

# THE 2024 LAKE TAHOE NEVADA FIRE CODE

## INCORPORATING THE 2024 INTERNATIONAL FIRE CODE

*Effective January 1, 2026*



# 2024 Lake Tahoe Nevada Fire Code

**Published by North Lake Tahoe Fire Protection District (NLTFPD) and Tahoe Douglas Fire Protection District (TDFPD)**

## **Introduction**

This document contains proposed amendments to the 2024 Edition of the International Fire Code, as published by the International Code Council, Inc., and as further amended by the State of Nevada. These provisions have been additionally amended by the North Lake Tahoe Fire Protection District (NLTFPD) and the Tahoe Douglas Fire Protection District (TDFPD).

This document shall hereafter be referenced as the 2024 Tahoe Nevada Fire Code Amendments. It is prepared for consideration and potential adoption by NLTFPD and TDFPD. Until formally adopted and codified by the respective Fire Districts, the provisions contained herein do not constitute law or enforceable code.

## Amendment Conventions:

- For the purposes of these amendments, the term “this code” refers to the 2024 Edition of the International Fire Code (IFC) as published by the International Code Council, Inc.
- The following conventions are used throughout this document to identify modifications to the 2024 IFC:
- Deleted language from the base 2024 IFC is shown in ~~striketrough~~.
- Added language to the 2024 IFC is shown as underlined.
- In certain instances, the entire text of a section from the 2024 IFC has been restated as amended in order to provide complete context and to ensure clarity of application.

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## **2024 Lake Tahoe Nevada Fire Code Amendments**

*Section 101.1 is amended to read:*

**101.1 Title.** These regulations shall be known as the 2024 Lake Tahoe Nevada Fire Code of North Lake Tahoe Fire Protection District (NLTFPD) and Tahoe Douglas Fire Protection District (TDFPD) hereinafter referred to as “this code.”

*Section 101.2.1 is added to read:*

**101.2.1 Appendices.** Appendices A,B, C, D, I, N, and O are adopted and amended as recorded.

*Section 102.7 is amended to read:*

**102.7 Referenced codes and standards.** The codes and standards referenced in this code shall be those that are listed in Chapter 80, and such codes and standards shall be considered to be part of the requirement of this code to the prescribed extent of each such reference and as further regulated by sections 102.7.1 and 102.7.2 or as appropriately determined by the Fire District, with the following exceptions:

- a. “International Fuel Gas Code” is deleted and replaced with “NFPA Standard 54/ANSI Z223.1 National Fuel Gas Code, 2024 edition, or the most current version adopted by the Board for the Regulation of Liquefied Petroleum Gas in NAC 590.610.”
- b. “International Plumbing Code” is deleted and replaced with “2024 Uniform Plumbing Code.”
- c. “International Mechanical Code” is deleted and replaced with “2024 Uniform Mechanical Code.”

*Section 103.1 is amended to read:*

**103.1 Creation of agency.** NLTFPD and TDFPD are hereby designated as the fire code enforcement agencies, within their respective Fire Districts. The individual charged with the authority and responsibility of this agency shall be known as the Fire Code Official. The purpose of the NLTFPD or TDFPD shall be the implementation, administration, and enforcement of this code and any other applicable fire safety regulations.

*Section 103.3 is amended to read:*

**103.3 Deputies.** The Fire Chief, the Fire Code Official, and such members of the Fire Department as duly appointed or deputized shall have the authority to perform duties pursuant to this code, including enforcement of all provisions of the International Fire Code, as adopted and amended by the State of Nevada through Nevada Administrative Code (NAC) 477. Such authority includes the issuance of citations for violations, consistent with NRS 477 and NAC 477.

*Section 105.5.22 is amended to read:*

**105.5.22 Hazardous materials.** An operational permit is required to store, transport on-site, dispense, use or handle hazardous material in excess of the amounts listed in Table 105.5.22. When such a permit is required, compliance with the Nevada Combined Agency Hazardous Materials Facility Report (CAHMFRR) requirements shall also be demonstrated.

*Section 105.5.58 is added to read:*

**105.5.58 Fire fighter air replenishment systems.** An operational permit is required to maintain a fire fighter air replenishment system.

*Section 105.5.59 is added to read:*

**105.5.59 Emergency responder radio coverage system.** An operational permit is required for the operation and maintenance of an emergency responder radio coverage system and related equipment, as specified in Section 510.

*Section 105.5.60 is added to read:*

**105.5.60. Energy storage systems.** An operational permit is required for stationary or mobile energy storage systems regulated by Section 1207 and NFPA 855.

*Section 108.4 is amended to read:*

**108.4 Work commencing before permit issuance.** Any person who initiates work, activity, or operations regulated by this code without first obtaining the required permits shall be subject to fees as specified in the respective Fire District's adopted fee schedule, in addition to the required permit fees.

*Section 112.3 and A101.3 are amended to read:*

**112.3 and 101.3.1.** The Fire District's Board of Commissioners or Trustees shall serve as the Board of Appeal.

*Section 113.4 is amended to read:*

**113.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by either the fee schedule adopted by the respective Fire District or imprisonment not exceeding 180 days or a combination of both. The respective Fire District is authorized to issue administrative citations for violations of not only the adopted codes and standards, but also any related fire safety statutes and administrative code pursuant to Nevada Law.

*Section 113.4.1 is amended to read:*

**113.4.1 Abatement of violation.** Pursuant to Nevada Revised Statute (NRS 474.580), as permitted, the Fire District may eliminate and remove a fire hazard and contract with any person for the performance of this work. The Fire District may recover reasonable and documented costs associated with enforcement and abatement of work, including costs of labor and equipment, administrative, legal, and investigative material, disposal or related charges. Abatement for such work shall comply as follows:

1. Written notice of the intent to abate shall be provided to the property owner.
2. A reasonable opportunity for the property owner or representative to respond shall be given.
3. If entry is denied, a warrant shall be obtained unless emergency conditions exist. In emergency situations involving imminent threat to public safety, warrantless entry is authorized during exigency.
4. Abatement actions shall be documented. Post-abatement notice with an itemized invoice shall be provided to the property owner.

*Section 113.5 is added to read:*

**113.5 Escalation of enforcement.** In addition to abatement, the Fire District may take further action if a violation is not corrected or abated, such as:

1. Issue additional fines.
2. Request judicial enforcement and penalties.
3. Claim a property lien pursuant to NRS Chapter 318 or applicable legislation, following proper notice and hearing procedures.

*Definition is amended to read:*

Chapter 2 Definition is added to read:

**Chapter 2 DEFINITION BUILDING LEVEL.** For the sole purpose of determining when fire sprinklers and alarms are required, any level of a building served by a stairway containing eight (8) or more risers leading to an intermediate floor or landing shall be considered a separate story (level), regardless of designation or use. This definition shall not alter or affect the definition of story or level elsewhere in the International Fire Code (IFC) or International Building Code (IBC).

*Chapter 2 Definition is amended to read:*

**Chapter 2 DEFINITION HIGH-RISE BUILDING.** A building with an occupied floor located more than ~~75~~ 55 feet (22,806-16,764 mm) above the lowest level of fire department vehicle access.

*Chapter 2 Definition is amended to read:*

**Chapter 2 DEFINITION Fire Watch.** A fire watch is a temporary measure implemented by qualified individuals, and approved by the Fire Code Official, to ensure continuous and systematic surveillance of a building or property when, in the opinion of the Fire Code Official, conditions exist that present a distinct hazard to life or property. These conditions include but are not limited to:

1. Inadequate or impaired means of egress.
2. Structural damage or hazardous conditions.
3. Fire protection systems that are impaired, nonfunctional, or out-of-service.

*Chapter 2 Definition is added to read:*

**Chapter 2 DEFINITION UNWANTED ALARM.** Any alarm that occurs that is not the result of a potentially hazardous condition.

*Section 203.7.2 is amended to read:*

**203.7.2 Institutional Group I-2.** Institutional Group I-2 occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than ~~five~~ six persons who are incapable of self-preservation. All portions of a care facility which houses patients or residents which are classified by the State Board of Health as a 'Category 2 resident' and which has an occupant load of more than 10 residents, is classified as an 'I-2' occupancy classification. This group shall include, but not limited to, the following:

- Foster care facilities
- Detoxification Facilities
- Hospitals
- Nursing homes
- Psychiatric Hospitals

*Sections 307.4.1 through 307.4.3 have been deleted and amended as follows:*

**307.4.1 through 307.4.3 Burn restrictions.** All open burning, recreational fires, and portable outdoor fireplaces, including gas fire pits and BBQs or ovens, etc. shall require an operational burn permit with the respective Fire District. Recreational fires are not permitted on short-term or vacation home rentals.

Exceptions: An operational permit is not required for portable BBQs or ovens with a grill area ≤ 9 sq. ft., unless otherwise required by county ordinances or authorized agencies.

*Section 308.1.7 is amended to read:*

**308.1.7 Sky lanterns.** ~~A person shall not release or cause to be released an untethered sky lantern. Sky lanterns are prohibited.~~

*Section 403.11.3 is amended to read:*

**403.11.3 Crowd Managers.** Where facilities or events involve a gathering of more than 500 people or 100 people in Group A-2 occupancies operating as a nightclub, tavern, or bar, crowd managers shall be provided in accordance with sections 403.11.3.1 through 403.11.3.3.

*Section 503.3 is amended to read:*

**503.3 Marking.** ~~Where required by the fire code official, approved signs or other approved notices or markings that include the words “No Parking—Fire Lane” shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof.~~ fire lanes shall be marked or posted by an approved means of the Fire District, including but not limited to painted or marked fire access lanes or approved signage. Signs shall be posted at intervals of every 100 feet, or as otherwise determined by the Fire District. Striping on the road surface, edge curb and gutter, or similar surfaces may be required by the Fire Code Official when deemed necessary. The Fire District is authorized to require the installation of signage, pavement markings, or striping along fire apparatus access roads and evacuation routes to enhance fire safety, emergency access, or public evacuation. Such signage and markings shall be designed, located, and maintained in a manner deemed appropriate by the Fire Chief, considering site conditions, visibility, and public safety needs. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

*Section 505.1 is amended to read as follows:*

**505.1 Address identification.** New and existing buildings shall be provided with approved maintained all-weather address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetic letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of ½ inch (12.7 mm) than a nominal height of 6 inches with a minimum ½ inch stroke for residential occupancies and 12 inches with a 1-inch stroke in commercial occupancies, unless otherwise approved by the fire code official. *Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained.*

*Section 507.3 is amended to read as follows:*

**507.3 Fire Flow.** Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method. Subject to the approval of the fire authority, if the required fire flow is not available for adequate fire protection, an automatic fire sprinkler system shall be installed

throughout the building or buildings. The sprinkler system must meet the requirements of the appropriate NFPA standard. The provisions of this paragraph do not apply if a fire sprinkler system is otherwise required by this chapter or the adopted codes. Calculations shall be based on the total building area.

*Section 507.5.5 is amended to read as follows:*

**507.5.5 Clear space around hydrants.** A 3 foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise approved. Clear space shall be maintained from hydrant to the paved fire access area. Hydrants shall not be obstructed by any means. An approved fire hydrant sign shall be installed for all fire hydrants.

*Section 508.1.6 is amended to read as follows:*

**508.1.6 Required features.** The fire command center shall comply with NFPA 72 and shall contain all features as required by the 2024 IFC, with an addition of:

19. The central control station shall be provided with heating, cooling, and ventilation (HVAC) systems that are independent of any other building system or area. HVAC for the central control station shall be connected to the emergency power system.
20. Lighting shall provide adequate illumination and shall be on emergency service with additional battery backup emergency lighting.
21. A telephone connected to the premises telephone exchange shall be provided. A current premises telephone directory shall be placed next to this telephone.
22. The main switch for disconnecting the utility power and any alternate power sources shall be in the fire command center. Switches shall be covered to prevent utility power feeds and any alternate power sources before entering the building. After the switch is operated, no live electrical panels, conductors, or feeds within the premises shall remain energized excluding the emergency electrical circuits.

*Section 509.2 has been amended to read:*

**509.2 Equipment access.** Approved access shall be provided and maintained for all fire protection equipment and utility equipment and/or rooms. Storage, trash, and other materials or objects shall not be placed or kept in such areas. Natural gas meter risers shall be provided with a protective cover that is approved by the respective gas utility company.

*Section 510.1 is amended to read:*

**510.1 Emergency responder communication enhancement system (ERCES) in new buildings.** Approved in-building emergency responder communication enhancement system for emergency responders (ERCES) shall be provided in all new buildings. In-building ERCES within the building shall be based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. The ERCES, where required, shall be of the type determined by the fire code official and the frequency license holder(s). This Section shall not require improvement of the existing public safety communication system.

**Exceptions:**

1. Where approved by the building code official and the fire code official, a wired communications system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained instead of an approved communications coverage system.
2. Where it is determined by the fire code official that the communication coverage system is not needed after a technical report has been provided, following the acceptance procedures in 510.5.4.
3. In facilities where emergency responder communications coverage is required and such systems, components, or equipment required could have a negative impact on the normal operations of that facility, the fire code official authority to accept an automatically activated emergency responder communications coverage system.
4. One-story buildings not exceeding 12,000 square feet with no below-ground area(s).

*Section 603.10 has been added to read:*

**603.10 Service disconnect location.** An approved electrical service disconnect, also known as an electrical shunt, shall be installed in a readily accessible location. The disconnect shall simultaneously de-energize all electrical circuits on the premises, including backup power systems, emergency pumps, solar photovoltaic systems, battery storage, and other auxiliary power sources, with a single action.

*Section 901.11 is added to read:*

**901.11 Unwanted fire alarms.** Unwanted fire alarms are a violation of this code. If a fire alarm system is installed, it shall be the responsibility of the property owner or owner's authorized agent to maintain the system and properly educate occupants, tenants, and/or employees in accepted behavioral practices that will minimize or eliminate false and/or nuisance alarms. This includes nuisance activations in response to predictable environmental stimuli such as but not limited to cooking fumes, smoking, and construction activities. Where unwanted alarms become repetitive, the fire code official is authorized to charge fees or issue administrative citations to the property owner in accordance with the fee schedule or administrative code as established by the respective Fire District.

*Section 903.2 is amended to read:*

**903.2 Where required.** Approved automatic sprinkler systems in new, altered, or modified structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12 or if the allowable fire area and building height is exceeded or if the nearest hydrant has a deficient fire flow, per Table 903.2.

Exception: when the structure is only altering or modifying a portion of the total fire area. Additions that exceed the allowable fire area per Table 903.2 or that exceed the required fire flow or that create three (3) levels or more are required to install fire sprinklers.

*Table 903.2 is added to read:*

**Table 903.2**

**Required automatic sprinklers by fire area, building levels, and fire flow for buildings designed and constructed with the *International Building Code, International Residential Code, Existing Building Code, including A, B, E, F, H, I, M, R, S, and U* occupancies. Sprinklers are required when any one of the listed conditions are met or when otherwise required by this code.**

<b><u>Fire District</u></b>	<b><u>Fire Flow</u></b>	<b><u>Building Levels</u></b>	<b><u>Fire Area</u></b>
<b><u>NLTFPD</u></b>	<b><u>Deficient</u></b>	<b><u>3 building levels or greater</u></b>	<b><u>5000 sq ft</u></b>
<b><u>TDFPD</u></b>	<b><u>Deficient</u></b>	<b><u>3 building levels or greater</u></b>	<b><u>3600 sq ft</u></b>

**Table 903.2 notes:**

- A. This table is in addition to other automatic sprinkler requirements in this code or other adopted codes, such as the International Wildland Urban Interface Code.
- B. Fire areas may be separated accordingly to International Building Code, unless the building is being designed to the International Residential Code.
- C. Any addition or remodel that increases the fire area will be included in the calculation for the total square footage.
- D. For buildings that are designed to the International Residential Code, a one-time increase of 360 square feet in the fire area shall be permitted.
- E. For buildings that are designed to the International Residential Code, fire sprinkler design criteria shall be NFPA 13R for NLTFPD and NFPA 13D for TDFPD.
- F. For buildings that are designed to the International Residential Code, buildings that exceed 10,000 (ten thousand) sq ft or exceed four (4) building levels, shall have a fire sprinkler system designed to NFPA 13.
- G. For NLTFPD NFPA 13R installations requiring a fire pump, an NFPA 13D pump is permitted when interconnected to an NFPA 72 compliant alarm system, provided the single-family residential occupancy (R-3) does not exceed four (4) building levels or 10,000 sq. ft.
- H. For this table, a building level is defined as any level of a building served by a stairway with eight (8) or more risers leading to an intermediate floor or landing. Where stairways with eight (8) or more risers provide access to an intermediate level, that level shall be considered a separate story (building level), regardless of its designation or use. Stairways providing access exclusively to an uninhabitable, non-heated garage classified as Group U occupancy shall be exempt from this requirement.
- I. NFPA 13 sprinkler systems are required for all Group R-1 and R-2 occupancies exceeding two (2) building levels in height.

*Section 903.2.3 is amended to read as follows:*

**903.2.3 Group E.** An *automatic sprinkler system* shall be provided for Group E occupancies ~~as follows~~ where one of the following exists:

1. Throughout all Group E *fire areas* greater than ~~12,000~~ 5,000 square feet (1,115-464 m<sup>2</sup>) in area.
2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.

**Exception:** In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.

3. Group E fire area has an occupant load of 300 or more.
4. Daycare facilities where there is occupancy from 12:00 am – 6:00 am and care for 7 or more children.

In high schools where *automatic fire sprinkler systems* are provided, the automatic fire sprinkler systems for automotive and woodworking shops must be *designed* to Ordinary Hazard, Group 1 automatic fire sprinkler systems *criteria, or as required* by the Authority Having Jurisdiction.

Section 903.4.3 is amended to read:

**903.4.3 Alarms.** An approved audible and visual sprinkler waterflow alarm device, located on the exterior of the building, shall be connected to each automatic sprinkler system. Such sprinkler water flow alarm device shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. In addition, approved alarm notification appliances shall be provided within each tenant space on the interior in approved locations. For one- and two-family dwellings, the waterflow alarm device shall activate the required smoke alarms or an approved alarm notification appliance on each level.

Section 907.2.9.4 is added to read as follows:

**907.2.9.4 Automatic smoke detection system in Group R-4.** An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in corridors, waiting areas open to corridors and habitable spaces other than sleeping units and kitchens.

Exceptions:

1. Smoke detection in habitable spaces is not required where the facility is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
2. An automatic smoke detection system is not required in buildings that do not have interior corridors serving sleeping units and where each sleeping unit has a means of egress door opening directly to an exit or to an exterior exit access that leads directly to an exit.

*907.2.11.7.1 is added to read as follows:*

**907.2.11.7.1 Groups R-3.** An NFPA 72 monitored fire alarm system shall be installed if any of the following conditions occur:

1. NLTFPD: A monitored fire alarm system shall be required if any of the following conditions are met:

- If the occupancy exceeds 10,000 square ft. or unless otherwise required by county ordinances or authorized agencies.

2. TDFPD: A monitored fire alarm system shall be required if any of the following conditions are met:

- The occupancy exceeds 10,000 square feet;
- The building is located more than 1,000 feet from a fire hydrant;
- The property is a vacation home rental with three (3) or more building levels;
- The vacation home rental accommodates 10 or more occupants;
- The vacation home rental is attached to other dwelling units, such as apartments, condominiums, duplexes, or townhome.

*Section 5601.1.6 is added to read as follows:*

**5601.1.6 Exploding targets.** The possession, manufacture, sale, and use of exploding targets, including binary exploding targets, are prohibited.

*Section 6101.2 is amended with added note*

**6101.2 Permits.** Stationary outdoor LP storage tanks are prohibited in Wildland Urban Interface areas, unless specifically permitted by the Fire District.

### **Concluding Statement**

This document concludes the 2024 Lake Tahoe Nevada Fire Code Amendments.

These provisions amend, delete, or supplement the 2024 International Fire Code (IFC), as published by the International Code Council. All sections of the IFC not specifically amended, deleted, or replaced herein shall remain in full force and effect as adopted.

These amendments shall take effect upon adoption and codification by the respective Boards of Commissioners/Trustees of the North Lake Tahoe Fire Protection District (NLTFPD) and the Tahoe Douglas Fire Protection District (TDFPD).

***End***