amendments from the 2018 version
- minor section renumbering to align with base code
- amending language regarding local emergency response apparatus access
- clarifying fuel modification and defensible space language

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board approve the request by the Truckee Meadows Fire Protection District, through the Washoe County Clerk, and pursuant to WCC 2.030, to initiate amendments to WCC Chapter 60 (Fire Prevention and Protection) to update the editions of the International Fire Code and International Wildland-Urban Interface Codes adopted by reference from the 2018 editions to the 2024 editions, with modifications to make them applicable to conditions within Washoe County. And, if supported, direct the County Clerk to submit the request to the District Attorney's Office for preparation of a proposed ordinance in accordance with WCC 2.040.

POSSIBLE MOTION

Should the Board agree with the staff's recommendation, a possible motion could be:
I move to approve the request by the Truckee Meadows Fire Protection District, through the Washoe County Clerk, and pursuant to WCC 2.030, to initiate amendments to Washoe County Code Chapter 60 (Fire Prevention and Protection) to update the editions of the International Fire Code and International Wildland-Urban Interface Codes adopted by reference from the 2018 editions to the 2024 editions, with modifications to make them applicable to conditions within Washoe County. And, direct the County Clerk to submit the request to the District Attorney's Office for preparation of a proposed ordinance in accordance with Washoe County Code 2.040.

Attachment: Clerk's letter from TMFPD Fire Chief requesting proceedings to initiate the amending of WCC Chapter 60.