

Staff Report
Board Meeting Date: April 23, 2026

TO: District Board of Health (DBOH)
FROM: Latricia Lord, Senior Environmental Health Specialist
775-328-2689, llord@nnph.org
SUBJECT: Recommendation to uphold the decision of the Sewage, Wastewater & Sanitation (SWS) Hearing Board to approve Variance Case #H26-0002VARI of the Northern Nevada Public Health Regulations Governing Sewage, Wastewater, and Sanitation, a variance to section 040.100 Table 1 to allow a reduced setback from a building sewer line to the existing on-stie well on Parcel 038-132-12, 2425 Warrior Lane, Reno, NV.

SUMMARY

This staff report summarizes the Environmental Health Services Division's (EHS) review of the variance request along with the recommendation of the Sewage, Wastewater, and Sanitation Hearing Board (SWS Board) for Variance Case #H26-0002VARI for Assessor's Parcel Number (APN) 038-132-12 as heard on April 2, 2026.

District Health Strategic Priorities supported by this item:

- 1. Healthy Environment:** Create a healthier environment that allows people to safely enjoy everything Washoe County has to offer.

PREVIOUS ACTION

The District Board of Health (DBOH) has taken no previous action on this item.

BACKGROUND

The Northern Nevada Public Health regulations governing Sewage, Wastewater, and Sanitation (Regulations) require a 50' setback be maintained from any building sewer line and private well. Variance requests for a reduced setback are required to be approved by the SWS Board and the DBOH.

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The owners of the subject property would like to build a shop that includes the installation of a bathroom. The sewage from the shop is proposed to be discharged out the north side of the shop through a building sewer line that connects to the existing house and then into the existing on-site septic system. The existing on-site private well is located on the east side of the shop, and approximately 35' of the 65' foot proposed building sewer line would be located within the 50' setback to the private well. The applicants are proposing to encase the entire 65' of building sewer line between the shop and the existing home in 6" of concrete on all sides as a mitigation measure to receive approval of a reduced setback.

The proposed sewer line material is to be welded High-Density Polyethylene (HDPE) with a clean out installed at each end of the building sewer line, resulting in a jointless building sewer line in the concrete encasement between the two foundations.

The case was heard at the April 2, 2026, SWS Board meeting where the SWS Board voted to recommend approval of the variance to the DBOH with the following conditions:

1. The installation of the building sewer line and the concrete encasement shall be inspected by EHS staff.
2. All instances of system non-function must be reported to NNPH for review and repaired immediately. In the event of failure to maintain or lack of system function, NNPH may require sampling and/or impose restrictions on the property based on the functionality of the building sewer line, up to and including complete replacement of the building sewer line and concrete encasement.
3. The variance, with all conditions of approval, must be recorded to the parcel, with language that does not allow for the removal without NNPH approval or connection to municipal sewer or water.
4. The building sewer shall be hydrostatically tested once installed with test results provided to NNPH staff as requested.
5. Prior to the concrete encasement, the building sewer line shall be made available for NNPH staff to inspect with respect to the welded joints.

Attached to this staff report are the draft minutes from the SWS Board meeting and the complete variance application packet.

FISCAL IMPACT

There is no fiscal impact should the Board uphold the recommendation of the SWS Board to approve the variance request. All applicable permit fees will be assessed, and permits will not be granted if they are not paid.

RECOMMENDATION

Staff recommends the Board uphold the decision of the SWS Board to approve variance #H26-0002VARI, allowing for a reduced setback from a building sewer line to the existing on-site well on Parcel 038-132-12, 2425 Warrior Lane, Reno, NV with no additional conditions.

ALTERNATIVE

Should the Board wish to consider an alternative to upholding the Staff recommendation, as presented, possible alternatives are:

1. The Board may decide to not uphold the decision of the SWS Board to approve variance #H26-

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0002VARI.

2. The Board may decide to modify the decision of the SWS Board to approve variance #H26-0002VARI with any conditions as they see fit.

POSSIBLE MOTION(s)

Should the Board agree with Staff's recommendation, the motion would be:

1. "Move to uphold the decision of the SWS Board to approve variance #H26-0002VARI, with no additional conditions.

Or, should the Board consider an alternative, the possible motions may be:

2. "Move to modify the decision of the SWS Board in the following manner:"

Or

3. "Move to reverse the decision of the SWS Board"

Or

4. "Move to refer the variance back to the SWS Board for further additional consideration."