



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: November 18, 2025

DATE: October 27, 2025
TO: Board of County Commissioners & Board of Fire Commissioners
FROM: Richard J. Edwards, Fire Chief, Truckee Meadows Fire Protection District
775-326-6000, redwards@tmfcpd.us
THROUGH Kate Thomas, County Manager
SUBJECT: Introduction and first reading of an ordinance amending Washoe County Code Chapter 60 (Fire Prevention and Protection) to update the adopted editions of the International Fire Code (“IFC”) and International Wildland-Urban Interface Code (“IWUIC”) from the 2018 editions to the 2024 editions, with modifications to make them applicable to conditions within Washoe County; and to remove the adopted permit and service fee schedule from the Washoe County Code and provide for its adoption by resolution; and all matters necessarily connected therewith and pertaining thereto. And if introduced, set the second reading and public hearing for possible adoption of the ordinance on December 16, 2025 (All Commission Districts). FOR POSSIBLE ACTION

SUMMARY

The Washoe County Board of County Commissioners (Board) and the Truckee Meadows Fire Protection District Board of Fire Commissioners is asked to introduce and conduct a first reading of an ordinance amending Washoe County Code (“WCC”) Chapter 60 (Fire Prevention and Protection) to adopt more current editions of the International Fire Code (“IFC”) and the International Wildland-Urban Interface Code (“IWUIC”), with some modifications specific to conditions within Washoe County (Exhibit A to the proposed ordinance) as detailed in this staff report. New editions of the IFC and IWUIC have historically been adopted every six years, in tandem with the other northern Nevada jurisdictions. The last editions (2018) were adopted in 2020, and the amendments in this ordinance would adopt the 2024 series. Post-adoption, full implementation is anticipated on January 1, 2026, after which time, new permit submittals must conform to the new editions

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

PREVIOUS ACTION

October 28, 2025 – The Board of County Commissioners (Board) initiated amendments to WCC Chapter 60 to update the editions of the IFC and IWUIC adopted by reference,

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along with any changes necessary to make them applicable to conditions within Washoe County; and directed the County Clerk to send the request to the District Attorney's Office to draft the requisite ordinance in accordance with WCC 2.030.

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.

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.

September 24, 2013 – The Board of County Commissioners and the Board of Fire Commissioners jointly 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, Truckee Meadows Fire Protection District and Washoe County's respective boundaries.

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 International Fire and International Wildland Urban Interface Codes in accordance with NRS 244.100.

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

July 23, 2013 – The 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.

BACKGROUND

The Truckee Meadows Fire Protection District (TMFPD) is a political subdivision of the State of Nevada, established and operating within Washoe County pursuant to Nevada Revised Statutes (NRS) Chapter 474. Created by the Washoe County Board of County Commissioners as a county fire protection district, TMFPD is empowered under NRS 474.470 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.

The changes to the 2024 editions of the IFC and IWUIC that are proposed for adoption are included in Exhibit A, attached to the proposed ordinance. The updates and changes to the 2024 versions of the International Fire Code and Northern Nevada Fire Amendments include:

- updating the International Fire Code from the 2018 edition to the 2024 edition.
- updating the Northern Nevada Fire Amendments from the 2018 version to the 2024 version.
- adopting updated editions of NFPA codes and standards by reference.
- updating the adopted Appendices B, C, D, E, F, H, I, and L.
- 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.

The updates and changes to the 2024 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 to the 2024 version.
- updating the adopted Appendices A and B.

- 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 a member of the Board introduce and conduct the first reading of an ordinance amending WCC Chapter 60 (Fire Prevention and Protection) to update the adopted editions of the International Fire Code (“IFC”) and International Wildland-Urban Interface Code (“IWUIC”) from the 2018 editions to the 2024 editions, with modifications to make them applicable to conditions within Washoe County; and to remove the adopted permit and service fee schedule from the Washoe County Code and provide for its adoption by resolution; and all matters necessarily connected therewith and pertaining thereto; and set the second reading and public hearing for possible adoption of the ordinance on December 16, 2025.

POSSIBLE MOTION

A single Board member may introduce and conduct the first reading; however, a should the Board agree with staff’s recommendation, a possible motion would be:

“Move to introduce and conduct a first reading of Bill Number [insert Bill number as provided by the County Clerk], which is an ordinance amending Washoe County Code Chapter 60 (Fire Prevention and Protection) to update the adopted editions of the International Fire Code (“IFC”) and International Wildland-Urban Interface Code (“IWUIC”) from the 2018 editions to the 2024 editions, with modifications to make them applicable to conditions within Washoe County; and to remove the adopted permit and service fee schedule from the Washoe County Code and provide for its adoption by resolution; and all matters necessarily connected therewith and pertaining thereto; and set the second reading and public hearing for possible adoption of the ordinance on December 16, 2025.

Attachment A: Working Copy – Washoe County Code Chapter 60