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For Office Use Only

Date

Received By

Number
Appeal Fee \$ _____

Douglas County Board of County Commissioners for a Waiver from the Requirement to Install Fire Sprinklers in a Manufactured Home

In accordance with Douglas County Ordinance Number 2021-1580, this form shall be used to petition the Douglas County Board of County Commissioners ("Board") for a waiver from the requirement to install a fire sprinkler system in a manufactured home as required under Section 903.2 of the International Fire Code as set out in Appendix B of Title 20 of the Douglas County Code. Pursuant to Ordinance 2021-1580, either the seller or purchaser of the manufactured home may petition the Board for a waiver. Upon receipt of a valid petition and payment of fee, the Board shall hold a public hearing and make a finding pursuant to this subsection within sixty days after receipt of a petition otherwise the petition will be deemed approved.

Seller: _____ and/or Owner/purchaser: _____

Applicant: _____ Assessor's Parcel No.: _____

Property Acreage: _____ Distance to closest Property Line: _____

Distance to the closest structure: _____

Does the proposed project have a 30-foot clear zone around the structure? ____ Yes ____ No

Distance to the closest Fire Hydrant, by way of travel, to the center of the proposed home location: ____ feet.

Slope of proposed driveway/access at the home location: _____ % __ vertical (feet) / __ distance (feet)

Attach a copy of the fire district's findings relative to requiring fire sprinklers.

Manufactured Home Year: _____ Make: _____ Model: _____

Serial Number: _____

Dimension (length x width): _____

Square Footage including any proposed additions thereto: _____

Manufactured home Cost delivered to the site: \$ _____

Attach a copy of the manufacturer's actual final invoice.

Cost of the proposed Sprinkler System: \$ _____ (must provide estimate cost).

Cost-benefit analysis: Prepared by: _____ (attach the cost-benefit analysis).

(Can be provided by the applicant or professional 3rd party consultant)

Brief Summary of Determination: _____

By signing this Petition, the owner(s) declares and affirms that they agree to waive the protection of automatic sprinkler systems:

Signature of Owner: _____ Date: _____

Signature of Owner: _____ Date: _____

Applicable Laws, Code and Regulations:

Section 903.2.4 of Appendix B from International Fire Code - Exemption for Manufactured Homes –

Notwithstanding any provision of section 903.2, approved automatic sprinkler systems are not required in any manufactured home if each of the following conditions are satisfied:

1. The manufactured home has less than 5,000 square feet of livable space;
2. The purchaser of the manufactured home declines in writing to the seller to have an automatic sprinkler system installed; and
3. The Board of County Commissioners makes a finding at a public hearing that the unique characteristics or location of the manufactured home, when compared to manufactured homes of comparable size or location within the county, will not cause an unreasonable delay in firefighter response time, and that the benefit of an automatic sprinkler system to the owner of the manufactured home exceeds the costs related to the installation of an automatic sprinkler system. In making its determination, the Board of County Commissioners may consider the factors set forth in NRS 278.586(3)(a)-(d) (see below).

“...if the governing body makes a determination at a public hearing that the unique characteristics or the location of the residential dwelling unit, when compared to residential dwelling units of comparable size or location within the jurisdiction of the governing body, would cause an unreasonable delay in firefighter response time. In making such a determination, the governing body may consider:

- (a) The availability of water for use by firefighters in the area in which the residential dwelling unit is located;
- (b) The availability to firefighters of access to the residential dwelling unit;
- (c) The topography of the area in which the residential dwelling unit is located; and
- (d) The availability of firefighting resources in the area in which the residential dwelling unit is located.”

Manufactured home:

NRS 489.113 “Manufactured home” defined.

1. “Manufactured home” means a structure which is:
 - (a) Built on a permanent chassis;
 - (b) Designed to be used with or without a permanent foundation as a dwelling when connected to utilities;
 - (c) Transportable in one or more sections; and
 - (d) Eight feet or more in body width or 40 feet or more in body length when transported, or, when erected on-site, contains 320 square feet or more.
2. The term includes:
 - (a) The plumbing, heating, air-conditioning and electrical systems of the structure.
 - (b) Any structure:
 - (1) Which meets the requirements of paragraphs (a), (b) and (c) of subsection 1, and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §§ 5401 et seq.; or
 - (2) Built in compliance with the requirements of chapter 461 of NRS.
3. The term does not include a recreational park trailer.

Defensible Space defined:

Reduce the flammable vegetation that fuels wildfires and you directly reduce the risk of wildfire. Studies show that keeping wildfire 100 – 200 feet away from structures should protect them from ignition in most cases. Defensible space is intended to create this low-fuel buffer and is often divided into the following three zones:

Zone 1
Generally extends 15 or 30 feet from the primary structure, but that distance can be extended if the hazard level is particularly high and/or on the downward side of steep slopes. Common requirements include:
Establishment of a fuel-free zone within 3 – 5 feet of all structures;
Removal of all dead materials and dry grasses;
Thinning of trees (crown separation of at least 10–18 feet);
Prune lower tree branches to a height of 6 to 15, depending on tree’s height and crown size;
Removal of most shrubs, with clumps allowed if separated by at least twice the shrub height;
Cutting grasses to 3 or 4 inches maximum height, but sometimes allowing taller vegetation on steeper slopes to retain soil;
Keeping trees 10 to 15 feet from the roof or chimney; and
Maintaining vegetation further than 10 feet from combustible fences and from utility lines (with distance depending on voltage).

Zone 2
Generally extends 30 to 100 feet from the primary structure (or from the outer edge of Zone 1). Typical requirements include removal of most dead material, tree crown separation of 5-10 feet, limited grass heights, pruning of shrubs, and removing tree limbs. Many of the standards parallel those for Zone 1, but with more lenient requirements.

Zone 3
Extends from the end of Zone 2 to property line and generally only requires minimal vegetation management.

Slope
Slope is a critical element in assessing wildfire risk. The greater the slope the greater the fire risk in most cases. Thus, some communities increase the size of the above defensible space zones when steep slopes (greater than 20% to 30%) are present.