RMC 12.16.150, RMC 12.16.280, RMC 12.16.290 Ordinance Amendments
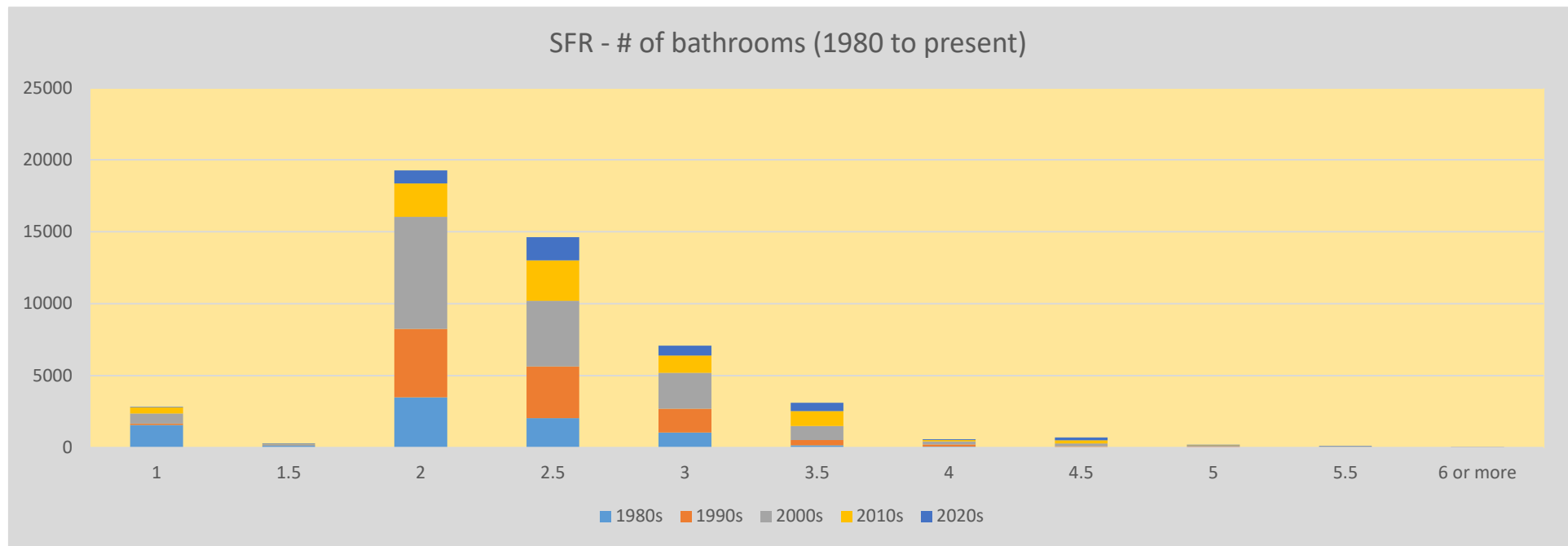
Item E.1

March 22, 2023

CITY OF RENO

Ordinance amendment request is a result of Council direction to work with the stakeholders to address:

- standard home fixture unit count;
- timing of sewer connection fee payments.

SFR - # of bathrooms (1980 to present)

	Number of Bathrooms per WC Assessor by Decade Class										
Decade Built	1	1.5	2	2.5	3	3.5	4	4.5	5	5.5	6 or more
1980s	1576	123	3505	2058	1049	159	73	28	10	7	12
1990s	91	8	4740	3584	1653	374	148	59	60	6	7
2000s	706	114	7797	4557	2497	972	207	196	65	33	26
2010s	419	16	2318	2823	1195	1026	104	233	25	15	4
2020s	44	22	899	1611	694	582	46	190	32	47	2
Total	2836	283	19259	14633	7088	3113	578	706	192	108	51
% Cumulative	5.81%	6.39%	45.81%	75.77%	90.28%	96.65%	97.84%	99.28%	99.67%	99.90%	100.00%

Based upon the 3 bathroom standard, an example fixture count of a standard home is:

Fixture Description	Fixture Count	Number in home	Total
Water Closet	3	3	9
Lavatory sink	1	5	5
Bath/shower combo	2	3	6
Separate bath or shower	2	1	2
Laundry Machine	3	1	3
Laundry Sink	2	1	2
Dishwasher – domestic	2	1	2
Kitchen Sink – domestic	2	1	2
Grand Total			31

Sewer Fixture Weights

- Request for Council to adopt the 2018 Uniform Plumbing Code (UPC) as the industry standard for setting fixture weights for calculations of residential and commercial

- Table in RMC12.16.150 has been updated with sewer fixture weights as outlined and available in the 2018 UPC table 702.1

- Based on community input and Council direction, staff recommends the following change to 12.16.280:

(c) The connection fee for <u>new</u> connection<u>s</u> to city facilities <u>or change of occupancy</u> may be deferred until prior to the issuance of a certificate of occupancy. [~~If the applicant chooses to defer the connection fee pursuant to this subsection, the maximum number of years payment can be deferred is one year and n~~] <u>No</u> certificate of occupancy will be issued until such time as the connection fees are paid <u>in full</u>.

Recommendation

- Staff recommends Council refer the Amendments to RMC 12.16.150, 12.16.280, and 12.16.290 for a second reading.