

Chapter 27

BASIC SERVICE REQUIREMENT

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27.0 Purpose: The Goals and Policies set forth requirements for projects to be served by paved roads and water, electrical and waste water treatment services. This chapter establishes standards to implement those requirements.

27.1 Applicability: All projects proposing a new structure, reconstruction, or expansion of an existing structure, designed or intended for human occupancy, shall meet the standards set forth in this chapter.

27.2 Paved Roads: Except as provided in Chapter 36, all projects described in Section 27.1, and which require vehicular access, shall be served by a paved roadway. To be considered served, a right-of-way or easement shall abut the driveway serving the parcel and shall contain a paved roadway of adequate size and construction to accommodate the vehicular traffic resulting from the project.

27.2.A Waiver: TRPA may permit a waiver of this requirement if it finds that:

- (1) The project is subject to a variance for historically significant structures and districts pursuant to Chapter 29;
- (2) The roadway is not designated to be paved by the surface water management plan. (Volume I of the 208 Water Quality Plan as amended);
- (3) The project is the expansion of a single family dwelling;
- (4) The permittee posts a security with TRPA in an amount equal to the permittee's fair share of the estimated cost of paving the road serving the parcel. TRPA shall apply the procedures established in law by the local jurisdiction to determine a fair share, or, in the absence of such procedures, shall adopt a procedure for determining a fair share. This waiver shall not apply to the construction or reconstruction of a commercial, tourist accommodation or multi-family residential project;
- (5) A program has been established which provides assurance the road will be paved within five years.

27.3 Water Service: All projects described in Section 27.1 shall have adequate water rights and water supply systems.

27.3.A Water Rights: Additional development requiring water shall not be approved unless:

- (1) There is an adequate water supply within an existing water right recognized under the laws of the state in which the use is to occur; or
- (2) Adequate water rights recognized under the laws of the state in which the use is to occur are furnished with the development.

27.3.B Water Supply: Additional development requiring water shall not be approved unless there is distribution and storage or pumping systems to deliver an adequate quantity and quality of water to the development for domestic consumption and fire protection. A service connection to a water system or an approved well system shall be sufficient for domestic consumption.

- (1) Fire Flow Requirements: The applicable local, state, federal or utility district standards shall determine adequate fire flow standards. If no such standards exist, the following standards shall apply:

TABLE 27-1
MINIMUM FIRE FLOW REQUIREMENTS

Land Use	Fire Flow (gallons per minute at 20 psi residual pressure)	Duration
I. Conservation and Recreation Plan Areas (minimum)	250 gpm	2 Hours
II. Residential Plan Areas (single family only)	500 - 750 gpm	2 Hours
III. Residential Plan Areas (multi-residential)	750 - 1000 gpm	2 Hours
IV. Tourist Plan Areas	1000 - 1500 gpm	2 Hours
V. Commercial/Public Service Plan Areas	1500 - 2500 gpm	2 Hours
A) Hotel - Casino Areas	3500 - 6000 gpm	3 to 6 Hours
B) Institutional (Hospitals, Schools)	2000 - 3000 gpm	3 Hours

- (2) Waiver: If the above minimum fire flow requirements cannot be met, TRPA may waive the requirements for I and II above, if TRPA finds that existing conditions are equal, or superior, to the following:
- (a) The fire department qualifies as a recognized fire department;
 - (b) Areas are within a five mile response (road) distance of the closest engine (pumper) company, and within an eight mile distance of the balance of any apparatus units required under (h)(ii) below;
 - (c) For more than one unit of apparatus, all assigned apparatus is radio equipped;
 - (d) For more than one unit of apparatus, there are not less than five persons responding on first alarm;
 - (e) There is additional staffing, as necessary, to meet the conditions of (g) and (h)(ii) below;
 - (f) At least one unit of apparatus is a pumper constructed and equipped in accordance with the intent of the Standard No. 19 of the National Fire Protective Association;
 - (g) The department demonstrates a capability to effectively develop and continuously apply water for not less than 20 minutes, at a rate of not less than 200 gpm, commencing with the initial evolutions of the first due company; and
 - (h) Apparatus:
 - (i) For areas adequately served by fire flows (available throughout the year) of not less than 200 gpm, a single pumper may suffice; or
 - (ii) For all other areas, there are not less than two units and all units are suitable for the intended service.

27.4 Waste Water Treatment Service: Except as provided for in Chapter 81, all projects described in Section 27.1 that generate wastewater shall be served by facilities for the treatment and export of wastewater from the Lake Tahoe Basin. To be considered served, a service connection shall be required to transport wastewater from the parcel to a treatment plant.

27.5 Electrical Service: Except as provided in Chapter 36, all projects described in Subsection 27.1 shall be served by facilities to provide adequate electrical supply. Such facilities shall include lines to supply electrical power to the parcel and only require a service connection to institute service.

