

2024 CARSON CITY AMENDMENTS TO THE 2024 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

Published by the Carson City Authority Having Jurisdiction

Preface

Carson City has adopted chapters 1 through 7 and Appendices A, B, and C of the International Code Council, Inc.'s 2024 International Wildland-Urban Interface Code, hereafter referred to as "2024 IWUIC." This document comprises Carson City's amendments to the 2024 IWUIC, with said amendments hereafter referred to as the "2024 Carson City IWUIC Amendments." The 2024 Carson City IWUIC Amendments show all changes Carson City is making to the portions of the 2024 IWUIC that Carson City has adopted. Language added to the 2024 IWUIC is shown in **bolded, underlined** text and language deleted from the 2024 IWUIC is ~~stricken~~.

2024 Carson City IWUIC Amendments

Section 101.1 Title

Section 101.1 is amended to read:

Section 101.1 Title. These regulations shall be known as the *Wildland-Urban Interface Code* of ~~[[NAME OF JURISDICTION]]~~ **Carson City**, hereinafter referred to as "this code."

Section 101.2 Scope

Section 101.2 is amended to read:

101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises, **and to the management of fuels on undeveloped lots and on unmodified portions of large lots**, within the *wildland-urban interface areas* in this jurisdiction.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of adoption of this code, provided that such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

Section 103.1 ~~[Creation of agency]~~ **Code compliance agency**

Section 103.1 is amended to read:

103.1 ~~[Creation of agency]~~ **Code compliance agency.** ~~[The [[INSERT NAME OF DEPARTMENT]] is hereby created and the official in charge thereof shall be known as the *code official*. The function]~~ **One of the functions** of the ~~[agency]~~ **Carson City Fire Department** shall be **acting as the agency charged with** the implementation, administration and enforcement of the provisions of this code.

Section 103.2 Appointment

Section 103.2 is amended to read:

103.2 Appointment. ~~The *code official* [shall be appointed by the chief appointing authority of the jurisdiction.]~~ **is the Fire Chief, or his or her designee, of the Carson City Fire Department.**

Section 109.3.7 Violation penalties

Section 109.3.7 is amended to read:

Violation penalties. ~~[Persons who shall violate]~~ **Any person who violates** a provision of this code or ~~[shall fail]~~ **fails** to comply with any of the requirements thereof or who ~~[shall erect, install, alter, repair or do]~~ **erects, installs, alters, repairs or does** work in violation of the approved construction documents or directive of the code official, or of a permit or certificate used under provisions of this code, shall be guilty of a ~~[[SPECIFY OFFENSE]]~~ **misdemeanor**, punishable by a fine of not more than ~~[[AMOUNT]]~~ **one thousand** dollars (**\$1,000**) or by imprisonment not exceeding ~~[[NUMBER OF DAYS]]~~ **six (6) months**, or both such fine and imprisonment. Each day that a violation continues after due notice has been served ~~[shall be]~~ **is** deemed a separate offense.

Section 302.3 Review of wildland-urban interface areas

Section 302.3 is amended to read:

302.3 Review of wildland-urban interface areas. The *code official* shall reevaluate and recommend modification to the *wildland-*

urban interface areas in accordance with Section 302.1 ~~[on a 3-year basis or more frequently as deemed necessary by the legislative body]~~ **as deemed necessary by the code official.**

Section 402.2.2 Water supply

Section 402.2.2 is amended to read:

402.2.2 Water supply. Individual structures hereafter constructed or relocated into or within *wildland-urban interface areas* shall be provided with a conforming water supply in accordance with Section 404.

Exceptions:

1. Structures constructed to meet the requirements for the class of ignition-resistant construction specified in Table 503.1 for a nonconforming water supply.
2. Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m²).
3. **Agricultural buildings constructed solely for storage of harvested commodities that do not have electrical or fuel gas services.**

Section 404.1 General

Section 404.1 is amended to read:

404.1 General. Where required in order to qualify as a conforming water supply for the purpose of Table 503.1 or as required for new subdivisions in accordance with Section 402.1.2, an *approved* water source shall have an adequate water supply for the use of the fire protection service to protect buildings and structures from exterior fire sources or to suppress structure fires within the *wildland-urban interface area* of the jurisdiction in accordance with this section.

Exception: Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m²), **and agricultural buildings constructed for the storage of harvested crops or agricultural commodities without electrical or fuel gas services.**

Section 404.5 Adequate water supply

Section 404.5 is amended to read:

404.5 Adequate water supply. Adequate water supply shall be determined for purposes of initial attack and flame front control as follows:

1. One- and two-family dwellings. The required water supply for one- and two-family dwellings having a *fire flow calculation area* that does not exceed 3,600 square feet (334 m²) shall be 1,000 gallons per minute (63.1 L/s) for a minimum duration of 30 minutes. The required fire flow supply for one- and two-family dwellings having a *fire flow calculation area* in excess of 3,600 square feet (334 m²) shall be 1,500 gallons per minute (95 L/s) for a minimum duration of 30 minutes.

Exception: A reduction in required flow rate of 50 percent, as approved by the *code official*, is allowed where the building is provided with an *approved* automatic sprinkler system.

2. Buildings other than one- and two-family dwellings. The water supply required for buildings other than one- and two-family dwellings shall be as approved by the *code official* but shall not be less than 1,500 gallons per minute (95 L/s) for a duration of 2 hours.

Exception: A reduction in required flow rate of up to ~~[75]~~ **50** percent, as approved by the *code official*, is allowed where the building is provided with an *approved* automatic sprinkler system. The resulting water supply shall not be less than 1,500 gallons per minute ~~[(94.6 L/s)]~~ **(95 L/s)**.

Section 501.2 Objective

Section 501.2 is amended to read:

501.2 Objective. The objective of this chapter is to establish minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels. The minimum standards set forth in this chapter vary with the critical *fire weather*, slope and fuel type to provide increased protection, above the requirements set forth in the *International Building Code* and the *International Residential Code*, from the various levels of hazards.

Section 502.1 General

Section 502.1 is amended to read:

502.1 General. The fire hazard severity of building sites for all buildings hereafter constructed, modified or relocated into *wildland-urban interface areas* shall be established in accordance with Table 502.1, Appendix C or any map developed by the Authority Having Jurisdiction, as determined by the code official, establishing the boundaries of the wildland-urban interface areas. [See also Appendix C.]

Table 503.1 Ignition-Resistant Construction

Table 503.1 is amended to read:

Table 503.1 - IGNITION RESISTANT CONSTRUCTION ^a						
DEFENSIBLE SPACE ^c	FIRE HAZARD SEVERITY					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply ^b		Water Supply ^b		Water Supply ^b	
	Conforming ^d	Nonconforming ^e	Conforming ^d	Nonconforming ^e	Conforming ^d	Nonconforming ^e
Nonconforming	IR 2	IR 1	IR 1	IR 1 N.C.	IR 1 N.C.	Not Permitted
Conforming	IR 3 IR 2	IR 2	IR 2	IR 1	IR 1	IR 1 N.C.
1.5 x Conforming ^f	Not Required IR 2	IR 3 IR 2	IR 3 IR 2	IR 2	IR 2	IR 1

- a. Access shall be in accordance with Section 403
- b. Subdivisions shall have a conforming water supply in accordance with Section 402.1.
 IR 1 = Ignition-resistant construction in accordance with Section 504.
 IR 2 = Ignition-resistant construction in accordance with Section 505.
~~IR 3 = Ignition-resistant construction in accordance with Section 506.~~
- N.C. = Exterior walls shall have a fire-resistance rating of not less than 1 hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.
- c. Conformance based on Section 603.
- d. Conformance based on Section 404.
- e. A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is no water supply for structure protection or fire suppression.
- f. Only with approval of the fire code official.

Section 504.2 Roof assembly

Section 504.2 is amended to read:

504.2 Roof assembly. Roofs shall have a *roof assembly* that complies with a Class A rating when tested in accordance with ASTM E108 or UL 790. For *roof assemblies* where the profile allows a space between the *roof covering* and *roof deck*, the space at the eave ends **and ridge line** shall be firestopped to preclude entry of flames or embers or have one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 installed over the combustible *roof deck*. **Roof coverings consisting of shakes or shingles made of wood are not approved as part of any Class A roof assembly.**

Exceptions:

1. Class A *roof assemblies* include those with coverings of brick, masonry or an exposed concrete *roof deck*.
2. Class A *roof assemblies* also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile or slate installed on noncombustible decks or ferrous, copper or metal sheets installed without a *roof deck* on noncombustible framing.
3. Class A *roof assemblies* include minimum 16 oz/sq ft (0.0426 kg.m2) copper sheets installed over combustible *roof decks*.

Section 505.2 Roof assembly

Section 505.2 is amended to read:

505.2 Roof Assembly. Roofs shall have a roof assembly that complies with not less than a Class A rating when tested in accordance with ASTM E108 or UL 790 [~~or an approved noncombustible roof covering.~~] For *roof assemblies* where the profile allows a space between the *roof covering* and *roof deck*, the space at the eave ends shall be firestopped to preclude entry of flames or embers, or have one layer of **72-pound mineral-surfaced, nonperforated** cap sheet complying with ASTM D3909 installed over the combustible *roof deck*. Roof coverings consisting of shakes or shingles made of wood are not approved as part of any Class A roof assembly.

Section 506 – Class 3 Ignition-Resistant Construction

Section 506 is deleted in its entirety.

Section 602 Automatic Sprinkler Systems

Section 602 has been deleted in its entirety.

Section 603.2.1.1 Adjacent land

Section 603.2.1.1 is added to Section 603.2.1 Responsible party, to read:

603.2.1.1 Adjacent land. Property owners of land that is directly adjacent to property containing buildings or structures requiring defensible space are responsible for modifying or removing non-fire resistive vegetation on their property. Nothing in this provision shall be deemed to require an owner of real property to perform any work on land that he or she does not own, lease, control, operate or maintain.

Section 603.2.1.1.1 Adjacent land

Section 603.2.1.1.1 is added to Section 603.2.1.1 Adjacent land, to read:

603.2.1.1.1 Notice to adjacent land owner. In the event a lien is recorded against a property resulting from a violation of Section 603.2.1.1, an action to foreclose against the property, in accordance with State law, shall not be pursued by the City without making a reasonable attempt to provide notice to the property owner. For the purposes of this provision, a reasonable attempt means:

- 1. Mailing a notice of intent to pursue foreclosure action to the property owner at the address listed on the property tax bill, and giving the property owner 30 calendar days from the date of the postmark to pay the lien. It is the property owner's responsibility to keep his or her address updated with the Carson City Assessor's office; and**
- 2. Calling the property owner at the phone number available through Directory Assistance in the City where the property tax bill is sent.**

Section 603.2.2 Trees

Section 603.2.2 is amended to read:

603.2.2 Trees. Trees are allowed within the *defensible space*, provided the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm) **or an acceptable distance as determined by the code official.**

603.2.4 Non-combustible area

Section 603.2.4 is added to Section 603.2 Fuel modification, to read:

603.2.4 Non-combustible area. The area extending from the base of any structure to 5 feet beyond the base of such structure shall be composed entirely of non-combustible material or fire resistive vegetation.

Section 604.4 Trees

Section 604.4 is amended to read:

604.4 Trees. Tree crowns extending to within 10 feet (3048 mm) of any structure shall be pruned to maintain a minimum [~~horizontal~~] clearance of 10 feet (3048 mm) **or an acceptable distance as determined by the code official.** Tree crowns within the *defensible space* shall be pruned to remove limbs located less than [~~6~~] **10** feet ([~~1829~~] **3048** mm) above the ground surface adjacent to the trees **or an acceptable distance as determined by the code official.**

Section 604.4.1 Chimney clearance

Section 604.4.1 is amended to read:

604.4.1 Chimney clearance. Portions of tree crowns that extend to within 10 feet (3048 mm) of the outlet of a chimney shall be pruned to maintain a minimum [~~horizontal~~] clearance of 10 feet (3048 mm).

604.5 Non-combustible area

Section 604.5 is added to Section 604 Maintenance of Defensible Space, to read:

604.5 Non-combustible area. The area extending from the base of any structure to 5 feet beyond the base of such structure shall be composed entirely of non-combustible material or fire resistive vegetation.

Section 607.1 General

Section 607.1 is amended to read:

607.1 General. Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. When required by the *code official*, storage of firewood and combustible material stored in the *defensible space* shall be located a minimum of [~~20~~] **30** feet ([~~6096~~] **9144** mm) from structures and separated from the crown of trees by a **minimum** [~~horizontal~~] distance of 15 feet (4572 mm).

Exception. Approved fire-resistance-rated coverings used in accordance with their listing and as approved and allowed by the code official.

Appendix B, Section B101.1 Scope

Section B101.1 is amended to read:

B101.1 Scope. [~~Vegetation~~] **Where required vegetation** management plans shall be submitted to the code official for review and approval as part of the plans required for a permit.

Appendix B, Section B101.2 Plan content

Section B101.2 is amended to read:

B101.2 Plan content. Vegetation management plans shall describe all actions that will be taken to prevent a fire from being carried toward or away from the building. A vegetation management plan shall include at least the following information:

1. A copy of the [~~site plan~~] **defensible space plan.**
2. Methods and timetables for controlling, changing or modifying areas on the property. Elements of the plan shall include removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the thinning of live trees.
3. A plan for maintaining the proposed fuel-reduction measures.

Appendix B, Section B102 Defensible Space Plan

Section B102 is added to Appendix B Vegetation Management Plan, to read:

SECTION B102–DEFENSIBLE SPACE PLANS

B102.1 General. Where required, defensible space plans must be submitted to the code official for review and approval as part of the plans required for a permit.

B102.2 Plan content. A defensible space plan shall include at least the following information:

1. **Property boundaries;**
2. **Current and proposed structures on the property;**
3. **Existing trees and other vegetation, including brush fields taller than 3 feet (914.4 mm) in height;**
4. **Individual plant or brush fields 20 square feet (1.86 m²) or larger in area;**
5. **Tree drip lines; and**
6. **Roads and driveways abutting the property.**