



Las Vegas

Agenda Item No.: 4.

AGENDA SUMMARY PAGE
RECOMMENDING COMMITTEE MEETING OF: JUNE 5, 2017

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC

☐ Consent ☒ Discussion

SUBJECT:
Bill No. 2017-19 - For possible action: Amends the Municipal Code to add provisions requiring the installation of an automatic sprinkler system in all new residential occupancies. Sponsored by: Councilman Steven D. Ross

Fiscal Impact

☐ No Impact ☐ Augmentation Required
☐ Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

This bill will amend the Municipal Code to add provisions requiring the installation of an automatic sprinkler system in all new residential occupancies. In order to process the bill, the City is subject to the provisions of NRS 278.568, which require a cost-benefit analysis to be performed and certain findings to be made.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

1. Bill No. 2017-19
2. Submitted at Meeting - Residential Sprinklers in New Homes Information

Motion made by BOB COFFIN to Approve as Do Pass

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

BOB COFFIN, STAVROS S. ANTHONY, CAROLYN G. GOODMAN; (Against-None);
(Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

SENIOR DEPUTY FIRE CHIEF THOMAS MIRAMONTES introduced himself and DEPUTY FIRE CHIEF ROBERT NOLAN. DEPUTY FIRE CHIEF NOLAN indicated that this bill amends Title 16 of the Municipal Code to provide for automatic fire sprinkler systems to be installed in all newly built one- and two-family dwellings within the city. Las Vegas has been called one of the safest resort districts in the world and they wished to see that same safety provided to Las Vegas' residents.

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Sprinklers have been installed in commercial buildings in Las Vegas for a number of years. New apartment buildings, townhomes, motels and three-story homes have been required to have fire sprinklers since 2009 and 10,000 square-foot homes have been required to have them since 2006.

As required by Nevada Revised Statute (NRS) 278.586, an independent cost benefit analysis was conducted by the University of Nevada, Las Vegas' (UNLV) School of Public Policy. An associated public hearing on the results of the analysis is scheduled, tentatively, for the 6/21/2017 City Council Meeting.

He noted that if this bill is not approved, no sprinkler ordinance would be put into place and most homes would continue to be built without other fire prevention systems except for smoke alarms. As of right now, fire response times average six to nine minutes. Modern homes built with synthetic materials and plastics burn up to eight-times faster than homes built in the past. Escape time can be as little as two to three minutes. If this bill passes, its enactment date would be at least six months into the future to give contractors time to prepare or it can coincide with the City's next code adoption cycle. Industry notices, meetings and workshops will continue to be held to inform and prepare the affected businesses. A business impact study and meetings have already been conducted prior to the bill. He noted that the stakeholders involved include contractors, home builder groups, fire sprinkler contractors, fire and labor, the development community and the Las Vegas Valley Water District.

SENIOR DEPUTY FIRE CHIEF THOMAS MONTGOMERY stated that FIRE CHIEF WILLIAM McDONALD has spoken on fire-related deaths within the community. Within the last 11 and one half years, 51 percent of deaths within Las Vegas have occurred in single-family homes.

COUNCILMAN ANTHONY expressed confusion on the cost benefit analysis. He wondered how he should vote if he did not have the cost benefit analysis in front of him. DEPUTY FIRE CHIEF NOLAN explained the cost benefit analysis was completed in December 2016 and has been made available to the stakeholders but is required to be received at a public hearing in front of the Council. DEPUTY CITY ATTORNEY VAL STEED reiterated that a public hearing is required by NRS to allow the Council to make certain findings before the bill is adopted. If COUNCILMAN ANTHONY desired, he could vote against the bill at the moment if he did not wish to move it forward or he could vote for the bill and reserve his right to vote against it at City Council.

MAYOR GOODMAN asked if the cost benefit analysis was available to the public at the present time to which DEPUTY FIRE CHIEF NOLAN confirmed. The completed business impact study was also available to the public. He noted that throughout the solicitation of the business impact study, only one complaint had been received from the Southern Nevada Home Builders Association. The complaint was previously filed and read into the record. DEPUTY CITY ATTORNEY STEED added that the business impact study had already been approved when it was previously introduced.

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DEPUTY CITY MANAGER ORLANDO SANCHEZ stated that staff has been meeting with MATT WALKER from the Southern Nevada Home Builders Association and are continuing to update the study based upon those conversations. DEPUTY FIRE CHIEF NOLAN also continues to work with UNLV to update the cost benefit analysis.

MAYOR GOODMAN declared the Public Hearing closed.

